

## HOUSE & FENCE

**Address:** 16 Mills Terrace  
**Certificate of Title:** 5813/985

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

**Heritage Status:** LHP  
**Other Assessments:** Townscape 1993  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

This area of North Adelaide was subdivided in 1872 and subsequently developed during the decade following. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and decorative cast iron.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, including the walls and verandah and roof form, and the masonry and iron 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 and fence  
 Victorian symmetrically fronted residence and masonry and iron fence

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

### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 19 Mills Terrace  
**Certificate of Title:** 5452/677

**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 1870s-1880s symmetrically fronted bluestone 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 front fence characteristic of the house style.

The outline of this house is shown in Town Acre 804 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls, verandah and roof form and the 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

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 27 Mills Terrace  
**Certificate of Title:** 5666/834

**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 1880s symmetrically fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets.

This allotment in Town Acre 804 is shown as vacant on the 1880 Smith Survey but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as masonry walls, detailed render and decorative cast iron.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls, verandah and roof form associated with the house style. Includes front fence (excluding piers).

**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

- Smith Survey 1880

## HOUSE & FENCE PIERS

**Address:** 36 Mills Terrace  
**Certificate of Title:** 5236/664; 5236/666

**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 1880s two storey symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative elements and eaves brackets. It also retains elements of the masonry and iron fence characteristic of this house style.

This two storey house was built in 1882-1883. Town Acres in this part of upper North Adelaide are shown as vacant in the Smith Survey of 1880. Town Acre 803 had been subdivided into two half acre lots by this time. Michael Odum, a speculative property developer active in North Adelaide, made an application to the city council in August 1882 to build a dwelling. Odum's name appeared frequently in the applications to the city council for the building of substantial houses in upper North Adelaide. In some cases he built properties for rental, while others were sold upon completion.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this two storey 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian two storey residence displaying consistent use of materials such as masonry walls and detailed render.

### EXTENT OF LISTING:

Original external form, materials and details of this two storey Victorian symmetrically fronted residence, including walls, verandah and the roof form associated with the house style. Includes front fence piers.

**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 Plans 30/8/1882
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/8/1882
- ACC Rate Assessments 1880-1944
- Smith Survey 1880
- LTO Title records



## HOUSE & FENCE

**Address:** 39 Mills Terrace  
**Certificate of Title:** 5597/544

**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 1880s two storey symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, two level verandah and eaves brackets. It also retains the masonry and iron fence characteristic of this house style.

This two storey house was an unfinished house in January 1886. Town Acres in this part of upper North Adelaide are shown as vacant in the Smith Survey of 1880. Town Acre 803 had been subdivided into two half acre lots by this time.

Michael Odum, a speculative property developer active in North Adelaide, made an application to the city council in July 1884 to build a dwelling. However, it took some while to complete as the rate assessments for January 1886 refer to the property as an unfinished house. Odum's name appeared frequently in the applications to the city council for the building of substantial houses in upper North Adelaide. In some cases he built properties for rental, while others were sold upon completion.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this two storey 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian two storey residence displaying consistent use of materials such as masonry walls and detailed render.

### EXTENT OF LISTING:

Original external form, materials and details of this two storey Victorian symmetrically fronted residence, including walls, verandah and roof form associated with the house style. Includes masonry and iron fence

**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 Plans 31/7/1884
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/7/1884
- ACC Rate Assessments 1880-1944
- Smith Survey 1880
- LTO CTs 4267/349, 5597/544

**HOUSE, FENCE & WALL**

**Address:** 44 Mills Terrace  
**Certificate of Title:** 5126/129

**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 1870s symmetrically fronted bluestone residence. It retains important stylistic elements including brick/rendered quoins and facings to windows and doors, and verandah. It also retains a masonry and iron fence characteristic of this house style.

The outline of this house is shown in Town Acre 805 in the 1880 Smith Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls, verandah and roof form and the masonry and iron 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**

- Smith Survey 1880



## HOUSE, FENCE, WALLS & OUTBUILDING

**Address:** 52 Mills Terrace  
**Certificate of Title:** 5858/434

**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 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and verandah with cast iron elements. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 848 was vacant until 1878 when in that year Harry James had a substantial single storey house built for himself. The outline of the house is recorded on the 1880 Smith Survey. The other two houses on the acre were built in 1889 and 1890.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 1870s-1880s.
- (d) This symmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.
- (e)

### EXTENT OF LISTING:

Original external form, materials and details of this single storey Victorian symmetrically fronted residence, including walls, verandah and roof form and the masonry and iron fence and masonry outbuilding 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 Rate Assessments 1870-1890
- Smith Survey 1880

**HOUSE, FENCE, WALLS & OUTBUILDING, 52 Mills Terrace (cont)**

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- LTO Title records
- SLSA Early photograph B 6140



SLSA - B 6140 - 1932

## HOUSE & FENCE

**Address:** 56 Mills Terrace  
**Certificate of Title:** 5714/638

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

**Heritage Status:** LHP  
**Other Assessments:** Townscape Initiative 1993  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of a two storey 1880s symmetrically fronted bluestone 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.

The Town Acres in this area of North Adelaide were only partly subdivided in 1880 at the time of the Smith Survey and were subsequently developed during the decade following. This house remains an important indication of the type of residences constructed during the mid-Victorian period, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This two storey house is an important example of the type of residences constructed in North Adelaide during the 1880s, 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 subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s two storey Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

The substantial whole of the two storey Victorian symmetrically fronted residence including roof and verandah form and detail, masonry walls and chimneys, window and door configuration and joinery and masonry and iron fence.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House and fence  
 Two storey Victorian symmetrically fronted residence and masonry and iron fence

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

### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 59 Mills Terrace  
**Certificate of Title:** 5084/514

**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 two storey residence which was referred to in the Adelaide City Council rate assessments in 1889 as an unfinished house, was owned by speculative property developer Michael Odium. Odium built several homes in this part of upper Adelaide. He made an application in 1889 to build a 'two storey villa residence' costing £1400.

The house was the residence of the family of recognised war artist Stella Bowen. They occupied the house from 1897 to 1914. With the passing of time since her death in 1947, she has been acknowledged as a painter of great repute.

Of her childhood home Bowen wrote: 'I was born in the sort of house that must inevitably end its days as a boarding house. It was sizeable, rather gloomy, at a sufficiently good but not fashionable address, detached, with two little lawns and a summer house in front and a backyard behind containing clothes line, a stable and a coach house, a see-saw and a swing. Being in Australia, it had a front verandah with balcony above, and its roof was largely smothered in Banksia roses, bougainvillea and other greenery. There was a trellis of vines covering the path from the front to the back and figs, apricots, lemons and oranges grew around the backyard. There was a pampas-grass in the garden, and an aspidistra in the drawing-room. There were no modern conveniences. The nicest thing about it was the view. Being placed high on the edge of the town's oldest suburb, it looked down over low-lying park lands where cattle grazed...'

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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.
- (d) This symmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone/bluestone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

Original external form, materials and details of this two storey Victorian symmetrically fronted residence, including walls, verandah and roof form and the masonry and iron fence.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

**HOUSE & FENCE**, 59 Mills Terrace (cont)

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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 Dept - Return of Surveyor's Notices 31/3/1889
- ACC Rate Assessments 1875-1893
- Smith Survey 1880
- Stella Bowen, *Drawn from Life: a memoir*, 1941, pp 4-5.
- LTO Title records



**HOUSE**

**Address:** 68 Mills Terrace  
**Certificate of Title:** 5555/833

**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 a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, gable ends, brick chimneys, masonry verandah pillars and brick walls. This style of house was constructed as infill development as Town Acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

This house was built for Dr FN (Freddie) Le Messurier in 1924. Town Acre 849 was vacant until the 1920s. Up until this period the acre was part of Mayor Bunday's property at 146 Molesworth Street. Dr Le Messurier had a long association with the Children's Hospital throughout the early and mid twentieth century. He was a physician and an Honorary Medical Staff representative of the hospital board.

**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 brick and freestone walls, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch.

**EXTENT OF LISTING:**

Original external form, materials and details of this Edwardian Gentleman's Bungalow style residence, 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

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



**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 31/5/1924
- ACC Rate Assessments 1915-1934
- Smith Survey 1880
- M Barbalet, *The Adelaide Children's Hospital, 1876-1976*, pp 112, 126,
- LTO Title records

## 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.

### 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

**HOUSE**

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

**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 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

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

**REFERENCES**

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

**HOUSE**

**Address:** 96 Mills Terrace  
**Certificate of Title:** 5779/830

**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 1870s symmetrically fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, and return verandah.

The outline of this house is shown in Town Acre 891 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian symmetrically fronted residence, 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

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

**REFERENCES**

- State Library of South Australia early photograph B13206



SLSA - B 13206 - 1955



**HOUSE**

**Address:** 99 Mills Terrace  
**Certificate of Title:** 5742/474

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

**Heritage Status:** LHP  
**Other Assessments:** Townscape 1993  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s bay fronted masonry residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors.

The outline of this house is shown on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 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 bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as masonry walls and detailed render.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian bay fronted residence, including the walls and roof form associated with the house style. Excludes later front porch.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Victorian bay fronted residence. Excludes entry porch.

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

**REFERENCES**

- Smith Survey 1880

## HOUSE

**Address:** 114 Mills Terrace  
**Certificate of Title:** 5503/780

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

**Heritage Status:** LHP  
**Other Assessments:** Townscape 1993  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This two storey house is an excellent example of an 1890s-1920s red face brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, elaborate gable ends, decorative timber verandah elements, corrugated iron roof and verandah. The house was built in 1897 for Mrs Eustace B Grundy, by Milburn and Jeffrey.

This house remains an important indication of the type of residences constructed at the turn of the century, and the use of design sources from Europe and Britain including Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'federation' type.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of two storey residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of brick residences, like this house, constructed between 1890 and 1920 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*):

- (d) 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-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as red face brick walls and decorative timber elements.

### EXTENT OF LISTING:

Original external form, materials and details of this two storey red brick Edwardian residence, including the walls, verandah form 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

Two-storey red brick Edwardian residence. Excludes rear of building.

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

### REFERENCES

- ACC Rate Assessments

**HOUSE**

**Address:** 120 Mills Terrace  
**Certificate of Title:** 5820/648

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

**Heritage Status:** LHP  
**Other Assessments:** Townscape 1993  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s red face brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, elaborate gable ends, decorative timber verandah elements, terracotta tiled roof. The house was constructed in 1902 for G B Bond and was designed by architect Albert S Conrad.

This house remains an important indication of the type of residences constructed at the turn of the century, and the use of design sources from Europe and Britain including Arts and Crafts, and art nouveau.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of brick residences, like this house, constructed between 1890 and 1920 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):**

- (d) 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-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a architect designed Edwardian residence displaying consistent use of typical materials such as red face brick walls, roughcast render and timber strapped gables and decorative timber elements.

**EXTENT OF LISTING:**

Original external form, materials and details of this single storey red brick Edwardian residence, including the walls, verandah form 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**

Single storey red brick Edwardian residence. Excludes rear of building.

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

**REFERENCES**

- ACC Rate Assessments



SLSA - B 6201- 1932 view

**HOUSE**

**Address:** 129 Mills Terrace  
**Certificate of Title:** 5847/803

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

**Heritage Status:** LHP  
**Other Assessments:** Townscape 1993  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This house is a good example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with half gabled corrugated iron roof, brick quoins and dressings to windows and doors and a verandah.

This house remains an important indication of the type of residences constructed at the turn of the century, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, 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 between 1890 and 1920 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*):**

- (d) 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-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an Edwardian residence of a transitional design, displaying consistent use of typical materials such as sandstone walls, face red brick trim and corrugated iron half gabled roof.

**EXTENT OF LISTING:**

Original external form, materials and details of this Edwardian transitional masonry residence, including the walls 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  
 Edwardian transitional masonry residence.

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

**REFERENCES**

- Smith Survey 1880



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**HOUSE**

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**Address:** 133 Mills Terrace  
**Certificate of Title:** 5210/552

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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 an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, tall brick chimneys, face brick detailing, elaborate gable ends, decorative timber verandah and gable elements.

The only building in this block of upper North Adelaide in 1880 was St Laurence's Church. The area was subdivided in the 1890s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

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**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, 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 between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

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**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 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, face brick decorative detailing and highly decorative timber elements.

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**EXTENT OF LISTING:**

Original external form, materials and details of this Edwardian/Federation period residence, 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

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

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**REFERENCES**

- Smith Survey 1880



**HOUSE**

**Address:** 136 Mills Terrace  
**Certificate of Title:** 5550/68

**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 two storey house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends, decorative timber verandah elements, bullnose verandah roof profile.

The only building in this block of upper North Adelaide in 1880 was St Laurence's Church. The area was subdivided in the 1890s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, 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 between 1890 and 1920 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 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.

**EXTENT OF LISTING:**

Original external form, materials and details of this Edwardian/Federation period residence, 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

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 146 Mills Terrace  
**Certificate of Title:** 5848/755

**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 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, tall brick chimneys, rendered quoins and facings to windows and doors, with highly decorative timber gable elements.

Town Acre 933 is shown as vacant in the Smith Survey of 1880 and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, 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 between 1890 and 1920 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 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative timber elements.

**EXTENT OF LISTING:**

Original external form, materials and details of this Edwardian transitional masonry residence, 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

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

**REFERENCES**

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 149 Mills Terrace  
**Certificate of Title:** 5358/184

**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 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends, decorative timber verandah elements, bullnose verandah roof profile. It also retains a masonry and iron fence characteristic of the house style.

Town Acre 933 is shown as vacant in the Smith Survey of 1880 and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, 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 between 1890 and 1920 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 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.

### EXTENT OF LISTING:

Original external form, materials and details of this Edwardian/Federation period residence, including walls, verandah and roof form and the masonry and iron 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

- Smith Survey 1880

## HOUSE & FENCE BASE & BRICK PILLARS

**Address:** 152 Mills Terrace  
**Certificate of Title:** 5818/489

**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 1870s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah.

The outline of this house and its boundary fence is shown on Town Acre 956 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls, verandah and roof form and the bluestone plinth and brick pillars of the fence associated with the house style. Excludes verandah infill.

**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

- State Library of South Australia early photograph B 14891
- Smith Survey 1880

**HOUSE & FENCE BASE & BRICK PILLARS,** 152 Mills Terrace (cont)

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SLSA - B 14891- 1961



## HOUSE & FENCE

**Address:** 155 Mills Terrace  
**Certificate of Title:** 5312/931

**Use:** Dwelling  
**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 1880s symmetrically fronted bluestone residence. It retains important stylistic elements including brick quoins to windows and doors, with cast iron decorative verandah brackets and frieze, capital moulds to timber verandah posts, fence with brick pillars, and iron palisade and gate.

This allotment in Town Acre 956 is shown as vacant in the 1880 Smith Survey but was subsequently developed in the next decade. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in Upper/Lower North Adelaide during the 1870s-1890s, and reflects the design, details and building materials commonly in use at that time.

*The significant numbers of stone and brick residences, like this house, throughout this section of the city, create the distinctive residential historic 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 development of North Adelaide as the main residential area in the city with the construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of typical materials such as bluestone masonry walls, brick details and highly decorative cast iron verandah trim.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls, verandah and roof form associated with the house style. . Includes masonry and iron fence.

**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

- Smith Survey, 1880



## SEMI-DETACHED HOUSES

**Address:** 10 & 12 Molesworth Street  
**Certificate of Title:** 5889/149; 5889/150

**Use:** Residence  
**Wellington Square**  
**Policy Area:** PA3  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of two storey semi-detached houses is an excellent example of 1860s-1870s single fronted masonry residences. It retains important stylistic elements including masonry walls and rendered quoins and facings to windows and doors. Town Acre 857 remained vacant until 1865 when JC Verco, an eminent doctor, built a pair of semidetached houses so that each property was situated on half an acre. The dwellings appear on the 1880 Smith Survey and have changed little in external form since then.

This area of North Adelaide was subdivided in the mid 1860s and subsequently developed during the decade following. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian stone as a building material.

### STATEMENT OF HERITAGE VALUE:

These semi-detached houses are an important example of the type of residences constructed in North Adelaide during the 1860s-1870s, and reflect the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like these houses, constructed between 1860 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 two storey pair of single fronted semi-detached houses 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 1860s and 1870s.
- (d) This two storey pair of single fronted semi-detached houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1860s-1870s Victorian residence displaying consistent use of characteristic materials such as masonry walls and moulded render details.

### EXTENT OF LISTING:

Original external form, materials and details of this two storey pair of single fronted Victorian residences, including walls and roof form associated with the house style. Later porch not included.

**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

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**SEMI-DETACHED HOUSES, 10 & 12 Molesworth Street (cont)**

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**REFERENCES**

- ACC Rate Assessments 1861-1870
  - Smith Survey 1880
  - LTO CTs 1429/3, 5889/150; 1561/46, 5889/149
  - S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, pp 111-112
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SLSA - B 13830- 1956

**HOUSE**

**Address:** 9 Molesworth Street  
**Certificate of Title:** 5403/568

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

**Heritage Status:** LHP  
**Other Assessments:** Townscape 1993  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an Inter War Tudor revival red face brick residence. It retains important stylistic elements including face brick walls, tall brick chimneys, steeply pitched terracotta tiled roof with half-timber gable ends and a masonry verandah porch and bay window. The house was constructed in 1926 and was designed by architect Albert S Conrad.

This house remains an important indication of the type of residences constructed during the Inter War period, and the use of design sources from Europe and Britain including the Tudor Revival style.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the Inter War period, and reflects the design, details and building materials commonly in use at that time.

*The significant number of brick residences, like this house, constructed between the Wars 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 Inter War period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed Inter War Tudor revival residence displaying consistent use of typical materials such as red face brick walls, terracotta Marseilles pattern tiles, roughcast render and decorative timber elements.

**EXTENT OF LISTING:**

The substantial whole of the Inter War red brick Tudor Revival residence including roof and verandah form, materials and detail, masonry walls and chimneys, window and door configuration and joinery.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

**House**

Edwardian/inter-war transitional red brick Tudor revival residence. Includes external joinery and excludes rear of building.

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

**HOUSE**, 9 Molesworth Street (cont)

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**REFERENCES**

- ACC Rate Assessments



SLSA - B 4112- 1927 view

**HOUSE**

**Address:** 22 Molesworth Street  
**Certificate of Title:** 4319/658

**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 1880s two storey asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, 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.

The Smith Survey shows this section of Town Acre 857 vacant in 1880. However, it would have been developed soon after and this house remains an important indication of the type of residences constructed at that time, and the use of South Australian stone as a building material.

For many years this dwelling was owned by Elizabeth Jane Wood and in the 1920s and 30s was owned and occupied by James and Minnie Hooper. From the 1950s the house was used as flats before becoming part of Helping Hand Aged Care Inc

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 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.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone/bluestone masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

Original external form, materials and details of this two storey asymmetrically fronted Victorian residence, including walls 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

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

**REFERENCES**

- ACC Rate Assessments 1865-1956
- Smith Survey 1880
- LTO Title records



**HOUSE**

**Address:** 23 Molesworth Street  
**Certificate of Title:** 1651/44

**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 a good example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, strapped gable ends and masonry verandah pillars and walls.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, 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 masonry walls, strapped gable ends, 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 style residence, 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

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

**REFERENCES**

**HOUSE**

**Address:** 47 Molesworth Street  
**Certificate of Title:** 5911/50

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

**Heritage Status:** LHP  
**Other Assessments:** Townscape Initiative 1993  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an Inter-War Old English revival style residence. It retains important stylistic elements including roughcast rendered brick walls, steeply pitched terracotta tiled roof, and some reference to Elizabethan/Tudor architectural details such as tall chimneys.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, 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 Inter-War Old English revival style 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 as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Inter-War Old English revival residence displaying consistent use of typical materials such as rendered brick walls, steeply pitched terracotta tiled roof and tall chimneys.

**EXTENT OF LISTING:**

Original external form, materials and details of this Inter War Old English revival style residence, including walls 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  
 Inter-War Old English revival style residence

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

**REFERENCES**

**HOUSE**

**Address:** 54 Molesworth Street  
**Certificate of Title:** 5447/482

**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 a 1870s symmetrically fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and verandah.

The outline of this house is shown in Town Acre 855 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as masonry walls and detailed render.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian symmetrically fronted residence, 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

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

**REFERENCES**

- Smith Survey 1880

## HOUSE

**Address:** 58 Molesworth Street  
**Certificate of Title:** 5705/107

**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 1870s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

The outline of this house with its front fence is shown in Town Acre 855 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls, verandah and roof form.

**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

- Smith Survey 1880

**HOUSE**

**Address:** 61 Molesworth Street  
**Certificate of Title:** 5892/40

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

**Heritage Status:** LHP  
**Other Assessments:** Townscape 1993  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This house is a good example of an Inter-War Old English revival style residence. It retains important stylistic elements including roughcast rendered brick walls, steeply pitched terracotta tiled roof.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, 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 Inter-War Old English revival style 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 as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Inter-War Old English revival residence displaying consistent use of typical materials such as rendered brick walls and steeply pitched. terracotta tiled roof.

**EXTENT OF LISTING:**

Original external form, materials and details of this Inter War Old English revival style residence, including walls 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

Inter-War Old English revival style residence. Excludes rear of building.

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

**REFERENCES**



**HOUSE**

**Address:** 64 Molesworth Street  
**Certificate of Title:** 5681/602

**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 1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors.

The Smith Survey of 1880 shows this section of Town Acre 854 vacant. This house would have been constructed soon after the survey and remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls 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

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

**REFERENCES**

- Smith Survey 1880

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## HOUSE

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**Address:** 72 Molesworth Street  
**Certificate of Title:** 5681/603

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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 an 1880s bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah and eaves brackets.

The Smith Survey of 1880 shows this section of Town Acre 854 vacant. This house would have been constructed soon after the survey and remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

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### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

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### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This bay fronted 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.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render

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### EXTENT OF LISTING:

Original external form, materials and details of this Victorian bay fronted residence, 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

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

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### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 76 Molesworth Street  
**Certificate of Title:** 5462/174

**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 a 1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, 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.

The Smith Survey of 1880 shows Town Acre 853 vacant. This house would have been constructed soon after the survey and remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 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.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian asymmetrically fronted residence, including walls, verandah and roof form and the masonry and iron 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

- Smith Survey 1880

**HOUSE**

**Address:** 80 Molesworth Street  
**Certificate of Title:** 5591/222

**Use:** Residential  
**Hill Street Policy Area:** R1  
**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 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends, decorative timber verandah elements, bullnose verandah roof profile.

This residence was completed in 1896 as the first property to be built on Town Acre 853. Builders Calligan & Goodenough made an application to the Adelaide City Council to build this residence in November 1895 for pastoralist and merchant, John Acraman. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

**STATEMENT OF HERITAGE VALUE:**

This distinctive house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, 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 between 1890 and 1920 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 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian/Edwardian single storey stone and brick residence, 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

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, November 1895
- ACC Rate Assessments 1894-1898
- Smith Survey 1880
- LTO Title records



## HOUSE

**Address:** 81 Molesworth Street  
**Certificate of Title:** 5815/68; 5893/546

**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:

The Smith Survey shows this section of Town Acre 844 vacant in 1880. This property was built in 1923 for F McBryde, and is a good example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form and brick walls.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

### STATEMENT OF HERITAGE VALUE:

This house is an 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 and details.

### EXTENT OF LISTING:

Original external form, materials and details of this Inter-War Bungalow style residence, 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

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 31/5/1923
- ACC Rate Assessments 1883-1927
- Smith Survey 1880
- LTO CTs 1265/105, 5815/68

**HOUSE**

**Address:** 120 Molesworth Street  
**Certificate of Title:** 5181/965

**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 indicative example of an 1870s symmetrically fronted masonry residence. It retains important stylistic elements including brick/rendered quoins and facings to windows and doors.

The outline of this house is shown as one of a run of five identical houses in Town Acres 851 and 852. This house remains as the only indication of that group of dwellings and the type of residences constructed at that time.

**STATEMENT OF HERITAGE VALUE:**

This house is an example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as masonry walls and detailed render.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls and roof form associated with the house style. Excludes later verandah.

**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**

- 1880 Smith Survey

**HOUSE (FORMER COACH HOUSE)**

**Address:** 142 Molesworth Street  
**Certificate of Title:** 5794/566

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

**Heritage Status:** LHP  
**Other Assessments:** Former City Significance  
*Heritage of the City of Adelaide, ACC, 1990*

**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This former coach house was part of the large villa that was built in 1871 on Town Acre 850 for James Peek who was a prominent builder. Peek sold the property to W H Bunday a lawyer, and by 1878, Bunday had made two storey additions on the western side. The property is on the 1880 Smith Survey and has changed little in form. The coach house which is sited on the rear boundary of Town Acre 850 is an indication of the size of the property and the outbuildings that were typical of such an establishment.

The house was later inherited by Bunday's nephew William James Magarey, best remembered for donating the Magarey Medal which is awarded annually to the 'Best and Fairest footballer'.

**STATEMENT OF HERITAGE VALUE:**

This former coach house is one of a once common form of outbuilding throughout North Adelaide associated with the provision of horse drawn transport.

**RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):**

- (a) This former coach house displays historical and social themes that are of importance to North Adelaide as it is indicative of the creation of substantial properties on whole Town Acres during the 1870s.
- (b) It represents customs or ways of life that are characteristic of the local area as it indicates the use of horse drawn transport in the Victorian period.
- (d) It displays design characteristics of significance to North Adelaide as it is a simple purpose built outbuilding associated with a notable residence in upper North Adelaide.

**EXTENT OF LISTING:**

Original external form, materials and details of Victorian coach house situated to the rear of 146 Molesworth Street.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House (former coach 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 Rate Assessments 1870-1884
- Smith Survey 1880
- LTO CTs 3837/129, 5794/566, (146 Molesworth St 612/76, 5165/807)

**HOUSE & FENCE**

**Address:** 146 Molesworth Street  
**Certificate of Title:** 5165/807

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

**Heritage Status:** LHP  
**Other Assessments:** Former City Significance  
*Heritage of the City of Adelaide, ACC, 1990*

**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

The first part of this house was built in 1871 for James Peek who was a prominent builder. Built in sandstone as a single storey cottage, he sold the property to W H Bunday. By 1878, shortly after Bunday bought the property, he had made two storey additions on the western side. The outline of the house and its outbuildings on Town Acre 850 is on the 1880 Smith Survey and has changed little in form. It is a substantial two storey sandstone residence with a projecting front bay window. The earlier single storey section sits to the east of the 1878 two storey section.

Bunday who arrived in South Australia in 1849 was called to the Bar in 1865 and went on to become a parliamentarian. One of the founders of the South Australian Yacht Club, he named his house Zephyrside after one of his yachts. The house was later inherited by Bunday's nephew William James Magarey, best remembered for donating the Magarey Medal which is awarded annually to the 'Best and Fairest footballer'.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, 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 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 bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction, during the 1870s-1880s, of residences on whole Town Acres, prior to closer subdivision.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian two storey residence, including walls and roof form associated with the house style. Includes interior and masonry and iron fence.

**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 Rate Assessments 1870-1884
- Smith Survey 1880
- LTO Title records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, p300



**HOUSE**

**Address:** 172 Molesworth Street  
**Certificate of Title:** 5534/707

**Use:** Residential  
**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 Inter-War Old English revival style residence. It retains important stylistic elements including face brick and render walls, steeply pitched roof form with gable ends, tiled roof, tall brick chimneys. The house was built between 1919 and 1921 for Mrs Elizabeth Tame.

Elizabeth Tame sold her property in 1935 to Maria, the wife of Bronte Smeaton, who owned it until 1950. For thirty years until 1987, Walter G K Duncan, a professor of history owned it.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, 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 Old English revival style 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 as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War English revival residence design displaying consistent use of typical materials such as brick and render walls, steeply pitched roof with and distinctive porch elements.

**EXTENT OF LISTING:**

Original external form, materials and details of this Inter War Old English revival style residence, including the walls, the details of the front elevation and porch and the 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

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



**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans August 1928
- ACC Digest of Proceedings, 12/11/1928, plan of dwelling
- ACC Rate Assessments 1919-1930
- Smith Survey 1880
- LTO CTs Title Records

## SEMI-DETACHED HOUSES

**Address:** 11 & 11a Murray Street  
**Certificate of Title:** 5273/253; 5849/794

**Use:** Residences  
**Margaret Street**  
**Policy Area:** PA6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of cottages is a very good example of semi-detached 1870s single fronted masonry residences. It retains important stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of cottages is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this pair of cottages, 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 pair of single fronted cottages 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 1870s.
- (d) This pair of single fronted cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s semi-detached Victorian residential type displaying consistent use of characteristic materials such as masonry walls and moulded render.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted cottages, including walls 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:

Semi-detached houses  
 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

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 12 & 14 Murray Street  
**Certificate of Title:** 5504/585; 5439/23

**Use:** Residences  
**Margaret Street**  
**Policy Area:** PA6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of cottages is a good example of semi-detached 1870s single fronted masonry residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of cottages is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this pair of cottages, 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 pair of single fronted cottages 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 1870s.
- (d) This pair of single fronted cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian semi-detached residential type displaying consistent use of characteristic materials such as masonry walls and moulded render.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted cottages, 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:

[Semi-detached houses](#)  
[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

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 15 & 17 Murray Street  
**Certificate of Title:** 5283/554; 5543/829

**Use:** Residences  
**Margaret Street**  
**Policy Area:** PA6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of cottages is an example of semi-detached 1870s cottage. No.17 retains stylistic elements including rendered quoins and facings to windows and doors.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of cottages is an indication of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects some of the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this pair of cottages, 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 pair of single fronted cottages 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 1870s and 1880s.
- (d) This pair of single fronted cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residential type displaying consistent use of characteristic materials such as sandstone masonry walls, and moulded render.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted cottages, including walls 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:

Semi-detached houses  
 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

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 16 & 18 Murray Street  
**Certificate of Title:** 5554/901; 5494/121

**Use:** Residences  
**Margaret Street**  
**Policy Area:** PA6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of cottages is a good example of a semi-detached 1870s single fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of cottages is an example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this pair of cottages, 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 single fronted pair of cottages 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 1870s.
- (d) This single fronted pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residential type displaying consistent use of characteristic materials such as masonry walls and moulded render.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted cottages, 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:

Semi-detached houses  
 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

- Smith Survey 1880



## SEMI-DETACHED HOUSES

**Address:** 19 & 21 Murray Street  
**Certificate of Title:** 5881/24; 5194/970

**Use:** Residences  
**Margaret Street**  
**Policy Area:** PA6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of cottages is an excellent example of semi-detached 1870s single fronted masonry residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of cottages is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this pair of cottages, 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 single fronted pair of cottages 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 1870s.
- (d) This single fronted pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian residential type displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted cottages, 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:

Semi-detached houses  
 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

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 20 & 22 Murray Street  
**Certificate of Title:** 5411/767; 5417/589

**Use:** Residences  
**Margaret Street**  
**Policy Area:** PA6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of cottages is a good example of 1870s single fronted sandstone semi-detached residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of cottages is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflect the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like these houses, 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 pair of single fronted semi-detached cottages displays historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This pair of cottages aesthetic merit and design characteristics of significance to North Adelaide as they are typical single fronted 1870s-1880s Victorian semi-detached residential type displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted cottages, 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:

Semi-detached houses  
 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

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 23 & 25 Murray Street  
**Certificate of Title:** 5505/471; 5498/709

**Use:** Residences  
**Margaret Street**  
**Policy Area:** PA6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of cottages is an excellent example of semi-detached 1870s single fronted sandstone residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of cottages is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this pair of cottages, 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 pair of single fronted cottages 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 1870s.
- (d) This pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian semi-detached residential type displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted cottages, 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:

Semi-detached houses  
 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

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 24 & 26 Murray Street  
**Certificate of Title:** 5521/681; 5544/623

**Use:** Residences  
**Margaret Street**  
**Policy Area:** PA6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of cottages is an excellent example of semi-detached 1870s single fronted sandstone residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of cottages is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this pair of cottages, 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 pair of single fronted cottages 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 1870s.
- (d) This pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian semi-detached residential type displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted cottages, 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:

Semi-detached houses  
 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

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 28 & 30 Murray Street  
**Certificate of Title:** 5743/576; 5545/412

**Use:** Residences  
**Margaret Street**  
**Policy Area:** PA6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This pair of cottages is an excellent example of semi-detached 1870s-1880s single fronted sandstone residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with timber posts and capital moulds and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of cottages is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this pair of cottages, 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 pair of single fronted cottages 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 1870s.
- (d) This pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian semi-detached residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative timber details.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted cottages, 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:

Semi-detached houses  
 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

- Smith Survey 1880



## NYROCA HOUSE, OUTBUILDINGS & BOUNDARY WALL

**Address:** 2-20 New Street (formerly  
238 Melbourne Street)  
**Certificate of Title:** 5232/114; 5778/184

**Use:** Offices  
**Mainstreet (Melbourne West) Zone:** MS3

**Heritage Status:** LHP  
**Other Assessments:** Former City Significance  
*Heritage of the City of Adelaide, ACC, 1990*

**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

Nyroca house is an important example of Federation period design in North Adelaide. It features three major building periods of 1876, 1890 and 1911, but the external details and materials reflect the last stage of its development.

In 1876 Charles Matters, a printer, bought the quarter acre lot of Town Acre 999 adjoining New Street, and a house was built for him. The outline of this house is visible in the Smith Survey of 1880. In the 1880s the property was bought by Miss Esther Maud Coleman of Mount Barker. She married Edwin Ashby of Strangways Terrace, in 1890 and the couple made additions costing £430 to the dwelling.

The property was transferred to accountant, Joseph Edward Cocker in 1907, and major alterations costing £800 to the design of architects A S & F H Conrad were undertaken in 1909. The Conrads were well known for their design of West's Coffee Palace at 104-120 Hindley Street. The design reflects the aesthetic of the time and incorporated important stylistic elements including a terra cotta tiled roof and ridging, tall brick chimneys, elaborate gable ends and decorative timber elements.

After the two storey additions were completed the property was transferred to Jane Stirling, the wife of Sir Edward Charles Stirling in April 1911 and they lived here until his death in 1919. Stirling was a prominent surgeon, scientist, educationist and parliamentarian.

When the property was transferred to Nyroca Limited in 1961, the property became known by this name.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the Federation period design and reflects the design, details and building materials commonly in use at that time. It is also indicative of the adaptation and upgrading of earlier residences in desirable locations within North Adelaide, using the services of notable architects of the period.

### 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 or adaptation of residences on subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as masonry walls, terra cotta tiled roof and ridging, tall brick chimneys, elaborate gable ends and decorative timber elements. It is the design of architects A S and F H Conrad.

### EXTENT OF LISTING:

The substantial whole of the c1900 residence and outbuildings including roof and verandah form and original materials and detail, masonry walls and chimneys, window and door configuration and joinery and masonry and iron fence.

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**NYROCA HOUSE, OUTBUILDINGS & BOUNDARY WALL, 238 Melbourne St (cont)**

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NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Nyroca House, outbuildings and boundary wall

c. 1900 former residence, including interior and outbuildings and boundary walls to Old and New Streets.

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 August 1890, September 1909.
- ACC Rate Assessments 1865-1920
- Smith Survey 1880
- J Healy (ed) SA's *Greats: the men and women of the North Terrace plaques*, p 128.
- LTO CTs 127/118, 700/69, 862/37, 3057/8, 5234/114
- SA *Directories* 1880-1970



**View from New Street**

## OFFICES (FORMER HOUSE VIOLET BANK)

**Address:** 13-19 New Street  
**Certificate of Title:** 5238/735

**Use:** Offices  
**Mainstreet (Melbourne West) Zone:** MS3

**Heritage Status:** LHP  
**Other Assessments:** Former City Significance  
*Heritage of the City of Adelaide*, ACC, 1990

**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

Violet Bank is an 1850s limestone rubble house which was extended and enlarged in about 1880, during the ownership of Joseph Barritt of Lyndoch, a pastoralist and MP. It is sited on the side of the Torrens Valley embankment and originally had extensive gardens which sloped down to Melbourne Street. The boundary wall along Melbourne Street is still evident. It remained a residential property until the 1980s when the front section was subdivided off and offices constructed in the former garden area. The house itself has also been converted to office use.

### STATEMENT OF HERITAGE VALUE:

Violet Bank is an important reminder of the early subdivision and settlement of lower North Adelaide and the siting of houses on the slope of the Torrens River valley escarpment.

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This former house displays historical and social themes that are of importance to North Adelaide as it indicates the residential settlement of lower North Adelaide during the 1850s.
- (d) This former house displays aesthetic merit and design characteristics of significance to North Adelaide as it is one of the earliest remaining house in this part of the city.
- (e) It is associated with a notable personality Joseph Barritt MP during the 1880s.

### EXTENT OF LISTING:

Original external form, materials and details of this 1854 and 1880 former residence, including walls, verandah and roof form associated with the house style. Also includes interiors. (Note: fence at 244-250 Melbourne Street).

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Offices (former house Violet Bank)  
 1854 and 1880 former residence, including interior.

### REFERENCES

- Smith Survey 1880
- Marsden et al, *Heritage of the City of Adelaide*, ACC, 1990, p394