

## HOUSE

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**Address:** 100 Finniss Street  
**Certificate of Title:** 5446/261

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**Use:** Residence  
**Finniss Policy Area:** PA12  
**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 was built in 1894 as part of a small subdivision by Newland Simpson for buyers who were comfortably well off. Using parts of four Town Acres, 991, 992, 965 and 966 that were vacant except for one house on TA 966, he created thirteen lots on which he built dwellings on four of the lots between 100 and 114 Finniss Street. Built towards the end of a severe recession they were rented out until sold. As with many medium sized villas in North Adelaide, they were built for the rental market to provide a supplement to an income or purely for investment purposes. Further, many such properties were owned by married women for their own use or by single women wanting to add to their income.

Mrs Ann Watson and her family including Graham L Watson and Richard Livett Watson owned this dwelling for over forty years from 1905 until 1947. This house remains an important indication of the type of residences constructed in the early 1890s, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This dwelling is part of an speculative subdivision of several houses built in 1894 and is an important example of the type of residences constructed in North Adelaide during that time, 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 1895 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA:

- (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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1890s late Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

### EXTENT OF LISTING:

External form, materials and details of this Victorian/Edwardian symmetrically fronted residence, including the walls and roof form associated with the house style.

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

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**REFERENCES**

- ACC Building Surveyors Plan Books
- ACC Rate Assessments 1893-1909
- Smith Survey 1880
- *Advertiser* 25/4/1931 Death notice for GL Watson, 7/5/1947 for RL Watson
- LTO CTs 654/49, 736/16, 5446/261
- *SA Directories* 1890-1920