

## HOUSE & WALL

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**Address:** 217 Jeffcott Street  
**Certificate of Title:** 5370/599

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**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

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

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### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and eaves brackets.

The outline of this house is shown on Town Acre 938 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, 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 house 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 1870s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as masonry walls and detailed render

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah 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:

House  
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

- Smith Survey 1880