

## **DWELLING - TERRACE HOUSES**

285-291 Gilbert Street

The row of terrace houses was built in two stages for Herman Heinrich Schraeder or Schrader. The dwellings numbered 285 and 287 were built in 1886. The largest and most westerly dwelling, No. 291, was built in 1893 after plans were approved by Council on 6 February 1893. During the period 1886 to 1893 the land was used as a garden. To date no architect has been discovered.



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This complex of three attached two storey terrace houses is constructed of bluestone with rendered dressings. They feature party walls dividing the corrugated iron clad roof. Simple brick chimneys project from the roof. Numbers 285 and 287 are essentially single fronted in plan and are a mirror image of each other. Number 291 however, is larger, featuring a principal elevation with two windows and one door symmetrically placed. The buildings have a balcony and verandah to the upper floor with a typical concave roof. The buildings feature restrained Classically derived embellishment and are typical of the restrained South Australian terrace housing of the Victorian period.

This terrace of houses is significant as it is one of the few to survive in the south western corner of the city. Terrace houses of this size and quality are always rare in Adelaide and are now not found in this part of the city. Smaller, more humble one storey dwellings for

the poorer sections of Colonial Adelaide are more usually associated with the nineteenth century character of the south western corner of the city and form the residential character of the West End in particular. The terrace represents the early impact of the Building Act of 1881 on development, its standard of construction, amenity for occupants and the increased concerns over fire safety.

The terrace houses are significant because they illustrate something of the character of the south western corner of the city during the 1880's. The West End of Adelaide has been associated with Adelaide's working class citizens from the earliest days of settlement and was

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primarily residential until the twentieth century. It was the site of slums during the nineteenth century. The area contained the densest population in the city from the 1840s to C 1900, evidence of this fact existing in the allotment sizes and types of housing that remain. During the early twentieth century, the area declined, due to the industrial and commercial uses of the land. It is beginning to be used again for residential purposes. There is very little left to illustrate the character of the West End, an area that once had the densest population in the City. It is significant as a contributing element in a relatively untouched area of the West End and thus illustrates the once predominant character of the area.

Rate Assessment Books for the years 1876-1894; *Digest of Proceedings*, 6 February 1893; MLSA, photographic collection, B12453, 1952.



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The text in this Information Sheet was copied from the **City of Adelaide Heritage Study**, October 1990, Volume One, part of a review of the City of Adelaide Plan 1986-1991. The photographs contained in this Information Sheet are a selection of those held by Heritage Services, in digital format.

The property described in this Information Sheet is a place of Local Heritage (City Significance). A heritage listing does not mean or imply right of access by the public to such properties.

*The heritage related Principles of Development Control as well as the Precinct specific objectives and Principles of Development Control are contained in the Adelaide (City) Development Plan. These should be referred to in whole when contemplating any development.*

*Further information on the Heritage Incentives Scheme, an initiative of Council to sponsor timely and appropriate conservation action is available upon request of the Customer Service Centre.*