

Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

Historic Area Statement Update Code Amendment

By City of Adelaide

AMENDMENT INSTRUCTIONS

Adopted by:

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Hon Nick Champion

Minister for Planning

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Historic Area Statement Update Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Draft Code Amendment released for public engagement. Changes were made to the Draft Amendment by the Designated Entity as a result of public engagement (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]) as follows:

- Include proposed Representative Buildings in their appropriate Historic Area.
- Replace existing Historic Area Statements (Adel/1 to Adel/14) within the Historic Area Overlay.

The amendment instructions below incorporate these changes.

Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Code, version 2025.1, published on 16 January 2025. Where amendments to the Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

Instructions

Amend the Code as follows:

1. Replace the following Historic Area Statements within the Historic Area Overlay with the Statements contained in Attachment A:
 - North Adelaide Hill Street Historic Area Statement (Adel/1)
 - North Adelaide Childers East Historic Area Statement (Adel/2)
 - North Adelaide Wellington Square Historic Area Statement (Adel/3)
 - North Adelaide Tynte Historic Area Statement (Adel/4)
 - North Adelaide Carclew Historic Area Statement (Adel/5)
 - North Adelaide Archer West Historic Area Statement (Adel/6)
 - North Adelaide Margaret Street Historic Area Statement (Adel/7)
 - North Adelaide LeFevre Historic Area Statement (Adel/8)
 - North Adelaide Cathedral Historic Area Statement (Adel/9)
 - North Adelaide Women's and Children's Historic Area Statement (Adel/10)
 - North Adelaide Stanley Historic Area Statement (Adel/11)
 - North Adelaide Kentish Arms Historic Area Statement (Adel/12)
 - North Adelaide Finniss Historic Area Statement (Adel/13)
 - Adelaide Historic Area Statement (Adel/14)
2. Apply the following new Representative Buildings in Historic Area Overlay for Adel/1, Adel/2, Adel/6, Adel/7, Adel/12, Adel/13 and Adel/14 contained in Attachment B.
3. In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the 'Table of Planning and Design Code Amendments' to reflect the publication of this Code Amendment.

ATTACHMENT A

Historic Area Statements

North Adelaide Hill Street Historic Area Statement (Adel 1)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is an integral part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing, providing evidence of a different way of life to that experienced by the residents of the more substantial villas. The Hill Street Historic Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings. It exhibits residential architecture from all periods of the city's historical development and includes the residences of many notable Adelaide community members. The 1883-4 City Land Investment Company subdivision of Town Acres along Barnard Street and Molesworth Street resulted in a sequence of large residences which form an important part of the physical character of upper North Adelaide. A number of these remain as State Heritage Places between Hill Street and Wellington Square. Several religious orders were established west of Wellington Square during a period of economic recession when land prices were low, including St Laurence's in Buxton Street in 1867 and St Dominic's Priory in Molesworth Street in 1893. The topography of the City of Adelaide explains many of its patterns of development. Elevated land was selected to avoid flooding but was also prestigious and offered the best views. This was the case with the allotments that were created around the high points of Strangways Terrace and Mills Terrace, where some of the city's finest buildings are located. <u>Eras</u>
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	1837 to 1899 1901 - Victorian period. 1900 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period. 1943 1950s plus - Post War period.
Allotments, subdivisions and built form patterns	This Area is one of the lowest density areas in Upper North Adelaide. Historically, it is one of the most important and representative residential areas of high integrity in South Australia. It also contains a range of large institutions, providing contrast in built form to the housing development around them. The Town Acre layout and later patterns of subdivision and development create large allotments, and a low-density residential character derived from generous building setbacks, orientation and patterns established by the prevailing Heritage Places and Representative Buildings. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places and Representative Buildings. Buildings do not project forward of Heritage Places or Representative Buildings, including on adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Barnard Street</u> The historic residential streetscape is formed by the moderate street width and the one and two-storey detached and semi-detached dwellings that are almost exclusively Local and State Heritage Places, and the Local Heritage listed Sunningdale Apartments at 2-20 Barnard Street. The dwellings have landscaped front gardens and are well setback from the northern street frontage and sited closer to the southern street frontage. There is only slight variation in the primary frontage setbacks but when viewed from the Street is which forms a coherent building line. The regular pattern and siting is established by the Heritage Places and Representative Buildings. The allotments are generally of consistent size and pattern. <u>Barton Terrace West</u> The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character comprises of single-storey detached and semi-detached dwellings that are almost exclusively State and Local Heritage Places. The landscaped gardens make an important contribution to the streetscape setting. There is a slight variation in setbacks, but when viewed from the street, it is coherent. The pattern, siting and setback of dwellings is established by the Heritage Places. <u>Buxton Street</u> The high amenity value of the historic streetscape is derived from the moderate street width and the highly cohesive frontages of single storey detached dwellings of Local Heritage value, and one and two storey detached dwellings of State

	Heritage value and the Representative Building on large allotments of predominantly consistent size and pattern. The dwellings have landscaped gardens with generous front setbacks, and the side setbacks are established by the regular pattern and siting of Heritage Places and Representative Buildings on individual allotments. The setbacks of dwellings are closer to the street frontage towards Jeffcott Street. A traditional corner shop abutting the frontages at the north-western corner of Buxton Street and Jeffcott Street is an exception to the prevailing building setbacks but complements the scale and character of the adjoining group of detached cottages on the northern frontage of Buxton Street. The imposing St Laurence's Church and Priory is enhanced by its steeply pitched roof profile and the low scale and setback of surrounding development. <u>Childers Street</u> The historic streetscape is formed by the wide street setting and comprises single-storey detached dwellings and two-storey dwellings that are almost exclusively Local and State Heritage Places with modest front gardens on primarily regular allotments of consistent size and pattern. The side and front setback pattern is established by the Heritage Places and Representative Building. The Heritage Places and Representative Building establish the side and front setback pattern. <u>Gibbon Lane:</u> The historic streetscape character is derived from the narrow street setting and the compact residential buildings comprising one and two-storey detached dwellings and two-storey terrace housing of Local Heritage value on allotments of predominantly consistent size and pattern. The dwellings have shallow front setbacks with small garden areas and are either built on the side property boundaries or have 1 to 3 metre side setbacks. <u>Hill Street</u> The historic streetscape is formed by the wide street setting and the one and two-storey dwellings of Local and State Heritage value with single-width vehicle access from the street. The dwellings on the eastern side are sited close to the street with small garden areas. The dwellings on the western side have more generous setbacks with front gardens and are generally consistently setback from the primary street frontage, except for the apartments at 103 Strangways Terrace, which are uncharacteristic to the Area. The built form pattern is established by the regular pattern and siting of Heritage Places on individual allotments. The prominence of St Laurence's Church is enhanced by its steeply pitched roof profile and the low scale and setback of surrounding development. <u>Jeffcott Street</u> The historic streetscape is formed by the wide street setting and the large traditional single-story detached dwellings that are generally of have a consistent building rhythm and pattern when viewed from the street and are of predominantly Local Heritage value.
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	The buildings have modest setbacks with small garden areas established by the Heritage Places. Some corner sites comprise of buildings set on or close to the primary street frontage. The allotments are of a consistent in size and pattern. <u>Mills Terrace</u> The residential streetscape is of high quality, and the historic character is derived from the Adelaide Park Lands frontage and the low-density one and two-storey detached grand residences on large allotments set within a spacious garden setting, including landscaped front gardens. The historic dwellings are well setback from the street frontage, and the rhythm and pattern of their siting contribute to their historic character. <u>Molesworth Street:</u> The historic streetscape is formed by the wide street setting and the one and two-storey detached and semi-detached dwellings. The dwellings are predominantly setback from side boundaries and well setback from front boundaries with generous garden settings or front garden areas established by the regular pattern and siting of Heritage Places and Representative Buildings on individual allotments. The allotments are of a consistent size, pattern and rhythm. The Church of Perpetual Adoration within the St Dominic's Priory College site makes a valuable contribution to the streetscape quality and the historic character of the Area that is enhanced by the low scale and setback of surrounding development. <u>Ward Street and Strangways Terrace</u> The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage along Strangways Terrace. The historic character comprises one and two-storey detached dwellings of State and Local Heritage value. The generous landscaped front gardens and garden settings make an important contribution to the streetscape setting. There is a slight variation in setbacks but when viewed from the street is coherent. The primary frontage setbacks only slightly vary, but when viewed from the street, they present as a coherent building line. The Heritage Places establish the side and front setback pattern. Calvary Hospital is an important element of built form on a prominent corner site that contributes to the area's character character of the Area. <u>Queens Close, Tormore Place, Glandfield Court, Figtree Court, Strangways Place and Alder Place</u> Minor streets with consistent building setbacks and side and rear laneway access to carports and garaging for residences fronting another street. <u>Cardiff Street, McKay Mew, Munks Place, Priory Lane, Barnard Lane, Steuart Place and Makin Place</u> Minor streets providing rear laneway access to carports and garaging for residences fronting another street.
Architectural styles, detailing and	Characterised by a range of quality design and architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places and Representative Buildings.

built form features	The Heritage Places include nineteenth and early twentieth century elegant and finely detailed mansions and large villas set on large allotments, intermingled with areas containing low-density cottages, villas, and terrace houses of one and two storeys. The prevailing built form features of the area includes pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch-and-forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are materially compatible with the building. not readily visible from the street. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages. Typical and appropriate siting of carports and garages is illustrated below. Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: Early Victorian Houses (1837 1840s to 1869 1860s) In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such
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	as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. Victorian Houses (1870s to 1899 1890s) During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber-framed, and doors were typically four-panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1915 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses with face brick walling and decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive two-storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment.
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	Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal-framed windows. Housing development essentially stopped in North Adelaide from during the period 1942 to 1950 because of the materials shortages caused by the Second World War. Post War Housing (1943 1950s plus) During this period, a range of new styles became popular. The styles constructed in North Adelaide included Old English and Georgian Revival. Houses in these styles were constructed both before and after the Second World War and were either infills or replaced earlier houses. The Old English Revival style used elements which made some that referenced to Elizabethan/Tudor architectural details, including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, a fanlight above the central entrance door, a hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant-garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style. <u>Barnard Street</u> Victorian and Inter-war periods. Exhibits a diverse collection of architectural styles, including, but not limited to, Inter-war Mediterranean, Tudor Bungalow, Mediterranean, Inter-war Mediterranean, Old English, Georgian Revival, Victorian Gothic, Victorian villas, Victorian cottages, and row cottages. Distinctive Calvary Hospital Chapel. <u>Barton Terrace West:</u> Victorian and Edwardian periods. Architectural styles include but are not limited to Victorian villas and Queen Anne. <u>Buxton Street</u> Victorian, Edwardian, Inter-war and Post-War periods. Exhibits a diverse collection of architectural styles, including but not limited to a Victorian villa, a Queen Anne villa, Tudor Gothic, Old English Revival, Inter-War Bungalow, and single and double-fronted Victorian cottages. The traditional corner shop to the north-west corner of Buxton Street and Jeffcott Street. <u>Childers Street:</u> Victorian, Edwardian and Inter-war periods.
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	Exhibits a collection of architectural styles, including but not limited to Victorian detached and semi-detached Victorian villas, Old English Revival, a Bungalow and Victorian cottages. <u>Gibbon Lane</u> Victorian period. One-storey Victorian villa and two-storey Victorian terrace housing Local and State Heritage Places. <u>Hill Street:</u> Victorian, Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian villas, semi-detached and detached Victorian cottages, Queen Anne, and a Bungalow. Distinctive St Lawrence's Church and Calvary Hospital. <u>Jeffcott Street:</u> Victorian, Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian villas and cottages. Diversity of large, traditional, single-storey Local Heritage Places of consistent character. <u>Mills Terrace</u> Victorian, Edwardian and Inter-War periods. Exhibits a diverse collection of architectural styles, including, but not limited to, Victorian villas, Queen Anne villas, Federation Queen Anne, a Bungalow, Inter-war Mediterranean/Spanish Mission, a Victorian Cottage, Georgian Revival, Inter-War Mediterranean, single-fronted Victorian cottages, and Tudor Gothic. Various styles of detached dwellings of identified Heritage value. The built form incorporates articulation, bay windows, hip or hip-gable roof profiles, verandahs, balconies, and porches. <u>Molesworth Street</u> Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Tudor Bungalow, Bungalow, Modernist, Mediterranean, Victorian villas, and Victorian detached and semi-detached cottages. The distinctive steeply pitched roof profile of the Church of Perpetual Adoration. <u>Ward Street and Strangways Terrace (east of Hill Street)</u> Victorian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian villas and double fronted cottages, Victorian stables, Victorian Gothic, Bungalow, and Mediterranean Inter-war. Distinctive Calvary Hospital.
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Building height	Low-scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plans apply: • Concept Plan 31 – Calvary Hospital • Concept Plan 32 – St Dominic's Priory College • Concept Plan 33 – Helping Hand Aged Care Building height, including the floor to ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements, including painted timber fretwork, cast iron lacework on verandahs, finials, cover battens to gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Cast iron fencing to Buxton Street. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837-1840 to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870 to 1899 1904)

	Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Established views and vistas of the Church of Perpetual Adoration, Calvary Hospital and Calvary Hospital Chapel. Stone kerbing along Mills Terrace, Molesworth Street, Barnard Lane, Childers Street and Barnard Terrace West. Stone in concrete kerbing along Gibbon Lane and Jeffcott Street surrounding Wellington Square. Stone water table along Molesworth Street, Munks Place and parts of Mills Terrace and Jeffcott Street. Red brick paver water table along parts of Mills Terrace and Barnard Lane. Former Municipal Tramways Trust Poles along Hill Street and Ward Street. Blue enamel house number plates with white numbering are placed along Childers Street, Molesworth Street, Strangways Terrace, and Ward Street. Nature strips of generous proportion along Jeffcott Street, Barton Terrace West, Barnard Street and Ward Street. Significant avenues of trees along Jeffcott Street, Barton Terrace West, Childers Street, Buxton Street, Molesworth Street and Barnard Street.
Representative buildings	Identified - refer to SA planning database.

North Adelaide Childers East Historic Area Statement (Adel 2)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Childers East Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, and the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services). It exhibits residential architecture from different periods of the city's development, from early colonial times (workers' cottages) through to and including the Inter-war period. <u>Eras</u> 1837 to 1899 1901 - Victorian period. 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period.
Allotments, subdivisions and built form patterns	This Area is characterised by low-density residential development on rectangular allotments of varying widths and sizes. The Area has retained much of its historic grid pattern with major and minor streets, lanes, and places. The Town-Acre layout and later patterns of subdivision and development create large allotments, and a low-density residential character derived from generous building setbacks, orientation, and patterns established by the prevailing Heritage Places and Representative Buildings. The historic built-form character is established by detached and semi-detached dwellings ranging from some large-scale dwellings fronting Barton Terrace West to compact dwellings on smaller, narrower allotments and sometimes on street corners. Heritage Places and Representative Buildings create a cohesive pattern of shallow as well as examples of deeper building setbacks from the primary street frontages. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places or Representative Buildings, including on adjacent sites, nor do

	buildings they extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 40 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Barton Terrace West</u> The historic streetscape is formed by the wide street setting and attractive outlook to the Adelaide Park Lands, setback with generous front garden areas to the east towards O'Connell Street and buildings on or close to the street frontage to the west by the intersections with Jeffcott Street and Hack Street forming a harder built edge. <u>Childers Street</u> The historic streetscape is formed by the relatively wide street and the cohesive pattern of dwellings, mostly Heritage Places, set back from the primary street frontage with small front garden areas, with buildings on the street frontage at the two corner sites at the western end. Groups of allotments of consistent size and width containing similar buildings (in terms of period, size, style, etc) establish a pattern and rhythm, including single-storey row cottages, detached dwellings, and terrace houses with narrow frontages on the northern side and detached and semi-detached cottages with consistent setbacks on the southern side. <u>Gover Street</u> The intimate historic streetscape is formed by the narrow street width and the cohesive pattern of dwellings, mostly Heritage Places, set back from the primary street with small front garden areas, with buildings on or close to the street frontage at the two corner sites at the western end, as well as other examples closer to O'Connell Street. Generally, close-set single-storey detached or semi-detached dwellings with consistent setbacks, size, patterns and rhythm, and small front gardens are prevalent, but on the southern side west of Mansfield Street, some dwellings have more generous side or front setbacks. <u>Hack Street</u> The intimate historic character of this narrow street is derived from single-storey detached cottages setback with small front gardens, and single-width carparking, plus-and rear access to residences on Jeffcott Street. <u>Jeffcott Street (east side)</u> The historic streetscape is formed by the wide street and single-storey dwellings typically built on the street frontage, especially north of Gover Street, as is the two-storey 1923 corner hall at 200 Jeffcott Street. To the north of Childers Street, the historic streetscape is intact and comprises single-storey row cottages with a consistent and intensive built form edge on or close to the street frontage, with small garden areas. <u>Mansfield Street</u> The historic character of this narrow street is established by single-storey detached cottages that are primarily Heritage Places and largely intact. The
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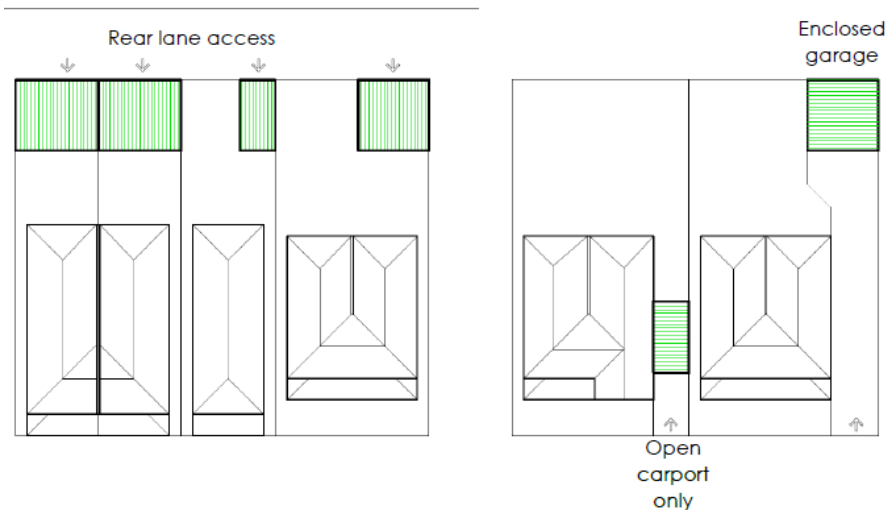
	dwellings are consistently setback close to the street with small front garden areas. The allotments and buildings are of a consistent size, pattern and rhythm. <u>Travers Place</u> Minor street characterised by detached dwellings and row cottages with consistent building setbacks and providing rear laneway access for residences on Barton Terrace West. <u>Tynte Place</u> Minor street with consistent building setbacks and providing rear access to a dwelling fronting Gover Street. The historic character is derived from consistently setback single-storey, single- and double-fronted detached and semi-detached cottages with small front garden areas or verandahs extending to the street frontage. The allotments are of a consistent size, pattern, and rhythm. <u>Tower Street North</u> Minor street comprising of characterised by single-storey detached and semi-detached dwellings and providing rear laneway access for residences fronting another street. <u>Fenchurch Street, Glover Place and Gover Place West</u> Minor streets providing rear laneway access for non-character and character residences fronting another street. <u>Barton Place, Childers Court, Curtin Lane, David Street, Davies Place, Greenock Court, Lombard Street and Tasker Lane</u> Minor streets with consistent building setbacks and providing rear laneway access to residences fronting another street. With the exception of Barton Place and Taskers Lane, these streets predominantly comprise of non-character buildings.
Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s, with varying localised concentrations of styles that are exhibited by the Heritage Places and Representative Buildings. The variety of dwelling types has been retained by the conservation of Heritage Places, characterised by nineteenth and early twentieth century elegant and finely detailed mansions and other large villas set on large allotments, together with low-density cottages, villas and terrace houses of one and two storeys. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch and forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages.

Design elements of a Heritage Place and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places.

Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are **materially compatible with the building. not readily visible from the street.**

Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street.

Carports, garages and side additions **are** located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. **The illustration below illustrates the typical and appropriate siting of carports and garages. Typical and appropriate siting of carports and garages is illustrated below.**



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Early Victorian Houses (1837 to 1869 ~~1840s to 1860s~~)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870s to ~~1899s~~)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these

	forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber-framed, and doors were typically four-panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1915 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1942) In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive two-storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal-framed windows. Housing development essentially stopped in North Adelaide from during the period 1942 to 1950 because of the materials shortages caused by the Second World War. <u>Barton Terrace West</u> Victorian and Edwardian periods. Exhibits a diverse collection of architectural styles, including but not limited to Queen Anne villa, Victorian cottages, villas and a shop.
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	Distinctive Ru Rua Mansions. <u>Childers Street</u> Victorian, Edwardian and Inter-War periods. Exhibits a diverse collection of architectural styles including but not limited to Estonian Hall, Edwardian villa, Bungalow and Victorian villas, cottages and terraces. Continuity of parapets, verandahs and roof profiles. <u>Gover Street</u> Victorian and Edwardian periods. Exhibits a diverse collection of architectural styles, including but not limited to Queen Anne villas, Victorian Italianate and Victorian terraces, villas and cottages. <u>Hack Street</u> Victorian period. Architectural styles include but are not limited to Victorian cottages. <u>Jeffcott Street (east side)</u> Victorian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian cottages, Victorian former shop, Victorian Italianate, Estonian Hall, and Gothic cottage. Continuity of roof and verandah profiles north of Childers Street. <u>Lombard Street</u> Inter-war period. Architectural styles include but are not limited to the Inter-war Bungalow. <u>Mansfield Street and Travers Place</u> Victorian period. Architectural styles include but are not limited to Victorian cottages. <u>Taskers Lane</u> Victorian period. Architectural styles include but are not limited to Victorian row cottages. <u>Tower Street North</u> Victorian, Edwardian and Inter-war periods. Architectural styles include but are not limited to Victorian cottages and Edwardian villas, and an early Bungalow.
Building height	Low-scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings. Predominantly single-storey buildings along the Childers Street, Gover Street, Jeffcott Street, Hack Street and Mansfield Street frontages. Building height, including the floor to ceiling clearances of each level, references the prevailing floor level and building heights of Heritage Places and Representative Buildings in the Area.

Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone with brick or rubble side and rear walls. Brick, moulded render or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber-framed window, doors and roof trim. Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim and widely used cast iron brackets and frieze decoration. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements, including painted timber fretwork, cast iron lacework to on verandahs, finials, cover battens on gables and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (later period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences, sometimes with piers and cast-iron railings. Brick, rendered masonry and timber side fences on secondary street frontages. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 to 1869 1840s to 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 18990s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Inter-War Houses (1916 1920s to 1942) Fencing was typically low masonry walls, built from materials matching the main building.

Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where vehicle access does not prevail on primary street frontage. Hack Street - intimate character of a narrow street. Stone kerbing along Childers Street and Jeffcott Street. Cast iron street name plates on Fenchurch Street. Blue enamel house number plates on Childers Street and Gover Street. Nature strips of generous proportion along Jeffcott Street and Barton Terrace West. Significant avenues of trees along Jeffcott Street, Gover Street and Childers Street. Tall trees at the intersection of Barton Terrace West and Jeffcott Street create an imposing 'gateway' to this major entrance to North Adelaide and complement the character of existing street tree planting. Street trees, high quality paving and landscaping.
Representative buildings	Identified - refer to SA planning database.

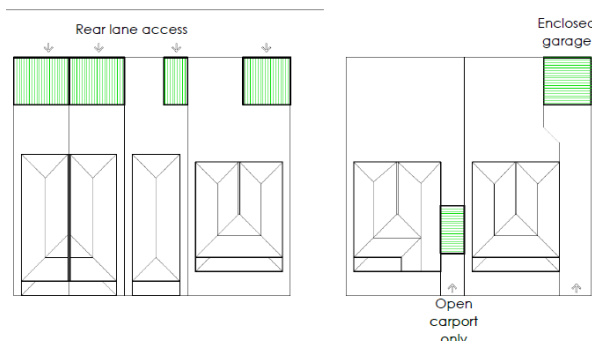
North Adelaide Wellington Square Historic Area Statement (Adel 3)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. North Adelaide formed a distinctive part of the plan for Adelaide drawn up by Colonel William Light; its form and layout were determined by its geography. Upper North Adelaide, in particular, repeats the land division pattern created by Light's Plan in South Adelaide, with the Town Acres disposed in a regular grid layout around Wellington Square, the only Square incorporated within the initial plan for North Adelaide. The Area demonstrates the laying out and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Wellington Square, the only Square in North Adelaide, is surrounded by primarily single- and two-story developments with a village character, including a former shop, a former Church, and a hotel. <u>Eras</u> 1837 to 1901 - Victorian period. 1920's to 1942 - Inter-war period. 1950's plus - Post-war period.
Allotments, subdivisions and built form patterns	Wellington Square is one of the city's most important and intact historical public spaces and as well as one of the most attractive residential areas in North Adelaide. The historic streetscape is contiguous with and complementary to the streetscape character of the major streets which that lead into the Square. The historic rectilinear grid pattern of streets and allotments around the Square or fronting Jeffcott Street is largely intact.

	Generally, the dwellings are set within generous landscaped grounds which typically cover 50 percent of the site. The historic built-form character is established by mainly detached and some attached dwellings that are Local or State Heritage Places, along with a church building and a hotel that are State Heritage Places, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Gloucester Place</u> Minor street characterised by single-storey detached cottages located close to the street with verandahs extending to the street frontage, and providing rear laneway access for buildings fronting another street and comprises single-storey detached cottages located close to the street with verandahs extending to the street frontage. <u>Wellington Square and Jeffcott Street</u> The historic streetscape is derived from the wide streets that surround Wellington Square and the nineteenth century buildings that are sited on or close to the street frontage with garden areas enclosing the open space of the Square and reinforcing the rectilinear pattern of street spaces. The building scale, siting, setbacks and subdivision patterns are established by Heritage Places. The former Primitive Methodist Church makes a valuable contribution to the streetscape and historic character of the Area. <u>Wellington Court</u> Minor street flanked by the side elevation of the Sunningdale Apartments, a Local Heritage Place, and non-character two-storey dwellings setback with small garden areas and providing laneway access for buildings fronting another street.
Architectural styles, detailing and built form features	The area surrounding Wellington Square is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1950s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch and forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. not readily visible from the street.

Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street.

Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages. ~~Typical and appropriate siting of carports and garages is illustrated below.~~



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Early Victorian Houses (1837 to 1869 ~~1840s to 1860s~~)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870s to 1899s)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber-framed, and doors were typically four-panelled, with fanlights and often sidelights.

Inter-War Houses (1915 ~~1920s~~ to 1942)

	In the period between the First World War and Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive two-storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from during the period 1942 to 1950 because of the materials shortages caused by the Second World War. Post War Housing (1943-1950s plus) During this period, a range of new styles became popular. The styles constructed in North Adelaide included Old English and Georgian Revival. Houses in these styles were constructed both before and after the Second World War and were either infills or replacements for earlier houses. The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details, including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, a fanlight above the central entrance door, a hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant-garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style. <u>Eastern side (including northern and southern side) of Wellington Square and Jeffcott Street</u> Victorian period. Exhibits a diverse collection of architectural styles, including, but not limited to, Victorian row cottages, Victorian detached and semi-detached cottages, Victorian villas, a Victorian hotel, and a Victorian former Primitive Methodist Church. <u>Western side (including northern and southern side) of Wellington Square and Jeffcott Street</u> Inter-War and Post-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian Cottage, Old English, Tudor Bungalow, Italianate, Inter-war International and Mediterranean Inter-war.
Building height	Low scale, one and two-storey residential and other buildings. Established by the prevailing historic built-form pattern set by Heritage Places.

	Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor level and building heights of Heritage Places within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements, including painted timber fretwork, cast iron lacework on verandahs, finials, cover battens to gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Stone and cast-iron boundary fencing. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1920s to 1942)

	Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	A linear grid of tree-lined streets relates to the subdivision of the original Town Acres. Tree lined streets. Characterised by intact existing layout, a pedestrian pathway system and informal recreation areas provide attractive and safe shelter and seating. The informal character and unity of Wellington Square is provided through appropriate landscaping, paving, planting, lighting and street furniture. Vehicle access to and through the area, together with a safe, pleasant pedestrian environment within Wellington Square and adjacent footpaths of generous proportion around the perimeter roadway of Wellington Square. Stone in concrete kerbing and stormwater tables around the inner and outer perimeter roadway of Wellington Square. Cast iron bollards. Cast iron street name plate on the eastern side of the Square Single-width vehicle access to the dwellings along the Wellington Square frontage. Jeffcott Street vista south, Jeffcott Street vista north, Tynte Street vista east, Molesworth Street vista west.
Representative buildings	Not Identified.

North Adelaide Tynte Street Historic Area Statement (Adel 4)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. North Adelaide also retains strong physical evidence of the historical stages of the colony's development, most particularly the typical 1850s to 1880s village-type settlement pattern, with shops and other services. These remain in Kermode Street, Melbourne Street, and Tynte Street, particularly, as these streets served as the local main streets for the three discrete sections of North Adelaide. Tynte Street originally served as the local main street for upper North Adelaide, and major community buildings reflect its early function, including the school, post office, institute, fire station, Baptist church, and early shops. The introduction of the horse-drawn tramway along O'Connell Street in 1878 drew commercial development away from Tynte Street but also made the western Town Acres, which were previously sparsely settled, more accessible, and construction of substantial houses soon followed. <u>Eras</u> 1837 to 1899 1901 - Victorian period. 1900 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period.
Allotments, subdivisions and built form patterns	The formal and dignified historic character of Tynte Street derives from the typical 1850s to 1880s village-type settlement pattern, with shops and other services and evidence of its traditional community uses such as the post office, library, hotel, and church, which, along with the wide tree-lined streetscape, still exist today. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of

	Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. The intimate scale of Tynte and Archer Streets is derived byfrom historic built form. Generally, buildings are set within landscaped grounds and gardens. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Archer Street (north side)</u> The historic streetscape is derived from the narrow street and the historic built form, which is sited close to the street frontage. A small garden area along the street frontage contributes to its intimate scale. <u>Cambridge Street</u> The historic character is derived from the detached and semi-detached dwellings set close to the street frontage. The State and Local Heritage Places establish the historic built form character. <u>Mansfield Street</u> The historic character of this narrow street is established by single-storey detached cottages that are primarily Heritage Places and largely intact. The dwellings are consistently set close to the street with small front garden areas. The allotments and buildings are of a consistent size, pattern and rhythm. <u>Tynte Court</u> Minor street with consistent building setbacks and providing side and rear laneway access to carports and garaging for residences fronting another street. <u>Tynte Place (south side)</u> Minor street (on the southern side) with consistent building setbacks and providing rear access to buildings fronting another street. The historic built-form character is established by State and Local Heritage Places. <u>Tynte Street</u> The formal and dignified streetscape is established by the historic large nineteenth-century church, institutional, retail, and hotel buildings sited on or close to the street frontage. These buildings make a valuable contribution to the streetscape and historic character of the Area. The streetscape character is reinforced by the intimate scale derived from the historic built form that are sited on or close to the street frontage. The allotment pattern and size reflect the function of the historic buildings. <u>Tower Street South and Chapel Street (north side)</u> Minor streets with a single fronted cottage set close to the street frontage, with a small garden area, and providing side and rear laneway access for residences fronting another street.
Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to 1940s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places.

The prevailing built form features of the Area includes pitched roofs (hipped and/or gable ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches.

The pitch and form of the roof ~~pitch-and-forms~~, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings.

Buildings address the street frontages.

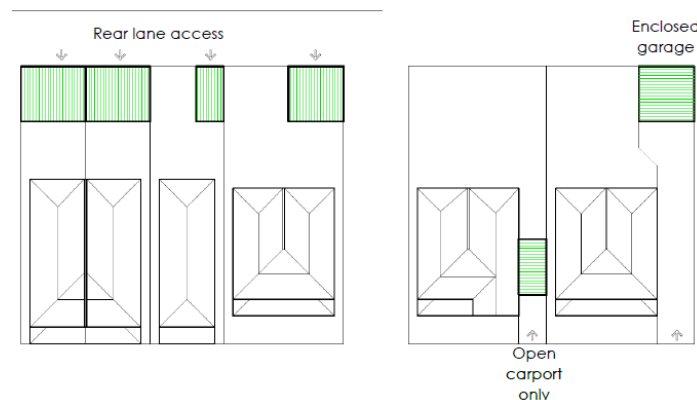
Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places.

Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. ~~not readily visible from the street.~~

Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street.

Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages.

~~Typical and appropriate siting of carports and garages is illustrated below.~~



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles including but not limited to:

Early Victorian Houses (1837 1840s to 1869 1860s)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged

	roof line between the gable ends. Verandahs were sometimes added later but the low scale of these buildings often made this difficult. Victorian Houses (1870s to 1899 1890s) During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1915 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used as the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and Second World War new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows.
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	Housing development essentially stopped in North Adelaide during the period 1942 to 1950 because of the materials shortages caused by the Second World War. <u>Archer Street</u> (north side) Victorian shop and Edwardian periods. Architectural styles include but are not limited to Victorian shop and Edwardian semi-detached cottages. <u>Cambridge Street</u> Edwardian and Inter-war periods. Architectural styles include but are not limited to Bungalow. <u>Mansfield Street</u> Victorian and Inter-war periods. Victorian single-fronted cottage and semi-detached bungalow. <u>Tynte Place</u> (south side) Victorian period. Italianate Architectural style of the North Adelaide Baptist Church, hall, stables and boundary wall and the Federation style of the former stables of the Hall. <u>Tynte Street</u> Victorian and Edwardian periods. High-quality State Heritage public buildings. Exhibits a diverse collection of architectural styles, including but not limited to Victorian row workers cottages, Italianate Church and Manse, Victorian Italianate Institutional buildings, Transitional design, Edwardian Queen Anne villa, Victorian Italianate hotel, Victorian semi-detached villa, and Gothic Hall.
Building height	Low scale, two-storey traditional community uses and residential buildings. Established by the prevailing patterns set by Heritage Places. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor level and building heights of Heritage Places within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: - Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. - Brick or rendered quoin work and plinths. - Red brick and rendered chimneys. - Painted timber window frames, doors and roof trim. - Vertical proportioned timber windows with double sliding sashes. - Some elaborate decorative elements, including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens on gables, and decorative barges. - Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers.

	Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Quality landscaping, paving and street furniture that complements its historic context, with the wide footpaths along Tynte Street. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic of the primary street frontage. Vistas east and west along Tynte Street. Stone in concrete kerbing and stormwater <i>tables around the inner and outer perimeter roadway</i> of Wellington Square. Drinking fountain on Tynte Street. Two cast iron hitching posts are present in front of the former hotel in Tynte Street. Vehicle access is typically provided from laneways or minor streets.
Representative buildings	Not Identified.

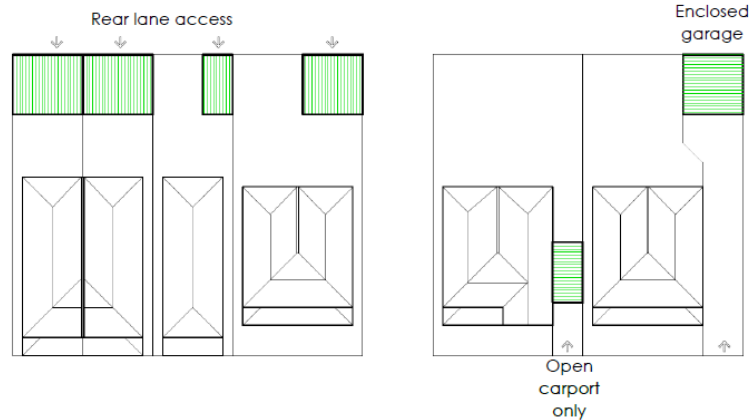
North Adelaide Carclew Historic Area Statement (Adel 5)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is an integral part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the laying out and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings. It exhibits residential architecture from all periods of the city's development and includes the residences of many notable Adelaide community members. Following the survey and settlement, the natural landscape was converted to a cultural landscape, which now reflects the divisions of wealth and influence in the early colony. The elevated land adjacent to the Adelaide Park Lands, such as Strangways Terrace, provided prestigious residential addresses. The topography of the City of Adelaide explains many of its patterns of development. Elevated land was selected to avoid flooding but was also prestigious and offered the best views. This was the case with the allotments that were created around the high points of Montefiore Hill and Strangways Terrace, where some of the city's finest buildings are located, such as Carclew, Aquinas College and Bishop's Court. The built form of North Adelaide is indicative of the social divisions and occupations of Adelaide society from early settlement. It retains many buildings and sites of State and Local Heritage value, ranging from large mansions to simple row cottages, corner shops and hotels to major churches and institutional buildings that reflect the different periods of development. The diversity of scale and integrity of the remaining historic built form is a microcosm of development periods and traditional housing styles in the State as a whole. <u>Eras</u> 1837 to 1899 1901 - Victorian period.
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	1900 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period. 1943 1950s plus - Post war period.
Allotments, subdivisions and built form patterns	The Area is one of the most attractive and historically significant residential areas in the city and is located adjacent to the Adelaide Park Lands. The Area is characterised by an intact and generally cohesive streetscape of nineteenth and twentieth-century detached houses set in landscaped grounds and imposing two-storey terrace houses. The Town-Acre layout and later patterns of subdivision and development create large allotments, and a low-density residential character derived from generous building setbacks, orientation, and patterns established by the prevailing Heritage Places. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Christ Church Lane</u> Provides a pedestrian walkway between Jeffcott Street and Palmer Place. <u>Downs Court</u> The western portion provides a pedestrian walkway between Strangways Terrace and Jeffcott Street, and the eastern portion provides rear laneway access to carports and garages for residences fronting another street. <u>Frederick Place and Australia Lane (west)</u> Minor streets with minimal historic value but characterised by consistent building setbacks and providing rear or side access for residences fronting another street. <u>Jeffcott Street:</u> The attractive historic streetscape is formed by the wide street setting and the low-density one and two-storey detached dwellings that are of generally consistent character and of predominantly Local Heritage value. The historic streetscape character north of Ward Street comprises of a close grouping of single-storey row cottages sited near the street frontage with small garden areas. Heritage Places established the coherent pattern and siting. The coherent pattern and siting is established by Heritage Places. The historic streetscape character south of Ward Street comprises one and two-storey residences and a former church school that are generally setback from the street frontage with front garden areas. The coherent pattern and siting is are established by Heritage Places. The visual prominence of the Christ Church and Carclew, established by views and vistas, forms an important part of Jeffcott Streets the character of Jeffcott Street.

	<u>Montefiore Hill, Palmer Place and Brougham Place:</u> The high amenity streetscape is derived from the frontage of Palmer Gardens and the Adelaide Park Lands frontage, and the open nature of the streetscape. The unique, high-quality historic streetscape is also derived from the low-density detached State Heritage mansions set on large, wide allotments with generous side and front setbacks and the extensive views and vistas from Palmer Place and Montefiore Hill of the Adelaide Park Lands and cityscape. The spacious landscaped garden settings make an important contribution to the streetscape setting. The strong visual prominence of the State Heritage Places is derived from the positioning and grandeur of the buildings above street level and the views and vistas from Palmer Place and Montefiore Hill. The visual prominence of the State Heritage Places at Aquinas College is enhanced by its prominent corner site location, expansive street frontage and spacious garden setting. There are also significant views and vistas of prominent major landmark buildings in the vicinity of Bishops Court in particularly Bishops Court, Christ Church and Rectory and other State Heritage Places. <u>Strangways Terrace:</u> The high amenity streetscape is derived from the Adelaide Park Lands frontage and the wide street setting. The historic streetscape character is also established by the low-density, large Victorian villas on large allotments situated on the western part of the Terrace, and cohesion derived from the pattern of detached houses. The allotments vary in sizes vary but are generally establish a-of consistent rhythm and pattern. There is only a slight variation in the primary frontage setbacks, which form a coherent building line. The pattern and siting are established by the Heritage Places. The landscaped gardens make an important contribution to the streetscape setting and form an integral part of the area's character of the Area. Carclew dominates Montefiore Hill, enhanced by its prominent corner location, spacious grounds and setback and separation from surrounding development. <u>Ward Street (east of Jeffcott Street):</u> The attractive streetscape is formed by the wide street setting. Bishops Court, set within a spacious landscaped garden and well setback from Ward Street, makes an important contribution to the historic streetscape setting, as do the State Heritage listed former stables built on the street frontage. The historic streetscape is characterised by buildings that respect and interpret the existing nineteenth-century buildings. The visual prominence of the Bishops Court, established by views and vistas, forms an important part of Ward Street's the historic streetscape character of Ward Street. <u>Ward Street (west of Jeffcott Street):</u> The attractive historic streetscape is formed by the wide street setting and the low-density one and two-storey detached dwellings.
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	The historic streetscape on the northern side is characterised by comprises of regular-similar sized allotments, with buildings setback from front and side boundaries with front garden areas. The historic streetscape on the southern side is characterised by a more intimate development pattern derived from the close grouping of smaller single-storey detached cottages of Local Heritage value located on or near the street with front garden areas. Heritage Places establish the building setbacks, addressing the street frontage.
Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s and from the 1960s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places. The variety of dwelling types have been retained by the conservation of Heritage Places, characterised by nineteenth and early twentieth century elegant and finely detailed mansions and other large villas set on large allotments, as well as together with cottages, villas and terrace houses of one and two storeys. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch-and-forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address street frontages. Design elements of a Heritage Place such as verandahs, roof forms or historic detailing maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions consist comprise of materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. not readily visible from the street. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages. Typical and appropriate siting of carports and garages is illustrated below.



Undercroft parking is inconsistent with the historic streetscape character and value of the Area.

The Area is characterised by a variety of architectural styles including but not limited to:

Early Victorian Houses (1837 1840s to 1869 1860s)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870s to 1899 1890s)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights.

Edwardian Houses (1900 to 1915 1920s)

Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with

	the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive <i>two-storey</i> version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. Post War Housing (1950s plus) During this period, a range of new styles became popular. The styles constructed in North Adelaide included Old English and Georgian Revival. Houses in these styles were constructed both before and after the Second World War and were either infills or replacements for earlier houses. The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details, including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, a fanlight above the central entrance door, a hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant-garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style. <u>Montefiore Hill, Palmer Place and Brougham Place:</u> Victorian, Edwardian, Inter-war and Post-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Neo-Georgian, Mediterranean Revival, Inter-War residences, Old English,
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	Georgian Revival, Gothic, Victorian Gothic, Tudor Gothic, Edwardian and Edwardian Gothic. <u>Strangways Terrace:</u> Victorian, Edwardian, Inter-war and Post-war periods. Exhibits a collection of architectural styles, including but not limited to Georgian Revival residences, Victorian villas, Victorian cottages, Arts and Crafts and Tudor Gothic. Distinctive Carclew, a mansion with Victorian Tudor Gothic transitioning into Queen Anne style. <u>Jeffcott Street</u> Victorian and Edwardian periods. Exhibits a diverse collection of architectural styles, including but not limited to Arts and Crafts, Queen Anne and Victorian Terrace housing. Prominence of early limestone walls and outbuildings. Distinctive Christ Church and Carclew. <u>Ward Street</u> (east of Jeffcott Street) Victorian, Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Tudor Gothic, Victorian, and Arts and Crafts. Prominence of early limestone walls and outbuildings. Distinctive Bishops Court was created by the juxtaposition of steeply pitched roof profiles, gables and tall narrow chimneys. <u>Ward Street</u> (west of Jeffcott Street) Victorian, Edwardian and Post-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian Gothic, Victorian cottages, Victorian villas, Georgian Revival and Tudor Gothic. Prominence of early limestone walls and outbuildings.
Building height	Low scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places, except where the following Concept Plans apply: • Concept Plan 27 – Aquinas College. Building height, including the floor-to-ceiling clearances of each level, <i>references</i> the prevailing floor levels and building heights of Heritage Places within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys.

	Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements, including painted timber fretwork, cast iron lacework on verandahs, finials, cover battens to gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary <i>with</i> the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone, or stone and cast-iron boundary walls, and new fencing should unify the streetscape by using traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering.

	Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Safe, pleasant and attractive pedestrian environment, with complementary landscaping in public places that complement the character of Palmer Gardens and the Adelaide Park Lands below Montefiore Hill. Established views and vistas of Bishops Court, Carclew and Aquinas College. Stone kerbing along Jeffcott Street, Palmer Place, Montefiore Hill to the west of Jeffcott Street. Stone in concrete kerbing along Strangways Terrace. Stone water table along Jeffcott Street. Stone in the concrete water table along Jeffcott Street. Concrete over the stone water table along Palmer Place. Cast iron bollards in Christ Church Lane. Victorian cast iron bollards and drinking fountain at Palmer Gardens/Pangki Pangki. Enamel street number plates along Jeffcott Street, Ward Street and Strangways Terrace. Significant avenue of trees along Jeffcott Street. Significant vista (long views framed by trees) along Jeffcott Street (between Montefiore Hill and Wellington Square). Montefiore Hill Vista towards the city - view south and south east. Significant view of the city from Montefiore Road. Nature strips of generous proportion along Jeffcott Street and Ward Street.
Representative buildings	Not Identified.

North Adelaide Archer West Street Historic Area Statement (Adel 6)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is an integral part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the laying out and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. <u>Eras</u> 1837 to 1899 1901 - Victorian period. 1900 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period.
Allotments, subdivisions and built form patterns	The low scale streetscape creates a cohesive streetscape with buildings respecting the existing nineteenth and early twentieth century building forms in a responsive, sensitive and contemporary manner, with taller built form located away from the street frontages. Hebart Hall as a landmark is reinforced. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and gardens, which typically cover 40 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Archer Street</u> (south side)

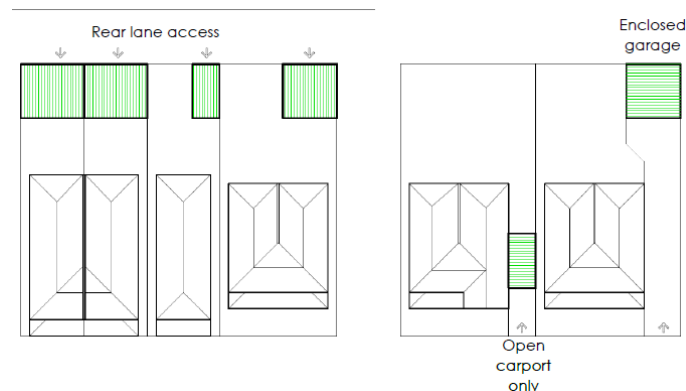
	The narrow street setting and the one-storey buildings along the street frontage form the historic streetscape (on the southern side). There is a slight variation in setback with small garden areas, but when viewed from the street, it is coherent. The pattern, siting, and setback of dwellings are established by the Heritage Places. <u>Jeffcott Street</u> (east side) The historic streetscape character (on the eastern side) is established by the prominent historic Lutheran Seminary buildings of Hebart Hall. The visual prominence of the historic buildings of Hebart Hall (former Whinham College) makes a valuable contribution to the historic character of the Area, enabled by building setbacks from the side and street frontages and its landscaped setting. The pattern, siting, and setback of dwellings are established by the Heritage Places. <u>Walter Street</u> Minor street characterised by comprising of single-storey detached single and double fronted cottages set on or close to the street frontage, contributing to the intimate scale of the street. The pattern, siting and setback of dwellings are established by the Heritage Places. <u>Ward Court</u> Minor street provides rear laneway access for buildings fronting another street, including comprising of the Loehr Hall, a significantly taller building contributing to the historic character of the locality. <u>Ward Street</u> (north side) The historic streetscape character along the western portion (on the northern side) of Ward Street is derived from the landscaped setting and visual prominence of the historic buildings of Hebart Hall (former Whinham College), which are enabled by building setbacks from the side and street frontages and the landscaped setting. The streetscape further east comprises a number of low-scale and close groupings of single-storey detached and semi-detached dwellings and former dwellings sited close to the street frontage with small garden areas. The pattern, siting, and setback of dwellings are established by the Heritage Places.
Architectural styles, detailing and built form features	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s and from the 1960s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places and Representative Buildings. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch and forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages.

Design elements of a Heritage Place and Representative Buildings such as verandahs, roof forms or historic detailing maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places.

Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are **materially compatible with the building. not readily visible from the street.**

Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street.

Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. **The illustration below illustrates the typical and appropriate siting of carports and garages. Typical and appropriate siting of carports and garages is illustrated below.**



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Victorian Houses (1870s to 1899 1890s)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights.

Edwardian Houses (1900 to 1915 1920s)

Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included

	Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive two-storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. <u>Archer Street</u> (south side) Victorian and Inter-war periodss. Exhibits a collection of architectural styles, including but not limited to Victorian Villas and an inter-war institutional building. <u>Jeffcott Street</u> (east side) Victorian period. Victorian Tudor architectural style of the Lutheran Seminary buildings of Hebart Hall, including the centre clock tower spire and cast iron and stone walling. <u>Walter Street</u> Victorian and Edwardian periodss. Exhibits a collection of architectural styles, including but not limited to Victorian cottages and an Italianate cottage. <u>Ward Court</u> Victorian period. Architectural style includes but is not limited to Victorian Italianate Gymnasium. <u>Ward Street</u> (north side) Edwardian and Inter-war periodss.
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	Exhibits a collection of architectural styles, including but not limited to Art Nouveau/ Arts and Crafts and Romanesque. Victorian Tudor Lutheran Seminary buildings and cast iron and stone walling.
Building height	Low-scale, one and two-storey residential and other buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plan applies: • Concept Plan 26 – Archer West Buildings are single-storey in appearance along Walter Street. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements, including painted timber fretwork, cast iron lacework on verandahs, finials, cover battens to gables, and decorative barges. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s)

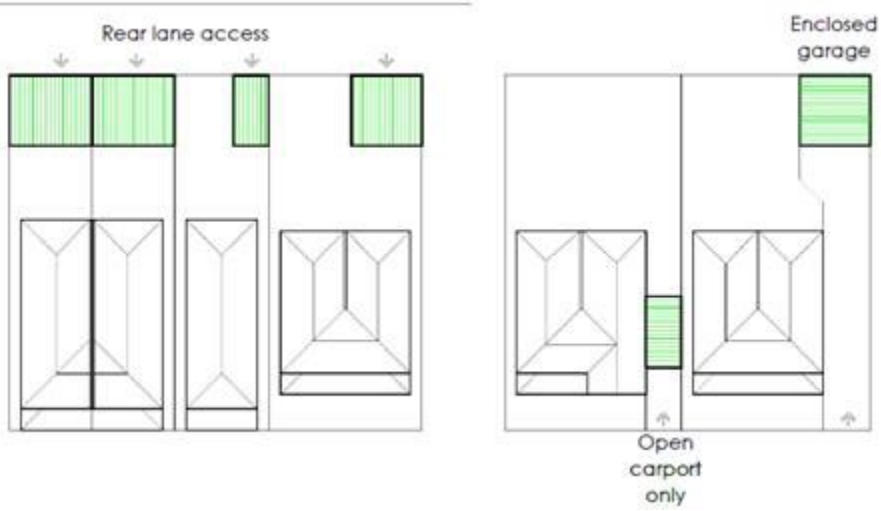
	Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Tree lined streets. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Established views and vistas of the historic Lutheran Seminary buildings of Hebart Hall. Former Municipal Tramways Trust Poles along Ward Street. Significant avenue of trees along Archer Street. Significant vistas along Archer Street between O'Connell Street and Wellington Square. Significant vista (long views framed by trees) along Jeffcott Street (between Montefiore Hill and Wellington Square). Nature strips of generous proportion along Ward Street.
Representative buildings	Identified - refer to SA planning database.

North Adelaide Margaret Street Historic Area Statement (Adel 7)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. The Margaret Street Historic Area was established with small and medium scale housing and a range of business and institutional uses, including areas which were subdivided into small lots by developers who held Town Acres in groups, creating a character of small cottages and laneways. This is evident in the sixteen Town Acres owned by the SA Company between Gover, Tynte, O'Connell Streets and LeFevre Terrace. Eight Town Acres, originally owned by Governor Hindmarsh, between O'Connell, Margaret, Ward and Archer Streets, was mostly closely settled by 1880. Margaret Street became one of the most densely populated streets in North Adelaide by the 1860s. <u>Eras</u> 1837 to 1899 1901 - Victorian period. 1900 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period.
Allotments, subdivisions and built form patterns	This Area is characterised by intact low-density residential development on rectangular allotments of varying widths and sizes, along with a smaller number of some non-residential buildings which are fewer in number than dwellings. The Area has retained much of its historic grid pattern with major and minor streets, lanes and places. The historic built form character is established by detached and attached dwellings, often forming a continuous or near-continuous built edge to the street,

	interspersed with historic main street (business and institutional) elements in Tynte and Archer Streets. Buildings tend to be smaller in scale in minor streets, and more substantial, including terrace housing and institutional buildings, in major (east-west) streets. The prevailing Heritage Places establish the building setbacks from front, side, and rear allotment boundaries. Buildings do not project forward of Heritage Places on adjacent sites, nor do they extend to side boundaries other than for party walls in semi-detached and row dwellings. Heritage Places and Representative Buildings create a cohesive pattern of shallow setbacks, including buildings on the street frontage. Minor streets and lanes provide the majority of crossover locations for access to sites. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and settlement patterns as described below: <u>Archer Street</u> The distinctive historic character is formed by the narrow street setting (20 m), and the village's main street pattern of one and two-storey residential and non-residential buildings, including a former hotel, a church, and a church hall, sited on or close to the street frontage with small garden areas. The historic character generally comprises of detached, semi-detached and row dwellings of low or medium density on allotments of consistent size, pattern, and rhythm. The street is characterised by a cohesive, strong building line set behind small garden areas along both sides of the street. The taller institutional buildings on north side provide a-with some variation in height. <u>Beviss, Curtis, Little Archer, Margaret, Murray and Ralston Streets</u> The intimate historic character is established by the narrow width of the street and single-storey detached and semi-detached dwellings set close to the street with small front gardens and consistent size, pattern and rhythm. <u>Boulton Street</u> Minor street with semi-detached dwellings set close to the street frontage with small garden areas. <u>Centenary Street</u> Minor street connecting Archer and Ward Streets along the western edge of the Historic Area and providing secondary frontages only within the Historic Area. <u>George Street</u> The intimate historic character is established by the narrow street, which is truncated by the school site at the eastern end, and one and two-storey buildings sited on or close to the street, creating an enclosed streetscape with consistent setbacks. The street is characterised by single-storey row cottages on the southern side and the two-storey former sawmill building and masonry outbuildings of State Heritage significance on the northern frontage. Minor street providing rear access for residences fronting another street
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	<u>Gover Street</u> An intimate historic character is formed by the narrow street setting and the cohesive pattern of dwellings set back from the primary street frontage with small garden areas. The historic character generally comprises of close-set detached, semi-detached or row dwellings of single storey with consistent setbacks, sizes, patterns and small front gardens. The Heritage Places and Representative Buildings establish the side and front setback pattern is established by the Heritage Places and Representative Buildings. The side and front setback pattern is established by the Heritage Places and Representative Buildings. The open area of the school grounds on the southern side contrasts with the setback of the strong built edge along the remainder of the street. <u>Margaret Street North and Margaret Street South</u> The historic character is established by the narrow street comprising of single-storey detached, semi-detached and row dwellings set predominantly close to the street frontage with small garden areas contributing to the intimate scale of the street. The pattern, siting and setback of dwellings are established by the Heritage Places. <u>Roneo Place</u> A minor street with consistent building setbacks. <u>Tynte Street</u> The historic character is formed by the relatively wide street and a village main street pattern of residential and non-residential buildings, built on or close to the street frontage. Residential buildings consist of detached, semi-detached and row dwellings. Most have front garden areas. The side and front setback pattern is established by the Heritage Places. West of Margaret Street comprises of buildings up to two storeys in height set close to or on the street frontage. East of Margaret Street comprises of dwellings set within more generous landscaped grounds and deeper setbacks. <u>Ward Street (north side)</u> The historic character is established (on the northern side) by predominantly single-storey detached cottages set close to the street frontage with small front garden areas on allotments of consistent size, pattern and rhythm. (The southern side of Ward Street is in the Le Fevre Historic Area.) <u>Ashley Street, Boulton Mews, Lohrman Street, Margaret Lane, Peppermint Lane, Pulsford Avenue, Roneo Place, Stephen Street, Watson Street and William Buik Court</u> Minor streets with consistent building setbacks and providing rear laneway access to carports and garaging for residences fronting another street.
Architectural styles, detailing and	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned

built form features	windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch and forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place or Representative Building, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Place or Representative Building. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are <i>materially compatible with the building. not readily visible from the street.</i> Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages. Typical and appropriate siting of carports and garages is illustrated below.  Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to: Early Victorian Houses (1837 1840s to 1869 1860s) In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, <i>low-scale</i> and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged
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	roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. Victorian Houses (1870s to 1899 1890s) During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive <i>two-storey</i> version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. <u>Archer Street</u> Victorian period. Architectural styles include, but are not limited to, Victorian terrace housing and cottages, Victorian institutional buildings, and a former traditional corner hotel. <u>Ashley Street</u> Victorian period. Architectural styles, including but not limited to Victorian cottages. <u>Beviss Street</u> Victorian period. Architectural styles, including but not limited to Victorian cottages. <u>Curtis Street</u> Victorian period.
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	Architectural styles, including but not limited to Victorian cottages. <u>George Street</u> Victorian and Edwardian periods. Architectural styles, including but not limited to Victorian and Edwardian row cottages, along with a former sawmill and ancillary buildings. <u>Gover Street</u> Victorian and Edwardian periods. Architectural styles include but are not limited to Victorian and Edwardian cottages and villas, and some terrace houses. <u>Little Archer Street</u> Victorian and Edwardian periods. Architectural styles include but are not limited to Victorian and Edwardian cottages and a two-storey Victorian outbuilding. <u>Margaret Street</u> Mostly Victorian cottages with some Inter-war style. <u>Murray Street</u> Architectural styles include but are not limited to Victorian cottages. <u>Ralston Street</u> Victorian and Edwardian periods. Architectural styles include but are not limited to Victorian and Edwardian cottages and villas. <u>Tynte Street</u> Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles, including, but not limited to Victorian cottages and terraces, a Queen Anne mansion, some inter-war style residential infill, and public, shop and other commercial buildings of various styles. Verandahs or balconies are not over footpaths, other than alterations to those on existing non-residential corner buildings. <u>Ward Street</u> Victorian, Edwardian and Inter-war periods. Architectural styles include but are not limited to Victorian cottages and two-storey villas, with Edwardian and Inter-war elements. <u>William Buik Court</u> Victorian period. Architectural styles, including but not limited to Victorian two-storey former office of horse tram depot, which is prominent in the vista from the street entrance on Gover Street.
Building height	Low-scale, one and two-storey residential and other buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings. Single and two-storey along Gover Street.

	Single storey along Ward Street, Ralston Street and Beviss Streets. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Stone and cast-iron boundary fencing. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942)

	Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous footpaths and verge areas with areas of original stone kerbing and guttering, and landscaped front gardens to residences. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Stone in concrete kerbing along Ralston Street, Curtis Street and Murray Street. Stone in the concrete water table along Curtis Street and Murray Street. Heritage lighting in Gover Street. Cast iron street name plates at Margaret Street and Murray Street. Blue enamel house number plates with white numbering along Gover Street and Ward Street. Nature strips of generous proportion along Tynte Street and Ward Street. Significant avenue of trees along Gover Street. Significant vistas from Lefevre Terrace through Gover Street.
Representative buildings	Identified - refer to SA planning database.

North Adelaide LeFevre Historic Area Statement (Adel 8)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Town Acres along Le Fevre Terrace were only partly subdivided by 1880. After the introduction of the tramway in 1878, there was a rising demand for fashionable parkland frontages. Elevated frontages to the Adelaide Park Lands offered sites for mansions, capturing longer views over the Adelaide Park Lands and were considered prestigious residential addresses. This trend for building mansions persisted until about 1910. After this period, some of these properties were transformed into hospitals, schools, or apartments. The large scale of these buildings, the large size of allotments, and the diversity in architectural expression establish a distinctive residential character along the Adelaide Park Lands edge. <u>Eras</u> 1837 to 1899 1901 - Victorian period. 1900 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period.
Allotments, subdivisions and built form patterns	This Area is one of the lowest density areas of Upper North Adelaide, containing large residential buildings designed in a grand manner and set in generous landscaped grounds. The Area has retained much of its historic grid pattern including major and minor streets and lanes. The Town Acre layout and later patterns of subdivision and development created large allotments, and a low-density residential character derived from moderate to generous building setbacks, orientation and patterns established by the prevailing

	Heritage Places, typically large-scale dwellings some accompanied by significant outbuildings. A cohesive pattern of setbacks from the street frontage is established by the dwellings, which are Heritage Places. Side setbacks are often generous and asymmetrical, with greater separation of the building and side boundary on one side. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and settlement patterns as described below: <u>Barton Terrace East</u> The high amenity streetscape is formed by the wide street setting and Adelaide Park Lands frontage. The historic character comprises single-storey detached and semi-detached dwellings with outlooks to the Adelaide Park Lands, with shallow and deeper front garden areas. The Heritage Places establish the side and front setback pattern is established by the Heritage Places. <u>Lefevre Terrace</u> The historic character is derived from the cohesive pattern of large-scale one and two-storey detached and semi-detached dwellings set in generous landscaped grounds with outlooks to the Adelaide Park Lands. The generous building setbacks and scale are established by Heritage Places that front Lefevre Terrace. <u>Brougham Place</u> The historic character is derived from the cohesive pattern of one and two-storey large-scale detached dwellings and visually prominent former residences within the campus of Lincoln College, set in generous landscaped grounds with outlooks to the Adelaide Park Lands. The generous building setbacks and scale are established by Heritage Places that front Brougham Place. <u>Ward Street (southern side)</u> The historic streetscape character is formed by the wide street setting and the historic outbuildings associated with the State Heritage residences on Brougham Place. (The northern side of the street is in the Margaret Street Historic Area.) <u>Margaret Street (south of Ward Street)</u> The historic streetscape character is derived from the narrow street setting of Margaret Street and the open streetscape of Brougham Place with its large setbacks and generous landscaped areas between buildings. A strong built form definition has been created on the north-eastern corner of Margaret Street and Ward Street through the placement of historic outbuildings along the street frontage.
Architectural styles,	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s-1940s, with varying localised

**detailing and
built form
features**

concentrations of styles which are exhibited by the Heritage Places and Representative Buildings.

The prevailing built form features of the Area includes pitched roofs (hipped and/or gable ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches.

The pitch and form of the roof ~~pitch-and-forms~~, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings.

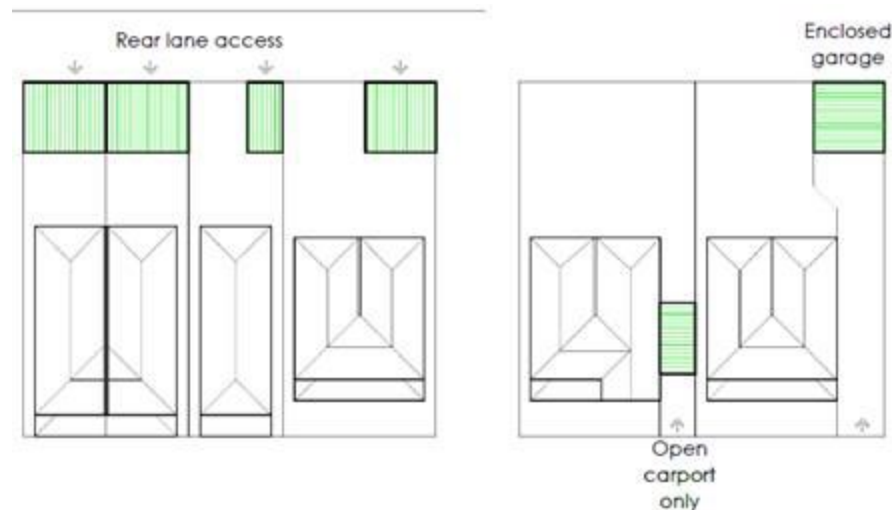
Buildings address the street frontages.

Design elements of a Heritage Place such as verandahs, roof forms or historic detailing maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places.

Building additions incorporate materials and proportions that reflect the character of the Heritage Place are **materially compatible with the building**. ~~not readily visible from the street.~~

Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street.

Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. **The illustration below illustrates the typical and appropriate siting of carports and garages.** ~~Typical and appropriate siting of carports and garages is illustrated below.~~



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Victorian Houses (1870s to 1899 1890s)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and

	asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1915 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive two-storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide during the period 1942 to 1950, because of the materials shortages caused by the Second World War. <u>Barton Terrace East</u> Victorian, Edwardian and Inter-war periods.
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	Exhibits a diverse collection of architectural styles, including but not limited to a Victorian Villa, a Victorian Cottage, Queen Anne, transitional Queen Anne–Bungalow and Inter-war Bungalow. Buildings are modelled and articulated, incorporating pitched roofs, verandahs, balconies, decorative architectural elements and ornamentation. Buildings exhibit vertically proportioned windows and a high proportion of solid to void in the composition of facades. <u>Brougham Place</u> Victorian and Edwardian periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian Villa, Victorian Gothic, Victorian Italian, Queen Anne and Edwardian Tudor Gothic <u>Lefevre Terrace</u> Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian Italianate, Victorian Terrace, Queen Anne, Edwardian Free Classical and Inter-war Bungalow. Grand style and settings. Terraces and Italianate villas exhibiting a high degree of facade articulation and modelling, with richly detailed masonry and cast-iron ornamentation. <u>Ward Street</u> (southern side) Victorian and Edwardian periods. Outbuildings associated with dwellings fronting Brougham Place.
Building height	Low scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places. Predominantly two-storey residential buildings along Brougham Place and Le Fevre Terrace south of Gover Street, and predominantly single-storey north of Gover Street, with scale set by Heritage Places. Predominantly one-storey residential buildings in Barton Terrace East, with scale set by Heritage Places. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: - Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. - Brick or rendered quoin work and plinths. - Red brick and rendered chimneys. - Painted timber window frames, doors and roof trim. - Vertical proportioned timber windows with double sliding sashes.

	Some elaborate decorative elements, including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Stone and cast-iron boundary fencing. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access over the primary street frontage is not characteristic. Views and vistas of the Adelaide Park Lands.

	An attractive pedestrian environment provides convenient access to the Adelaide Park Lands. Street trees provide pedestrian shelter and amenity, and a high standard of paving and other landscaping enhances the public realm. Landscaping in public places along Lefevre Terrace, Barton Terrace East, and Brougham Place provides a transition between the built-form areas and the informal planting of the Adelaide Park Lands. Established views and vistas from Brougham Place and the Adelaide Park Lands of the former houses of Lincoln College. Stone in concrete kerbing along Ralston Street. Cast iron street name plates on Margaret Street. Blue enamel house number plates with white numbering along Gover Street, Ward Street and Palmer Place. Views from Lefevre Terrace across Park 6/Nanto Womma. Vistas from Lefevre Terrace through Gover Street. Nature strips of generous proportion along Ward Street, Lefevre Terrace, Barton Terrace East and Palmer Place.
Representative buildings	Not Identified.

North Adelaide Cathedral Historic Area Statement (Adel 9)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is an integral part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings. It exhibits residential architecture from all periods of the city's development and includes the residences of many notable Adelaide community members. Following the survey and settlement, the natural landscape was converted to a cultural landscape, which now reflects the divisions of wealth and influence in the early colony. The elevated land adjacent to the Adelaide Park Lands, such as Pennington Terrace, provided prestigious residential addresses. The topography of the City of Adelaide explains many of its patterns of development. Elevated land was selected to avoid flooding but was also prestigious and offered the best views. The built form of North Adelaide is indicative of the social divisions and occupations of Adelaide society from early settlement. It retains many buildings and sites of State and Local Heritage value, ranging from large mansions to simple row cottages, corner shops and hotels to major churches and institutional buildings that reflect the different periods of development. The diversity of scale and integrity of the remaining historic built form is a microcosm of development periods and traditional housing styles in the State as a whole. St Peter's Cathedral, dating from 1869, is a major landmark and visually dominates this Area, which is characterised by large institutional buildings, with residential development located primarily to the west. St Mark's College is grouped around substantial early residences along Pennington Terrace. Until 1856, Kermode Street was the 'High Street' of North Adelaide. The characteristic collection of shops, a police station, a church and a hotel (the still trading Queens Head) were located along this street, and there are several pre 1850s buildings remaining in this Area.
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	Small cottages and worker housing, such as those in Brougham Court, provide a contrast with the more substantial villas with Adelaide Park Lands frontage around Palmer Place and along Pennington Terrace and are indicative of the diverse social composition of the early resident population. <u>Eras</u> 1837 to 1901 - Victorian period. 1901 to 1920s - Edwardian period. 1920s to 1942 - Inter-war period. 1950s plus - Post War Period.
Allotments, subdivisions and built form patterns	The Cathedral Area is the entry point to Adelaide and Upper North Adelaide. Its unique streetscape character is established by its distinctive topography, diverse range of nineteenth-century architecture and its extensive Adelaide Park Lands frontages. The cohesive lines of buildings set behind attractive landscaping visually define the perimeter of the Area. The Town Acre layout and later patterns of subdivision and development created large allotments. The, and a low-density residential character is also derived from generous building setbacks, orientation and patterns established by the prevailing Heritage Places and Representative Buildings. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Abbott Lane</u> Minor street characterised by one and two-storey buildings on or close to the street frontage and providing rear laneway access to carports and garaging for residences fronting another street. and comprises of one and two-storey buildings on or close to street frontage. <u>Brougham Court</u> The historic streetscape is formed by the narrow width of the street and is almost exclusively characterised by closely sited single-storey semi-detached and detached Local Heritage Places, with generally consistent setbacks and on primarily regular allotments of consistent size and pattern. The side and front building setbacks are established by Heritage Places. The strong built form definition at the junction of Brougham Place and Brougham Court encloses Brougham Court. <u>Brougham Place and Palmer Place</u> The high amenity streetscape is formed by the wide street setting and their frontage to Brougham Gardens and Palmer Gardens Park Lands. The historic streetscape comprises of a low scale, late nineteenth century detached housing character in contrast to the larger mansion buildings along the northern (opposite) edge of Brougham Place and Palmer Place.

	The historic character comprises one and two-storey detached semi-detached dwellings of State and Local Heritage value. The dwellings are setback from the street with small front garden areas, and the rhythm and pattern of their siting contribute to their historic character. <u>Kermode Street</u> The streetscape is derived from the moderately sized street width and the gentle eastward slope, with the concentration of smaller houses at the western end and more institutional scale of college and apartment buildings at on the eastern end. The historic streetscape west of Bagot Street is derived from the late nineteenth century, one and two-storey detached and semi-detached residences of Local Heritage value on individual allotments. The historic streetscape east of Bagot Street comprises the Greenways Apartments, one and two-storey detached and semi-detached residences sited on or close to the street frontage with small garden areas and St Mark's College, which is also located close to the street with a garden frontage. The built form pattern is established by the pattern and siting of Heritage Places on individual allotments. <u>King William Road</u> The historic streetscape is formed by the St Peters Cathedral and the grand, spacious character of the streetscape. The physical dominance and grandeur of the Cathedral complex on the western corner of Pennington Terrace and King William Road, created by its angled siting, towering height, and the juxtaposition of spires, together with the Cathedral Hotel and the Anglican Church Offices on the eastern side of King William Road, also contribute to the historic streetscape. <u>Lakeman Street</u> The intimate character and enclosure of this narrow minor street are derived from the single-storey cottages sited on the street frontage. The side boundary walling of larger residences with frontages to Pennington Terrace and Kermode Street are a dominant feature. <u>Palmer Lane</u> Minor street providing rear laneway access to carports and garaging for residences fronting another street. <u>Pennington Terrace</u> The high amenity streetscape is formed by the grand spacious character of Pennington Terrace, the setting of the Adelaide Park Lands frontage and the residences and Cathedral set within open garden settings providing an attractive public and private landscape domain. The historic built form streetscape comprises predominantly State Heritage Places (including those forming part of St Marks College) with siting, setback, scale and character variation. The landscape garden setting around the buildings that are well setback from the street frontage forms an integral part of the area's historic character. The cathedral complex's physical dominance on the corner of Pennington Terrace and King William Road contributes to the historic streetscape.
Architectural styles,	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s and from the

**detailing and
built form
features**

1960s, with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places ~~and Representative Buildings~~.

It retains many buildings and sites of State and Local Heritage value, ranging from large mansions to simple row cottages, corner shops and hotels to major churches and institutional buildings that reflect the different periods of development. The diversity of scale and integrity of the remaining historic built form is a microcosm of development periods and traditional housing styles in the State as a whole

The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches.

The pitch and form of the roof ~~pitch and forms~~, and the design, form and composition of facades reflect traditional proportions of Heritage Places.

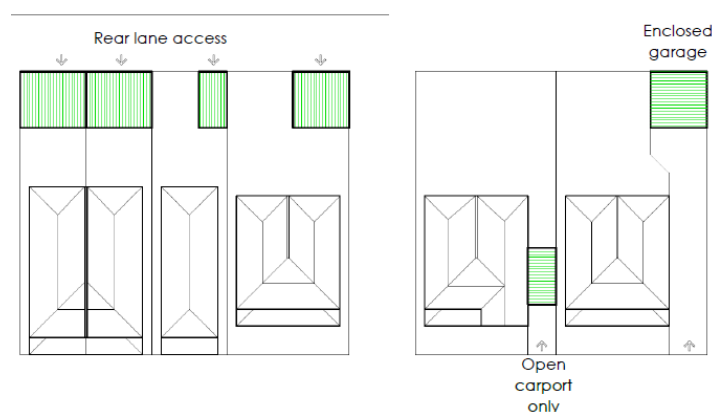
Buildings address the street frontages.

Design elements of a Heritage Place and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places.

Building additions incorporate materials and proportions that reflect the character of the Heritage Place ~~or Representative Building~~ and ~~are materially compatible with the building. not readily visible from the street.~~

Second storey development located within the roof space or to the rear of the dwelling behind the ridge line of the roof and not readily visible from the street.

Carports, garages, and side additions located behind the main face of the building and facade do not dominate the street frontage or significantly alter the historic character of the Heritage Places ~~and Representative Buildings~~. The illustration below illustrates the typical and appropriate siting of carports and garages. ~~Typical and appropriate siting of carports and garages is illustrated below.~~



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Early Victorian Houses (1837 ~~1840s~~ to 1869 ~~1860s~~)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble

	walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult. Victorian Houses (1870s to 1899 1890s) During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1915 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses with face brick walling and decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped and doors were often divided into three or four horizontal panels. I Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive <i>two-storey</i> version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often
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	'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. Post War Housing (1950s plus) During this period, a range of new styles became popular. The styles constructed in North Adelaide included Old English and Georgian Revival. Houses in these styles were constructed both before and after the Second World War and were either infills or replacements for earlier houses. The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details, including brick or white rendered walls to simulate limewash, steeply pitched roof form, and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, a fanlight above the central entrance door, a hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant-garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style. <u>Abbott Lane</u> Victorian period. Architectural styles include, but are not limited to, the side frontage of an early Victorian terrace house. <u>Brougham Court</u> Late Victorian and Edwardian periods. Architectural styles include, but are not limited to, detached and semi-detached Victorian and Edwardian villas and the former Ebenezer Chapel. <u>Brougham Place and Palmer Place</u> Victorian, Inter-War and Post-War periods. Exhibits a diverse collection of architectural styles including but not limited to Georgian Revival Villas, Victorian Villas, Neo-Gothic, Terraces and cottages. <u>Kermode Street</u> Victorian and Inter-War periods. Exhibits a diverse collection of architectural styles, including but not limited to Art Deco, Neo-Georgian St Marks College (Memorial Building), an Edwardian villa, Victorian villas, Queens Head Hotel, Old English, Bungalow, Romanesque, Kermode Street Chapel, Italianate Victorian villa and Victorian terraces. <u>King William Road</u> Victorian and Inter-War periods. Exhibits a diverse collection of architectural styles including but not limited to Gothic St Peters Cathedral, Gothic Anglican Church offices, Victorian Italianate
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	Cathedral Hotel, Art Deco Greenways Apartments, Allan Campbell Buildings, Elder Laboratory, Tudor Gothic hospital and Moderne. <u>Lakeman Street</u> Victorian period. Architectural styles include but are not limited to early Victorian cottages. <u>Pennington Terrace</u> Victorian and Inter-War periods. Exhibits a diverse collection of architectural styles, including but not limited to a Neo-Georgian villa, a Neo-Gothic villa, a Federation villa, Gothic St Peters Cathedral and a Victorian cottage, villas and terraces.
Building height	Apart from the taller St Peters Cathedral, mainly <i>low-scale</i>, one and two-storey residential and other buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plans apply: • Concept Plan 29 – St Mark's College Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements, including painted timber fretwork, cast iron lacework on verandahs, finials, cover battens to gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings.

	Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the streetscape through the use of traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Tree-lined streets. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. St Peters Cathedral and the grand, spacious character of the streetscape. Visual prominence of St Peters Anglican Cathedral. The elevated areas provide vistas across the city, in particular vistas views of the St Peters Cathedral spires and tower from Brougham Place and King William Road. Important view of the north-east elevation of St Peters Cathedral and south from Kermode Street. Visual prominence of North Adelaide Church of Christ Chapel and Queens Head Hotel. Visual prominence of the sandstone dwelling at the junction of Kermode Street and Palmer Place and the bluestone terrace house at the junction of Kermode Street and Lakeman Street. High landscape qualities of the pocket parks and Adelaide Park Lands frontages along Brougham Place, Palmer Place and Pennington Terrace.

	Other street elements include early bluestone gutters along Brougham Court, Lakeman Street, and Bagot Street. Stone kerbing along Baggot Street and Lakeman Court. Stone in concrete kerbing along Lakeman Street. Stone water table along Baggot Street and Lakeman Court. Stone in the concrete water table along Lakeman Street and Palmer Court. Concrete over the stone water table along Palmer Place. Drinking fountain on Kermode Street. Enamel street number plates along Brougham Place. Benchmark 88 at 154 Kermode Street.
Representative buildings	Not Identified.

North Adelaide Women's and Children's Historic Area Statement (Adel 10)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Women's and Children's Historic Area is part of a small section of North Adelaide, which represents the layout and settlement patterns of the City of Adelaide from the 1830s as well as the late Victorian and early twentieth-century establishment of hospitals east of King William Road. It slopes upward to the north and west, creating a distinctive topography, and serves as an entry point to upper North Adelaide, travelling north from the city. Traditional institutional buildings include the Angus Building and Alan Campbell Building at the Women's and Children's Hospital, the Anglican Church Offices, and former dwellings at Memorial Hospital ('The Avenues' and 'Leahurst' fronting Sir Edwin Smith Avenue). North Adelaide retains strong physical evidence of the historical stages of the development of the colony, most particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services. Until 1856, Kermod Street was the 'High Street' of North Adelaide. The St Peter Cathedral is a dominant element of the streetscape, though located outside this Historic Area. <u>Eras</u> 1837 to 1899 1901 - Victorian period. 1900 1901 to 1915 1920s - Edwardian period. 1943 1950s plus - Post war period.
Allotments, subdivisions and built form patterns	The Area has retained a distinctive historic grid of streets and Town Acres at an angle to those of Upper North Adelaide and other sections of Lower North Adelaide, which are separated by public open space. The Area has frontage to the Adelaide Park Lands to the north and east. The Town Acre layout and later patterns of subdivision and development created large allotments and sites occupied mainly by institutional buildings of significant

	scale, some converted large residences built along the eastern Adelaide Park Lands frontage (Sir Edwin Smith Avenue). Buildings are typically on or near the street frontage, with the exception being deeper setbacks from Sir Edwin Smith Avenue to the south of Kermode Street through to Pennington Terrace. Buildings on corner sites provide facades that address each street frontage. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 20 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form as described below: <u>Kermode Street</u> Masonry and cast iron fence along the northern part of Sir Edwin Smith Avenue, and the masonry wall return and gate piers to Kermode Street of the Memorial Hospital. <u>Pennington Terrace and Sir Edwin Smith Drive (South of Kermode)</u> The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character comprises the three-storey State Heritage listed former houses known as the Memorial Hospital, which are of a consistent setback, building rhythm and pattern when viewed from the street, with a garden area around the perimeter of these street frontages. Buildings reinforce the setback pattern established by Heritage Places.
Architectural styles, detailing and built form features	The Area is characterised by both traditional institutional styles and Victorian residential architectural styles. Roof pitch and forms and the design, form and composition of facades reflect traditional proportions of Heritage Places. Buildings address the street frontages. Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. not readily visible from the street. <u>Brougham Place</u> Post-war period. Architectural styles include Moderne. <u>King William Road</u> Victorian Period Victorian Gothic with Queen Anne influences <u>Pennington Terrace and Sir Edwin Smith Drive (South of Kermode)</u>

	Victorian period. 'The Avenues' and 'Leahurst' are two matching Victorian mansions in the 'Anglo-Italian' style (now part of Memorial Hospital). Buildings address the street, and on corner sites, buildings provide facades that address each street frontage.
Building height	Low-scale Heritage Places on King William Road, Sir Edwin Smith Drive (South of Kermode) and Pennington Terrace. Established by the prevailing patterns set by Heritage Places. Buildings enable the visual prominence of the St Peters Anglican Cathedral to be seen from the Adelaide Park Lands (Park 11, Park 12, and Park 25).
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. Traditional materials reflecting the architectural styles of the Heritage Places. The prevailing materials vary between streets but typically include the following: - Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. - Brick or rendered quoin work and plinths. - Red brick and rendered chimneys. - Painted timber window frames, doors and roof trim. - Vertical proportioned timber windows with double sliding sashes. - Some elaborate decorative elements, including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. - Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. - Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the buildings.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building up to 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences with piers and cast-iron railings. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. Fencing design for new buildings reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Heritage listed masonry and cast-iron fence along the northern part of Sir Edwin Smith Avenue and the masonry wall return and gate piers to Kermode Street of the Memorial Hospital.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets relates to the subdivision of the original Town Acres. High landscape qualities of the Adelaide Park Lands frontages include the Cross of Sacrifice, Brougham Gardens, and Peace Park along Brougham Place, Sir Edwin Smith Drive, and Pennington Terrace.

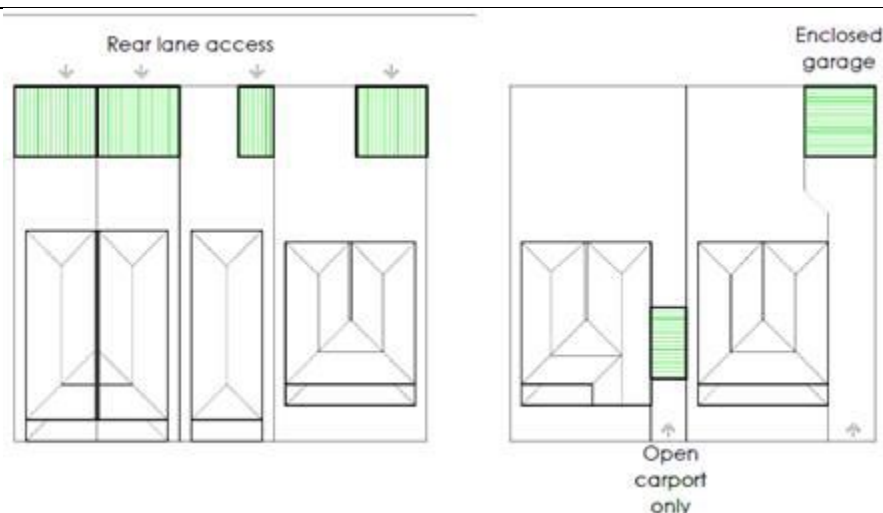
	High degree of pedestrian amenity and shelter provided by street trees and on-site landscaping. Visually interesting streetscapes. St Peters Cathedral, dating from 1869, is a major landmark and visually dominates this area, which is characterised by large institutional buildings. High quality urban realm that supports cultural and community services within the locality. Landscaping and open space breaks up building mass and provides amenity. Pedestrian comfort is supported by a high-quality public realm and limited vehicle access from King William Road and Sir Edwin Smith Drive, and Kermode Street. Drinking fountain on Kermode Street. Enamel street number plates along Brougham Place.
Representative buildings	Not identified.

North Adelaide Stanley Historic Area Statement (Adel 11)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the <i>Adelaide</i> Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the <i>Adelaide</i> Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by the <i>Adelaide</i> Park Lands. Its topography is characterised by a steep rise from Melbourne Street to Stanley Street, below which the Area is relatively flat. The ridge of the North Adelaide scarp along Kingston Terrace/Stanley Street and the frontages to the <i>Adelaide</i> Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. This Historic Area encompasses land at higher elevations characterised by low residential density and largely excludes areas of more compact housing. The high concentration of small cottages and worker housing in the lower section down from the scarp reflects the early subdivision of these Town Acres into estates for the development of more intensive residential forms, such as the speculative Chichester Gardens development, and the philanthropic mews cottages along the lower end of Stanley Street/Kingston Terrace. <u>Eras</u> 1837 to 1899 1904 - Victorian period. 1900 1904 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period.
Allotments, subdivisions	This Area is one of the lowest-density areas of Lower North Adelaide containing large residential buildings, predominantly detached dwellings, often designed in a grand manner and set in generous landscaped grounds.

and built form patterns	The Town Acre layout and later patterns of subdivision and development created large allotments, and a low-density residential character derived from moderate to generous building setbacks, orientation and patterns established by the prevailing Heritage Places, typically large-scale dwellings, some accompanied by significant outbuildings. The Area has retained much of its historic grid pattern, including major and minor streets. The cohesive pattern of setbacks is established by the dwellings, which are Heritage Places. The side setbacks are often generous and asymmetrical, with greater separation of the building and side boundary on one side. The buildings on Stanley Street, Kingston Terrace and Brougham Place take advantage of the landfall to provide semi-basement floors. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and settlement patterns as described below: <u>Kingston Terrace</u> The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage along Kingston Terrace. The historic streetscape character is also established by low-density, large one and two-storey detached dwellings with generally shallow setbacks from the primary street frontage, with small garden areas and some with spacious private gardens to the side and rear. Towards Lefevre Terrace, the streetscape is dominated by the imposing rear elevations of large mansions fronting Stanley Street. <u>Stanley Street – Brougham Place</u> The high amenity streetscape is formed by the wide street setting. The northern side of Stanley Street is characterised by two mansions set well back from the street frontage, with spacious landscaped grounds on elevated ground above Stanley Street. The remainder of this side of the street comprises large detached and semi-detached one and two-storey dwellings that are setback from the street frontage with generous garden areas. The historic character on the southern side of Stanley Street is derived from the cohesive pattern of large-scale one and two-storey detached and semi-detached dwellings of low density, generally set in generous landscaped grounds. The sloping topography presents the two-storey dwellings as single-storey in appearance to Stanley Street and Brougham Place. The building setbacks are established by Heritage Places and are generally deeper on the northern side of Stanley Street. There are outlooks across Brougham Place to the <i>Adelaide</i> Park Lands to the north and west. The Brougham Place Uniting Church at 196-210 Brougham Place, set above the ground with its dominant tall central tower, is of landmark significance. The low-scaled St Ann's College buildings at 186-195 Brougham Place with landscaped garden areas also make an important contribution to the streetscape
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	and step down the Brougham Place frontage, reflecting the topography of the locality. <u>Jerningham Street</u> (west side) The historic streetscape is characterised by more compact sites and dwellings compared with those fronting other major streets in the Historic Area and comprises single-storey dwellings with generally moderate to shallow building setbacks from the primary street frontage established by the Heritage Places with small garden areas. (The eastern side of Jerningham Street is within the Kentish Arms Historic Area.) <u>New Street</u> Minor street characterised by one and two-storey buildings on or close to frontage and providing rear laneway access to carports and garaging for residences fronting another street. and comprises of one and two storey buildings on or close to frontage. <u>Old Street</u> (north side) Minor street characterised by one and two-storey buildings on or close to frontage and providing rear access to properties fronting Stanley Street and Brougham Place. and comprises of one and two storey buildings on or close to frontage. The street is characterised by a more intimate, compact built-form character than compared to that major streets in this Area.
Architectural styles, detailing and built form features	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch and forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places. Buildings address the street frontages. Design elements of a Heritage Place, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place and are materially compatible with the building. not readily visible from the street. Second storey development located within the roof space or to the rear of the dwelling behind the ridge line of the roof and not readily visible from the street. Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. The illustration below illustrates the typical and appropriate siting of carports and garages. .-Typical and appropriate siting of carports and garages is illustrated below.



Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles, including but not limited to:

Early Victorian Houses (1837 1840s to 1869 1860s)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870s to 1899 1890s)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights.

Edwardian Houses (1900 to 1915)

Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included

	Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive <i>two-storey</i> version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. <u>Brougham Place</u> Victorian, Edwardian and Inter-war periods. Architectural styles including but not limited to Victorian villa, Mediterranean villa, Italianate Brougham Place Uniting Church and Victorian residences in St Ann's College. <u>Jerningham Street</u> Victorian period. Architectural styles include, but are not limited to, a Victorian shop with attached dwellings, Victorian detached and semi-detached cottages, and a Victorian villa. <u>Kingston Terrace</u> Victorian and Inter-war periods. Architectural styles, including but not limited to Victorian villas and Neo-Georgian villa, a Coach house relating to Nursey House fronting Stanley Street, and outbuildings relating to St Andrews fronting Stanley Street. Includes Victorian outbuildings of grand dwellings fronting Stanley Street. <u>LeFevre Terrace</u> Victorian and Inter-war periods. Architectural styles, including but not limited to Queen Anne villa and Arts and Crafts.
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	<u>New Street</u> Victorian period. Architectural styles including but not limited to Victorian villa. <u>Old Street</u> (north side) Victorian period. Victorian cottage. <u>Stanley Street</u> Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles including but not limited to Arts and Crafts, Nurney House, St Andrews, Neo-Georgian, Victorian villas, Queen Anne villas, Victorian Gothic Church, Inter-war Mediterranean, Transitional Edwardian – Inter-war, Victorian Italianate villa, Victorian Second Empire and Victorian cottages.
Building height	Apart from the significantly taller former Congregational Church building at 196 - 210 Brougham Place, there are low-scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings. The exception is the significantly taller former Congregational Church building at 196 – 210 Brougham Place. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements, including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings.

	Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by spacious garden gardens. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic of the primary street frontage. Important views to Brougham Place Uniting Church. Views and vistas of the Adelaide Park Lands from Kingston Terrace and Brougham Place. Views of the city from Stanley Street and Brougham Place properties. The fall of land associated with the North Adelaide scarp affords significant distant views to the south from elevated sites. It is also a defining characteristic of streetscapes that run across the slopes, especially Brougham Place and New Street, but also Stanley and Jerningham Streets to a lesser degree. The juxtaposition of the lower and upper sections of urban North Adelaide and their street layouts and <i>Adelaide</i> Park Lands edges near the southern end of Le Fevre Terrace is a distinctive streetscape feature. Attractive pedestrian environment providing pedestrian shelter and amenity provided by street trees and a high standard of paving and other landscaping to the public realm along Brougham Place, Stanley Street and Jerningham Street especially. Stone kerbing along Kingston Terrace and New Street. Stone in concrete kerbing along Old Street. Stone water table along Kingston Terrace, Old Street and New Street.

	Stone in the concrete water table along Frederick Street. Enamel street number plates along Stanley Street, Melbourne Street and Brougham Place. Significant views and vistas from Brougham Place to the city and from the western side of Kingston Terrace to the east. Benchmark 15 is on the corner of Stanley Street and Jerningham Street.
Representative buildings	Not Identified.

North Adelaide Kentish Arms Historic Area Statement (Adel 12)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historical evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by the Adelaide Park Lands. Its topography is characterised by a steep rise from Melbourne Street to Stanley Street, below which the Area is relatively flat. The ridge of the North Adelaide scarp along Kingston Terrace/Stanley Street and the frontages to the Adelaide Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. This Historic Area encompasses land at generally lower elevations compared to the adjoining Stanley Historic Area to the west. The high concentration of small cottages and worker housing below the scarp reflects the early subdivision of these Town Acres into estates for the development of more intensive residential forms, such as the speculative Chichester Gardens development (two hundred blocks subdivided in 1839), and the philanthropic mews cottages along the lower end of Stanley Street/Kingston Terrace. <u>Eras</u> 1837 to 1899 1901 - Victorian period. 1900 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period.
Allotments, subdivisions	This Area is characterised by intact, low-scale residential development on rectangular allotments of varying widths and sizes. The historic streetscapes are characterised by large nineteenth and early twentieth century substantial Victorian and Edwardian villas and other detached and semi-detached dwellings in a variety

and built form patterns	of forms and styles including row cottages, detached cottages and small semi-detached cottages. The Area has retained much of its historic grid pattern with major and minor streets, lanes and places. A significant feature of this Area is the distinctive, varied alignments of Terraces facing the Adelaide Park Lands. The historic built form character is established by detached and attached dwellings of low density. The far west of the Area is characterised by generally larger, wider allotments with detached dwellings merging with the more open, low-density character of the adjoining Stanley Historic Area. Narrower and smaller allotments with semi-detached dwellings are more prevalent in the remainder of the Area, including along Stanley Street and Kingston and Mann Terraces, Sussex Street, and other minor streets. Heritage Places and Representative Buildings create a cohesive pattern of shallow setbacks, including some buildings on the street frontage. Minor streets and lanes provide the majority of crossover locations for access to sites. The building setbacks from front, side and rear allotment boundaries are established by Representative Buildings and the prevailing Heritage Places. Buildings do not project forward of Heritage Places, including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 50 percent of the site. The historic built-form character of the Area is established by Heritage Places and Representative, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Arthur Street</u> The intimate historic streetscape is derived from the narrow street setting and the row of single-storey row cottages set close to the street with verandahs extending to the street frontage. <u>Bower Street</u> The distinctive historic character is derived from the narrow street setting and formed by matching single-storey row cottages on both sides of the street. These facing rows of cottages are consistently setback with small garden areas on allotments of consistent size, rhythm and pattern. <u>Colley Street</u> The historic character of the street is derived from the narrow street setting and the single-fronted cottages setback close to the street frontage with small garden areas. <u>Dunn Street</u> The historic character of the street is derived from the narrow street setting and the detached and semi-detached cottages along the eastern frontage that are set close to the street with verandahs extending to the street frontage. <u>East Pallant Street and West Pallant Street</u>
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	The historic streetscape character is derived from the narrow street setting closely sited single-storey detached and semi-detached cottages built on or close to the street frontage. These include some of Adelaide's earliest residential buildings. The pattern, siting and setbacks are established by the Heritage Places. <u>Francis Street</u> Minor street with buildings on or close to frontages. Provides access to properties fronting Kingston Terrace. <u>Francis Street East</u> The historic <i>streetscape</i> comprises a narrow street setting with single-storey row cottages set close to the street, with verandahs extending to the street frontage. Provides access to properties fronting Kingston Terrace. <u>Fuller Street</u> Minor street with buildings setback consistently. <u>Hart Street</u> The consistent historic character is established by the narrow street setting flanked by detached single-storey cottages and villas of similar form, scale and setbacks with small front gardens on allotments of similar dimensions. <u>Jerningham Street (east side)</u> This wide street provides the solitary major north-south axis in Lower North Adelaide. To the south of Stanley Street, the historic character is derived from predominantly single-storey detached cottages and row cottages set close to the street with verandahs extending to the street frontage. The exception is the two-storey State heritage dwelling on the corner of Stanley Street and Jerningham Street. To the north of Stanley Street, the historic built form character comprises single-storey villas setback from the street frontage with small garden areas. The pattern, siting and setback of dwellings are established by the Heritage Places. (The west side of Jerningham Street is in the Stanley Historic Area.) <u>Kingston Terrace</u> The high amenity <i>streetscape</i> is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character is established by the single-storey row dwellings and detached and semi-detached dwellings, generally with shallow setbacks from the primary street frontage, with small garden areas. The landscaped gardens make an important contribution to the <i>streetscape</i> setting. The primary frontage setbacks vary only slightly, but they form a coherent building line. The pattern, siting, and setback of dwellings are established by the Heritage Places and Representative Buildings. <u>MacKinnon Parade</u> The high amenity <i>streetscape</i> is formed by the wide street setting and the Adelaide Park Lands frontage. East of Dunn Street, the historic built form character is derived from single-storey detached and semi-detached dwellings that are almost exclusively Heritage Places and of similar scale, design, with consistent setbacks and landscaped front garden areas. The consistent pattern, siting and front and side setbacks of dwellings are established by the Heritage Places. To the west of Dunn Street, the historic built form is derived from predominantly single-storey detached and semi-detached dwellings set closer to the street frontage, with only slight variation in setbacks and with smaller front garden areas than to the east. <u>Mann Terrace</u>
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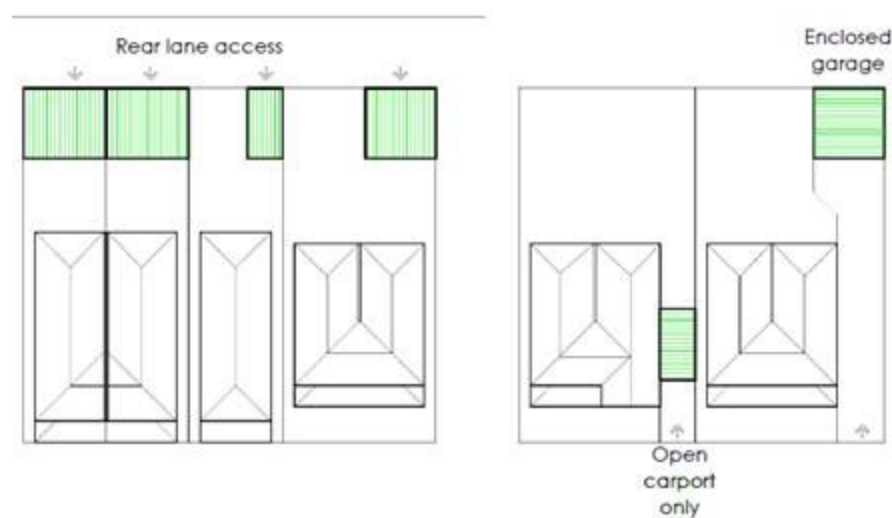
	The cohesive historic <i>streetscape</i> character is established by the narrow street setting and by the closely developed detached and semi-detached dwellings and a regular building setback from the street. The consistent pattern, siting and setback of dwellings is established by the Heritage Places and Representative Buildings. <u>Porter Street and Veronica Lane</u> Minor streets providing rear laneway access to carports and garaging for residences fronting another street. <u>Provost Street</u> The historic streetscape is formed by the narrow street setting and is characterised by single-storey detached and semi-detached dwellings built on or close to the street frontage with small front garden areas. <u>Stanley Street</u> The high amenity <i>streetscape</i> is formed by the wide street setting. The historic built form on the northern side of Stanley Street is characterised by a strong presence of single-storey detached and semi-detached dwellings and long lines of row dwellings generally with shallow setbacks from the primary street frontage established by the Heritage Places and Representative Buildings. There is a variation in setbacks between the different forms of dwellings, however, as they are in long groups of their dwelling form, their setback is viewed as coherent. The front garden areas make an important contribution to the <i>streetscape</i> setting. The historic built form character on the southern side of Stanley Street comprises closely sited single-storey detached and semi-detached dwellings with small setbacks from the street frontage and small front garden areas established by the Heritage Places. The exceptions are the two-storey Kentish Arms Hotel, which is built to the street frontage, and the two-storey Victorian house. The coherent pattern, siting and setbacks are established by the Heritage Places and Representative Buildings. <u>Sussex Street</u> The historic streetscape character and intimate streetscape are derived from a combination of the narrow street setting and the predominantly single-storey close-set semi-detached, detached, and row dwellings generally on or close to the street frontage, punctuated by some gaps in the typical historic building line. The pattern, siting and setbacks are established by the Heritage Places, except for one two-storey Victorian residence, which is deeply set back on a larger site.
Architectural styles, detailing and built form features	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch and forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages.

Design elements of a Heritage Place and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places.

Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are **materially compatible with the building. not readily visible from the street.**

Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street.

Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. **The illustration below illustrates the typical and appropriate siting of carports and garages. Typical and appropriate siting of carports and garages is illustrated below.**



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Early Victorian Houses (1837 1840s to 1869 1860s)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870s to 1899 1890s)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs

	were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration was used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1915 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive <i>two-storey</i> version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. <u>Arthur Street</u> Edwardian period. Architectural styles include but are not limited to Edwardian-Inter-war transitional style red-brick row cottages. <u>Bower Street</u> Victorian period. Architectural styles include but are not limited to late Victorian row cottages on either side of the street exhibiting matching roof and verandah profiles, materials and detailing, and facades unified by continuous verandahs. <u>Colley Street</u> Edwardian period.
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	Architectural styles include, but are not limited to, small Edwardian <i>workers'</i> cottages on the eastern side. <u>Dunn Street</u> Victorian and Edwardian periods. Architectural styles include but are not limited to late Victorian terrace (one) and Edwardian semi-detached dwellings (two) on the eastern side. <u>East Pallant Street and Mann Street</u> Victorian period. Architectural styles include but are not limited to early Victorian corner shop and dwelling of simple design. <u>Francis Street East</u> Victorian period. Architectural styles include but are not limited to Victorian row cottages on the southern side. <u>Francis Street</u> Inter-war period. Architectural styles include, but are not limited to, an Inter-war Bungalow on the southern side. <u>Hart Street</u> Victorian period. Architectural styles include but are not limited to Victorian cottages and villas. <u>Jerningham Street</u> (east side) Victorian and Inter-war periods. Architectural styles include, but are not limited to, Victorian villas between Kingston Terrace and Stanley Street on the more elevated sites, Victorian cottages south of Stanley Street, a two-story 1840s residence of English design on the corner site (78 Jerningham), and Victorian row cottages between Provost Street and MacKinnon Parade. <u>Kingston Terrace</u> Victorian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Victorian villas and cottages, Victorian Italianate, Victorian Gothic, Victorian Terrace, and Inter-war Old English Revival <u>MacKinnon Parade</u> Victorian period. Architectural styles include but are not limited to, Victorian cottage, Victorian villas and Victorian-Edwardian transitional. This includes early to late Victorian dwellings in a variety of styles, ranging from simple worker cottage to more ornate dwellings with highly decorative cast iron detailing, and the very consistent six pairs of semi-detached dwellings in a row towards the eastern end. <u>Mann Terrace</u> (north of Melbourne Street) Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian cottages and villas.
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	Articulated and gabled facades with pitched roof profiles and verandahs contribute to a highly cohesive character. <u>Mann Terrace</u> (south of Melbourne Street) Victorian, Edwardian and Inter-war periods. Architectural styles include but are not limited to Victorian cottages and villas, Victorian-Edwardian transitional and Inter-War Bungalow. Articulated and gabled facades with pitched roof profiles and verandahs contribute to a highly cohesive character. <u>Provost Street</u> Victorian and Inter-war periods. Architectural styles include but are not limited to small single-storey Victorian cottages and Inter-war Bungalow. <u>Stanley Street</u> Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles, including but not limited to Victorian and Edwardian villas and cottages, mostly detached or row dwellings, of various forms and designs, as well as examples of Victorian-Edwardian transitional style dwellings and the occasional Inter-war Bungalow. A significant feature is the concentration of similar row dwellings on the northern side, east of Fuller Street and extending through to Kingston Terrace. <u>Sussex Street</u> Victorian, Edwardian and Inter-war periods. Architectural styles include, but are not limited to, small single-storey Victorian and Edwardian cottages, Inter-war Bungalow, and a large Victorian two-storey residence. <u>West Pallant Street</u> Victorian period. Architectural styles include but are not limited to early Victorian pair of cottages and late Victorian detached cottage.
Building height	Low scale, one and two-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings Two-storey buildings contributing to the historic character—exceptions are the Kentish Arms Hotel (23-31 Stanley Street), a shop and dwelling at 68 Stanley Street, and dwellings at 78 Jerningham Street and 128 Sussex Street. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: - Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. - Brick or rendered quoin work and plinths. - Red brick and rendered chimneys. - Painted timber window frames, doors and roof trim.

	Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements, including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the <i>streetscape</i> through the use of traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by spacious garden gardens. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering.

	Rear lane access, where traditionally vehicle access is not characteristic of the primary street frontage. Views and vistas of the Adelaide Park Lands from Kingston Terrace, Mann Terrace and McKinnon Parade. Attractive pedestrian environment providing pedestrian shelter and amenity provided by street trees and a high standard of paving and other landscaping to the public realm along Stanley Street and Jerningham Street. Stone kerbing in New Street, Hart Street, Francis Street, Fuller Street, Kingston Terrace and Kingston Terrace East. Stone water table in New Street, eastern side of Old Street, Francis Street, Fuller Street, Kingston Terrace and Kingston Terrace East. Stone in concrete kerbing on the eastern side of Old Street, McKinnon Parade and Colley Street. Stone in the concrete water table in McKinnon Parade and Colley Street. Cast iron street name plates along West Pallant Street and Colley Street. Enamel street name plate along Stanley Street. Enamel street number plates along Stanley Street, Sussex Street, Finniss Street and Mann Terrace. Significant avenue of oriental plane trees along Stanley Street. Significant views east and west of Stanley Street.
Representative buildings	Identified – refer to SA planning database.

North Adelaide Finnis Historic Area Statement (Adel 13)

Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by the Adelaide Park Lands. Its topography is characterised by a steep rise from Melbourne Street to Stanley Street, below which the Area is relatively flat. The ridge of the North Adelaide scarp along Kingston Terrace/Stanley Street and the frontages to the Adelaide Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. This Historic Area encompasses lower elevations than compared to the nearby Stanley Historic Area to the north. It accommodates a range of mainly detached housing, from large-scale to modest in scale, representing a broad segment of the historic social mix of North Adelaide. <u>Eras</u> 1837 to 1899 1901 - Victorian period. 1900 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period.
Allotments, subdivisions and built form patterns	This Area is characterised by intact, low-scale residential development on rectangular allotments of varied size. The Area has retained much of its historic grid pattern with major and minor streets, lanes and places. A significant feature of this Area is the distinctive, varied alignments of MacKinnon Parade along the perimeter of the Adelaide Park Lands.

	The historic built form character is established by predominantly detached dwellings of low density, with other buildings associated with local services or institutions. The far west of the Area is characterised by generally larger, wider allotments with detached dwellings, a pattern merging with similarities to and merging with the more open, low-density character of the adjoining Stanley Historic Area. Narrower and smaller allotments with attached dwellings are more prevalent in the remainder of the Area, including along Stanley Street and Kingston and Mann Terraces, Sussex Street, and other minor streets. Typically, deep allotments of up to about 1100m² are located on the northern side of Finnis Street. Other larger allotments tend to be prominent sites facing the Adelaide Park Lands. Elsewhere, allotments are more typically in the 200-400m² range with frontages between 10 metres and 16 metres. Kathleen Lumley College occupies a large site extending from Finnis Street through to MacKinnon Parade. Generally, shallow setbacks from the primary street frontage prevail in minor streets, and more generous setbacks prevail along major streets. On larger sites, detached dwellings are set within spacious landscaped open space. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places and Representative Buildings. Buildings do not project forward of Heritage Places or Representative Buildings, including on adjacent sites, nor do buildings they extend to side boundaries other than for party walls in semi-detached and row dwellings. Heritage Places and Representative Buildings create a cohesive pattern of shallow setbacks, including buildings on the street frontage. Generally, buildings are set within landscaped grounds and extensive gardens, which typically cover 40 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Brougham Place</u> The historic streetscape and built form character for this short section of Brougham Place is characterised by corner sites with large dwellings, spacious landscaped open space and an outlook to the Adelaide Park Lands. The pattern, siting and setback of dwellings is established by the Heritage Places. <u>Finniss Street</u> The historic streetscape is formed by the relatively wide street setting and the one-story detached dwellings set back from the street frontage with front garden areas. There is generally little variation in the setbacks from the street frontage on the northern side, except that the two-storey British Hotel protrudes well forward of adjoining buildings. The dwellings on the southern side are consistently set back from the street except for the corner two-storey shop and residential building on the Finnis Street and MacKinnon Parade frontages. The area between Finnis Street and MacKinnon Parade also contains the Kathleen Lumley College site, a State Heritage Place, including three primary buildings ranging from two to four storeys. In front of these buildings on the Finnis Street side are cottages.
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	The pattern, siting and setback of dwellings is established by the Heritage Places and Representative Buildings. <u>MacKinnon Parade</u> Significant built edge with outlooks to the Adelaide Park Lands, including low-density Victorian detached dwellings, some of more substantial scale, moderately set back from the primary street frontage. The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character comprises of single-storey detached dwellings of Local Heritage value setback from the street frontage with front garden areas. The historic built form character is also formed by the visual prominence of the State Heritage listed Kathleen Lumley College, comprising three primary buildings ranging from two to four storeys. The landscaped gardens make an important contribution to the streetscape setting. <u>Edith Place</u> Minor street comprising single-storey detached and semi-detached dwellings set close to the street with verandahs extending to the street frontage (western side). The street is characterised by a more intimate, compact built form than compared to that on other streets in the Area. <u>Finnis Court</u> Minor street containing a detached dwelling close to the street frontage with a small front garden area. <u>Archer Place and Hudson Street</u> Minor streets providing rear vehicle access to properties fronting other streets. <u>Johnstone Place</u> Minor street with consistent building setbacks and providing rear laneway access for residences facing another street. <u>MacKinnon Court</u> Minor street containing compact and single-storey detached and semi-detached dwellings with consistent setbacks. <u>Newlands Lane</u> Provides a pedestrian walkway between Melbourne Street and Finnis Street.
Architectural styles, detailing and built form features	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s to the 1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch and forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street, and on corner sites, buildings provide facades that address each street frontage.

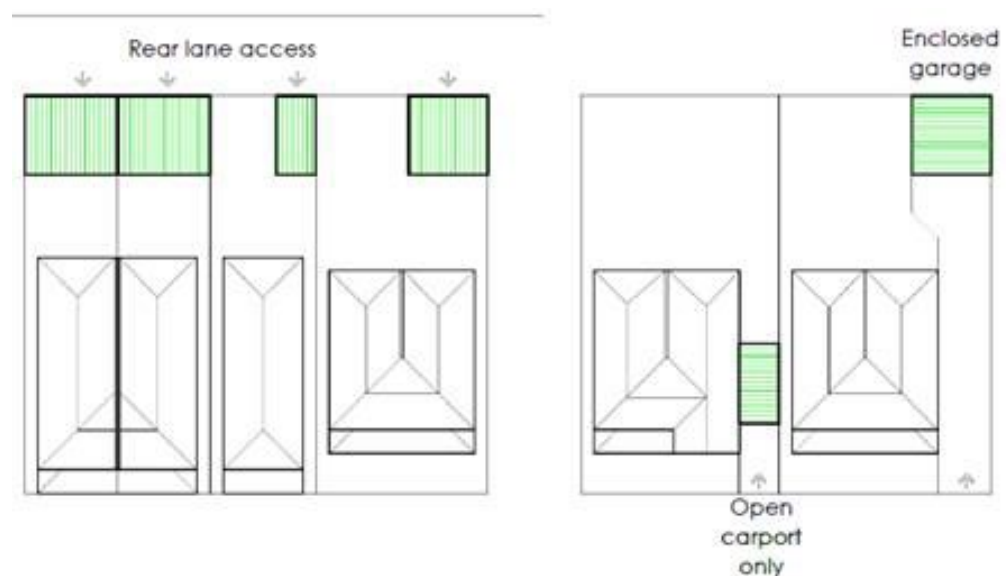
Design elements of Heritage Places and Representative Buildings such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Place or Representative Building.

Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are **materially compatible with the building, not readily visible from the street.**

Second-storey development is located within the roof space or to the rear of the dwelling behind the ridgeline of the roof.

Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. **The illustration below illustrates the typical and appropriate siting of carports and garages.**

~~Typical and appropriate siting of carports and garages is illustrated below.~~



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Early Victorian Houses (1837 1840s to 1869 1860s)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870s to 1899 1890s)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or

	two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1915 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive <i>two-storey</i> version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide from 1942 to 1950 because of the materials shortages caused by the Second World War. <u>Brougham Place</u> Edwardian and Inter-war periods. Architectural styles include but are not limited to substantial Edwardian Queen Anne and Inter-war Tudor Revival dwellings on prominent corner sites. Architectural styles include but are not limited to predominantly Victorian and some Georgian Revival villas or cottages. Prominence of the British Hotel with its fine detailing and cantilevered balcony.
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	<u>Edith Place</u> Victorian period. Architectural styles include but are not limited to Victorian detached and semi-detached cottages (western side). <u>Finnis Court</u> Victorian period. Architectural styles include but are not limited to Victorian cottages. <u>Finniss Street</u> Victorian and Inter-war periods. <u>MacKinnon Court</u> Victorian period. Architectural styles include but are not limited to Victorian detached and semi-detached cottages. <u>MacKinnon Parade</u> Victorian and Inter-war periods. Architectural styles include but are not limited to Victorian cottages and villas, and the occasional Georgian Revival residence.
Building height	Low scale, mainly one-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plans apply: • Concept Plan 25 – Kathleen Lumley College Two-storey buildings contributing to the prevailing historic character and/or of heritage value exceptions are the British Hotel and Finniss Corner (at 1-3 Finniss Street), and buildings of Heritage value (but more recent origin), ranging from two to four storeys in the Kathleen Lumley College site between Finniss Street and MacKinnon Parade. Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements, including painted timber fretwork, cast iron lacework on verandahs, finials, cover battens to gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing.

	Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the dwelling as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences, sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the streetscape through the use of traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Characterised by the linear grid of tree-lined major streets as well as minor streets and lanes, areas of original stone kerbing and guttering, landscaped front grounds to residences, and driveways/crossovers of single width where vehicle access prevails on primary street frontages. Views and vistas of the Adelaide Park Lands from Brougham Place and MacKinnon Parade. Attractive pedestrian environment providing pedestrian shelter and amenity provided by street trees and a high standard of paving and other landscaping to the public realm along major streets. Vehicle access is provided from rear laneways or minor streets. Rear lane access, where vehicle access does not prevail on primary street frontages. Stone kerbing and water table in Edith Place. Stone in concrete kerbing and water table along MacKinnon Parade. Enamel street number plates along Finnis Street and Brougham Place. Established avenue planting in Finnis Street and MacKinnon Parade.

	Prominence of the British Hotel with its fine detailing and cantilevered balcony. Visual prominence of the State Heritage Place of Kathleen Lumley College. Visual prominence to Brougham Place Uniting Church. Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and trees.
Representative buildings	Identified – refer to SA planning database.

Adelaide Historic Area Statement (Adel 14)

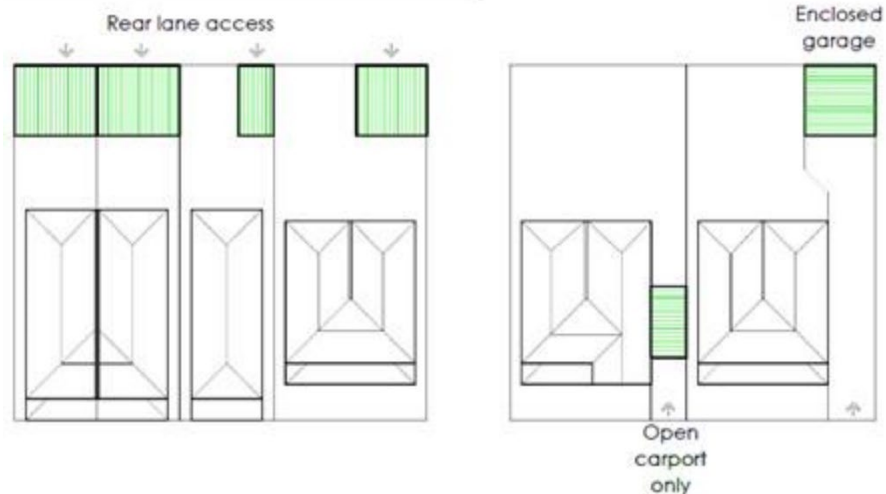
Eras, themes and context	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. Adelaide is part of the historic plan of the city of Adelaide. The historic character of Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape, which creates the physical setting and the hierarchy of wide and narrow streets, squares and gardens in the 'square mile' of Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale in proximity to the Adelaide Park Lands. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s. Residential development of the area in Victorian times was accompanied by the establishment of shops and other services. The subdivision of Town Acres into a network of minor streets and lanes lined with cottages occurred in distinct phases, most rapidly during the late 1870s and 1880s. Some small cottages were built earlier, during the 1850s and 1860s, on some minor streets (e.g. Ada Street). The historic character of the south-east corner of the city provides strong cultural and historical evidence of the creation of the colony and the consolidation of early settlement in Adelaide. Light's Plan utilised a regular grid pattern, and although the original Town Acres within the south-east corner of the city have been divided and further developed, Light's Plan has been preserved as he conceived it. Adelaide was once predominantly a residential city. The existing late nineteenth-century character of the south-east corner of the city continues to reflect this. The Area retains a broad range of residential stock, from grand villas on South and East Terraces overlooking the Adelaide Park Lands to humble cottages lining the smaller streets, established during the course of successive subdivisions. The Area also includes a collection of building types important for any community. These include St John's Anglican Church, hotels and retail premises in Hutt Street. The South Australian Company held title to many Town Acres, and until the 1860s, leased them for grazing and hay-making. On 4 January 1870, the Register newspaper noted that, particularly in the south-eastern portion of the city, the company had released allotments for sale and that this 'led to the erection of numerous cottages, many if not most of which have been built and are owned by the occupants'. The surviving cottages built in those years are typically small-scale, low-set with high-pitched roofs, small casement windows, low ceilings, and built close to neighbours. Killua Place (now Ada Street) forms part of the land originally comprising Town Acres 578 and 589 and illustrates several phases of development, typical of the Area. One house was built in 1857, with all houses on the western side of Ada Street built between 1874 and 1884 and five houses built on the eastern side in 1907. The more elaborate dwellings in the south-east corner of the city were erected for prosperous residents. Most of these grand
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	residences were built during the economic boom period of the late 1870s and 1880s. Other substantial developments occurring during this period include row terraces and additional cross streets. The main shopping centres in Adelaide were located further to the north and west, but a small retail precinct developed along the nearby Hutt Street, with corner shops in the residential streets serving local residents' needs. The south-east corner of the city has remained devoid of industry and heavy trades, which were concentrated in the western portion of the city. This has further served to preserve the residential and relatively uniform character in the south-east. <u>Eras</u> 1837 to 1899 1901 - Victorian period. 1900 1901 to 1915 1920s - Edwardian period. 1916 1920s to 1942 - Inter-war period.
Allotments, subdivisions and built form patterns	The subdivision of Town Acres in the south-east into a network of streets and lanes lined with cottages occurred in distinct phases, most rapidly during the later 1870s and 1880s, although small cottages were built from the 1850s. These cottages were built on small allotments, on the smaller streets, and fronted directly onto the footpath. The Area has retained its historic rectilinear grid with major and minor streets, lanes and places. The historic built form character is established by small-scale detached and attached dwellings exhibiting a regular pattern and rhythm of form, scale, and siting. Single-storey dwellings on or close to the primary street frontage are punctuated in places by two-storey buildings, such as terrace housing or a corner shop with residence above. St John's Church is an imposing landmark, part of a group of taller buildings including the Meeting Hall and Rectory, at 10-14 St John Street. The church has a significant presence in both Halifax and St John Streets. The regular spacing, setbacks, forms and heights of dwellings that are Heritage Places define the prevailing historic residential pattern of significance. Typically, there is either no on-site parking space for a car or else the space is situated at the rear of the dwelling. Single-storey semi-detached and attached cottages dominate the historic character in most streets, including consistent rows of compact dwellings on narrow sites. The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Ada Street</u> The intimate historic streetscape is derived from the narrowness of the street and the cohesive built form character derived from the single storey detached, semi-detached and row cottages, and their scale and close development pattern comprising of dwellings that are predominantly of Local Heritage value. The dwellings are sited on or close to the street frontage. Most have small front garden areas.

	The built form pattern is established by the regular pattern and siting of Heritage Places on individual allotments. <u>Allen Place</u> The intimate historic streetscape is derived from the narrowness of the street and the single-storey semi-detached and single-fronted cottages set close to the street frontage with small garden areas or verandahs extending to the street frontage. <u>Carrington Street (west of Hutt Street)</u> The historic streetscape is formed by the wide street setting and the historic built form character comprising of a close development pattern of single-storey detached, semi-detached and row cottages and, on the northern side, two-storey terraces. The buildings are set close to the street frontage with small garden areas or verandahs extending to the street frontage. The side and front setback pattern is established by the Heritage Places. <u>Carrington Street (east of Hutt Street)</u> The historic streetscape is formed by the wide street setting, and the historic built form character is derived from buildings that are predominantly of Local and State Heritage value, comprising a close development pattern of single-storey detached, semi-detached and row cottages, a long row of two-storey terrace houses and a corner shop-dwelling. The buildings are set close to the street frontage with small garden areas or verandahs extending to the street frontage. The side and front setback pattern is established by the Heritage Places. <u>Corryton Street (south of Halifax Street)</u> The intimate historic streetscape is derived from the narrowness of the street and the long single-storey row of Local Heritage Victorian workers' cottages on allotments of predominantly consistent size and pattern. Verandahs are built to the street frontage. <u>Corryton Street (north of Halifax Street)</u> The intimate historic streetscape is derived from the narrowness of the street and single-storey semi-detached and single-fronted detached cottages sited close to the street frontage, with small garden areas establishing a rhythm of narrow dwelling facades. <u>Gilles Street</u> The historic streetscape is formed by the wide street setting, and the historic built form character is derived from the cohesive pattern of single-storey detached and semi-detached double and single fronted cottages, villas and two-storey terraces. West of St John Street, the buildings are set close to the street frontage with small garden areas or verandahs extending to the street frontage. The side and front setback pattern is established by the Heritage Places. East of St John Street is a more open subdivision pattern containing larger, detached residences, some having deeper setbacks from the street frontage and more spacious landscaped grounds. The more open subdivision pattern and site layouts are features of a transition from the intimate cottage character of Gilles Street to the grand mansion character of East Terrace. <u>Gladstone Street</u> The intimate historic streetscape is derived from the narrowness of the street and the single-storey semi-detached and row cottages of Local Heritage value with verandahs extending to or very close to the street frontage.
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	The taller two-storey Victorian shop-dwelling and former stables built to street frontages on the corner of Gladstone Street and Carrington Street add to sense of enclosure. <u>Halifax Street (east of Hutt Street)</u> The historic streetscape is formed by the wide-open street setting, and the cohesive historic built form comprises single-storey detached and semi-detached cottages, a two-storey terrace and two large corner shop - dwellings built to both street frontages. The buildings are set close to the street frontage with small garden areas and minimal side boundary setbacks. The side and front setback pattern is established by the Heritage Places. St John's Church is a prominent landmark. The verandah of the prominent two-storey shop-dwelling on the corner of Halifax Street and Tomsey Street is situated over the public footpath. <u>Halifax Street (west of Hutt Street)</u> The historic streetscape is formed by the wide-open street setting and the historic built form comprises of single-storey detached and semi-detached cottages, villa and former two-storey former corner shop. The buildings are set close to the street frontage with small garden areas and minimal side boundary setbacks. The side and front setback pattern is established by the Heritage Places. <u>Kate Court</u> The historic streetscape is derived from the narrow street and the single-storey detached and semi-detached cottages and two-storey terraces sited close to the street frontage and with minimal side boundary setbacks. The side and front setback pattern is established by the Heritage Places. <u>Marion Street</u> The historic streetscape is derived from the narrow street and the close grouping of single-storey small detached and semi-detached cottages and row cottages sited close to the street frontage with small garden areas. The side and front setback pattern is established by the Heritage Places. <u>McLaren Court and Neales Place</u> Minor streets providing rear laneway access to carports and garaging for residences fronting Carrington or McLaren Street. <u>McLaren Street and Regent Street South</u> The intimate historic streetscape is derived from the narrowness of the street and the consistently closely sited single-storey cottages, row houses and occasional terrace of predominantly Local Heritage value sited close to the street frontage with small garden areas or verandahs extending to the street frontage. The allotments are of a consistent size and pattern. <u>Power Street</u> The historic streetscape is derived from the narrow street and the single-storey cottages and villas sited close to the street frontage, with small garden areas or verandahs extending to the street frontage. <u>Royal Avenue</u> The historic streetscape is derived from the relatively narrow street and the close pattern of single-storey cottages and villas of Local Heritage value sited close to
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	the street frontage with small garden areas. The allotments are consistent in size and pattern. <u>St John Street</u> The historic streetscape is derived from the relatively narrow street and by a group of consistently sited, single-storey villas on the western frontage, complemented by a small group of narrow fronted single-storey cottages on the eastern frontage. The north-east is dominated by the substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory. <u>Tomsey Street</u> The historic streetscape is derived from the narrow street and the single-storey detached and semi-detached cottages sited close to the street frontage, with small garden areas. <u>Vincent Place and Vincent Street</u> The historic streetscape is derived from the narrow street and the small single-storey cottages with narrow frontages sited close to the street frontage, with small garden areas or verandahs extending to the street frontage.
Architectural styles, detailing and built form features	The Adelaide Historic Area is dominated by Victorian cottages and villas, including a number of Early Victorian cottages (Ada Street and Tomsey Street). The prevailing built form features of the Area include pitched roofs (hipped and/or gable-ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. The pitch and form of the roof pitch-and-forms, and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of Heritage Places and Representative Buildings, such as verandahs, roof forms or historic detailing, maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are materially compatible with the building. not readily visible from the street. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages, and side additions are located behind the main face of the building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. The illustration below illustrates the typical and appropriate siting of carports and garages. -Typical and appropriate siting of carports and garages is illustrated below.



Undercroft parking is inconsistent with the historic character and value of the Area.

The Area is characterised by a variety of architectural styles, including but not limited to:

Early Victorian Houses (1837 ~~1840s~~ to 1869 ~~1860s~~)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low-scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows on either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later, but the low scale of these buildings often made this difficult.

Victorian Houses (1870s to 1899 ~~1890s~~)

During this period of intensive development, solid masonry houses of a range of forms and scales were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single-fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay-fronted projections. Each of these forms could be single or two-storey, and all were built in a variety of sizes and scales. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable-ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim, and cast iron brackets and frieze decoration were used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights.

Edwardian Houses (1900 to 1915 ~~1920s~~)

Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more

	picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period, distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period, imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped, and doors were often divided into three or four horizontal panels. Inter-War Houses (1916 1920s to 1943 1942) In the period between the First World War and the Second World War, new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements, and the expansive two-storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped during the period 1942 to 1950 because of the materials shortages caused by the Second World War. <u>Ada Street</u> Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian row cottages, semi-detached cottages and detached bay window cottages. Consistent pitched roof profiles, verandahs, fenestration and material. <u>Allen Place</u> Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to a cohesive group of small dwellings of a pre-WWI transitional Edwardian-Inter-war style. <u>Carrington Street (west of Hutt Street)</u> Victorian period. Exhibits a collection of architectural styles including but not limited to Victorian detached and semi-detached and Victorian row cottages and terraces. <u>Carrington Street (east of Hutt Street)</u> Victorian period.
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	Exhibits a collection of architectural styles, including but not limited to Victorian Terrace houses, Victorian corner shop-dwelling and a larger number of single-storey Victorian cottages and row cottages. <u>Corryton Street (north of Gilles Street)</u> Victorian period. Exhibits a collection of architectural styles, including but not limited to a long single-storey row of Victorian workers' cottages, with a horizontal emphasis created by common roof and verandah profiles. <u>Corryton Street (north of Halifax Street)</u> Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian semi-detached and detached cottages with a rhythm of narrow dwelling facades, fenestration, pitched roof profiles and verandahs. <u>Gilles Street</u> Victorian, Edwardian and Inter-war periods. Exhibits a collection of architectural styles, including but not limited to Bungalow, Gothic and Queen Anne influences, Victorian cottages, villas and terraces with some Gothic influences. Consistent pitched roof profiles, verandahs and fenestration. <u>Gladstone Street</u> Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian row and semi-detached cottages, taller Victorian shop-dwelling and former stables. <u>Halifax Street (east of Hutt Street)</u> Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian detached and semi-detached cottages, Victorian terraces and Victorian corner shops. Consistency of window proportions, high proportion of solid to void, pitched roof profiles and verandahs. <u>Halifax Street (west of Hutt Street)</u> Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian detached and semi-detached cottages. <u>Kate Court</u> Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian detached and semi-detached cottages and Victorian terraces. Consistent window proportions, roof forms and verandah styles. <u>Marion Street</u> Victorian period.
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	Exhibits a collection of architectural styles, including but not limited to Victorian semi-detached and detached cottages and row cottages with low front parapet lines and consistent roof and verandah forms. <u>McLaren Street and Regent Street South</u> Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian cottages, row cottages and terraces. Vertically proportioned openings and consistent form of pitched roofs and verandahs, establishing a consistent pattern punctuated by occasional two-storey terrace houses in McLaren Street. <u>Power Street</u> Victorian and Edwardian periods. Exhibits a collection of architectural styles, including but not limited to Victorian and Edwardian cottages. <u>Royal Avenue</u> Victorian and early Edwardian periods. Exhibits a collection of architectural styles including but not limited to Victorian/early Edwardian villas and cottages, including Queen Anne detailing. <u>St John Street</u> Victorian and Edwardian periods. Exhibits a collection of architectural styles, including but not limited to Edwardian, Victorian Italianate villas and Victorian cottages. Richly detailed character of St Johns Church, Meeting Halls and Rectory. <u>Tomsey Street</u> Victorian period. Exhibits a collection of architectural styles including but not limited to Victorian cottages including some of the earliest cottages in this part of Adelaide. <u>Vincent Place and Vincent Street</u> Victorian period. Exhibits a collection of architectural styles, including but not limited to Victorian cottages with narrow dwelling facades.
Building height	Low scale, predominantly one-storey residential buildings. Established by the prevailing patterns set by Heritage Places and Representative Buildings. The buildings are single-storey with the following exceptions: - Two storey Victorian dwellings in Carrington Street (302, 304, 306, 308, 346, 355, 357, 359, 361, 361A, 363, 365, 365A and 367), and at 10 Ada Street, 348 Gillies Street, 298, 364 and 366 Halifax Street, 20 Kate Street, and 66, 71 and 73 McLaren Street. - Taller St John's Church complex near corner of Halifax and St John Streets and two-storey factory in Regent Street South (1 Pope Court). Second level additions not protruding above the roof line apparent from the primary street.

	Building height, including the floor-to-ceiling clearances of each level, references the prevailing floor levels and building heights of Heritage Places and Representative Buildings within the locality.
Materials	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements include painted timber fretwork, cast iron lacework on verandahs, finials, cover battens on gables, and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent or complementary with the era and style of the building as defined by archival sources.
Fencing	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building, including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles, including: Early Victorian Houses (1837 1840s to 1869 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1899 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1915 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1916 1920s to 1943 1942)

	Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Linear grid of tree-lined streets with laneways relating to the subdivision of the original Town Acres. Intimate, enclosed <i>streetscape</i> along Ada, Gladstone, and McLaren Streets, and Regent Street South, maintained by highly consistent, closely spaced dwellings and front verandahs on or close to the frontages on both sides. Landmark qualities of St John's Church, Meeting Hall and Rectory. Landscaped open space with significant vegetation. Public and private open spaces incorporating landscaping to street frontages. Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and significant trees. Stone kerbing and water table in Ada Street.
Representative buildings	Identified - refer to SA planning database.

ATTACHMENT B**Representative Buildings in Historic Area Overlay****In Historic Area (Adel 1)**

Street address	Suburb	CT
123 Barnard Street	North Adelaide	5837/801
171 Barnard Street	North Adelaide	5546/735
158 Buxton Street	North Adelaide	5815/67
197 Childers Street	North Adelaide	6300/50
66 Mills Terrace	North Adelaide	5740/955
73 Mills Terrace	North Adelaide	5655/646

In Historic Area (Adel 2)

Street address	Suburb	CT
160 Gover Street	North Adelaide	5293/99
87 Tower Street North	North Adelaide	5682/240
89 Tower Street North	North Adelaide	5683/746

In Historic Area (Adel 6)

Street address	Suburb	CT
174 Ward Street	North Adelaide	5565/980
104 Jeffcott Street (also known as 210 Ward Street)	North Adelaide	5388/373

In Historic Area (Adel 7)

Street address	Suburb	CT
96 Gover Street	North Adelaide	5840/988

~~In Historic Area (Adel 9)~~

Street address	Suburb	CT
112 Brougham Place	North Adelaide	5949/818
99 Palmer Place	North Adelaide	5875/687

In Historic Area (Adel 12)

Street address	Suburb	CT

5 Francis Street East	North Adelaide	5385/936
9 Francis Street East	North Adelaide	5484/307
39-40 Kingston Terrace	North Adelaide	5781/734
41 Kingston Terrace	North Adelaide	5284/968
43 Kingston Terrace	North Adelaide	5126/101
25 Mann Terrace	North Adelaide	5752/345
12 Provost Street	North Adelaide	5212/949
14 Provost Street	North Adelaide	5864/64
16 Provost Street	North Adelaide	5992/242
47 Stanley Street	North Adelaide	5913/804

In Historic Area (Adel 13)

Street address	Suburb	CT
107 Mackinnon Parade	North Adelaide	5910/815

In Historic Area (Adel 14)

Street address	Suburb	CT
2 Allen Place	Adelaide	5132/74
4 Allen Place	Adelaide	5083/204
6 Allen Place	Adelaide	5223/33
8 Allen Place	Adelaide	5447/628
12 Allen Place	Adelaide	5141/37
14 Allen Place	Adelaide	5413/804
16 Allen Place	Adelaide	5878/820
18 Allen Place	Adelaide	5883/109
20-22 Allen Place	Adelaide	1326/118
241 Carrington Street	Adelaide	5800/279
271 Carrington Street	Adelaide	5894/528
353 Carrington Street	Adelaide	5093/57
404 Gilles Street	Adelaide	5322/524
422 Gilles Street	Adelaide	5599/162
424 Gilles Street	Adelaide	5278/435
293 Halifax Street	Adelaide	5825/459
301 Halifax Street	Adelaide	5898/315

Street address	Suburb	CT
305 Halifax Street	Adelaide	5898/316
307 Halifax Street	Adelaide	5898/317
341-343 Halifax Street	Adelaide	5272/698
22 Power Street	Adelaide	5902/215
24 Power Street	Adelaide	5824/167
28 Power Street	Adelaide	5719/276
30 Power Street	Adelaide	5776/798
29 Power Street	Adelaide	5299/267
25 St John Street	Adelaide	5844/768
18 Tomsey Street	Adelaide	5984/746
28 Tomsey Street	Adelaide	6132/1
30 Tomsey Street	Adelaide	5793/739
29 Tomsey Street	Adelaide	5444/619