

ROW HOUSES

Address: 21, 23 & 25 Mansfield Street
Certificate of Title: 5108/615; 5501/832;
5665/972

Use: Residences
**Childers East
Policy Area:** PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T) (Nos 21 & 23
only)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This row of houses is an excellent example of 1880s single fronted bluestone attached residences. It retains important stylistic elements including rendered quoins and facings to windows and doors and verandah.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area was subsequently developed during the decade following. This row of houses remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This row of houses is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s. They reflect the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this row of houses, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This row of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
 - (d) This row of single fronted houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical row single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah.
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EXTENT OF LISTING:

Original external form, materials and details of this row of Victorian cottages including walls, verandah form and roof form associated with the house style.

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

No 21 – Row house – Row of Victorian single fronted cottages

No 23 – Row house - Frontage and side wall returns visible from the street

No 25 – Row house – Row of Victorian single fronted cottages

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

ROW HOUSES, 21, 23 & 25 Mansfield Street (cont)

REFERENCES

- State Library of South Australia, early photograph B52972
 - Smith Survey 1880
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SLSA - B52972 - 1984