

CITY LAND INVESTMENT COMPANY SUBDIVISION

Hill, Barnard and Molesworth streets



Hill Street Streetscape (CD Ref 1344/50)

This subdivision demonstrates with great style the manner in which parts of North Adelaide were developed. It is one of the few subdivisions to remain relatively intact and easily identifiable. The area was redeveloped in 1884 by the City Land Investment Company. It was in the last years of South Australia's greatest boom period and one of the largest and last speculative initiatives encouraged by the financial successes of the period.



Detached Villa in Barnard Street (CD Ref 1344/66)

There are two plan forms in this subdivision detached villas and semidetached villas. The detached villas are representative of the type of building which gives North Adelaide much of its distinctive character with the asymmetrically placed bays and balconies. The semidetached villas are more eclectically detailed with unusual balcony and veranda forms. Their 'boom' style detailing is distinctive, with few peers in Adelaide. Consent by

Heritage of the City of Adelaide

the proprietors of town acres 810, 811, 812, 841, 842, 843 and 844 for the City Land Investment Company to sublet all or any part of these town acres was granted on 3 December 1884 by William White, Charles White and J.W. Heathcote.

A contemporary description of this development congratulated the architect Thomas Frost on the result ' . . . whereby Molesworth and Barnard Streets were considerably improved'. The City Land Investment Company had commissioned Frost to build twenty-two dwellings, eighteen of them in pairs, and the remaining four, larger, detached and commodious. All were constructed of limestone with cement dressings, and



Semi-detached Villa in Hill Street (CD Ref 1344/49)

with a 40 foot private road which still runs at the rear. Fulton and Company, and Revell and Adams raised 18 000 cubic feet of limestone from the 7 acre site for the work which was carried out by E.H. Pert and Son, and Hammond and Moss.

This unified development creates a precinct of great significance, exceptional for the manner in which it reinforces the residential character and scale of North Adelaide:

Hill Street: semidetached houses, 76-80. Barnard Street: house, 74-80 (known as 78); semidetached houses, 66-72 (66 and 68); house, 60-64 (62); house, 48-54 (48); house. 38-42 (40); semidetached houses, 32-36 (34 and 36); house, 22-26 (24). Molesworth Street: semidetached houses, 75-77 (67 and 69); semidetached houses, 59-63 (51 and 53); semidetached houses, 47-53 (37 and 41); semidetached houses, 37-41 (27 and 29); semidetached houses, 21-27 (11 and 11a).

Jensen, E., & R., *Colonial architecture in South Australia*, 1980, p. 792. Manning, G.H. (ed), *Memoirs of Thomas Frost 1825-1910*, 1985; MLSA, Historical photographs (Town Acre 844).

The text in this Information Sheet was copied from the **Heritage of the City of Adelaide: An Illustrated Guide**, (1996). The photographs contained in this Information Sheet are a selection of those held by Heritage Services, in digital format.

The property described in this Information Sheet is included in the Register of State Heritage places. A heritage listing does not mean or imply right of access by the public to such properties.

The heritage related Principles of Development Control as well as the Precinct specific objectives and Principles of Development Control are contained in the Adelaide

Heritage of the City of Adelaide

(City) Development Plan. These should be referred to in whole when contemplating any development.

Further information on the Heritage Incentives Scheme, an initiative of Council to sponsor timely and appropriate conservation action is available upon request of the Customer Service Centre.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	SEMI-DETACHED HOUSES	Building No
Address	76-80 Hill Street, North Adelaide; (also known as 76 and 78 Hill Street) 87-99 Molesworth Street	27/2001 CT 4180/136 CT 4180/137

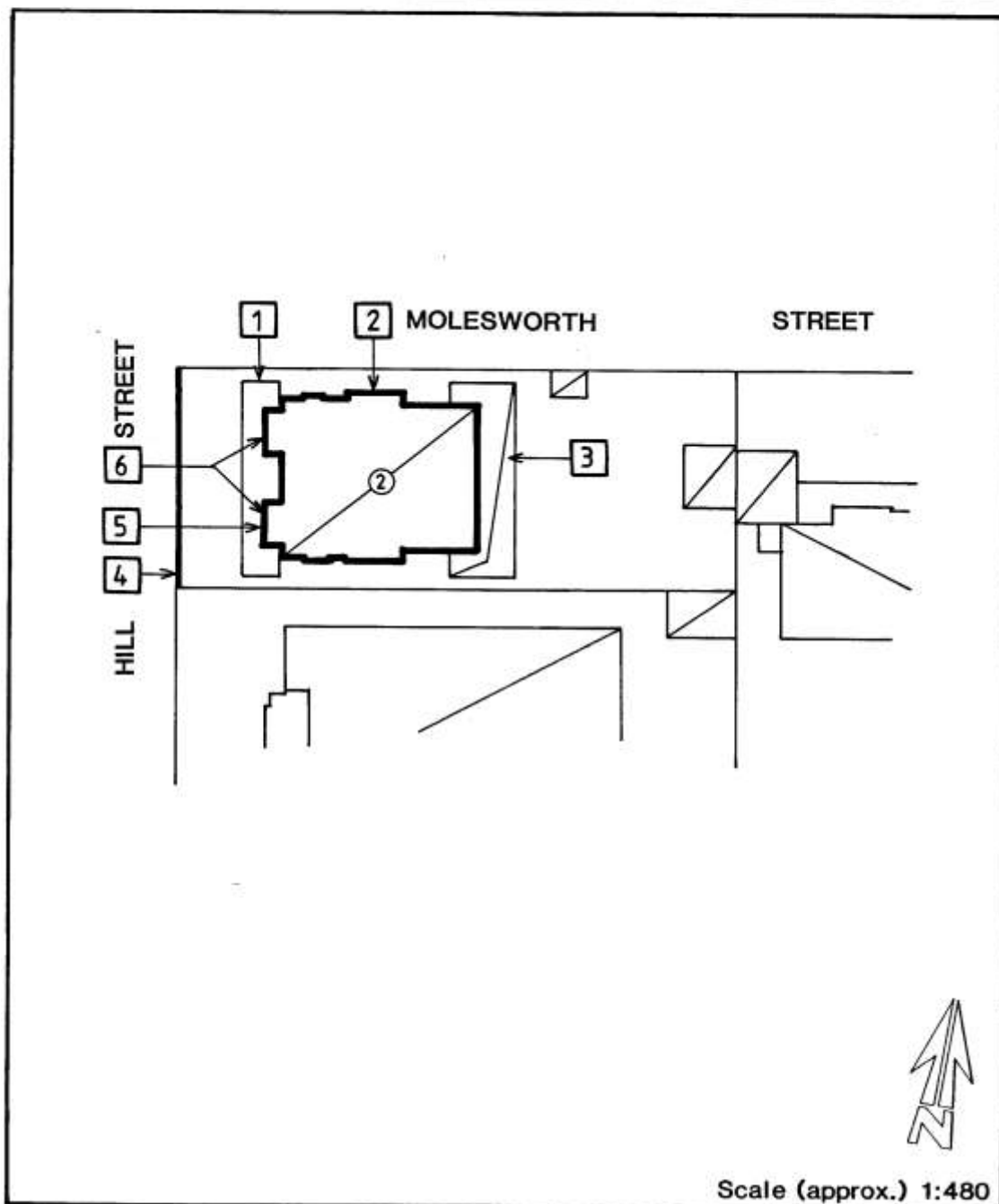


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Item	SEMI-DETACHED HOUSES	Building No 27/2001
Address	76-80 Hill Street, North Adelaide; (also known as 76 and 78 Hill Street) 87-99 Molesworth Street	CT 4180/136 CT 4180/137

NOTES:

1. Altered verandah with Doric columns.
2. Limestone rubble with rusticated stucco quoins.
3. Sympathetic limestone and timber addition.
4. Cast iron and rendered masonry fence.
5. Note: Parapet.
6. Rendered bay windows.



CITY OF ADELAIDE HERITAGE STUDY

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Item	SEMI-DETACHED HOUSES	Building No 27/2003
Address	75-77 Molesworth Street, North Adelaide (Known as 67-69 Molesworth Street)	CTs 4249/657-658

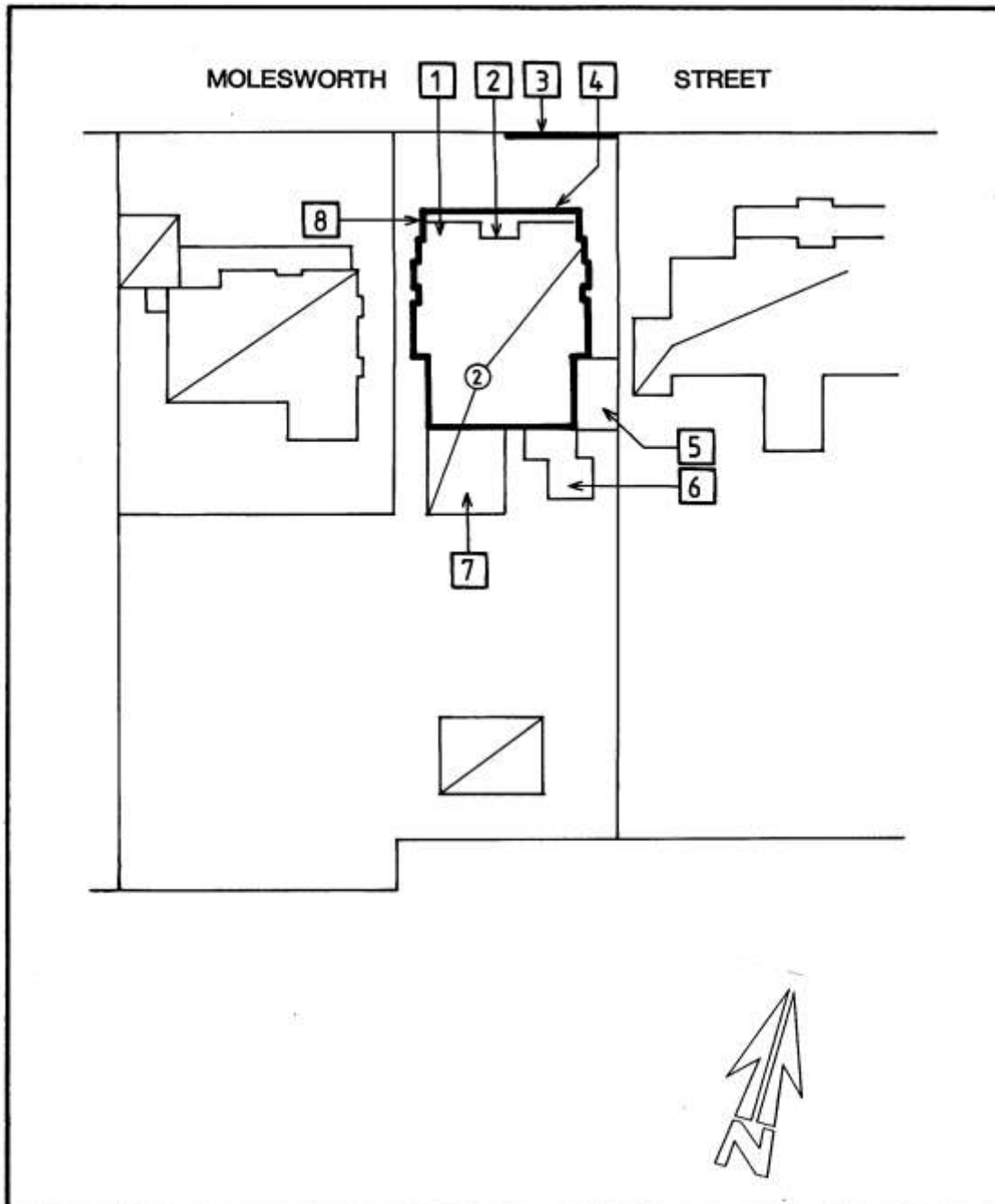


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Address	75-77 Molesworth Street, North Adelaide (Known as 67-69 Molesworth Street)	CTs 4249/657-658

NOTES:

1. Rendered bay windows.
2. Note parapet and bargeboards.
3. Cast iron and rendered masonry fence.
4. Note cast iron balustrade and frieze, although verandah/balcony altered.
5. First floor timber and iron addition.
6. Timber framed addition.
7. Sympathetic brick, limestone and stucco addition (including rusticated quoins).
8. Limestone rubble with stucco enrichment and rusticated quoins.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	SEMI-DETACHED HOUSES	Building N ^o 27/2005
Address	59-63 Molesworth Street, North Adelaide (Known as 51-53 Molesworth Street)	CT 4295/779 CT 4223/552

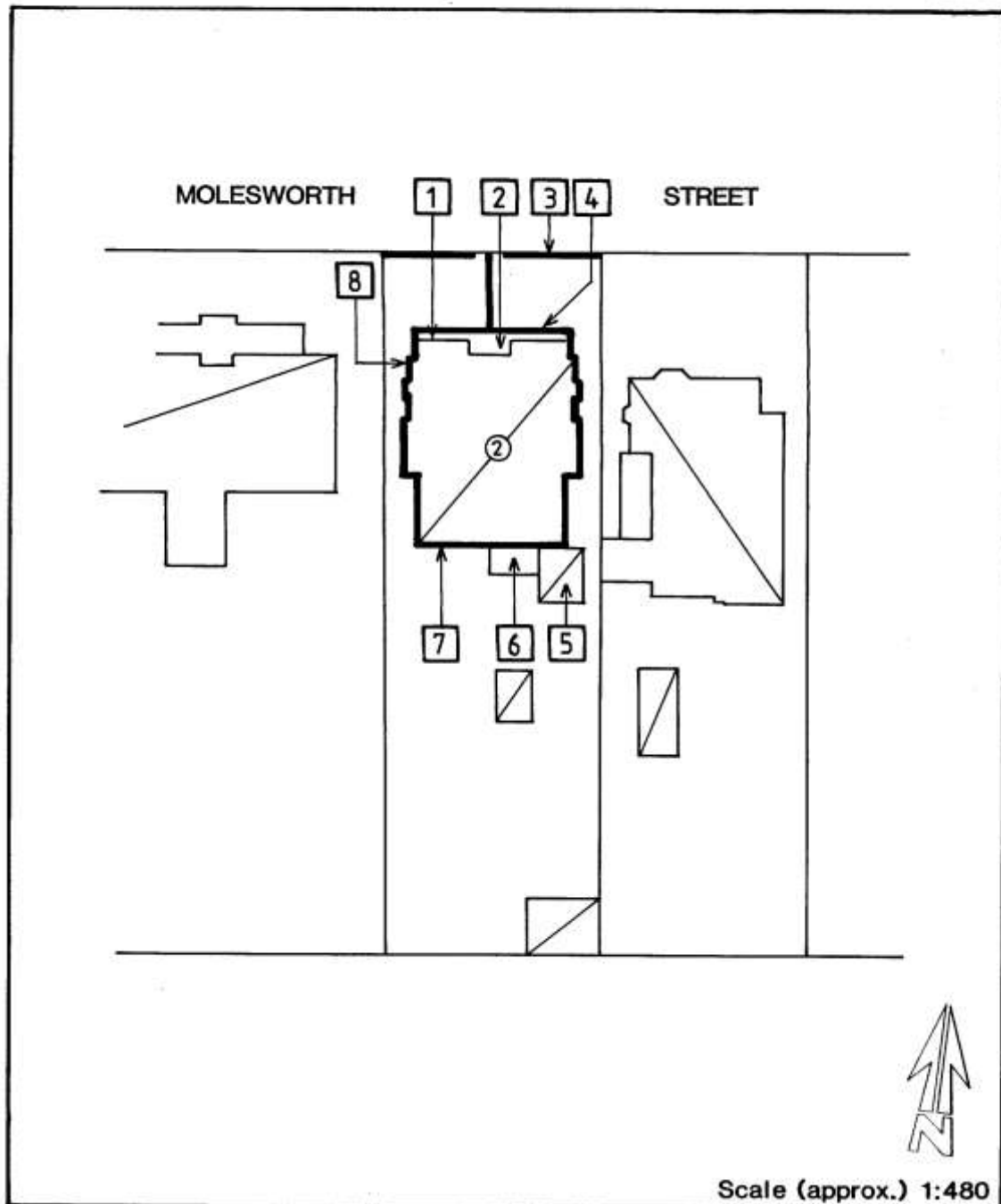


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Item	SEMI-DETACHED HOUSES	Building No 27/2005
Address	59-63 Molesworth Street, North Adelaide (Known as 51-53 Molesworth Street)	CT 4295/779 CT 4223/552

NOTES:

1. Rendered bay windows.
2. Note parapet and bargeboards.
3. Cast iron and rendered masonry fence.
4. Note cast iron balustrades, frieze, spandrels and columns.
5. Concrete block addition.
6. Timber framed addition.
7. Lean-to removed.
8. Limestone rubble with stucco enrichment and rusticated quoins.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	SEMI-DETACHED HOUSES	Building No 27/2008
Address	47-53 Molesworth Street, North Adelaide (Known as 37-41 Molesworth Street)	CT 1284/164 CT 1578/53

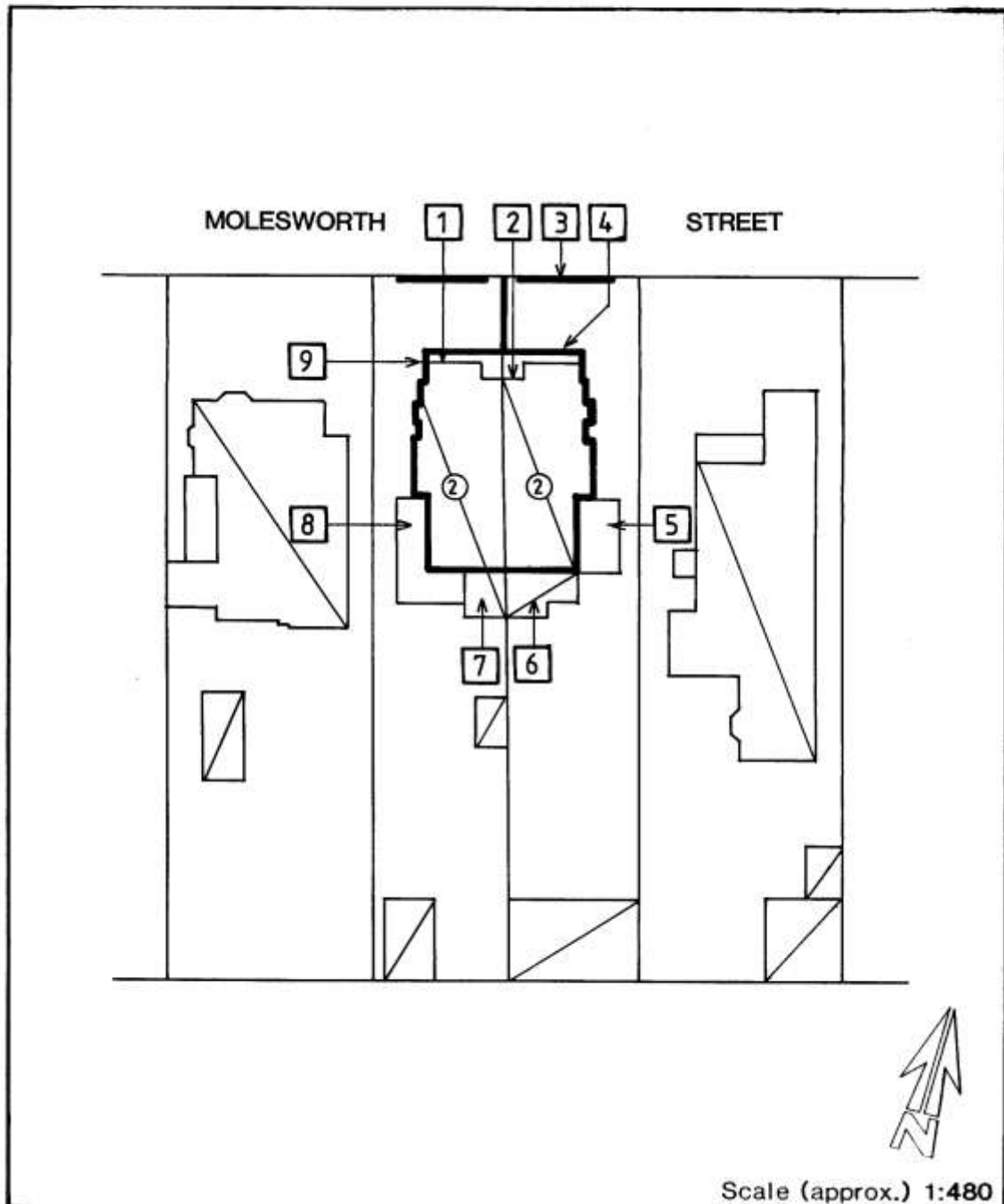


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Item	SEMI-DETACHED HOUSES	Building No 27/2008 ⁴
Address	47-53 Molesworth Street, North Adelaide (Known as 37-41 Molesworth Street)	CT 1284/164 CT 1578/53

NOTES:

1. Rendered bay windows.
2. Note parapet and bargeboards.
3. Cast iron and rendered masonry fence.
4. Note cast iron balustrade, frieze, spandrels and columns.
5. Addition.
6. Brick Lean-to.
7. Two storey red brick lean-to.
8. Verandah and balcony early addition in keeping with house.
9. Limestone rubble with stucco enrichment and rusticated quoins.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	SEMI-DETACHED HOUSES	Building No
Address	37-41 Molesworth Street, North Adelaide (known as 27-29 Molesworth Street)	27/2101 CT 1617/113 3906/44

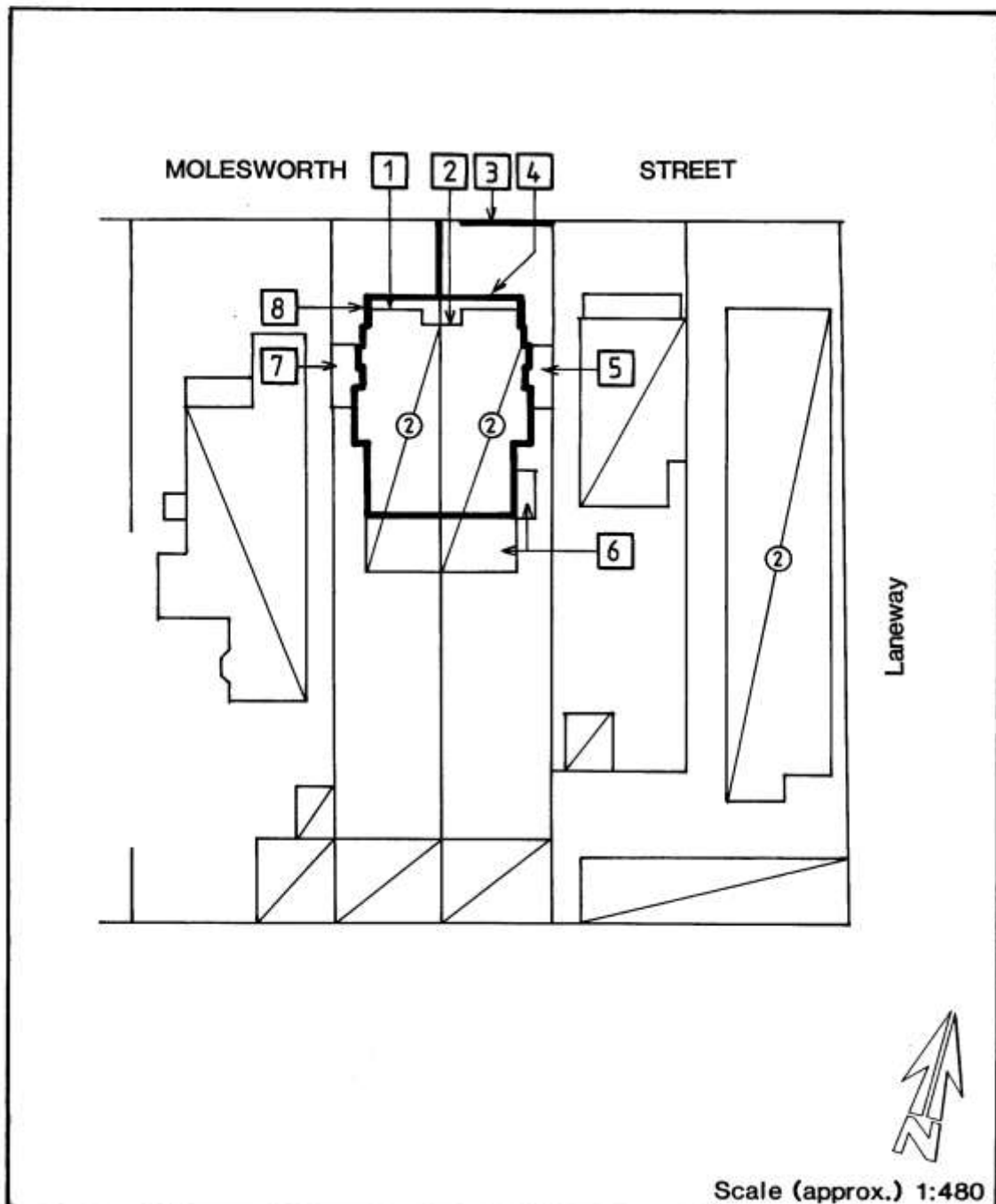


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Item	SEMI-DETACHED HOUSES	Building No
Address	37-41 Molesworth Street, North Adelaide (known as 27-29 Molesworth Street)	27/2101 CT 1617/113 3906/44

NOTES:

1. Rendered bay windows.
2. Note parapet and bargeboards.
3. Cast iron and rendered masonry fence.
4. Note cast iron balustrades, frieze, spandrels and columns.
5. Two storey brick addition.
6. Brick addition.
7. Two storey brick addition.
8. Limestone rubble with stucco enrichment and rusticated quoins.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item SEMI-DETACHED HOUSES

Building No
27/2105

Address 21-27 Molesworth Street, North Adelaide
(Known as 11-11A Molesworth Street)

CTs 4245/900 & 901

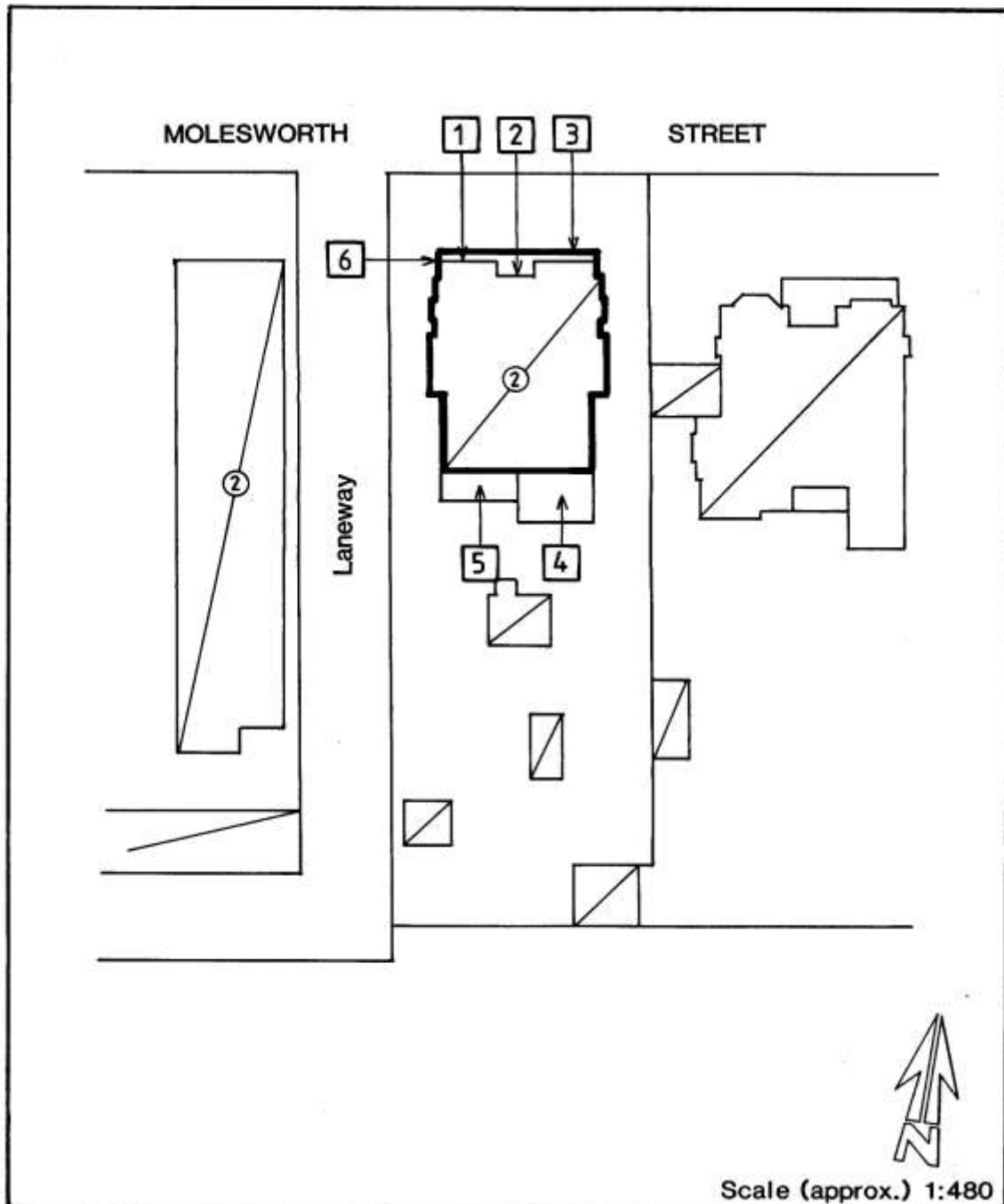


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The City Heritage Register - Definition of Items

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Item SEMI-DETACHED HOUSES

Building No
27/2105

Address 21-27 Molesworth Street, North Adelaide
(Known as 11-11A Molesworth Street)

CTs 4245/900 & 901

NOTES:

1. Rendered bay windows.
2. Note parapet and bargeboards.
3. Note cast iron balustrades, frieze and spandrels although verandah/balcony altered.
4. Awning.
5. Timber frame addition.
6. Limestone rubble with stucco enrichment and rusticated quoins.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	HOUSE	Building No 27/2018
Address	74-80 Barnard Street, North Adelaide (Known as 78 Barnard Street)	CT 1269/59

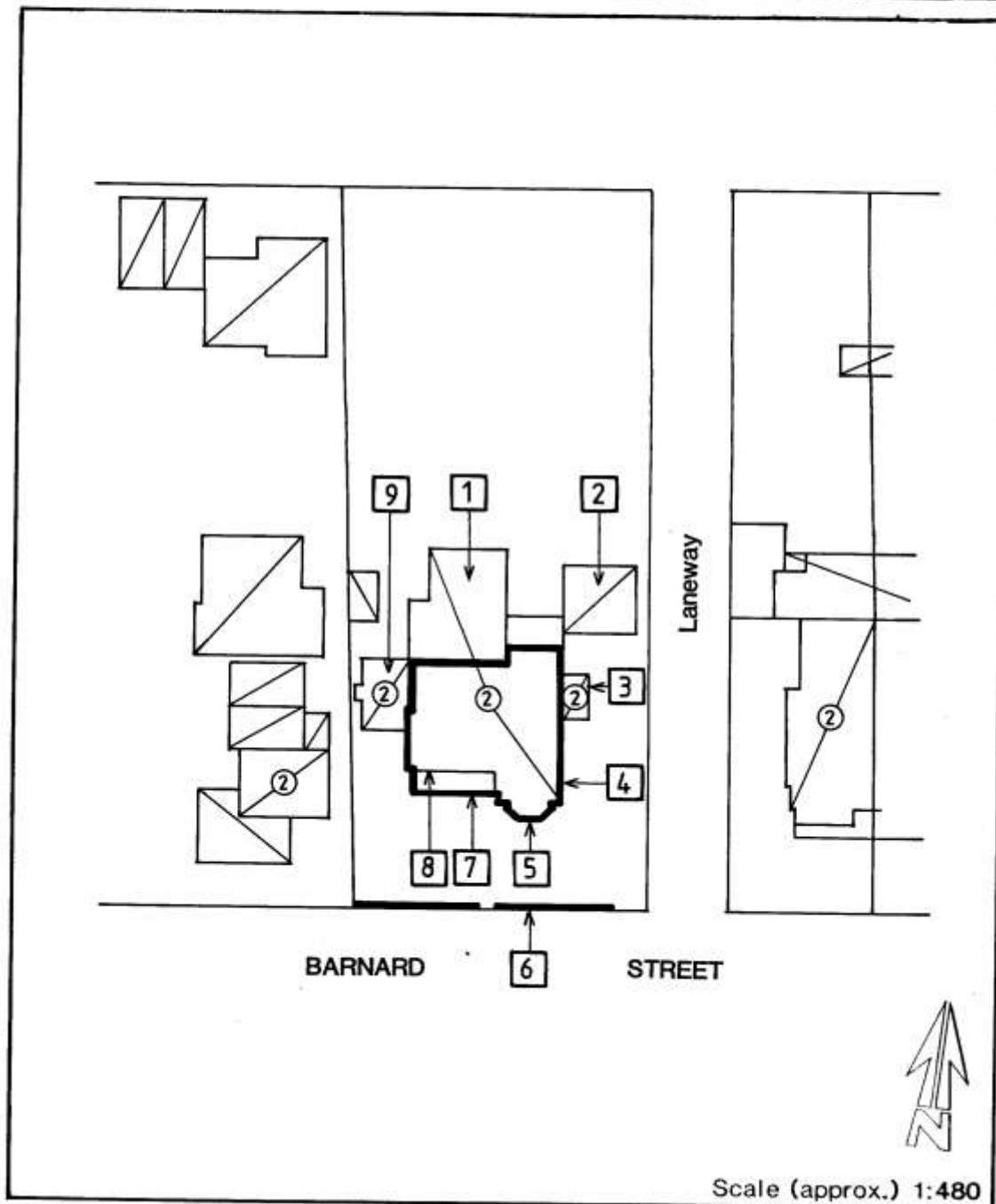


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Item	HOUSE	Building No
Address	74-80 Barnard Street, North Adelaide (Known as 78 Barnard Street)	27/2018 CT 1269/59

NOTES:

1. Timber framed addition.
2. Garage.
3. Concrete block addition.
4. Limestone rubble with stucco enrichment and rusticated quoins.
5. Rendered bay window.
6. Cast iron and rendered masonry fence.
7. Note cast iron balustrade, frieze, spandrels and columns.
8. Enclosed balcony.
9. Stucco and brick addition.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	SEMI-DETACHED HOUSES	Building N ^o
Address	66-72 Barnard Street, North Adelaide (Known as 66-68 Barnard Street)	27/2016
		CT 1359/138
		CT 1277/174

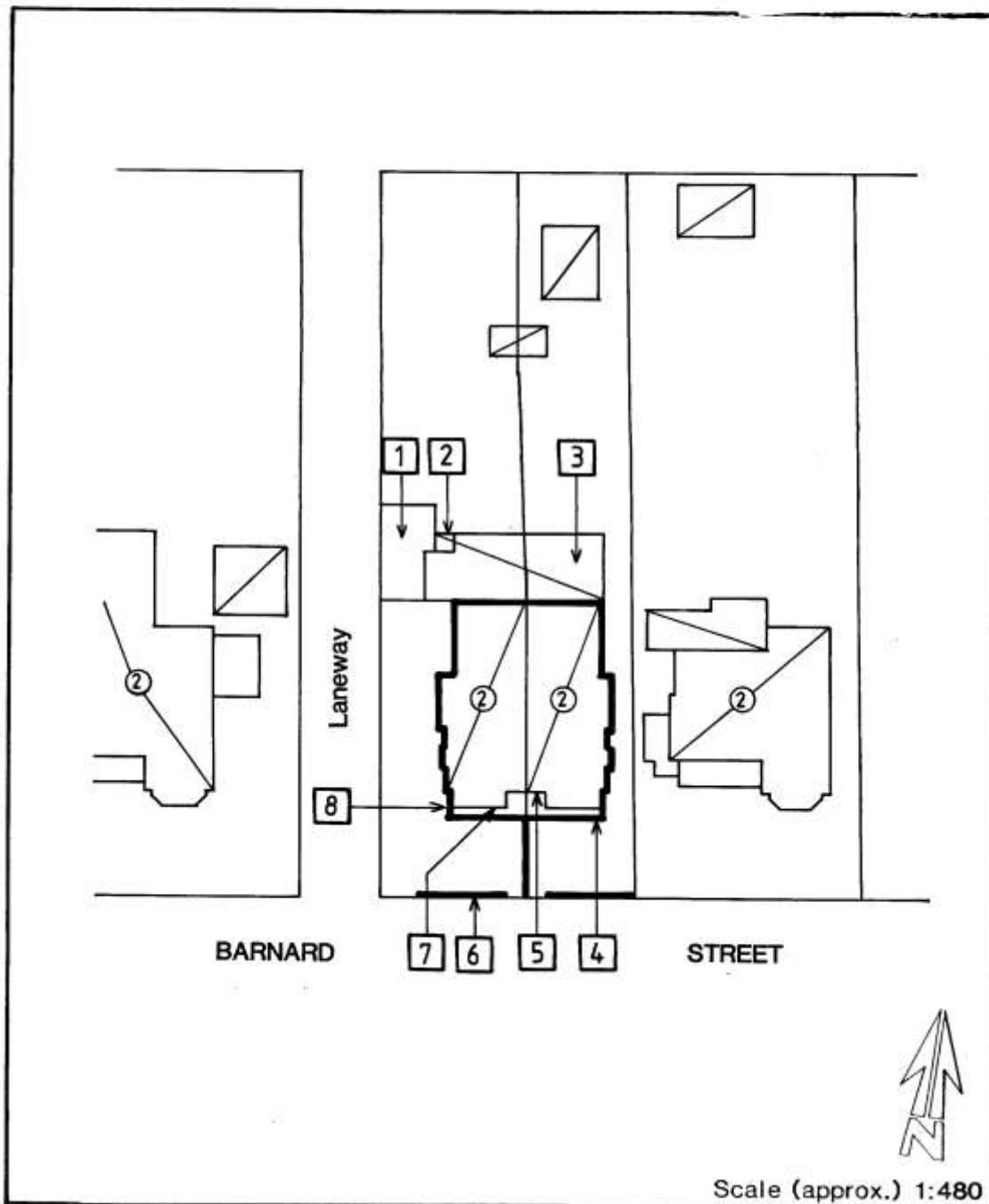


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Item	SEMI-DETACHED HOUSES	Building No 27/2016
Address	66-72 Barnard Street, North Adelaide (Known as 66-68 Barnard Street)	CT 1359/138 CT 1277/174

NOTES:

1. Carport.
2. Original outbuilding.
3. Brick addition.
4. Note cast iron balustrades, frieze, spandrels and columns.
5. Note parapet and bargeboards.
6. Cast iron and rendered masonry fence.
7. Rendered bay windows.
8. Limestone rubble with stucco enrichment and rusticated quoins.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	HOUSE	Building NO 27/2015
Address	60-64 Barnard Street, North Adelaide (Known as 62 Barnard Street)	CT 1477/19

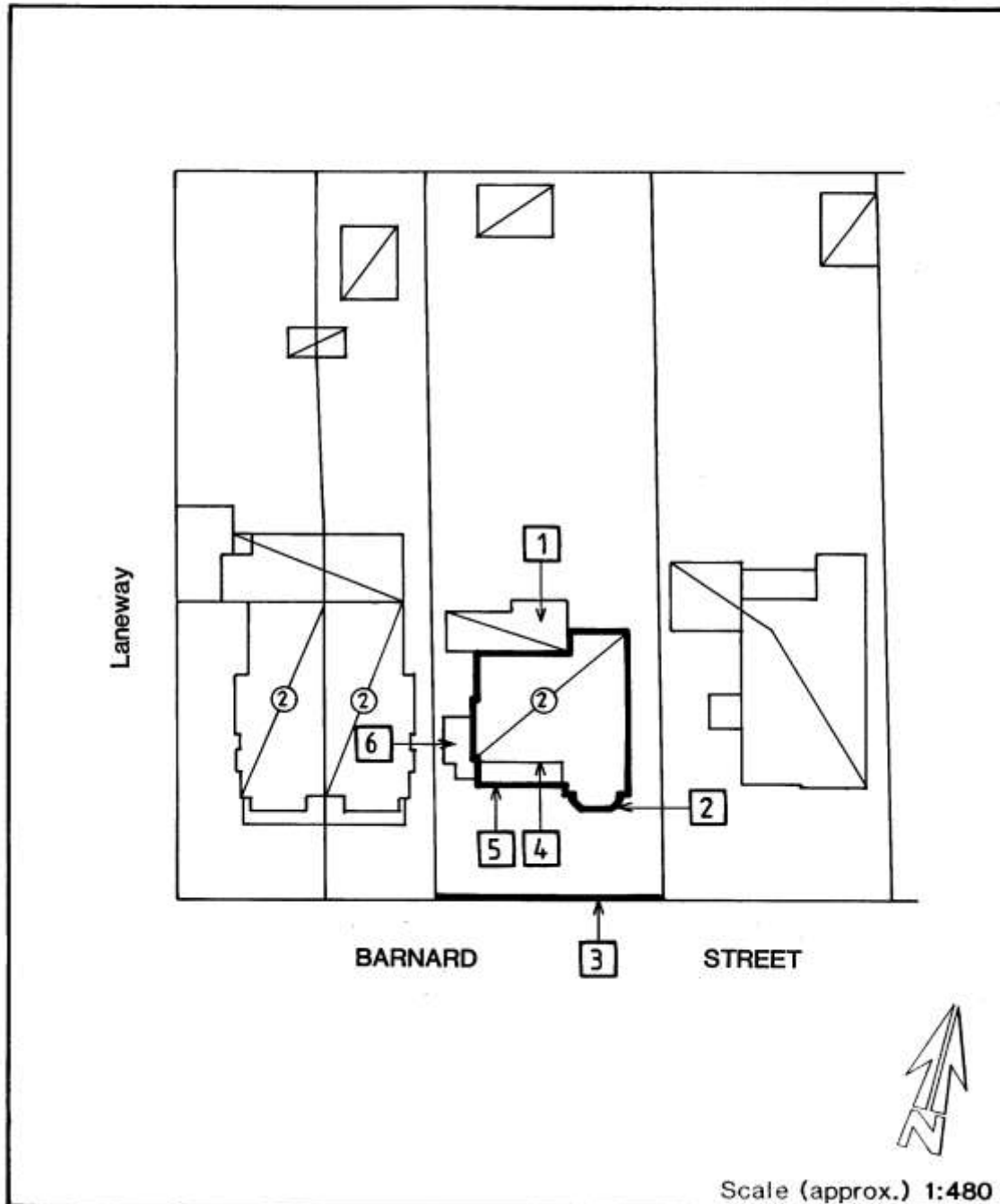


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Item	HOUSE	Building No
Address	60-64 Barnard Street, North Adelaide (Known as 62 Barnard Street)	27/2015 CT 1477/19

NOTES:

1. Brick addition.
2. Rendered bay window.
3. Cast iron and rendered masonry fence.
4. Limestone rubble with stucco enrichment and rusticated quoins.
5. Note cast iron balustrade, frieze, spandrels and columns.
6. Stairs.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register - Definition of Items

Prepared by the Dept. of Planning and Development

Item	HOUSE	Building No 27/2012
Address	48-54 Barnard Street, North Adelaide (Known as 48 Barnard Street)	CT 1277/177 CT 1706/171 CT 1706/172

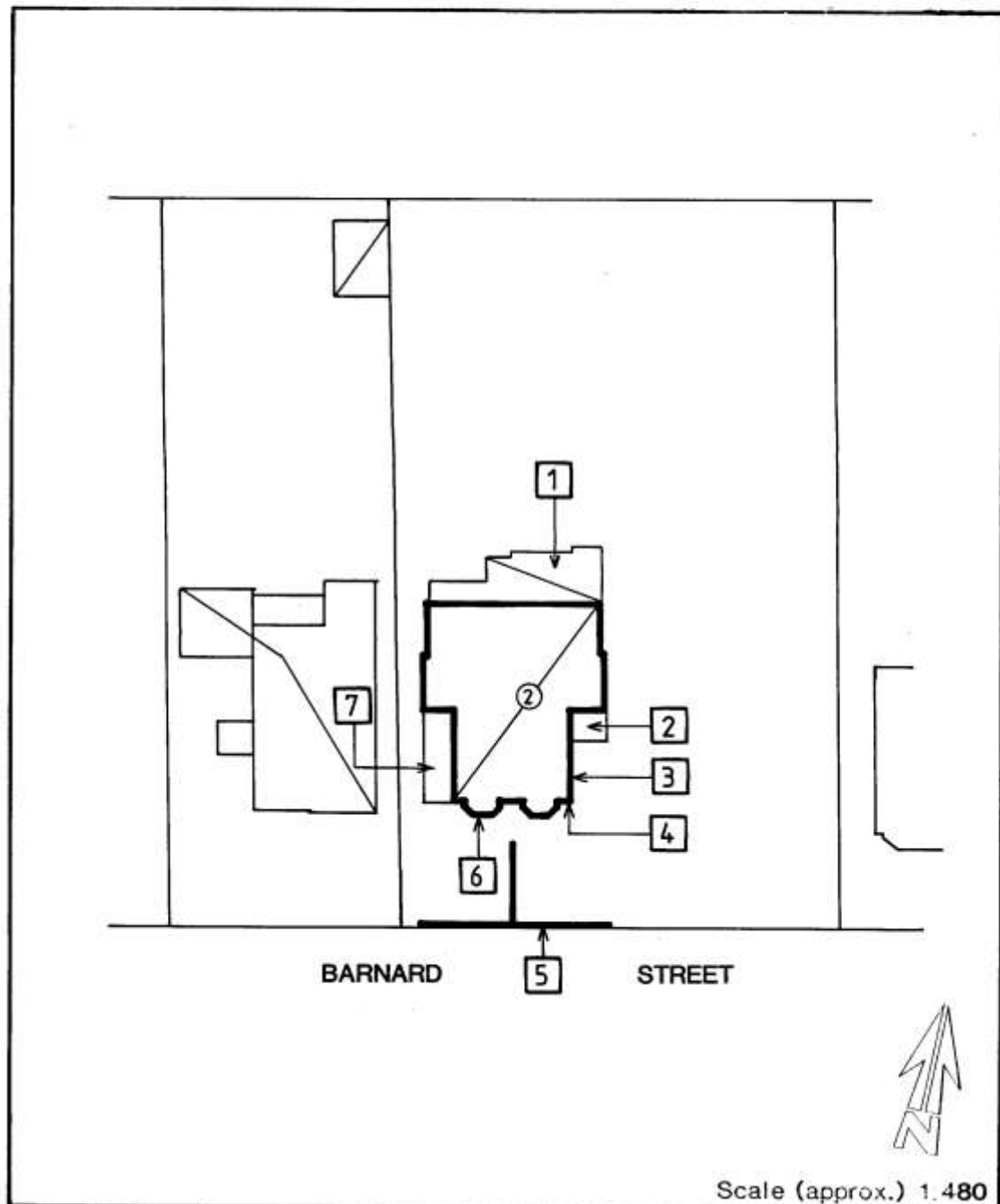


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Item	HOUSE	Building NO 27/2012
Address	48-54 Barnard Street, North Adelaide (Known as 48 Barnard Street)	CT 1277/177 CT 1706/171 CT 1706/172

NOTES:

1. Timber framed addition.
2. Porch added.
3. Verandah/balcony removed.
4. Limestone rubble with stucco enrichment and rusticated quoins.
5. Cast iron and rendered masonry fence.
6. Rendered bay windows.
7. Stairs.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	HOUSE	Building N ^o
Address	38-42 Barnard Street, North Adelaide; (known as 40 Barnard Street)	27/2121
		CT 1277/176

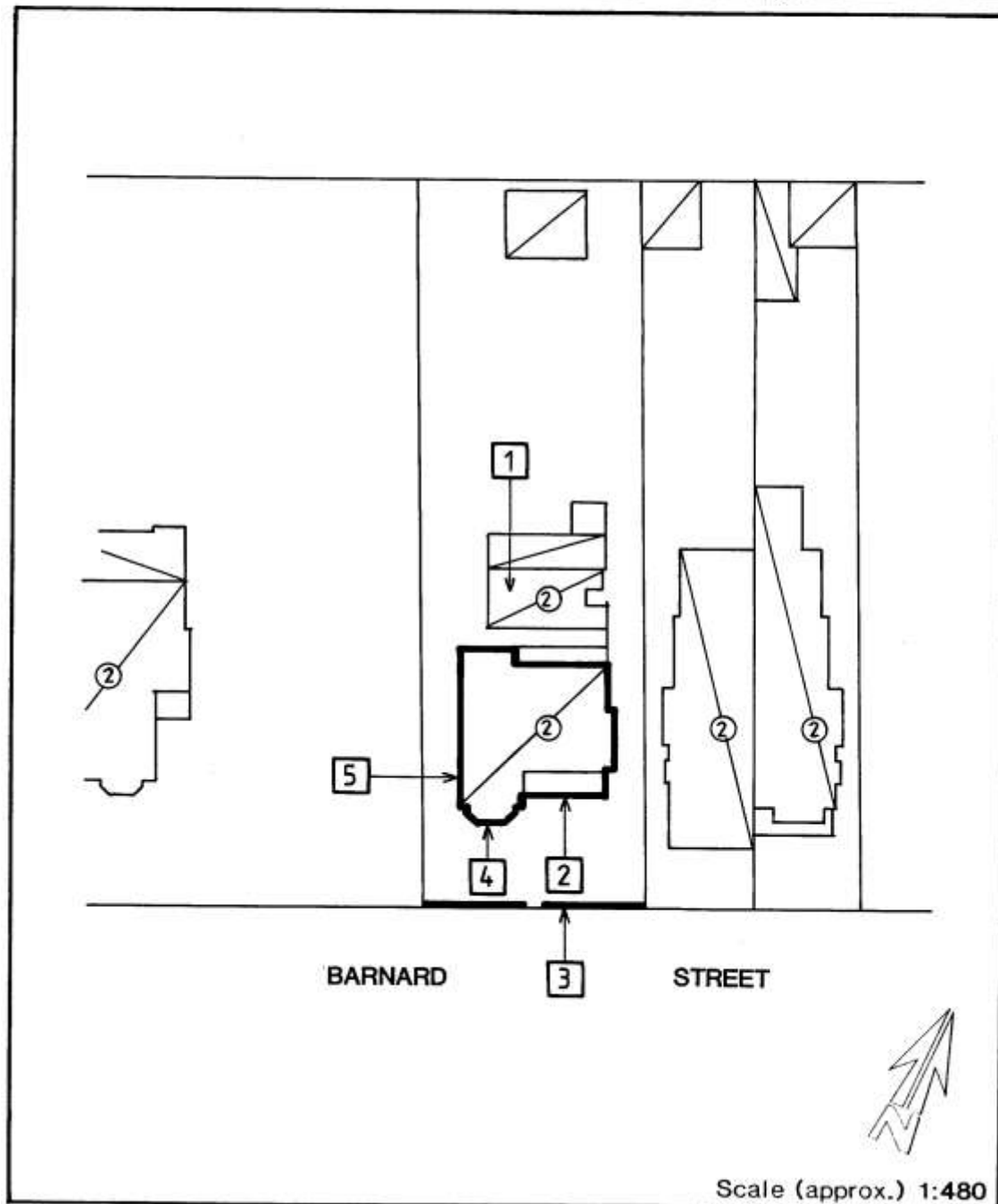


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Item	HOUSE	Building No
		27/2121
Address	38-42 Barnard Street, North Adelaide; (known as 40 Barnard Street)	CT 1277/176

NOTES:

1. Two storey red brick addition.
2. Note: Cast iron balustrade, frieze, spandrels and columns.
3. Cast iron and rendered masonry fence.
4. Rendered bay window.
5. Limestone rubble with stucco enrichment and rusticated quoins.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

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Item	SEMI-DETACHED HOUSES	Building No 27/2119
Address	32-36 Barnard Street, North Adelaide; (known as 34-36 Barnard Street)	CT 1626/1 CT 4293/377

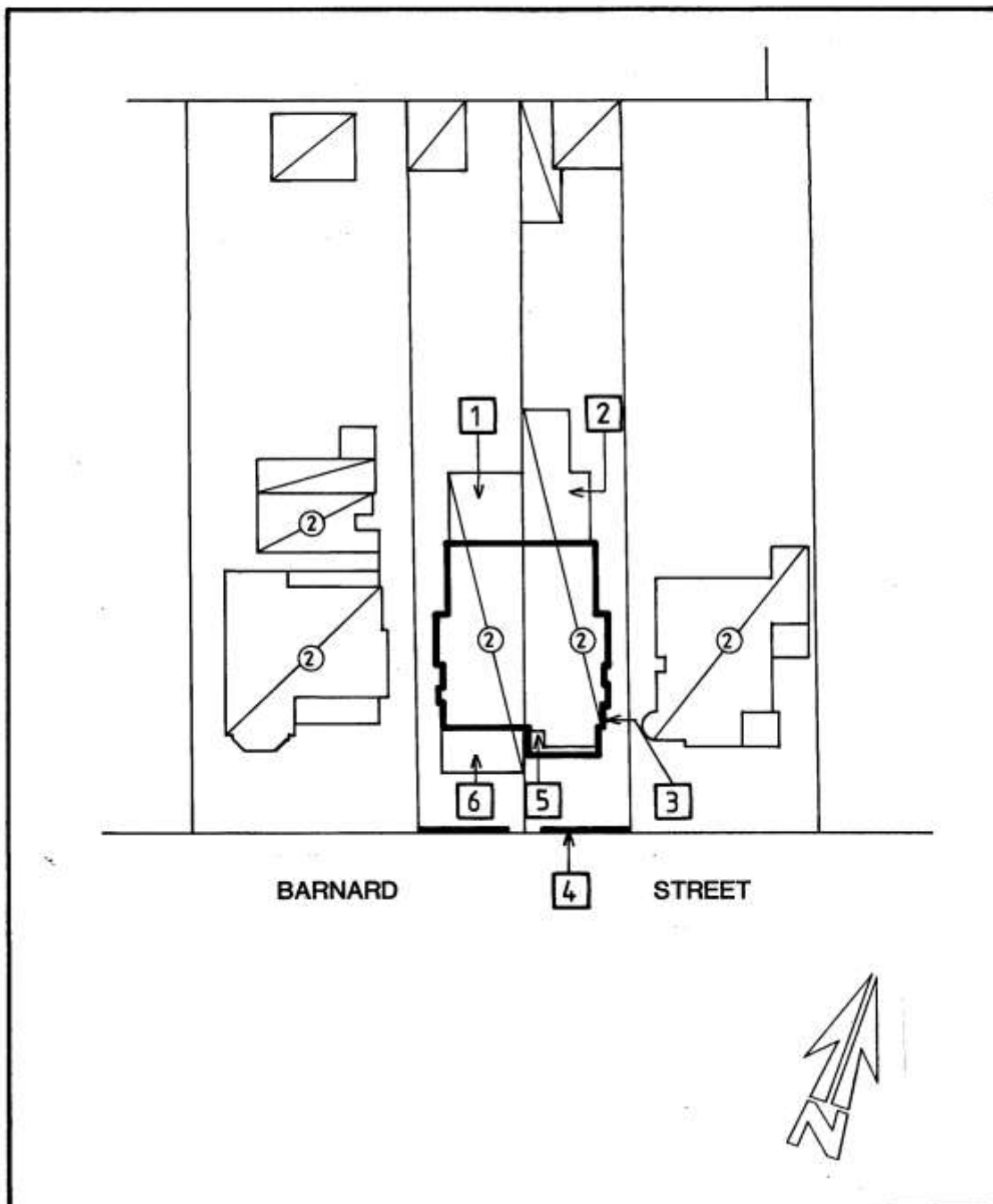


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Item	SEMI-DETACHED HOUSES	Building No 27/2119
Address	32-36 Barnard Street, North Adelaide; (known as 34-36 Barnard Street)	CT 1626/1 CT 4293/377

NOTES:

1. Red brick addition.
2. Rendered addition.
3. Limestone rubble with stucco enrichment and rusticated quoins.
4. Cast iron and rendered masonry fence.
5. Note parapet and bargeboards.
6. Rendered concrete block addition with aluminium window frames and "basket range" facing.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	HOUSE	Building N ^o 27/2115
Address	22-26 Barnard Street, North Adelaide; (known as 24 Barnard Street)	CT 2779/191

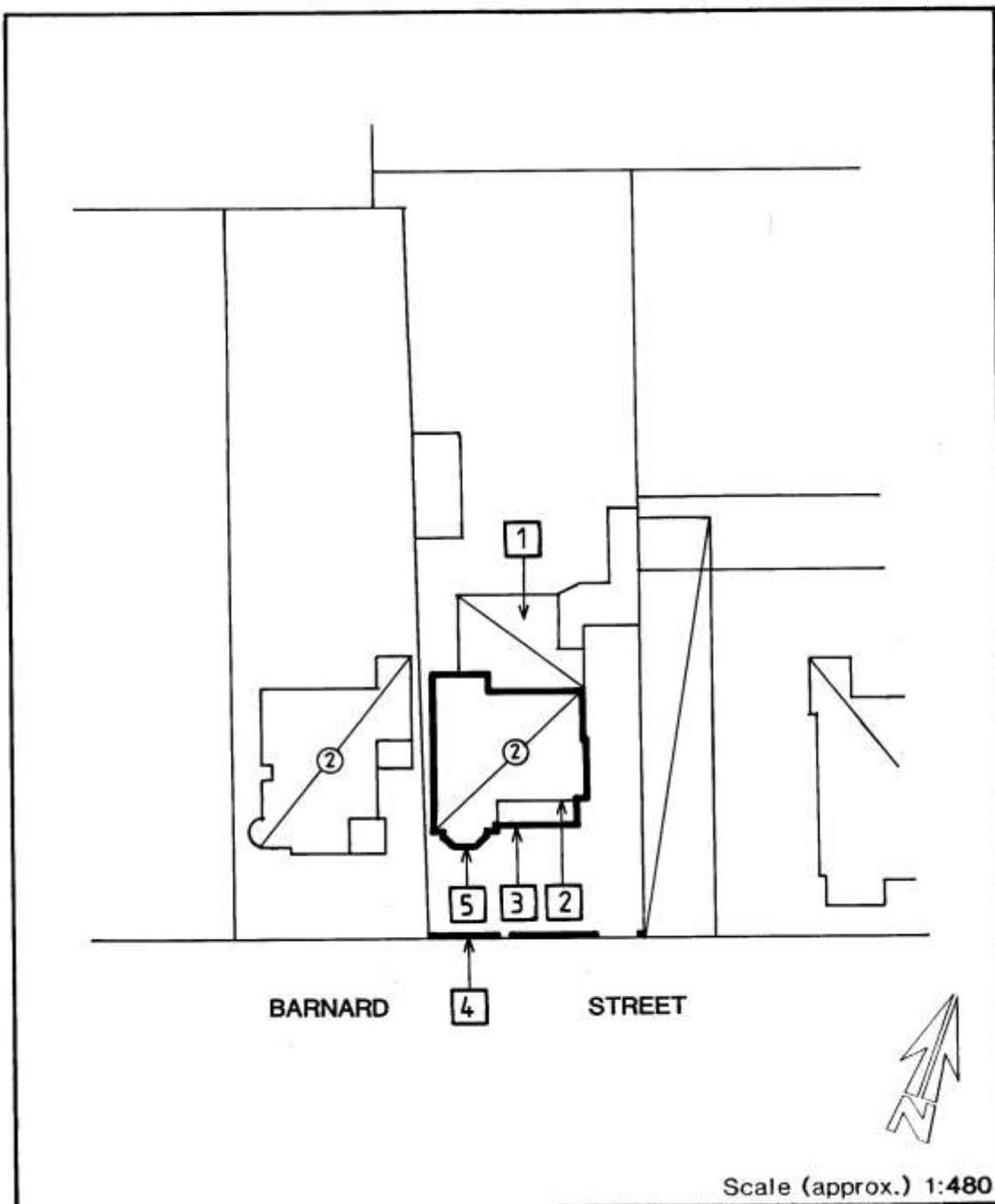


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Item HOUSE

Building No
27/2115

Address 22-26 Barnard Street, North Adelaide;
(known as 24 Barnard Street)

CT 2779/191

NOTES:

1. Rendered addition.
2. Limestone rubble with stucco enrichment and rusticated quoins.
3. Note: Cast iron balustrade, frieze and spandrels.
4. Cast iron and rendered masonry fence.
5. Rendered bay window.