

## **HOUSE**

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**Address:** 92 Mills Terrace  
**Certificate of Title:** 5220/488

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**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

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

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### **HISTORY AND DESCRIPTION:**

This house is an excellent example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad tiled roof form, bracketed gable ends, pebble dash chimneys, masonry verandah pillars and rendered walls.

This style of house was constructed as infill development as town acres were further subdivided between the wars. While two houses were built on Town Acre 891 before 1880, a third of the acre remained vacant until 1924. In November of this year F S Toms made an application to build a dwelling at a cost £3100. The contractors were Ferris Services Ltd. and the dwelling was completed in 1925.

This house remains an important indication of the type of residences constructed during the Inter War period, and evidence of the use of new styles of domestic architecture during this period.

### **STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1920s-1930s, 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 in the Inter War period between 1920 and 1940 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 Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as rendered walls, gable ends with timber detail and verandahs with masonry pillars as part of the main roof pitch.

### **EXTENT OF LISTING:**

Original external form, materials and details of this Inter War bungalow, 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

## **North Adelaide Heritage Survey (2004) Recommendation: Local Heritage Place**

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

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### **REFERENCES**

- ACC Building Surveyors Dept - Register of Plans November 1924
- ACC Rate Assessments 1880-1925
- Smith Survey 1880
- LTO Title records