

# HISTORIC AREA STATEMENT UPDATE CODE AMENDMENT

## Adelaide Historic Area Statement (Adel 14)

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.

## Adelaide Historic Area Statement (Adel 14)

Elements	Current Statement	Proposed Draft Statement
<p><b>Eras, themes and context</b></p>	<p><del>Cultural and historic evidence of the creation of the colony and the consolidation of early settlement in Adelaide.</del></p> <p><del>1837 to 1901 – Victorian period.</del></p> <p><del>1901 to 1920s – Edwardian period.</del></p> <p><del>1920's to 1942 – Inter war period.</del></p> <p><del>Broad range of residential stock, from nearby grand villas / mansions on South and East Terraces overlooking the Park Lands (1870-1880) to humble cottages lining the smaller street.</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>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.</p> <p>Significant features include the natural and cultural landscape which creates the physical setting and the hierarchy of wide and narrow streets, and 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.</p> <p>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 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 later 1870s and 1880s. Some small cottages were built earlier, during the 1850s and 1860s, on some minor streets (e.g. Ada Street).</p> <p>The historic character of the south-east corner of the city provides strong cultural and historic evidence of the creation of the colony and the consolidation of early settlement in Adelaide.</p> <p>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.</p> <p>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</p>

		<p>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 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.</p> <p><u>Eras</u></p> <p>1837 to 1901 - Victorian period.</p> <p>1901 to 1920's - Edwardian period.</p> <p>1920s to 1942 - Inter-War Houses</p>
<p><b>Allotments, subdivisions and built form patterns</b></p>	<p><del>Subdivision of town acres in the south-east into a network of streets and lanes.</del></p> <p><del>Ada Street</del></p> <p><del>Close development pattern of residences.</del></p> <p><del>Carrington Street (east of Marion Street)</del></p> <p><del>Consistent setback of Heritage Places.</del></p> <p><del>Carrington Street (west of Marion Street)</del></p> <p><del>Close siting.</del></p> <p><del>Corryton Street (north of Halifax Street)</del></p> <p><del>Single-storey semi-detached and detached cottages sited close to the street frontage.</del></p> <p><del>Castle Street</del></p> <p><del>Closely sited to the street with narrow frontages.</del></p>	<p>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.</p> <p>The Area has retained its historic rectilinear grid with major and minor streets, lanes and places.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The regular spacing, setbacks, forms and heights of dwellings that are Heritage Places define the prevailing historic residential pattern of significance.</p> <p>Typically, there is either no on-site parking space for a car or else space is situated at the rear of the dwelling.</p> <p>Single-storey semi-detached and attached cottages dominate the historic character in most streets including consistent rows of compact dwellings on narrow sites.</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>Gilles Street</u> Close pattern of development. <del>East of St John Street is a more open subdivision pattern.</del></p> <p><u>Gladstone Street</u> Sited close to the street frontage.</p> <p><u>Halifax Street (east of Hutt Street)</u> <del>Single storey detached and semi-detached cottages of a consistent built form character and the occasional terrace house.</del> <del>St John's Church is a prominent landmark.</del></p> <p><u>Halifax Street (west of Hutt Street)</u> <del>Single storey attached and detached cottages, a large bay window residence and a two-storey Victorian former corner shop.</del></p> <p><u>Kate Court</u> <del>Dwellings sited close to the street frontage.</del></p> <p><u>Marion Street</u> Close grouping of 19th century small semi-detached and detached cottages and row cottages.</p> <p><u>McLaren Street and Regent Street South</u></p>	<p><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 scale and close development pattern 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.</p> <p>The built form pattern is established by the regular pattern and siting of Heritage Places on individual allotments.</p> <p><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.</p> <p><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 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.</p> <p><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 of predominantly of Local and State Heritage value comprising of closely sited single-storey detached, semi-detached and row cottages, 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.</p> <p><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.</p> <p><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.</p> <p><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 frontages</p>
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	<p><del>Closely sited, single-storey cottages and row houses.</del></p> <p><u>Royal Avenue</u></p> <p><del>Close pattern of development.</del></p> <p><u>St. John Street</u></p> <p><del>The north-east townscape is dominated by the substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory. Western frontage group of consistently sited dwellings. Eastern frontage small group of narrow fronted cottages.</del></p> <p><u>Tomsey Street</u></p> <p><del>Single-storey semi-detached and detached cottages.</del></p>	<p>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.</p> <p>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.</p> <p><u>Gladstone Street</u></p> <p>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.</p> <p>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.</p> <p><u>Halifax Street (east of Hutt Street)</u></p> <p>The historic streetscape is formed by the wide-open street setting and the cohesive historic built form comprises of single storey detached and semi-detached cottages, two-storey terrace and two large corner shops - 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.</p> <p>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.</p> <p><u>Halifax Street (west of Hutt Street)</u></p> <p>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.</p> <p>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.</p> <p><u>Kate Court</u></p> <p>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.</p> <p><u>Marion Street</u></p> <p>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.</p>
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		<p><u>McLaren Court and Neales Place</u></p> <p>Minor streets providing rear laneway access to carports and garaging for residences fronting Carrington or McLaren Street.</p> <p><u>McLaren Street and Regent Street South</u></p> <p>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.</p> <p><u>Power Street</u></p> <p>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.</p> <p><u>Royal Avenue</u></p> <p>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 the street frontage with small garden areas. The allotments are of a consistent size and pattern.</p> <p><u>St John Street</u></p> <p>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.</p> <p>The north-east is dominated by the substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory.</p> <p><u>Tomsey Street</u></p> <p>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.</p> <p><u>Vincent Place and Vincent Street</u></p> <p>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.</p>
<p><b>Architectural styles, detailing and built form features</b></p>	<p><u>Ada Street</u>  A variety of dwellings, including row cottages, small semi-detached cottages and detached bay window cottages</p>	<p>The Adelaide Historic Area is dominated by Victorian cottages and villas, including a number of Early Victorian cottages (Ada Street and Tomsey Street).</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</p>

make up this historic townscape.

A sense of intimacy and enclosure is derived from the narrowness of the street.

Consistent pitched roof profiles, verandahs, fenestration and material.

Carrington Street (east of Marion Street)

Comprises single storey detached, semi-detached and row cottages, terrace houses and contemporary attached dwellings.

Vertically proportioned openings, pitched roofs and verandahs.

Carrington Street (west of Marion Street)

Single storey cottages, row cottages, and terrace houses with historic window proportions, pitched roof profiles, verandah.

Castle Street

Small semi-detached and detached cottages and the single terrace with verandahs along the street and pitched roofs.

Corryton Street (north of Halifax Street)

Single storey semi-detached and detached cottages sited close to the street frontage

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.

Roof pitch and forms and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings.

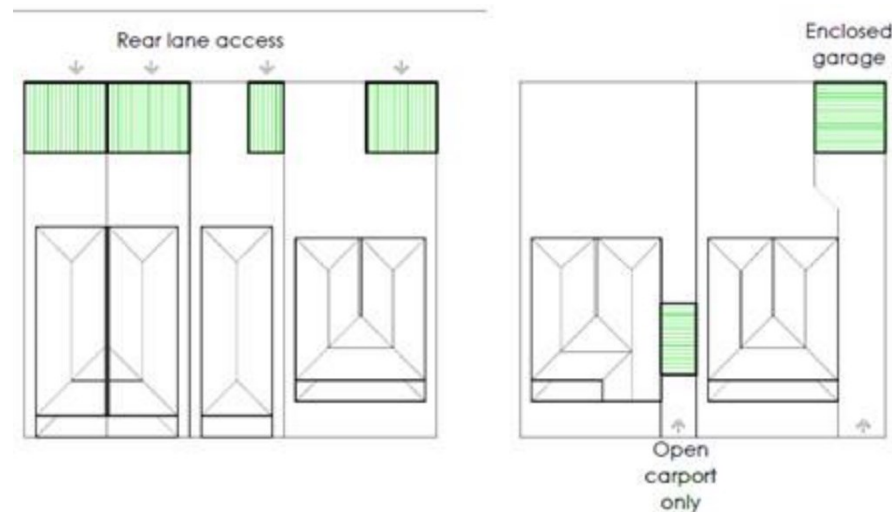
Buildings address the street frontages.

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 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. 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 (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

	<p><del>establishing a rhythm of narrow dwelling facades, fenestration, pitched roof profiles and verandahs.</del></p> <p><u>Corryton Street (south of Halifax Street)</u></p> <p><del>Long single-storey row of cottages, with a horizontal emphasis created by the common roof, verandah profiles.</del></p> <p><u>Gilles Street</u></p> <p><del>Intimate attached and detached cottages with consistent fenestration, pitched roof profiles and verandah styles.</del></p> <p><del>Large detached residences set in landscaped ground east of John Street.</del></p> <p><del>Variety of architectural forms.</del></p> <p><u>Gladstone Street</u></p> <p><del>Single-storey row and semi-detached cottages sited close to the street frontage. Intimacy and sense of enclosure from horizontal form of dwellings.</del></p> <p><u>Halifax Street (east of Hutt Street)</u></p> <p><del>Detached and semi-detached cottages and the occasional terrace house, sited close to the street frontage with minimal side boundary set-backs and</del></p>	<p>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, 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 and 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</p>
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	<p>having consistency of window proportions, the high proportion of solid to void, pitched roof profiles and verandahs.</p> <p>St John's Church is a prominent landmark.</p> <p><u>Halifax Street (west of Hutt Street)</u></p> <p>Attached and detached cottages, a large bay window residence and a two-storey Victorian former corner shop.</p> <p><u>Kate Court</u></p> <p>Semi-detached cottages, detached gable-fronted cottages and terrace house sited close to the street frontage, with consistent window proportions, roof forms and verandah styles.</p> <p><u>Marion Street</u></p> <p>Close grouping of 19th century small semi-detached and detached cottages and row cottages with low front parapet line and consistent roof and verandah forms.</p> <p><u>McLaren Street and Regent Street South</u></p> <p>Closely sited cottages and row houses with vertically proportioned openings and the consistent form of pitched roofs and verandahs.</p>	<p>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.</p> <p>Housing development essentially stopped during the period 1942 to 1950 because of the materials shortages caused by the Second World War.</p> <p><u>Ada Street</u></p> <p>Victorian period.</p> <p>Exhibits a collection of architectural styles including but not limited to Victorian row cottages, semi-detached cottages and detached bay window cottages.</p> <p>Consistent pitched roof profiles, verandahs, fenestration and material.</p> <p><u>Allen Place</u></p> <p>Edwardian and Inter-war period.</p> <p>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.</p> <p><u>Carrington Street (west of Hutt Street)</u></p> <p>Victorian period.</p> <p>Exhibits a collection of architectural styles including but not limited to Victorian detached and semi-detached and Victorian row cottages and terraces.</p> <p><u>Carrington Street (east of Hutt Street)</u></p> <p>Victorian period.</p> <p>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.</p> <p><u>Corryton Street (north of Gilles Street)</u></p> <p>Victorian period.</p> <p>Exhibits a collection of architectural styles including but not limited to long single-storey row of Victorian workers cottages, with a horizontal emphasis created by common roof and verandah profiles.</p> <p><u>Corryton Street (north of Halifax Street)</u></p> <p>Victorian period.</p>
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	<p><u>Royal Avenue</u> Cottages and villas.</p> <p><u>St. John Street</u> Substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory. Consistently sited, gable-fronted villas to western frontage. Small group of narrow fronted cottages on the eastern frontage.</p> <p><u>Tomsey Street</u> Semi-detached and detached cottages.</p>	<p>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.</p> <p><u>Gilles Street</u> Victorian, Edwardian and Inter-war period. 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.</p> <p><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.</p> <p><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.</p> <p><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.</p> <p><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.</p> <p><u>Marion Street</u> Victorian period. Exhibits a collection of architectural styles including but not limited to Victorian semi-detached and detached cottages and row cottages with low front parapet line and consistent roof and verandah forms.</p>
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		<p><u>McLaren Street and Regent Street South</u></p> <p>Victorian period.</p> <p>Exhibits a collection of architectural styles including but not limited to Victorian cottages, row cottages and terraces.</p> <p>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.</p> <p><u>Power Street</u></p> <p>Victorian and Edwardian period.</p> <p>Exhibits a collection of architectural styles including but not limited to Victorian and Edwardian cottages.</p> <p><u>Royal Avenue</u></p> <p>Victorian and Edwardian period.</p> <p>Exhibits a collection of architectural styles including but not limited to Victorian villas and cottages including Queen Anne detailing.</p> <p><u>St John Street</u></p> <p>Victorian and Edwardian period.</p> <p>Exhibits a collection of architectural styles including but not limited to Edwardian, Victorian Italianate villas and Victorian cottages.</p> <p>Richly detailed character of St Johns Church, Meeting Halls and Rectory.</p> <p><u>Tomsey Street</u></p> <p>Victorian period.</p> <p>Exhibits a collection of architectural styles including but not limited to Victorian cottages including some of the earliest cottages in this part of Adelaide.</p> <p><u>Vincent Place and Vincent Street</u></p> <p>Victorian period.</p> <p>Exhibits a collection of architectural styles including but not limited to Victorian cottages with narrow dwelling facades.</p>
<b>Building height</b>	<u>Low scale.</u>	Low scale, predominantly one storey residential established by the prevailing patterns set by Heritage Places and Representative Buildings. The buildings are single storey with the following exceptions:

		<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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).</li> </ul> <p>Second level additions not protruding above the roof line apparent from the primary street.</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 within the locality.</p>
<p><b>Materials</b></p>	<p><u>Victorian Houses</u>  <del>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.</del>  <del>Timber framed windows and doors.</del>  <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>  <del>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>  <del>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.</del>  <del>Unglazed terracotta Marseilles roof tiles,</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> <ul style="list-style-type: none"> <li>Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered.</li> <li>Brick or rendered quoin work and plinths.</li> <li>Red brick and rendered chimneys.</li> <li>Painted timber window frames, doors and roof trim.</li> <li>Vertical proportioned timber windows with double sliding sashes.</li> <li>Some elaborate decorative elements including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges.</li> <li>Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers.</li> <li>Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing.</li> <li>Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders.</li> </ul> <p>Paint colours consistent with the era and style of the building as defined by archival sources.</p>

	<p>corrugated iron roof cladding.</p> <p>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.</p> <p>Masonry fencing with cast iron palisade, or timber.</p> <p><u>Inter-War Houses</u></p> <p>Australian-made Wunderlich roof tiles.</p> <p>Timber joinery with some use of metal framed windows.</p> <p>Typically low masonry fencing, built from materials matching the main building.</p>	
<p><b>Fencing</b></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>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>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>Brick, rendered masonry and timber side fences on secondary street frontages.</p> <p>Rear and side fences (behind main face of building) of corrugated metal sheeting.</p> <p><u>Corryton Street (south of Halifax Street)</u></p> <p>Continuous 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>
<p><b>Setting, landscaping, streetscape and public realm features</b></p>	<p>A sense of intimacy and enclosure to Ada, Gladstone, McLaren, Streets, and Regent Street South.</p> <p>Landmark qualities of St John's Church, Meeting Hall and Rectory.</p> <p>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.</p>	<p>Linear grid of tree lined streets with laneways relating to the subdivision of the original Town Acres.</p> <p>Intimate, enclosed streetscape 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.</p> <p>Landmark qualities of St John's Church, Meeting Hall and Rectory.</p> <p>Landscaped open space with significant vegetation.</p> <p>Public and private open spaces incorporating landscaping to street frontages.</p> <p>Vehicle access is via minor streets, side and rear lanes.</p> <p>Vehicle access points have been designed and located to maintain historic kerbing and significant trees.</p> <p>Stone kerbing and water table in Ada Street.</p>
<p><b>Representative buildings</b></p>	<p>[Not identified]</p>	<p>Identified - refer to SA planning database.</p>