

HISTORIC AREA STATEMENT UPDATE CODE AMENDMENT

North Adelaide Margaret Street Historic Area Statement (Adel 7)

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.

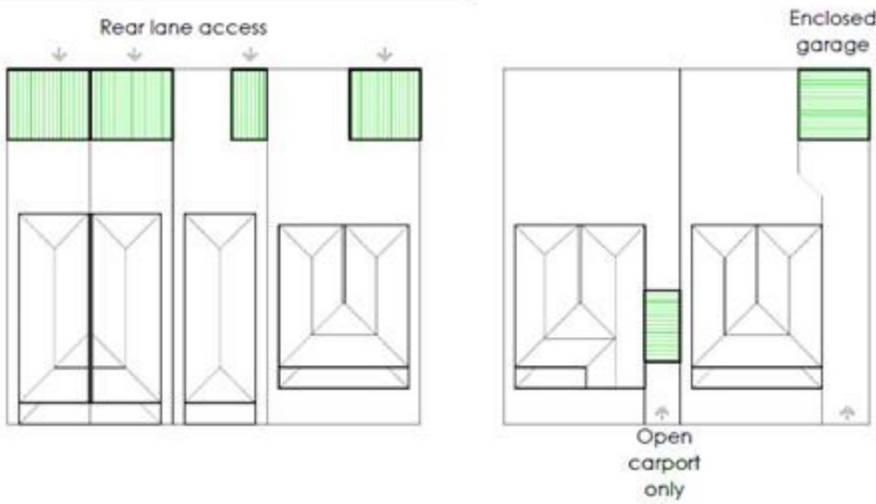
North Adelaide Margaret Street Historic Area Statement (Adel 7)

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

Allotments, subdivisions and built form patterns	~~Continuous built form edge in an historic landscape.~~ <u>Gover Street</u> ~~Regular pattern of Heritage Places addressing the principal road frontage with a consistent building setback from the street.~~ <u>Tynte Street</u> ~~Buildings set close to the street frontage west of Margaret Street.~~ ~~Buildings with deeper setbacks east of Margaret Street.~~ ~~Buildings abut the street frontage on the intersection of Tynte and Margaret Street.~~ <u>Archer Street</u> ~~Buildings situated close to the street frontage.~~ <u>Ward Street</u> ~~Individual dwellings set close to the street.~~ <u>Beviss Street</u> ~~Consistently sited.~~ <u>Curtis Street</u> ~~Buildings built close to the street frontage.~~	This Area is characterised by intact low density residential development on rectangular allotments of varying widths and sizes, along with some non-residential buildings which are fewer in number than dwellings. The Area has retained much of its historic grid pattern with major and minor streets, lanes and places. The historic built form character is established by detached and attached dwellings often forming a continuous or near-continuous built edge to the street interspersed with historic main street (business and institutional) elements in Tynte and Archer Streets. Buildings tend to be smaller in scale in minor streets, and more substantial, including terrace housing and institutional buildings, in major (east-west) streets. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places on adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Heritage Places and Representative Buildings create a cohesive pattern of shallow setbacks, including buildings on the street frontage. Minor streets and lanes provide majority of crossover locations for access to sites The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and settlement patterns as described below: <u>Archer Street</u> The distinctive historic character is formed by the narrow street setting (20 m), and village main street pattern of one and two storey residential and non-residential buildings, including former hotel, church, and church hall, sited on or close to the street frontage with small garden areas. The historic character generally comprises of detached, semi-detached and row dwellings of low or medium density on allotments of consistent size, pattern, and rhythm. The street is characterised by a cohesive, strong building line set behind small garden areas along both sides of the street. The taller institutional buildings on north side provide a with some variation in height. <u>Beviss, Curtis, Little Archer, Margaret, Murray and Ralston Streets</u> The intimate historic character is established by the narrow width of the street and single storey detached and semi-detached dwellings set close to the street with small front gardens and consistent size, pattern and rhythm. <u>Boulton Street</u> Minor street with semi-detached dwellings set close to the street frontage with small garden areas.
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	<u>Murray Street</u> ~~Closely sited semi-detached cottages.~~	<u>Centenary Street</u> Minor street connecting Archer and Ward Streets along western edge of the Historic Area and providing secondary frontages only within the Historic Area. <u>George Street</u> The intimate historic character is established by the narrow street which is truncated by the school site at the eastern end, and one and two storey buildings sited on or close to the street creating an enclosed streetscape with consistent setbacks. The street is characterised by single-storey row cottages on southern side and the two-storey former sawmill building and masonry outbuildings of State Heritage significance on the northern frontage. Minor street providing rear access for residences fronting another street <u>Gover Street</u> An intimate historic character is formed by the narrow street setting and the cohesive pattern of dwellings set back from the primary street frontage with small garden areas. The historic character generally comprises of close-set detached, semi-detached or row dwellings of single storey with consistent setbacks, sizes, patterns and small front gardens. The side and front setback pattern is established by the Heritage Places and Representative Buildings. The open area of the school grounds on the southern side contrasts with the setback of the strong built edge along the remainder of the street. <u>Margaret Street North and Margaret Street South</u> The historic character is established by the narrow street comprising of single storey detached, semi-detached and row dwellings set predominately close to the street frontage with small garden areas contributing to the intimate scale of the street. The pattern, siting and setback of dwellings is established by the Heritage Places. <u>Roneo Place</u> A minor street with consistent building setbacks. <u>Tynte Street</u> The historic character is formed by the relatively wide street and a village main street pattern of residential and non-residential buildings, built on or close to the street frontage. Residential buildings consist of detached, semi-detached and row dwellings. Most have front garden areas. The side and front setback pattern is established by the Heritage Places. West of Margaret Street comprises of buildings up to two storeys in height set close to or on the street frontage.
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		East of Margaret Street comprises of dwellings set within more generous landscaped grounds and deeper setbacks. <u>Ward Street</u> (north side) The historic character is established (on the northern side) by predominantly single storey detached cottages set close to the street frontage with small front garden areas on allotments of consistent size, pattern and rhythm. (The southern side of Ward Street is in the Le Fevre Historic Area.) <u>Ashley Street, Boulton Mews, Lohrman Street, Margaret Lane, Peppermint Lane, Pulsford Avenue, Roneo Place, Stephen Street, Watson Street and William Buik Court</u> Minor streets with consistent building setbacks and providing rear laneway access to carports and garaging for residences fronting another street.
Architectural styles, detailing and built form features	~~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.~~ ~~Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated~~	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s-1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. Roof pitch and forms and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street frontages. Design elements of a Heritage Place or Representative Building such as verandahs, roof forms or historic detailing maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Place or Representative Building. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are 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.

	under the main pitch of the roof verandahs with a convex (or bullnose) profile. 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 Bungalow; and Tudor Revival style displaying steeply pitched roofs with half timber gable ends and variations of the verandah porch treatments. Continuous built form edge in an historic streetscape. Verandahs or balconies over footpaths are not characteristic to the area, other than on existing non-residential corner buildings. <u>Gover Street</u> Victorian and Edwardian housing. Detached, semi-detached dwellings and residential flat buildings.	 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
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	~~Consistent building set-back from the street of Heritage places.~~ ~~Appearance of detached or semi-detached dwellings or residential flat buildings on southern side.~~ <u>Tynte Street</u> ~~Victorian, Edwardian and Inter-war housing. Non-residential buildings larger in scale and frontage.~~ ~~Mix of dwellings characterised by more generous landscaped grounds and deeper setbacks east of Margaret Street.~~ ~~West of Margaret Street, a mixture of dwellings up to two storeys set close to the street frontage.~~ ~~Two storey buildings built to the street adjacent the Tynte and Margaret Streets intersection.~~ <u>Archer Street</u> ~~Victorian terrace housing, Victorian institutional buildings, a former traditional corner hotel and Victorian detached~~	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. Inter-War Houses (1920s to 1942) In the period between the First World War and Second World War new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide during the period 1942 to 1950, because of the materials shortages caused by the Second World War. <u>Archer Street</u> Architectural styles including but not limited to Victorian terrace housing and cottages, Victorian institutional buildings, and a former traditional corner hotel. <u>Ashley Street</u> Victorian period. Architectural styles including but not limited to Victorian cottages. <u>Beviss Street</u> Victorian period. Architectural styles including but not limited to Victorian cottages. <u>Curtis Street</u> Victorian period. Architectural styles including but not limited to Victorian cottages. <u>George Street</u> Victorian and Edwardian periods. Architectural styles including but not limited to Victorian and Edwardian row cottages, along with a former sawmill and ancillary buildings.
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~~houses situated close to the street frontage.~~ ~~One and two storey dwellings.~~ <u>Ward Street</u> ~~Victorian, Edwardian and Inter-war housing.~~ ~~Single storey detached cottages.~~ ~~Individual dwellings set close to the street and a cohesive built form character with sympathetic interpretation of traditional residential forms.~~ <u>Ralston Street</u> ~~Victorian single storey semi-detached dwellings.~~ ~~Edwardian historic houses of brick construction to the eastern side of the street.~~ ~~Varying scale, siting and character to the western side of the street.~~ <u>Beviss Street</u> ~~Consistent sited, Victorian detached and semi-detached single-storey cottages.~~ <u>Curtis Street</u>	<u>Gover Street</u> Victorian and Edwardian periods. Architectural styles including but not limited to Victorian and Edwardian cottages and villas and some terrace houses. <u>Little Archer Street</u> Victorian and Edwardian periods. Architectural styles including but not limited to Victorian and Edwardian cottages and two-storey Victorian outbuilding. <u>Margaret Street</u> Mostly Victorian cottages with some Inter-war style. <u>Murray Street</u> Architectural styles including but not limited to Victorian cottages. <u>Ralston Street</u> Victorian and Edwardian periods. Architectural styles including but not limited to Victorian and Edwardian cottages and villas. <u>Tynte Street</u> Victorian, Edwardian and Inter-war periods. Exhibits a diverse collection of architectural styles including but not limited to Victorian cottages and terraces, a Queen Anne mansion, some Inter-war style residential infill, and public, shop and other commercial buildings of various styles. Verandahs or balconies are not over footpaths, other than alterations to those on existing non-residential corner buildings. <u>Ward Street</u> Victorian, Edwardian and Inter-war periods. Architectural styles including but not limited to Victorian cottages and two-storey villas, with Edwardian and Inter-war elements. <u>William Buik Court</u> Victorian period. Architectural styles including but not limited to Victorian two-storey former office of horse tram depot which is prominent in vista from street entrance from Gover Street.
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	Consistent townscape of ~~Victorian detached and semi-detached nineteenth century houses built close to the street frontage.~~ <u>Murray Street</u> ~~Victorian style row housing built in the form of closely sited semi-detached pairs.~~ ~~Consistent roof forms and verandahs contribute to the cohesive townscape.~~ ~~Almost exclusively comprised of Local Heritage Places.~~ <u>Margaret Street</u> ~~Victorian and Inter-war housing.~~ ~~Single storey detached or semi-detached buildings.~~	
Built height	~~Up to two storeys at street corners and junctions.~~ ~~Single storey in appearance along the Margaret Street, Bevis Street and Ralston Street frontages.~~ <u>Gover Street</u> ~~Single and two storey.~~	Low scale, one and two storey residential established by the prevailing patterns set by Heritage Places and Representative Buildings. Single and two storey along Gover Street. Single storey along Ward Street, Ralston Street and Bevis Streets. 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.

	<u>Ward, Ralston, Bevis Streets</u> Single storey.	
Materials	<u>Victorian Houses</u> 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. <u>Edwardian Houses</u> 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,	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent with the era and style of the dwelling as defined by archival sources.

	corrugated iron roof cladding. Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels. Masonry fencing with cast iron palisade, or timber. <u>Inter War Houses</u> Australian-made Wunderlich roof tiles, face brick and rendered masonry. Timber joinery with some use of metal framed windows.	
Fencing	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.	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Stone and cast-iron boundary fencing. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles including: Early Victorian Houses (1840s to 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping.

		Victorian Houses (1870s to 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1920s to 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	~~Pedestrian amenity and shelter provided by street trees and a consistently high standard of paving and other landscaping.~~ ~~Vehicle access provided from rear laneways or minor streets.~~	Linear grid of tree lined streets with laneways relating to the subdivision of the original Town Acres. Generous footpaths and verge areas with areas of original stone kerbing and guttering and landscaped front gardens to residences. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Stone in concrete kerbing along Ralston Street, Curtis Street and Murray Street. Stone in concrete watertable along Curtis Street and Murray Street. Heritage lighting in Gover Street. Cast iron street name plates at Margaret Street and Murray Street. Blue enamel house number plates with white numbering along Gover Street and Ward Street. Nature strips of generous proportion along Tynte Street and Ward Street. Significant avenue of trees along Gover Street. Significant vistas from Lefevre Terrace through Gover Street.
Representative buildings	~~[Not identified]~~	Identified - refer to SA planning database.