

SEMI-DETACHED HOUSES

Address: 8-10 & 12-14 Molesworth Street
Certificate of Title: 5889/149; 5889/150

Use: Residence
Wellington Square Policy Area: PA3
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

This pair of two storey semi-detached houses is an excellent example of 1860s-1870s single fronted masonry residences. It retains important stylistic elements including masonry walls and rendered quoins and facings to windows and doors. Town Acre 857 remained vacant until 1865 when JC Verco, an eminent doctor, built a pair of semidetached houses so that each property was situated on half an acre. The dwellings appear on the 1880 Smith Survey and have changed little in external form since then.

This area of North Adelaide was subdivided in the mid 1860s and subsequently developed during the decade following. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian stone as a building material.

STATEMENT OF HERITAGE VALUE:

These semi-detached houses are an important example of the type of residences constructed in North Adelaide during the 1860s-1870s, and reflect the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like these houses, constructed between 1860 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 two storey pair of single fronted semi-detached 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 1860s and 1870s.
- (d) This two storey pair of single fronted semi-detached houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1860s-1870s Victorian residence displaying consistent use of characteristic materials such as masonry walls and moulded render details.

EXTENT OF LISTING:

Original external form, materials and details of this two storey pair of single fronted Victorian residences, including walls and roof form associated with the house style. Later porch not included.

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 Rate Assessments 1861-1870
- Smith Survey 1880
- LTO CTs 1429/3, 5889/150; 1561/46, 5889/149
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, pp 111-112



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