

**North Adelaide Hill Street Historic Area Statement (Adel 1)**

HEADINGS	EXISTING TEXT TO BE DELETED	<u>PROPOSED NEW TEXT</u>
<p><i>Eras, themes and context</i></p>	<p><del>1837 to 1901 – Victorian period.</del></p> <p><del>1901 to 1920s – Edwardian period.</del></p> <p><del>1920s to 1942 – Inter-war period.</del></p> <p><del>Low and medium density cottages. Villas and terrace houses. Historically intact residential areas. Long established institutions.</del></p>	<p><u>Themes and Context</u></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The Hill Street 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.</p> <p>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.</p>

North Adelaide Hill Street Historic Area Statement (Adel 1)

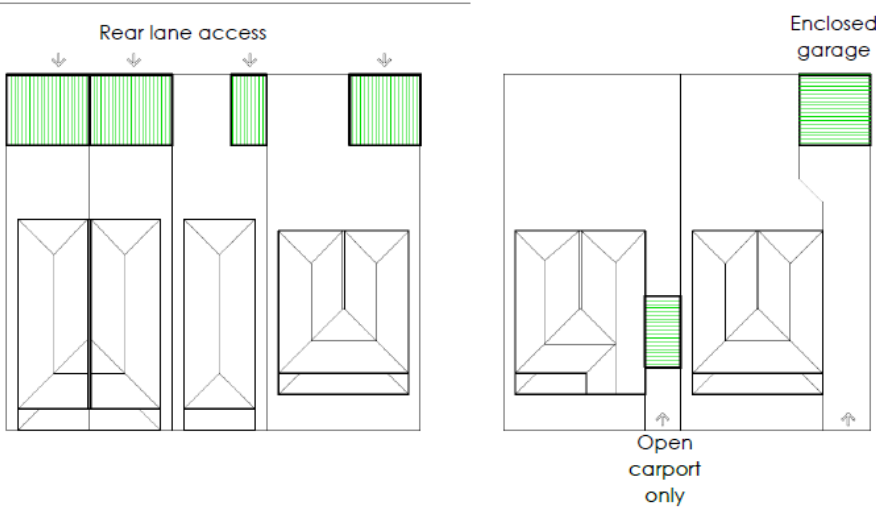
		<p>Several religious orders established west of Wellington Square during a period of economic recession when land prices were low, including St Laurence's in Buxton Street in 1867 and St Dominic's Priory in Molesworth Street in 1893.</p> <p>The topography of the City of Adelaide explains many of its 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.</p> <p><u>Eras</u></p> <p>1837 to 1901 - Victorian period.</p> <p>1901 to 1920s - Edwardian period.</p> <p>1920s to 1942 - Inter-war period.</p> <p>1950s plus - Post War period.</p>
<p><b>Allotments, subdivisions and built form patterns</b></p>	<p><del>Large allotments together with low and medium density residential. Building set-back and subdivision pattern established by Heritage Places.</del></p> <p><u>Hill Street</u></p> <p><del>Regular setbacks from primary street frontage and regular pattern and siting of Heritage Places.</del></p> <p><del>Buildings setback from the side and street frontages of the Church of Perpetual Adoration retain the views and vistas of the Church.</del></p> <p><u>Jeffcott Street</u></p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>Generally, buildings are set within landscaped grounds and extensive gardens which typically covers 50 percent of the site.</p> <p>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:</p>

	<p><del>Buildings on corner site set on or close to the primary street frontage.</del></p> <p><del><u>Barton Terrace West</u></del></p> <p><del>Buildings reinforce the setback and orientation to the Park Lands established by Heritage Places.</del></p>	<p><u>Hill Street</u></p> <p>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.</p> <p>The dwellings on the eastern side are sited close the street with small garden areas.</p> <p>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.</p> <p>The built form pattern is established by the regular pattern and siting of Heritage Places on individual allotments.</p> <p>The prominence of St Laurence’s Church is enhanced by its steeply pitched roof profile and the low scale and setback of surrounding development.</p> <p><u>Jeffcott Street</u></p> <p>The historic streetscape is formed by the wide street setting and the large traditional single story detached dwellings that are generally of a consistent building rhythm and pattern when viewed from the street and of predominantly Local Heritage value.</p> <p>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 size and pattern.</p> <p><u>Barton Terrace West</u></p> <p>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.</p> <p>There is slight variation in setbacks but when viewed from the street is coherent. The pattern, siting and setback of dwellings is established by the Heritage Places.</p> <p><u>Barnard Street</u></p> <p>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.</p>
--	---	--

		<p>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 slight variation in setbacks but when viewed from the street is coherent. The regular pattern and siting is established by the Heritage Places. The allotments are generally of consistent size and pattern.</p> <p><u>Buxton Street</u></p> <p>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 on large allotments of predominantly consistent size and pattern.</p> <p>The dwellings have landscaped gardens with generous front setbacks and the side setbacks are established by the regular pattern and siting of Heritage Places on individual allotments. The setbacks of dwellings are closer to the street frontage towards Jeffcott Street.</p> <p>The traditional corner shop abuts the north-western corner of Buxton Street and Jeffcott Street frontages and is an exception to the prevailing building set-back but complements the scale and character of the adjoining group of detached cottages on the northern frontage of Buxton Street.</p> <p>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.</p> <p><u>Childers Street</u></p> <p>The historic streetscape is formed by the wide street setting and comprises of 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.</p> <p><u>Gibbon Lane:</u></p> <p>The historic streetscape character is derived from the narrow street setting and the compact residential buildings comprising of one and two storey detached dwellings and two storey terrace housing of Local Heritage value on allotments of predominantly consistent size and pattern.</p> <p>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.</p>
--	--	---

		<p><u>Mills Terrace</u></p> <p>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.</p> <p>The historic dwellings are well setback from the street frontage and the rhythm and pattern of their siting contributes to the historic character.</p> <p><u>Molesworth Street:</u></p> <p>The historic streetscape is formed by the wide street setting and the one and two storey detached and semi-detached dwellings.</p> <p>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 on individual allotments. The allotments are of a consistent size, pattern and rhythm.</p> <p>The Church of Perpetual Adoration within the St Dominics 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.</p> <p><u>Ward Street and Strangways Terrace</u></p> <p>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.</p> <p>There is a variation in setbacks but when viewed from the street is coherent. The side and front setback pattern is established by the Heritage Places.</p> <p>Calvary Hospital is an important element of built form on a prominent corner site that contributes to the character of the Area.</p> <p><u>Queens Close, Tormore Place, Glandfield Court, Figtree Court, Strangways Place and Alder Place</u></p> <p>Minor streets with consistent building setbacks and side and rear laneway access to carports and garaging for residences fronting another street.</p> <p><u>Cardiff Street, McKay Mew, Munks Place, Priory Lane, Barnard Lane, Stuart Place and Makin Place</u></p>
--	--	--

		<p>Minor streets providing rear laneway access to carports and garaging for residences fronting another street.</p>
<p><b>Architectural styles, detailing and built form features</b></p>	<p><del>Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights.</del></p> <p><del>Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile.</del></p> <p><del>Inter War Housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version</del></p>	<p>Characterised by a range of quality design and architectural styles relating to North Adelaide's development as a residential village from the 1830s-1940s with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places and Representative Buildings.</p> <p>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.</p> <p>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.</p> <p>Roof pitch and forms and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings.</p> <p>Buildings address the street frontages.</p> <p>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.</p> <p>Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are not readily visible from the street.</p> <p>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.</p> <p>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. Typical and appropriate siting of carports and garages is illustrated below.</p>

	<p>was often known as a <u>Gentlemen's Bungalow</u>; and <u>Tudor Revival</u> style displaying steeply pitched roofs with half timber gable ends and variations of the verandah porch treatments.</p> <p>Finely detailed mansions; Cottages, villas and terraces; aged care, health care, consulting rooms and educational. Victorian Italianate villas, detached and semi-detached dwellings.</p> <p>Institutions are part of the historic fabric of North Adelaide.</p> <p><u>Mills Terrace and Strangways Terrace (west of Hill Street)</u></p> <p>Victorian, Edwardian and Inter War Housing.</p> <p>Detached dwellings, group dwellings and residential flat buildings of one or two storeys incorporating articulation, bay windows, hip or hip-gable roof profiles, verandahs, balconies and porches, set within landscaped grounds.</p> <p>Imposing townscape character of Park Lands frontages established by</p>	<p style="text-align: center;"><b>Garages and Carports</b></p>  <p>Undercroft parking is inconsistent with the historic character and value of the Area.</p> <p>The Area is characterised by a variety of architectural styles including but not limited to:</p> <p><b>Early Victorian Houses (1840s to 1860s)</b></p> <p>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 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.</p> <p><b>Victorian Houses (1870s to 1890s)</b></p> <p>During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scale 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</p>
--	--	--

	<p>various styles of detached dwellings of identified heritage value.</p> <p><u>Gibbon Lane</u></p> <p><del>Attached and detached two storey dwellings and single storey detached dwellings of Local Heritage value.</del></p> <p>Roofs are pitched and the design and composition of facades reflect traditional proportions of Heritage Places. Hill Street</p> <p>One and two storey Victorian, Edwardian and Inter-war detached and semi-detached Local and State Heritage Places.</p> <p>Prominent corner sites containing St Lawrence's Church and Calvary Hospital.</p> <p><u>Buxton Street</u></p> <p><del>Highly cohesive frontages of single storey detached Victorian and Edwardian Local Heritage Places and one and two storey State Heritage Places.</del></p> <p>Finely detailed Italianate villas.</p>	<p>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 scale. 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.</p> <p><b>Edwardian Houses (1900 to 1920s)</b></p> <p>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 &amp; 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</p> <p><b>Inter-War Houses (1920s to 1942)</b></p> <p>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</p>
--	--	--

North Adelaide Hill Street Historic Area Statement (Adel 1)

	<p><del>Traditional corner shop to north-west corner of Buxton and Jeffcott Streets.</del></p> <p><del><u>Molesworth Street</u></del></p> <p><del>Victorian, Edwardian and Inter-war housing.</del></p> <p><del>Similar semi-detached dwellings of similar architectural design to southern side and detached Victorian Italianate houses and other Local Heritage places to the northern side.</del></p> <p><del>Visual prominence of the Church of Perpetual Adoration makes a valuable contribution to the historic character of the area.</del></p> <p><del><u>Barnard Street</u></del></p> <p><del>Victorian and Inter-war housing.</del></p> <p><del>Detached and semi-detached one and two storey Heritage Places of consistent setback.</del></p> <p><del>Visual prominence of Calvary Hospital Chapel forms an important part of the street character.</del></p> <p><del><u>Jeffcott Street</u></del></p> <p><del>Victorian, Edwardian and Inter-war housing.</del></p>	<p>period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows.</p> <p>Housing development essentially stopped in North Adelaide during the period 1942 to 1950 because of the materials shortages caused by the Second World War.</p> <p><b>Post War Housing (1950s plus)</b></p> <p>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 infill or replaced earlier houses.</p> <p>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.</p> <p>The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico.</p> <p>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.</p> <p><u>Mills Terrace</u></p> <p>Victorian, Edwardian and Inter-War period.</p> <p>Exhibits a diverse collection of architectural styles including but not limited to Victorian villas, Queen Anne villas, Federation Queen Anne, Bungalow, Inter-war Mediterranean/Spanish Mission, Victorian Cottage, Georgian Revival, Inter-War Mediterranean, single fronted Victorian cottages, Tudor Gothic.</p> <p>Various styles of detached dwellings of identified Heritage value.</p> <p>Built form incorporates articulation, bay windows, hip or hip - gable roof profiles, verandahs, balconies and porches.</p> <p><u>Gibbon Lane</u></p> <p>Victorian period.</p>
--	--	---

North Adelaide Hill Street Historic Area Statement (Adel 1)

	<p>Diversity of large, traditional, single-storey Local Heritage Places of consistent character.</p> <p><u>Childers Street</u></p> <p>Victorian, Edwardian and Inter-war housing.</p> <p>Large, low density detached single-storey Local Heritage places.</p> <p><u>Barton Terrace West</u></p> <p>Victorian and Edwardian housing.</p> <p>Detached, semi-detached and group dwellings, and residential flat buildings.</p> <p>Heritage Places with orientation of dwellings to the Park Lands.</p> <p><u>Ward Street and Strangways Terrace (east of Hill Street)</u></p> <p>Calvary Hospital is visually prominent on corner site.</p> <p>Victorian single-storey detached residences of consistent architectural style, form and siting to the east of Calvary Hospital.</p>	<p>One storey Victorian villa and two storey Victorian terrace housing Local and State Heritage Places.</p> <p><u>Hill Street:</u></p> <p>Victorian, Edwardian and Inter-war period.</p> <p><u>Exhibits a collection of architectural styles including but not limited to Victorian villas, semi-detached and detached Victorian cottages, Queen Anne and Bungalow.</u></p> <p><u>Distinctive St Lawrence's Church and Calvary Hospital.</u></p> <p><u>Buxton Street</u></p> <p>Victorian, Edwardian, Inter-war and Post-War period.</p> <p>Exhibits a diverse collection of architectural styles including but not limited to Victorian villa, Queen Anne villa, Tudor Gothic, Old English Revival, Inter-War Bungalow, single and double fronted Victorian cottages.</p> <p>Traditional corner shop to north-west corner of Buxton Street and Jeffcott Street.</p> <p><u>Molesworth Street</u></p> <p>Victorian, Edwardian and Inter-war period.</p> <p>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.</p> <p>Distinctive steeply pitched roof profile of the Church of Perpetual Adoration.</p> <p><u>Barnard Street</u></p> <p>Victorian and Inter-war period.</p> <p>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.</p> <p>Distinctive Calvary Hospital Chapel.</p> <p><u>Jeffcott Street:</u></p> <p>Victorian, Edwardian and Inter-war period.</p>
--	---	--

North Adelaide Hill Street Historic Area Statement (Adel 1)

		<p>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.</p> <p><u>Childers Street:</u> Victorian, Edwardian and Inter-war period. Exhibits a collection of architectural styles including but not limited to Victorian detached and semi-detached Victorian villas, Old English Revival, Bungalow and Victorian cottages.</p> <p><u>Barton Terrace West:</u> Victorian and Edwardian period. Architectural styles include but not limited to Victorian villas and Queen Anne.</p> <p><u>Ward Street and Strangways Terrace (east of Hill Street)</u> Victorian and Inter-war period. 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.</p>
<b>Built height</b>	<p><del>Single and two storey residential.</del> <del>Note: Concept Plan.</del></p>	<p>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:</p> <ul style="list-style-type: none"> <li>• Concept Plan 31 – Calvary Hospital</li> <li>• Concept Plan 32 – St Dominic’s Priory College</li> <li>• Concept Plan 33 – Helping Hand Aged Care</li> </ul> <p>Building height, including the floor to ceiling clearances of each level, reference the prevailing floor level and building heights of Heritage Places and Representative Buildings within the locality.</p>
<b>Materials</b>	<p><del>Victorian Houses</del> <del>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.</del></p>	<p>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:</p> <p>Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered.</p> <p>Brick or rendered quoin work and plinths.</p> <p>Red brick and rendered chimneys.</p>

	<p><del>Timber framed windows and doors.</del></p> <p><del>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.</del></p> <p><del>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.</del></p> <p><u>Edwardian Houses</u></p> <p><del>Face brick walls with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.</del></p> <p><del>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.</del></p> <p><del>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.</del></p> <p><del>Masonry fencing with cast iron palisade, or timber (picket).</del></p> <p><u>Inter War Houses</u></p>	<p>Painted timber window frames, doors and roof trim.</p> <p>Vertical proportioned timber windows with double sliding sashes.</p> <p>Some elaborate decorative elements including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges.</p> <p>Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers.</p> <p>Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing.</p> <p>Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders.</p> <p>Paint colours consistent with the era and style of the dwelling as defined by archival sources.</p>
--	---	---

	<p><del>Australian-made Wunderlich roof tiles.</del></p> <p><del>Timber joinery with some use of metal framed windows.</del></p> <p><del>Typically low masonry walls, built from materials matching the main building.</del></p> <p><del>Stone and cast iron fencing.</del></p>	
<p><b>Fencing</b></p>	<p><del>Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building.</del></p> <p><del>Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.</del></p> <p><del>Solid pillars and plinths and similar fencing styles.</del></p> <p><del>Cast iron fencing to Buxton Street.</del></p>	<p>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.</p> <p>Cast iron fencing to Buxton Street.</p> <p>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.</p> <p>The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources.</p> <p>Fencing is characterised by a variety of architectural styles including:</p> <p><b>Early Victorian Houses (1840s to 1860s)</b></p> <p>Fences typically were timber pickets, paling or corrugated iron with timber capping.</p> <p><b>Victorian Houses (1870s to 1890s)</b></p> <p>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.</p> <p><b>Edwardian Houses (1900 to 1920s)</b></p> <p>Fencing contains elements of Victorian and Inter-war fencing.</p> <p><b>Inter-War Houses (1920s to 1942)</b></p> <p>Fencing was typically low masonry walls, built from materials matching the main building.</p>

North Adelaide Hill Street Historic Area Statement (Adel 1)

<p><b>Setting, landscaping, streetscape and public realm features</b></p>	<p><del>Views and vistas of the Church of Perpetual Adoration, Calvary Hospital and Calvary Hospital Chapel.</del> Landscaped grounds.</p>	<p>Linear grid of tree lined streets with laneways relating to the subdivision of the original Town Acres.</p> <p>Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden.</p> <p>Generous footpaths and verge areas, with original stone kerbing and guttering.</p> <p>Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering.</p> <p>Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage.</p> <p>Established views and vistas of the Church of Perpetual Adoration, Calvary Hospital and Calvary Hospital Chapel.</p> <p>Stone kerbing along Mills Terrace, Molesworth Street, Barnard Lane, Childers Street and Barnard Terrace West.</p> <p>Stone in concrete kerbing along Gibbon Lane and Jeffcott Street surrounding Wellington Square.</p> <p>Stone watertable along Molesworth Street, Munks Place and parts of Mills Terrace and Jeffcott Street.</p> <p>Red brick paver watertable along parts of Mills Terrace and Barnard Lane.</p> <p>Former Municipal Tramways Trust Poles along Hill Street and Ward Street.</p> <p>Blue enamel house number plates with white numbering along Childers Street, Molesworth Street, Strangways Terrace and Ward Street.</p> <p>Nature strips of generous proportion along Jeffcott Street, Barton Terrace West, Barnard Street and Ward Street.</p> <p>Significant avenues of trees along Jeffcott Street, Barton Terrace West, Childers Street, Buxton Street, Molesworth Streets and Barnard Street.</p>
<p><b>Representative buildings</b></p>	<p>[Not identified]</p>	<p>Identified - refer to SA planning database.</p>