

HOUSE

Address: 80 Molesworth Street
Certificate of Title: 5591/222

Use: Residential
Hill Street Policy Area: R1
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends, decorative timber verandah elements, bullnose verandah roof profile.

This residence was completed in 1896 as the first property to be built on Town Acre 853. Builders Calligan & Goodenough made an application to the Adelaide City Council to build this residence in November 1895 for pastoralist and merchant, John Acraman. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

This distinctive house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, 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 1890 and 1920 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 recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian/Edwardian single storey stone and brick residence, including walls, verandah 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
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 Dept - Return of Surveyor's Notices, November 1895
- ACC Rate Assessments 1894-1898
- Smith Survey 1880
- LTO Title records