

ROW HOUSES

Address: 24-30 Gibbon Lane
Certificate of Title: 5166/664; 5776/757;
5207/612; 5218/441

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

Heritage Status: LHP
Other Assessments: LHP (City Significance)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

These houses are an excellent example of a two storey 1870s single fronted bluestone terrace of row houses. They retain important stylistic elements including rendered quoins and facings to windows and doors, verandah with highly decorative balustrade, brackets and frieze.

Town Acre 802 was subdivided into eight lots in 1877. In the following year the two storey terrace of four dwellings was built for Jonathon Fricker in a private street that was originally known as Westbourne Place, and the outline of this terrace can be seen in the Smith Survey of 1880. These two storey houses remain 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:

These houses are an important example of the type of residences constructed in North Adelaide during the 1870s, and reflect the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like these row 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) These two storey single fronted row houses display 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) These two storey single fronted row houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical two storey single fronted 1870s-1880s Victorian residences displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah with decorative timber details.

EXTENT OF LISTING:

External form, materials and details of these Victorian two storey single fronted row houses, 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:

Row houses
Two storey Victorian terrace, including interiors

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

REFERENCES

- Smith Survey 1880.
- ACC Rate Assessments 1877-1880
- LTO Title records