

HOUSE

Address: 88 Mills Terrace
Certificate of Title: 5655/647

Use: Residence
Hill Street Policy Area: PA1
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 late Victorian symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style. It was built for Thomas Magarey who was living at 75-85 Mills Terrace on an entire town acre when he decided to subdivide it. In March 1893 he made an application to build a villa residence. It cost £1100 to construct and James Heron was the builder.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s-1890s, and reflects the design, details and building materials characteristic of 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 recently subdivided Town Acres, particularly during the 1880s-1890s.
 - (d) This symmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-1890s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.
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EXTENT OF LISTING:

Original external form, materials and details of this late Victorian symmetrically fronted residence, including walls, verandah and roof form and masonry and iron front fence 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 31/3/1893
- ACC Rate Assessments 1890-1894
- Smith Survey 1880
- LTO Title records