

SUMMARY OF STATE HERITAGE PLACE

REGISTER ENTRY

Entry in the South Australian Heritage Register in accordance with the
Heritage Places Act 1993

NAME: Woodlands Apartments **PLACE NO.:** 26299
ADDRESS: 125 Jeffcott Street North Adelaide 5006
CT 5022/910, Part Town Acre 793, Hundred of Yatala

STATEMENT OF HERITAGE SIGNIFICANCE

'Woodlands Apartments' is an excellent example of the Moderne style of architecture from the inter-war period in Adelaide. Designed by Melbourne architect IG Anderson in 1939, it was completed in 1940 under the supervision of local architect, Harold T Griggs. As well as Moderne design features, the architect used innovative materials such as reinforced concrete, glass bricks and curved glass. The apartment block was built at a time when multiple residential buildings were relatively new to Adelaide and were only starting to become popular in Sydney and Melbourne, and it is one of the few local examples from this period.

RELEVANT CRITERIA (under section 16 of the *Heritage Places Act 1993*)

(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.

Woodlands Apartments is an excellent example of the Moderne style of architecture from the inter-war period in Adelaide, and in particular is an important early exemplar of Moderne movement principles applied to multi-unit residential architecture. Designed by Melbourne architect IG Anderson in 1939 and constructed under the supervision of local architect Harold T Griggs, the building not only incorporates Moderne design features, but also innovative materials such as reinforced concrete, glass bricks and curved glass.

EXTENT OF LISTING

The extent of listing is the Woodlands Apartments, 125 Jeffcott Street, North Adelaide generally indicated on the site plan.

COMMENTARY ON THE LISTING

Description and notes with respect to a place entered in the South Australian Heritage Register in accordance with the *Heritage Places Act 1993*

Physical Description

Woodlands apartments comprise a two-storey building, constructed of white painted brick and designed in the Moderne style. Asymmetrical in design, it is sited to face in a northerly direction on the block, with rounded feature walls on the northern and southern sides. It has a traditional style hipped roof of terracotta tiles, but this is disguised behind a parapet of header bricks. Windows are metal-framed, with the larger ones in the 'ribbon' style, having long rectangular panes, some rounded. The window openings in the entrance hall and the first floor hall are narrow and filled with glass bricks, a new material at the time. Concrete sunhoods shade the windows on the upper level, with a line of header bricks above them.

The building uses non-traditional building materials which were developed in the twentieth century, including reinforced concrete for the main stairs, and on the first floor the front facing 'balconette' and the north-west facing balcony. All other stairs in the building are Jarrah timber and both levels have timber floors.

The architect specified some of the external bricks including Hallett cream face bricks and curved bricks for curved angles. The original bricks were unpainted. Well-burnt cream face bricks were used on the chimneys to the four fireplaces, with a recess above the mantel for books. There are four units, one with two bedrooms on the ground floor, and another two bedroom unit and two bed-sits on the first floor. Three garages are incorporated into the ground floor plan on the north-western side.

It is generally in very good condition except for the paintwork on the bricks on the street facing (eastern) side, which has deteriorated.

Features which are intrinsic to the heritage significance of Woodlands Apartments include the following:

- Two-storey Moderne apartment building constructed of brick and reinforced concrete containing four compact apartments and three built-in garages
- All original design features including, but not limited to, curved and plain brick walls, brick parapets, balcony, balconette, projecting sills and shallow upper level concrete sunhoods, and metal-framed curved and rectangular windows

- Original external and boundary brick walling
- Main stairwell including reinforced-concrete stairs and glass-brick walls.

History of the Place

During the 1930s there was a shift to a modern style of architecture, which originated in Europe. It emphasized a Moderne approach with 'clean lines' and complete disassociation from past styles. In Australia, the Moderne style was adopted by young Australian architects who had made the pilgrimage to Europe in the Depression years of the early 1930s and adapted it to suit the Australian environment on their return. It was one of two new styles adopted in this period, the other being Art Deco. While buildings using this style were labelled Moderne at the time, as the term lost its relevance, they came to be known as Moderne. Features of the Moderne style included asymmetrical massing, simple geometric shapes, long horizontal spandrels or balconies, metal-framed 'ribbon' windows with curved glass, and roofs concealed by parapets. The result was a somewhat austere appearance.

While a few local architects were beginning to use Art Deco, South Australia's conservative values meant that the Moderne style was slow to be taken up. The Woodlands Apartment building is one of the few to use this style at such an early stage. It was designed in 1939 by Melbourne architect IG Anderson for Sydney G Cocks and just predated Deep Acres flats (1942), a prominent example of the Moderne style designed by local architect Jack McConnell. Anderson was a Fellow of the Royal Society of Architects (FRSA AIAA London). His interest in introducing new styles of architecture is evident in his design for the former Brunswick Market building in Melbourne, designed in the Spanish Mission style in 1930 and completed in 1933. Although this revival style was used from the 1890s to the mid-twentieth century in the USA, it was only introduced to Australia in the Inter-War period.

Adelaide did not embrace apartments to the same extent as Sydney and Melbourne and as a result, examples from this period are rare. "Deep Acres" in Melbourne Street, "Greenways" on King William Road and "Everard Court" on Anzac Highway are three local examples of the period that use Moderne styles.

Woodlands Apartments were built in 1940 on a vacant site, under the supervision of local architect, Harold T Griggs.

Anderson was also concerned with the landscaping and advised that certain poplars were to remain on site. An incinerator and tank stand were included in the original plan. Garden beds were included around the entry on the northern side and at the front, with a low brick wall built either side of the front bedroom. Letterboxes were incorporated into this wall. In 1982, owners increased the height of the front fence from three to six feet and erected a five foot high brush fence on the footpath edge at the southern side, presumably for privacy.

References

This Record is based on the assessment in:

- P Bell, C Cosgrove, S Marsden and J McCarthy, *Twentieth Century Heritage Survey, Stage Two (1928-1945)*, 2008.

Additional references include:

- Apperly, Irving & Reynolds, *Illustrated Guide to Australian Architecture*, 1989, pp. 184–187.
- Julie & Susan Collins, RAI A Data Entry Form for Deepacres Apartments
- Michael Page, *Sculptors in Space*, 1986.
- Victorian State Heritage Register website <<http://www.heritage.vic.gov.au>>
- Woodlands Flats file, Adelaide City Archives

SITE RECORD

Woodlands Apartments
125 Jeffcott Street, North Adelaide

PLACE NO: 26299

FORMER NAME:	n/a
DESCRIPTION OF PLACE:	Two-storey apartment building of four units and three garages
DATE OF COMPLETION:	1858
SA HERITAGE REGISTER STATUS:	Description: Provisionally entered Date: 8 February 2012
LOCAL HERITAGE STATUS	Included in Adelaide City Council Development Plan 1 November 2001
CURRENT USE:	Description: Residential Dates: 1940 to present
PREVIOUS USE(S):	Description: n/a Dates: n/a
ARCHITECT:	Name: IG Anderson/Harold T Griggs Dates: 1939–1940
BUILDER:	Name: unknown Dates: 1940
LOCAL GOVERNMENT AREA:	Description: Adelaide City Council
LOCATION:	Unit No.: Street No.: 125 Street Name: Jeffcott Street Town/Suburb: North Adelaide Post Code: 5006
LAND DESCRIPTION:	Title Type: CT Volume: 5022 Folio: 910 Lot No.: n/a Section: Part Town Acre 793 Hundred: Yatala

PHOTOS

Woodlands Apartments
125 Jeffcott Street, North Adelaide

PLACE NO: 26299



Woodlands Apartments looking west



Woodlands Apartments looking south-west

SITE PLAN

Woodlands Apartments
125 Jeffcott Street, North Adelaide

PLACE NO: 26299



Site plan showing Woodlands Apartments