

ROW HOUSES

Address: 21, 25, 29 Barnard Street
Certificate of Title: 5328/234; 5303/939;
5123/897

Use: Residential
**Wellington Square
Policy Area:** PA3
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This row of three single storey houses, which were recorded in December 1866 as unfinished houses, were completed in 1867. They were built for Thomas Hobson who rented them out. Row houses were once a common form of speculative housing in North Adelaide, intended for tenants of limited means. This row is an excellent example of 1860s simple workers cottages and its outline is visible on Town Acre 795 in the Smith Survey of 1880. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended or simple hipped roof form and are typically one or two rooms in depth.

STATEMENT OF HERITAGE VALUE:

Residences, like this row, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This row of three dwellings displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres during the 1860s.
 - (d) This row of three dwellings displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s row displaying consistent use of materials such as rendered masonry walls, low scale and simple form.
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EXTENT OF LISTING:

The external form, materials and details of the early Victorian single storey row of attached residences, including roof form, masonry walls, window and door configuration and detail.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Row Houses
Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- ACC Smith Survey 1880
- LTO Title records