

Attachment A – Assessment for HIS allocation

Property Details	51 – 60 Kingston Terrace, NORTH ADELAIDE
Project Category	Major conservation works



Lady Ayers Homes, 51 – 60 Kingston Terrace



Source SLSA B 19973 & B 32816 - December 1971



Source SLSA B 19975 – June 1970

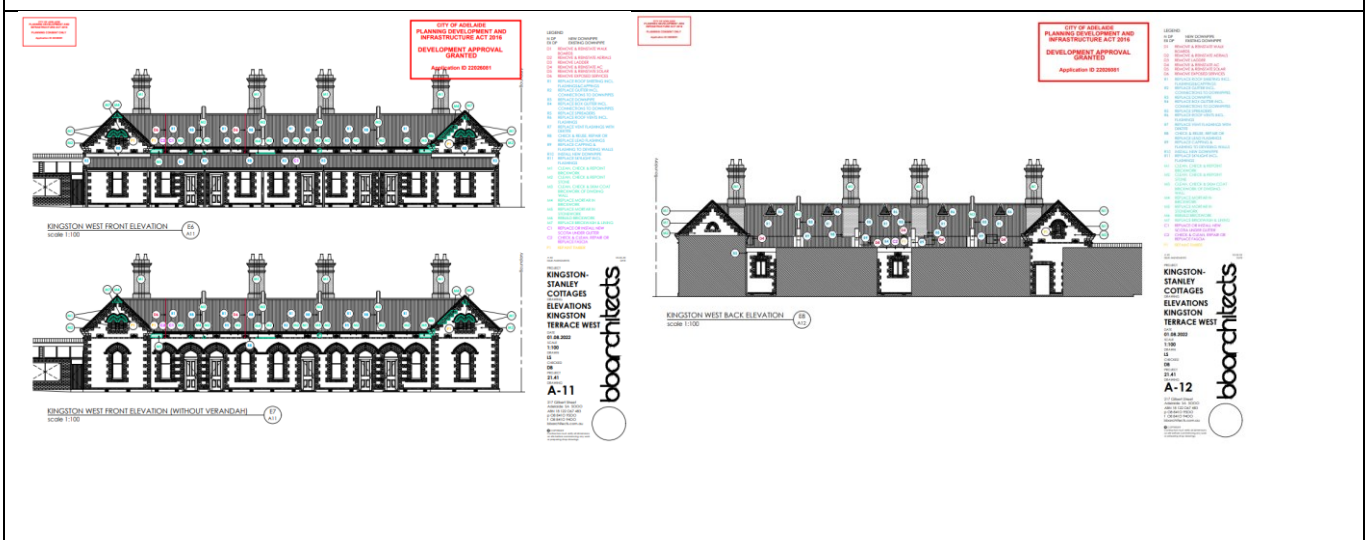
The Lady Ayers Homes

What became Cottage Homes Incorporated was initiated by Anglican Archdeacon Charles Marryat in 1871. The organisation's purpose was to fund cottages for the aged poor. Sited on an acre of land, 10 row houses were built along Kingston Tce (the Lady Ayers Homes) and 10 along Stanley St (the Dean Marryat Homes). They are reminiscent of English alms-houses and are uncommon in South Australia.

Project Description

The proposed works comprise repointing of brick chimneys and upper-level masonry, replacement of roof and gutters and minor conservation of timberwork.

Roof & Façade Conservation



Assessment Criteria	Score	Comments
Needs of the place	3/3	All four rows of cottages require extensive conservation works. This row of cottages is the next (second) priority. The roof and masonry will continue to deteriorate unless essential conservation works are undertaken.
Visual contribution to public realm	3/3	The cottages are highly visible from Kingston Terrace, North Adelaide.
Heritage value of the place	3/3	The 4 rows comprising the Cottage Homes, including the Lady Ayers Homes, are listed as a State Heritage Place.
Level of past HIS financial assistance	2/3	\$115.9k HIS funding was granted in 2023/24 for work to the first row of seven cottages and a grant of \$10k for the documentation of these current conservation works. \$22k HIS funding was granted in 2016 for professional fees and assistance with stormwater management for the two rows of cottages fronting Kingston Tce.
Total Score	11/12	
Total Cost of HIS eligible works (incl GST) for 7 cottages		\$312,037
Proposed HIS Allocation for 7 cottages	\$300,000 at 50% \$12,037 at 25% Total	\$150,000 \$3,009 \$153,009