

HISTORIC AREA STATEMENT UPDATE CODE AMENDMENT

North Adelaide Wellington Square Historic Area Statement (Adel 3)

For Consultation

October 2024

Preamble

The draft Code Amendment will amend the content of 14 existing Historic Area Statements by including additional contextual information about the existing important historical elements of the area and introduce Representative Buildings.

Each Historic Area Statement is presented on the standardised table template developed and required by Planning and Land Use Services (PLUS) and include the following elements (provided in Column 1):

- Eras, themes and context
- Allotments, subdivision and built form patterns
- Architectural styles, detailing and built form features
- Building height
- Materials
- Fencing
- Setting, landscaping, streetscape and public realm features
- Representative Buildings.

The current statement is provided in Column 2 and the proposed statement is provided in Column 3.

Diagrams have been included to assist with interpretation of the Statements and are provisional on PLUS/State Planning Commission agreement.

North Adelaide Wellington Square Historic Area Statement (Adel 3)

Elements	Current Statement	Proposed Draft Statement
<p>Eras, themes and context</p>	<p>1837 to 1901 – Victorian period. 1901 to 1910 – Edwardian period. 1920's to 1942 – Inter-war period. Mansions; historic low and medium density detached and semi-detached residential development such as typical cottages and terrace houses.</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 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 provide evidence of a different way of life to that experienced by the residents of the more substantial villas.</p> <p>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) though to and including the Inter-war period.</p> <p><u>Eras</u></p> <p>1837 to 1901 - Victorian period. 1901 to 1920's - Edwardian period. 1920's to 1942 - Inter-war period.</p>
<p>Allotments, subdivisions and built form patterns</p>	<p>Range of subdivision patterns including large allotments together with low and medium density residential development on narrow frontages. Childers Street Consistently sited row cottages on north side.</p>	<p>This Area is characterised by low density residential development on rectangular allotments of varying widths and sizes.</p> <p>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.</p>

	<p>Varying setbacks on south side.</p> <p>Gover Street</p> <p>Generous scale and siting of heritage placed on south side (west of Mansfield Street).</p> <p>Jeffcott Street</p> <p>North of Childers Street, consistent and intensive built form edge to the eastern frontage sited on or close to the primary street frontage. South of Childers Street, buildings sited close to the primary street frontage.</p> <p>Barton Terrace West</p> <p>Cohesive edge along Barton Terrace West.</p>	<p>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.</p> <p>Heritage Places and Representative Buildings create a cohesive pattern of shallow as well as examples of deeper building setbacks from the primary street frontages.</p> <p>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 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 40 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><u>Barton Terrace West</u></p> <p>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.</p> <p><u>Childers Street</u></p> <p>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.</p> <p>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.</p> <p><u>Gover Street</u></p> <p>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.</p> <p>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.</p>
--	---	--

		<p><u>Hack Street</u></p> <p>The intimate historic character of this narrow street is derived from single storey detached cottages setback with small front garden areas and single width carparking, plus rear access to residences on Jeffcott Street.</p> <p><u>Jeffcott Street (east side)</u></p> <p>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.</p> <p>To the north of Childers Street, the historic streetscape is intact and comprises of single storey row cottages with a consistent and intensive built form edge on or close to the street frontage with small garden areas.</p> <p><u>Mansfield Street</u></p> <p>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 setback close to the street with small front garden areas. The allotments and buildings are of a consistent size, pattern and rhythm.</p> <p><u>Travers Place</u></p> <p>Minor street characterised by detached dwellings and row cottages with consistent building setbacks and providing rear laneway access for residences on Barton Terrace West.</p> <p><u>Tynte Place</u></p> <p>Is a minor street with consistent building setbacks and provides rear access to a dwelling fronting Gover Street.</p> <p>The historic character comprises of consistently setback single storey, single and double fronted detached and semi-detached cottages with small front garden areas or with verandahs extending to the street frontage. The allotments are of a consistent size, pattern and rhythm.</p> <p><u>Tower Street North</u></p> <p>Minor street comprising of single storey detached and semi-detached dwellings and provides rear laneway access for residences fronting another street.</p> <p><u>Fenchurch Street, Glover Place and Gover Place West</u></p> <p>Minor streets providing rear laneway access for non-character and character residences fronting another street.</p> <p><u>Barton Place, Childers Court, Curtin Lane, David Street, Davies Place, Greenock Court, Lombard Street and Tasker Lane</u></p> <p>Minor streets with consistent building setbacks and provides rear laneway access to residences fronting another street.</p>
--	--	---

		With the exception of Barton Place and Taskers Lane, these streets predominantly comprise of non-character buildings.
Architectural styles, detailing and built form features	<p>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.</p> <p>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.</p> <p>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 was often known as a Gentlemen's</p>	<p>Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s-1940s, with varying localised concentrations of styles which are exhibited by the Heritage Places and Representative Buildings.</p> <p>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, together with 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>

Bungalow; and Tudor Revival style displaying steeply pitched roofs with half timber gable ends and variations of the verandah porch treatments.

Elegant and finely detailed mansions; Large Villas set on large allotments.

Childers Street

Victorian, Edwardian and Inter-war housing.

Single storey Local Heritage Places, including consistently sited single-storey row cottages, detached cottages and the occasional terrace house with narrow frontages on the northern side and on the southern side, detached and attached cottages with varying setbacks.

Continuity of verandahs and parapets and roof profiles.

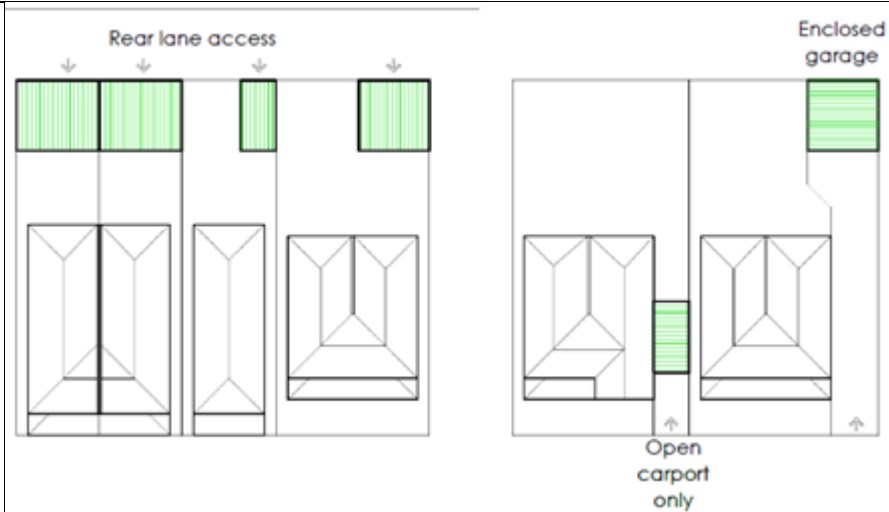
Single storey detached or semi-detached cottages on the southern side.

Gover Street

Victorian and Edwardian housing.

Primarily single storey detached dwellings.

Generous scale and siting patterns of Heritage Places to the southern side of



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 (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 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 1890s)

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 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

	<p>street west of Mansfield Street.</p> <p>Jeffcott Street</p> <p>Diversity of traditional dwelling types reflecting the different stages of early Victorian residential development.</p> <p>Low scale row dwellings (north of Childers Street).</p> <p>Larger detached bay window and gable fronted villas on individual sites.</p> <p>Continuity of roof and verandah profiles north of Childers Street.</p> <p>Barton Terrace West</p> <p>Highly modified character.</p> <p>Victorian and Edwardian housing.</p> <p>One or two storey detached or semi detached dwellings.</p> <p>Hack Street</p> <p>Intimate character derived from Victorian single storey detached cottages.</p> <p>Single width car parking.</p> <p>Mansfield Street</p> <p>Single storey detached, semi detached and row cottages.</p>	<p>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>Edwardian Houses (1900 to 1920s)</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 & 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>Inter-War Houses (1920s to 1942)</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 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><u>Barton Terrace West</u></p> <p>Victorian and Edwardian period.</p> <p>Exhibits a diverse collection of architectural styles including but not limited to Queen Anne villa, Victorian cottages, villas and shop.</p> <p>Distinctive Ru Rua Mansions.</p> <p><u>Childers Street</u></p> <p>Victorian, Edwardian and Inter-War period.</p>
--	---	--

		<p>Exhibits a diverse collection of architectural styles including but not limited to Estonian Hall, Edwardian villa, Bungalow and Victorian villas, cottages and terraces.</p> <p>Continuity of parapets, verandahs and roof profiles.</p> <p><u>Gover Street</u></p> <p>Victorian and Edwardian period.</p> <p>Exhibits a diverse collection of architectural styles including but not limited to Queen Anne villas, Victorian Italianate and Victorian terraces, villas and cottages.</p> <p><u>Hack Street</u></p> <p>Victorian period.</p> <p>Architectural styles include but not limited to Victorian cottages.</p> <p><u>Jeffcott Street (east side)</u></p> <p>Victorian and Inter-war period.</p> <p>Exhibits a diverse collection of architectural styles including but not limited to Victorian cottages, Victorian former shop, Victorian Italianate, Estonian Hall and Gothic cottage.</p> <p>Continuity of roof and verandah profiles north of Childers Street.</p> <p><u>Lombard Street</u></p> <p>Inter-war period.</p> <p>Architectural styles include but not limited to Inter-war Bungalow.</p> <p><u>Mansfield Street and Travers Place</u></p> <p>Victorian period.</p> <p>Architectural styles include but not limited to Victorian cottages.</p> <p><u>Taskers Lane</u></p> <p>Victorian period.</p> <p>Architectural styles include but not limited to Victorian row cottages.</p> <p><u>Tower Street North</u></p> <p>Victorian, Edwardian and Inter-war period.</p> <p>Architectural styles include but not limited to Victorian cottages and Edwardian villas and early Bungalow.</p>
Built height	Low scale, one and two storey residential.	Low scale, one and two storey residential established by the prevailing patterns set by Heritage Places and Representative Buildings.

	<p>Single storey in appearance along the Childers Street, Gover Street, Jeffcott Street, Hack Street and Mansfield Street frontages.</p>	<p>Predominantly single storey buildings along the Childers Street, Gover Street, Jeffcott Street, Hack Street and Mansfield Street frontages.</p> <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 in the Area.</p>
<p>Materials</p>	<p>Victorian Houses Bluestone, limestone or sandstone, with brick or rubble side and rear walls. Timber framed windows and doors. Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration. Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses. Edwardian Houses Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material. Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding. Timber framed windows and doors. Windows often grouped and doors often</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 with brick or rubble side and rear walls.</p> <p>Brick, moulded render or rendered quoin work and plinths.</p> <p>Red brick and rendered chimneys.</p> <p>Painted timber framed window, doors and roof trim.</p> <p>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.</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 (later 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>divided into three or four horizontal panels.</p> <p>Masonry fencing with cast iron palisade, or timber (picket).</p> <p>Inter-War Houses</p> <p>Australian-made Wunderlich roof tiles.</p> <p>Timber joinery with some use of metal framed windows.</p> <p>Typically low masonry walls, built from materials matching the main building.</p>	
<p>Fencing</p>	<p>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. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.</p> <p>Front fences of stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry.</p> <p>Brick, rendered masonry and timber side fences on secondary street frontages.</p> <p>Rear and side fences (behind main face of</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>Brick, rendered masonry and timber side fences on secondary street frontages.</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>Early Victorian Houses (1840s to 1860s)</p> <p>Fences typically were timber pickets, paling or corrugated iron with timber capping.</p> <p>Victorian Houses (1870s to 1890s)</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>Inter-War Houses (1920s to 1942)</p> <p>Fencing was typically low masonry walls, built from materials matching the main building.</p>

	building) of corrugated metal sheeting.	
Setting, landscaping, streetscape and public realm features	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 and high quality paving and landscaping. Existing vehicle access points along Barton Terrace West. Hack Street. Intimate character of narrow streets.	<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 vehicle access does not prevail on primary street frontage.</p> <p>Hack Street - intimate character of narrow street.</p> <p>Stone kerbing along Childers Street and Jeffcott Street.</p> <p>Cast iron street name plates on Fenchurch Street.</p> <p>Blue enamel house number plates on Childers Street and Gover Street.</p> <p>Nature strips of generous proportion along Jeffcott Street and Barton Terrace West.</p> <p>Significant avenue of trees along Jeffcott Street, Gover Street and Childers Street.</p> <p>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.</p> <p>Street trees, high quality paving and landscaping.</p>
Representative buildings	[Not identified]	Identified - refer to SA planning database.