

HOUSE

Address: 40 Pennington Terrace
Certificate of Title: 5868/100

Use: Residence
Cathedral Policy Area: PA8
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Townscape Initiative 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

According to the Adelaide City Council's Rate Assessment records, this residence was built after November 1881 and before November 1882. While the Smith Survey of 1880 records two small structures on site, this dwelling is not one of them.

Built for the Carruther's family, the residence was built behind an earlier structure that was almost on the footpath, and an outbuilding to the rear of the property. The property had two other owners before being transferred to the Synod of the Church of England in the Diocese of Adelaide in February 1922.

This house is a good example of an 1880s asymmetrically fronted brick and stone residence. It retains important stylistic elements including bluestone and face brick construction, timber windows and doors, rendered quoins, window and door facings and chimneys. The front facade has a distinctive circular gable vent above the central opening.

STATEMENT OF HERITAGE VALUE:

This house 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 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 subdivided Town Acres, particularly during the 1870s and 1880s.
 - (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of typical materials such as brick masonry walls, detailed render and gabled ended wing.
 - (e) It is associated with St Peters Cathedral as the dean's residence.
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EXTENT OF LISTING:

The external form, materials and details of the Victorian asymmetrically fronted house including the walls 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 - Victorian residence

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

REFERENCES

- ACC Rate Assessments 1881-1886
- Smith Survey 1880