

SEMI-DETACHED HOUSES

Address: 31 & 32 Mann Terrace
Certificate of Title: 5178/60; 5608/719

Use: Residences
Kentish Arms
Policy Area: PA11
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1880s single fronted sandstone cottage. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, (to No. 31) eaves brackets.

Town Acre 1011 is shown as only partly developed in the Smith Survey of 1880. This pair of houses would have been constructed soon after and remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

The significant number of stone and brick residences, like this pair 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 single fronted pair 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 single fronted pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian semi-detached cottage displaying consistent use of characteristic materials such as sandstone, decorative cast iron and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted pair of cottages, including walls, verandah (to No.31) and roof form associated with the house style. Excludes verandah to No.32.

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

Semi-detached 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

- Smith Survey 1880