

HOUSE

Address: 78 Kingston Terrace
Certificate of Title: 5880/515

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

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



HISTORY AND DESCRIPTION:

This is one of a set of four late Victorian houses along Kingston Terrace which retain highly distinctive and ornate pedimented and balustraded parapets to the front elevation. They are an important element in the Kingston Terrace streetscape.

At the time of the publication of the Smith Survey in 1880, Town Acre 1033 and the adjacent acres east of Jerningham Street were shown as undeveloped. While the City of Adelaide Land & Investment Company was in possession of the two Town Acres 1032 and 1033 in 1882, it was 1891 before any lots were sold.

Henry Thomas Sheppy bought this property in 1892. An Evandale builder, he made an application to build two dwellings on Town Acre 1033 on 31 August 1893. A few months earlier in March he had applied to build a cottage. It is more than likely that he built all four of the flamboyant cottages on Kingston Terrace on this Town Acre. This cottage was built in 1894 for W J & C Philipson. It was sold to Annie Esther Sara in 1905.

STATEMENT OF HERITAGE VALUE:

This cottage and the adjacent three are an important example of speculative building on newly subdivided Town Acres in the early 1890s. The houses display an exceptional degree of detail in the elaborate parapets above a traditional single fronted house design. They are an important feature of the eastern end of Kingston terrace fronting the Park Lands.

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 single fronted 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 1890s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted late Victorian residence displaying consistent use of characteristic materials such as masonry walls, ornate moulded render and a verandah with decorative cast iron details.
- (f) The group of four houses is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, incorporating the walls, parapet and roof form associated with the house style. Excludes later verandah.

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

- ACC Building Surveyors Plan Books 30 March, 31 August 1893
- ACC Rate Assessments 1892-1896
- ACC Smith Survey 1880
- *Biographical Index of South Australians* for Phillipson p1281.
- LTO CTs 577/174, 705/61, 1816/134, 3297/171
- *SA Directories* 1895-1905 for Phillipson family.