

Historic Area Design

Who should read this guide?

Anyone undertaking development on a residential property within the Historic Area Overlay in Adelaide or North Adelaide.

Note: These design guidelines have been prepared to assist with interpreting the policies of the Historic Area Overlay in the Planning and Design Code for new dwellings, alterations and additions, covered car parking, and fencing for residential properties within Historic Areas in Adelaide and North Adelaide. Please note that other applicable policies of the relevant Zone, Subzone and General Development Policies of the Planning and Design Code must also be considered in determining whether development is acceptable.

North Adelaide House Style guide

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. As well as freestanding single storey houses, some examples of two storey and attached row dwellings from this period also remain in the city and North Adelaide. Verandahs were sometimes added at a later date, but the low scale of these buildings often made this difficult.

Fences typically were timber pickets, paling or corrugated iron with timber capping.

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, 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.

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)

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 as the principal 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.

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.

Fencing was typically low masonry walls, built from materials matching the main building.

Housing development essentially stopped in North Adelaide during the period 1942 to 1950 as a result of the materials shortages caused by the Second World War.

Post War Housing (1950s plus)

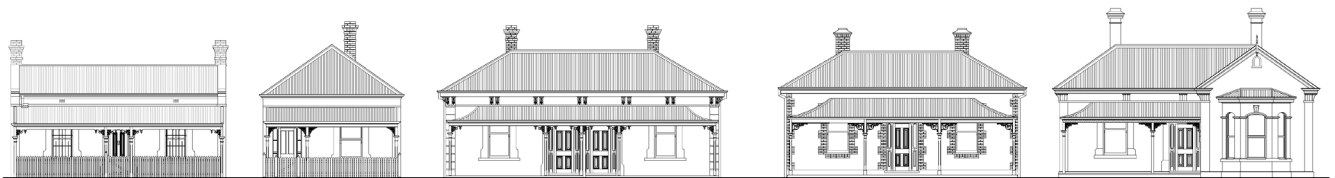
During this period a range of new styles became popular. The main styles constructed in North Adelaide were Old English and Georgian Revival styles. Houses in these styles were constructed both before and after the Second World War and were either infill or replaced earlier houses.

The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys.

The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico.

Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant garde trend of domestic architecture in the 1950s and 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style.

Traditional housing styles in Adelaide



From left to right:

Gable ended double fronted cottage. Single fronted cottage. Maisonette. Double fronted cottage. Bay window Villa.



From left to right:

Double fronted cottage. Two storey double fronted house. Two storey maisonette.

Historic Area Design

Additions and Alterations

Additions and alterations to heritage listed houses and houses in Historic Area Overlays should be unobtrusive and ideally not seen from the street. Where two level additions are proposed to single level dwellings, they should not visually dominate, be set well back on the site, and be clad in materials that are sympathetic to the streetscape.

The original roof form of the existing dwelling on the site should be retained and not impacted by the proposed addition. A small negative detail between the existing house and the addition assists in defining what is historically important and what is new.

Additions and alterations should maintain the side setbacks of the original house where visible from the street.

Single fronted cottages

Design options for additions to single fronted cottages are somewhat limited due to the narrow block, and usually lack of available land. Simple single level rear additions are the most common and unobtrusive outcome. Two level additions should also be at the rear only and not interrupt the original roof form.

Double fronted cottages

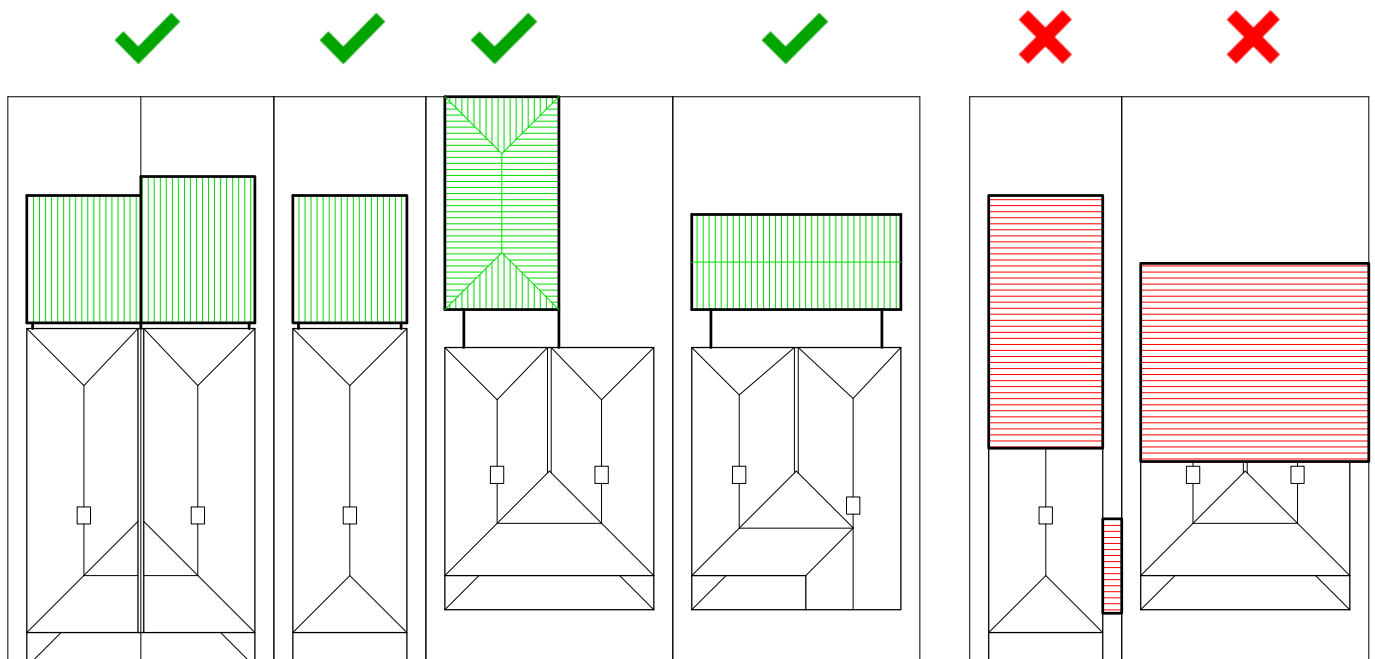
With larger block sizes there are more options for additions at the rear. A pavilion style addition works well, again with some visual separation between the addition and existing dwelling. Two level additions should be set behind the original dwelling on the site so as not to dominate it, and should leave the original roof form untouched.

Masionettes/row dwellings

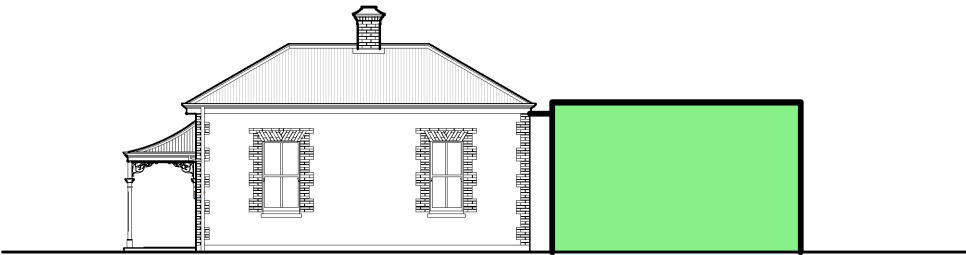
With shared boundary walls, the options for additions mean that building along the shared boundary, and either modest single level or two-level additions that are not overly visible from the street, are the best outcome.

Additions to dwellings on a corner

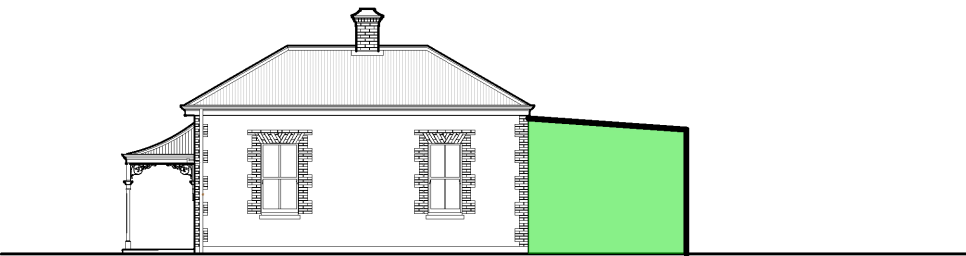
Additions to houses on a corner site are often visible from both streets, and occasionally from the rear as well. More consideration is required to the side street facing façade and setback with regards to the houses on the side street.



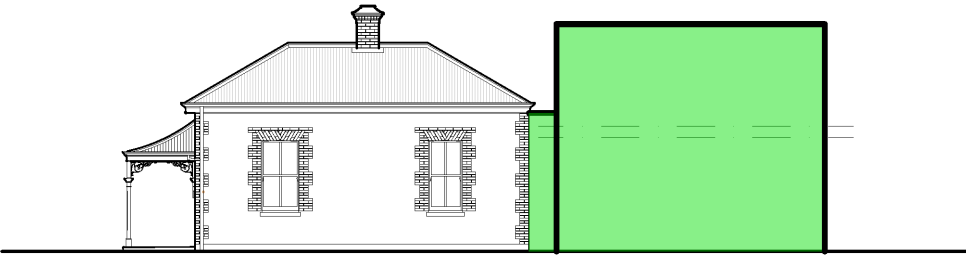
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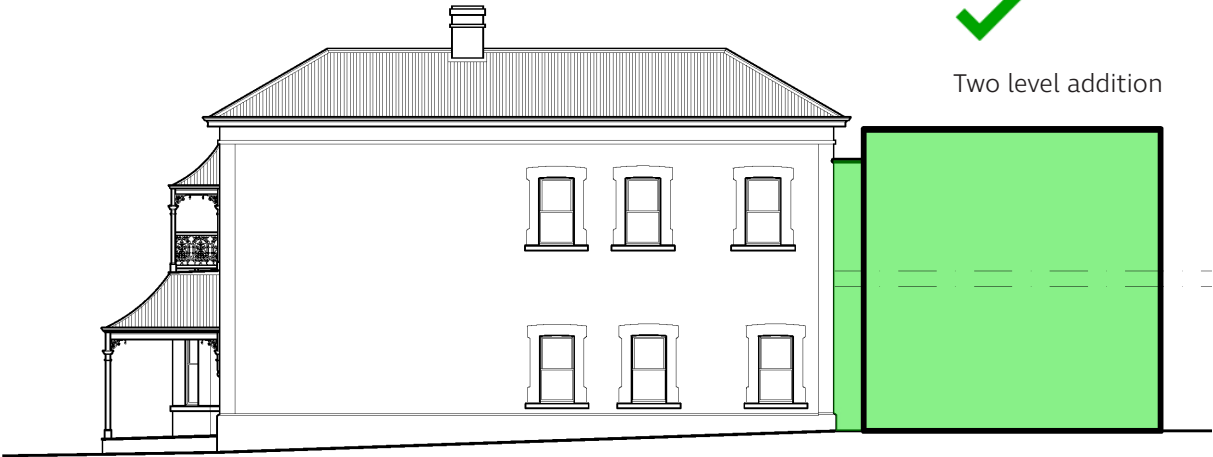
Simple contemporary addition



Simple leant-to addition

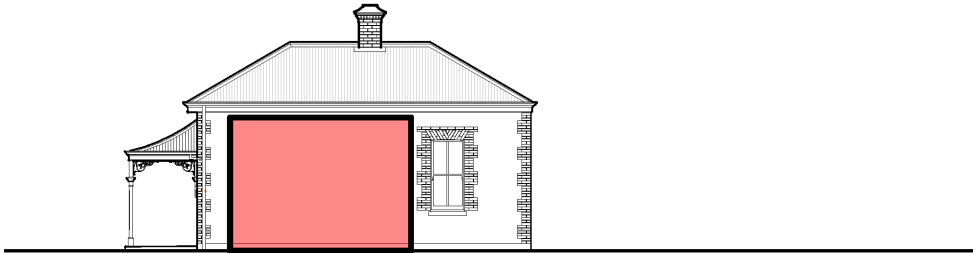


Two level addition

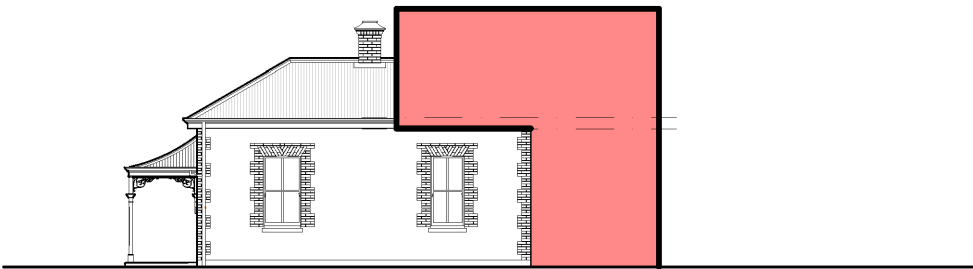


Two level addition

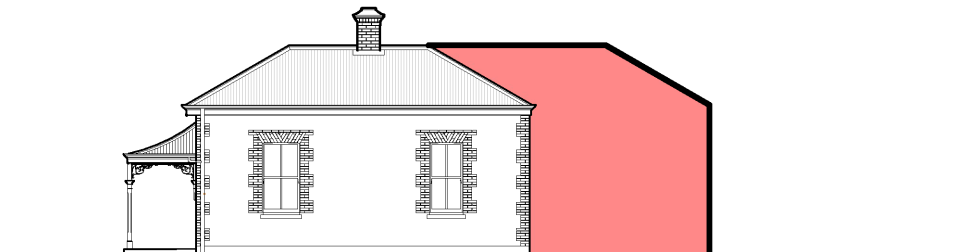
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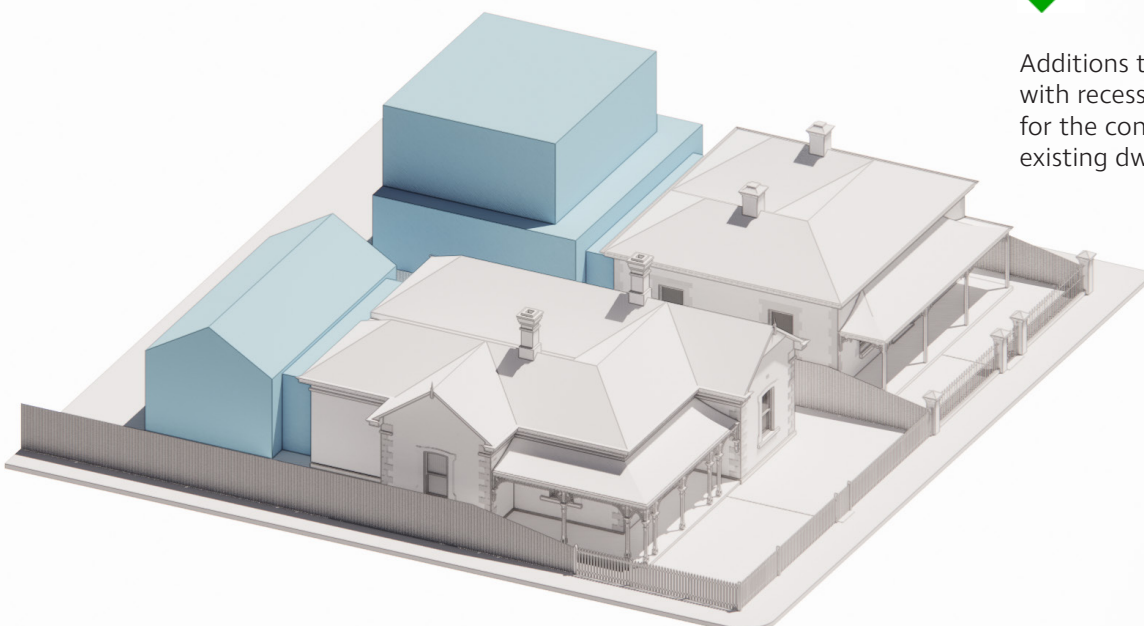
Side addition to boundary too close to the front facade



Too dominant, not set back far enough, changes original roof form



Continuation of the roof form of the old house, blurs the boundary between old and new



Additions to single level dwellings, with recessed negative detail for the connection back to the existing dwelling.

Historic Area Design

Carports and Garages

No covered parking structure should be forward of the front wall of the dwelling on the site. Carports, garages and sheds should be located behind the house and be sympathetic to the design style of the dwelling, without slavishly copying the original details on the house.

Generally, all vehicle access from the street is via single width cross over and driveway. With rear lane access there is more freedom of design and width.

Carports - attached and free standing

Carports can be free standing or attached to the side of the dwelling. They need to be set at least 500mm back behind the front wall of the dwelling, or if there are significant design features on the side walls, then set behind those. Doors to carports are not an appropriate outcome in historic streetscapes, unless the structure is set a significant distance behind the dwelling.

Enclosed garages

Enclosed garaging should be set at the rear of the site and behind the dwelling on the site. Stables are the traditional building form that contemporary garaging should emulate. If rear access is available, then that is the best location for enclosed garaging. Otherwise, the driveway down the side of the property past the house is the best outcome.

In a new building, an enclosed garage could be concealed behind an open carport if well designed and sympathetic to the surrounding buildings. A garage within the street facing facade of a new dwelling is not appropriate.



Historic Area Design

Fencing Forward of the Dwelling

Within the Historic Area Overlay and for both State and Local heritage listed properties, the design of all fences should be based on the period of construction and design of their associated building and be as true to the original fence as possible. Council's Heritage Team can provide advice about the style of fence that would best suit particular properties. Council approval is required for:

- a fence associated with a local or state heritage place
- a front fence and return side fence from the front property boundary to the front of the building in the Historic Area Overlay
- any other fence that is more than 1.8m in height.

Please refer to Council's 'Heritage Technical Notes - Fences' for more guidance for properties in North Adelaide and for heritage listed places.

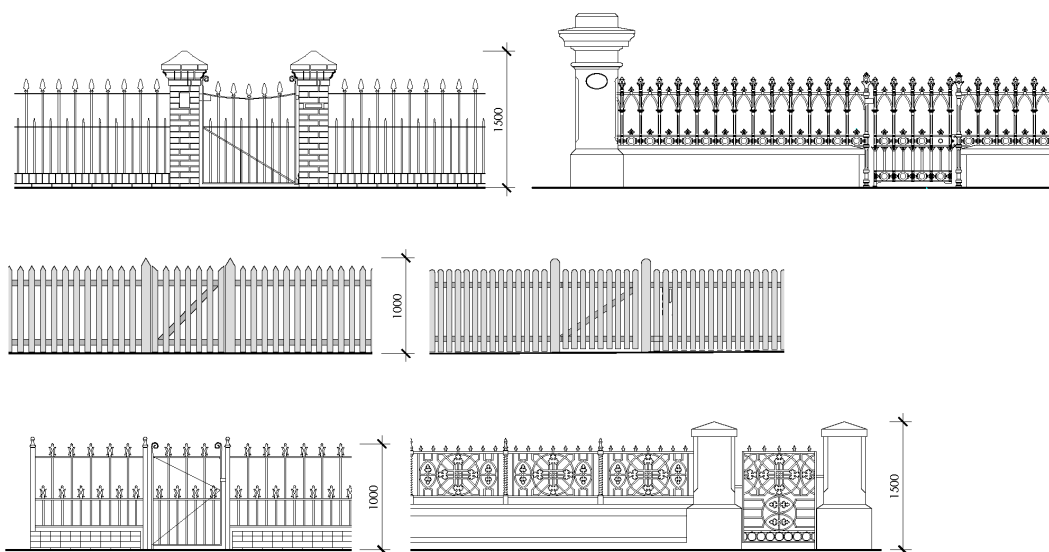
Front fences

Front fences should be as true to the original front fence as possible. If there is physical or photographic evidence that should be the starting point for any proposed replacement fence.

If there is no evidence available, then a historically appropriate fence of a traditional design is the best outcome. Discussing this with Council's Heritage Team is recommended.

For new dwellings front fences should be simplified contemporary versions of the dominant fence style in the area so as not to detract from the streetscape context.

Traditional front fence styles, masonry pillar with cast metal infill, and timber pickets.

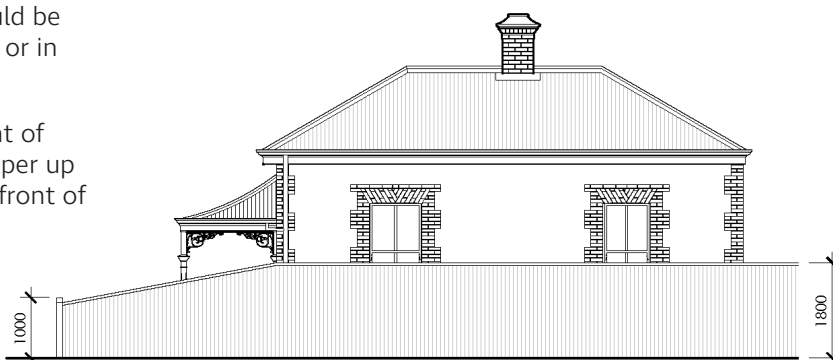


Side fences

Side boundary fencing should generally be simple and not highly decorative. Historically these fences were corrugated iron, or vertical timber palings. Contemporary versions of these fences should be corrugated, in a traditional galvanised finish, or in traditional colours in repainted steel.

Fence heights should sit just below the height of the front fence of the property, and either taper up or step up to the full height, in line with the front of the dwelling.

Corrugated metal side fence starting just below the front picket fence post top, tapering up to full height when level with the front façade of the house.



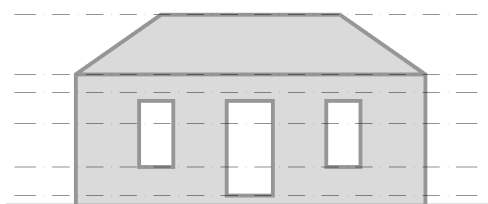
Historic Area Design

New Infill Dwellings

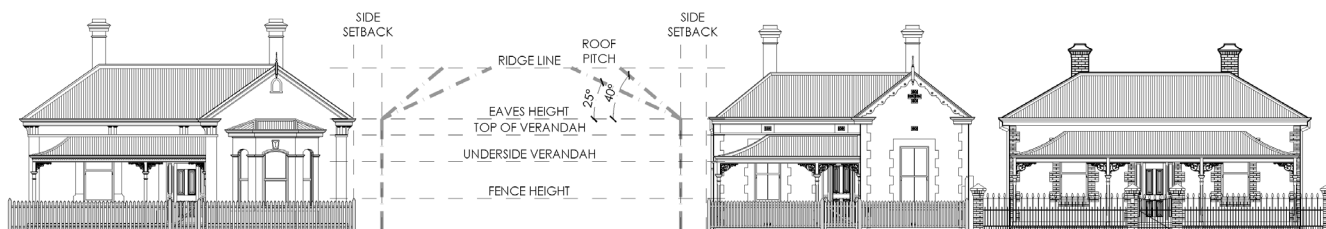
In the occasions where there is opportunity for brand new dwellings in North Adelaide and within Historic Areas in Adelaide the following provides design guidance on setbacks and architectural design considerations.

The general approach is that the front and side setbacks should match the predominant setbacks of the adjacent dwellings and in the local area. The form and scale of the proposed infill building should borrow heavily from the important vertical heights of the adjacent buildings. The solid to void ratio seen in traditional buildings should be adopted, where the front façade is mostly solid with modest punched out openings.

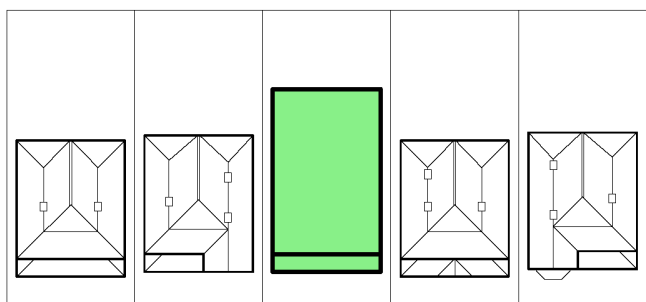
Building materials and colours are either consistent with or complement those within the historic area. This typically means stone, brick and render as the dominant walling materials, corrugated metal roofing, and timber or metal fences.



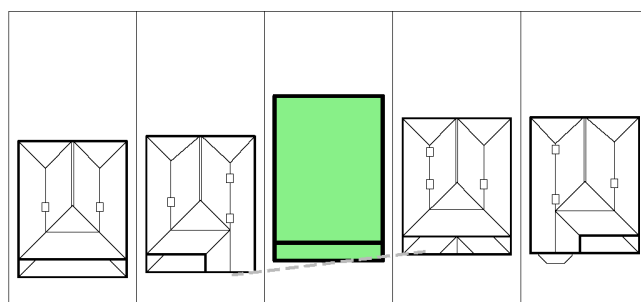
Typical solid to void ratio for traditional houses in Adelaide



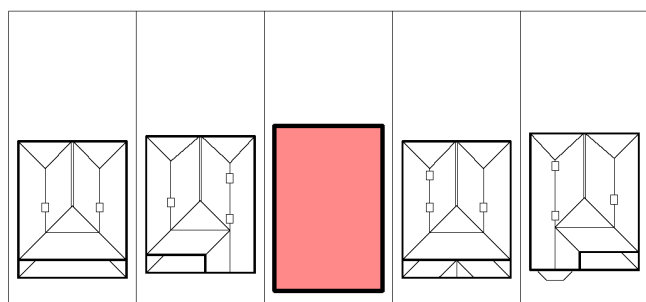
Matching consistent front and side setbacks



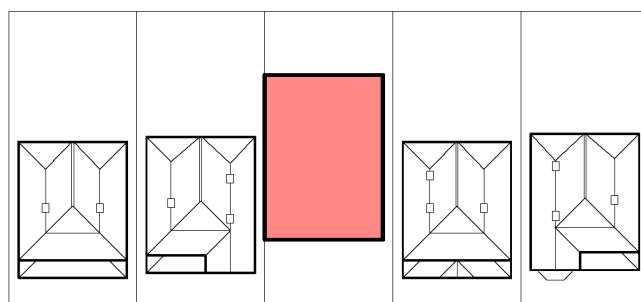
Averaging staggered setback



Too far forward



Too far back, side setback no complementary



Historic Area Design

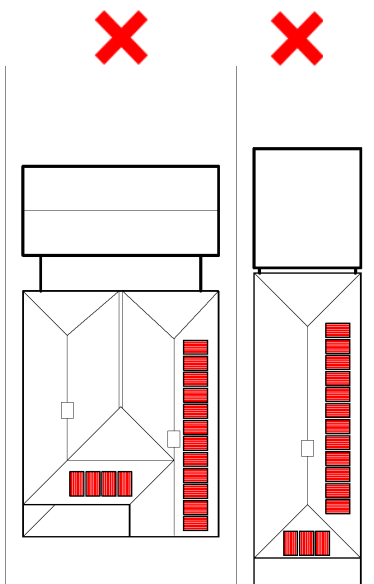
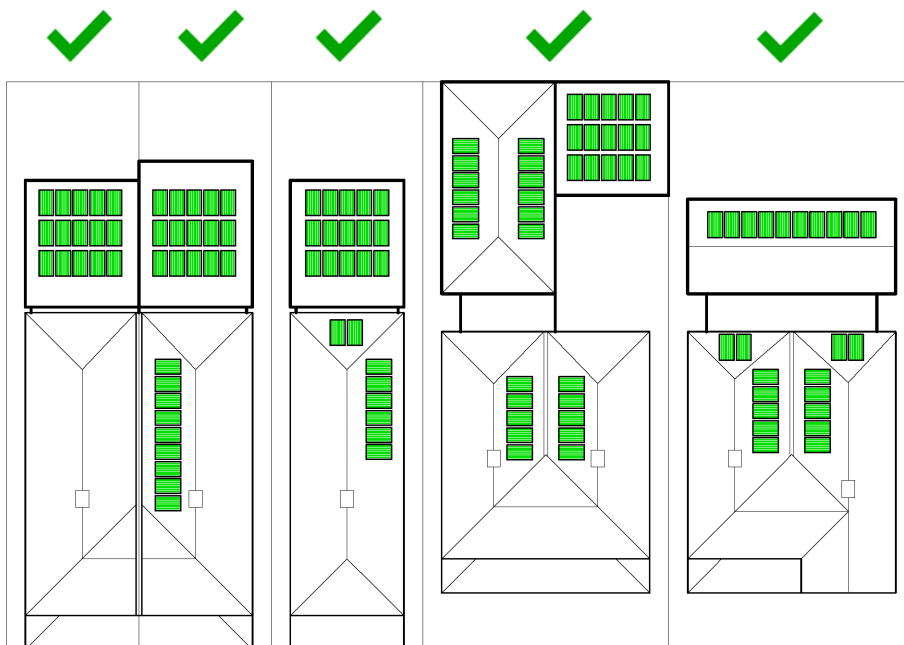
Solar Panels and Roof Mounted Services

Solar panels and other roof mounted services are visually dominating in an historic streetscape so should be hidden wherever possible.

Solar panels should not be visible from the street. Solar panels that are not visible from the street and are under a certain size/weight can be installed to Local Heritage Places and State Heritage Places without requiring development approval.

Air conditioning units should be concealed on roofs at the rear of the site, or ideally located out of sight on the ground and screened.

Satellite dishes should be located at the rear of properties where they are not visible from the street. If these are visible, they require development approval on heritage listed properties.



Further Information

For further information or to discuss your specific requirements, please contact Council's Development Assessment team on **08 8203 7185** or planning@cityofadelaide.com.au.