

## HOUSE, FENCE & WALL

**Address:** 58 Brougham Place  
**Certificate of Title:** 5168/208; 5181/32

**Use:**  
**Main Street**  
**(O'Connell) Zone:** MS1

**Heritage Status:** LHP  
**Other Assessments:** LHP (City Significance)  
*Heritage of the City of Adelaide*, ACC, 1990

**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This is an architect designed example of a two storey asymmetrically fronted Victorian residence with a bay window to the projecting wing. It was designed by James Cumming for property speculator, politician and brewer, W H Beaglehole and was built in 1877-78. It is constructed of Tea Tree Gully freestone and has elegant rendered detail to the window and quoining. The two level verandah retains cast iron balustrade and frieze sections. The front fence has a bluestone plinth with cast iron railing and tall masonry piers.

The house is located in a prominent position in Brougham Place, close to O'Connell Street and, despite the multi-storey apartment block adjacent, still makes a notable contribution to the Brougham Place streetscape.

### STATEMENT OF HERITAGE VALUE:

This house is an important architect designed example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it is a major residence constructed on a park frontage for a notable South Australian early settler and is indicative of the growth of residential development in North Adelaide during the boom period of the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a substantial residence designed by architect James Cumming and incorporating the form and detailing of asymmetrical Victorian residences of the 1870s.
- (f) The house is a notable landmark in the area.

### EXTENT OF LISTING:

External form materials and details of this 1878 two storey bluestone residence including walls, roof and verandah form. Also includes interior and masonry and iron front fence.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

#### House

1878 two storey residence, including interior and masonry and iron front fence and masonry boundary wall to O'Connell Street and Brougham Place

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Marsden et al, *Heritage of the City of Adelaide*, ACC, 1990

## HOUSE & FENCE

**Address:** 84 Broughan Place  
**Certificate of Title:** 5884/12

**Use:** Residence  
**Cathedral Policy Area:** PA8  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The outline of this house is visible on the Smith Survey of 1880. Town Acre 725 on the corner of Palmer Place and Brougham Place had been subdivided into six large allotments facing the street frontages, with houses of similar scale on each. This area of was subsequently further developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, incorporating the walls, verandah and roof form associated with the house style. The masonry and iron fence is also included in the listing.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House

Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 92 Brougham Place  
**Certificate of Title:** 5329/182; 5329/211

**Use:** Residence  
**Cathedral Policy Area:** PA8  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This section of Town Acre contained the 1863 Baptist Chapel (by 1880 known as the Bible Christian Church) close to the Brougham Place frontage. Adjacent was the smaller Ebenezer Chapel in Brougham Court. These buildings were used as the Industrial School for the Blind from the 1890s until the 1930s, and were referred to as both a workshop and a factory. A building on the site was converted into a residence in 1938 for Sir Thomas and Lady Francis Coombe. The work 'converting old building' was undertaken by Evans, Breuer & Hall (refer 1939 photograph following). Following the sale of the property in 1939, it was converted into flats in 1942. Additional flats were added in 1946 and in 1964 an application was sought to use the premises as professional offices. The building has since been converted back to one residence.

This house was constructed behind the church building in the post war period, and is an example of the Georgian Revival style popular at that time. The earlier building at the front of the allotment was demolished.

### STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed during the Inter War period as infill or replacement in North Adelaide, and reflects the fashion for Georgian architecture of the time.

*The significant number of stone and brick residences, like this house, constructed in the Inter War period before 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, reflecting the continuing popularity of the area as a favoured place of residence during the Inter War period
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Georgian revival residence of the late 1930s displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing.

### EXTENT OF LISTING:

External form, materials and details of this Post-War Georgian revival style residence, incorporating the walls, details of the front elevation and the roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

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**HOUSE**      92 Brougham Place (cont)

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**REFERENCES**

- ACC Plan 5106, 1938
  - ACC Rate Assessments 1863-1940
  - Smith Survey 1880
  - LTO Title records
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SLSA - B8215 - 1939

## HOUSE

**Address:** 94 Brougham Place  
**Certificate of Title:** 5830/425

**Use:** Residence  
**Cathedral Policy Area:** PA8  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

This allotment on the corner of Brougham Court is shown as vacant on the Smith Survey of 1880. It was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880



## HOUSE

**Address:** 97 Brougham Place  
**Certificate of Title:** 5456/921

**Use:** Residence  
**Cathedral Policy Area:** PA8  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, combined with complex roof form, rendered quoins to windows and doors, with decorative timber gable end elements.

This allotment on the corner of Brougham Court is shown as vacant on the Smith Survey of 1880. It was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative timber elements.

### EXTENT OF LISTING:

External form, materials and details of this Edwardian masonry residence, including the walls and roof form associated with the house style. Excludes later verandah

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES & FENCE

**Address:** 118 & 120 Brougham Place  
**Certificate of Title:** 5063/174

**Use:** Residential  
**Cathedral Policy Area:** PA8  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

These two semi-detached houses were built on Town Acre 728 for Mrs Samuel Good in 1889. Until this date she owned all of TA 728 with her own substantial house on site. She subdivided the acre into three lots, a lot either side of her own home, and made an application in May 1889 for the new dwellings, Williams & Good (a family member) as the architects.

Architects Williams & Good were a notable practice in SA during the late Victorian/Edwardian periods and designed Her Majesty's Theatre in Grote Street, part of the Queen Adelaide Club on North Terrace and St Stephen's Lutheran Church in Wakefield Street.

Following the transfer of the property to S E W Bonython in 1980, the dwellings were converted into four units with four new townhouses constructed to the rear of the allotment.

### STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials commonly in use at that time. They were built for Mrs Samuel Good in 1889 and designed by architects Williams & Good.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

Substantial whole of this pair of two storey mid 1880s residences including walls, roof form and masonry and iron fence. Later front balcony excluded

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Semi-detached houses  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

**SEMI-DETACHED HOUSES**

118 &amp; 120 Brougham Place (cont)

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**REFERENCES**

- ACC Building Surveyors Dept Return of Surveyor of Notices 22/5/1889.
- ACC Building Surveyors Dept Return of Plans submitted, May 1889 by Williams & Good.
- ACC Rate Assessments 1883-1897
- Smith Survey 1880
- LTO Title records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: an Illustrated Guide*, 1990, pp 61, 113, 154.



**HOUSE**

**Address:** 175 Bougham Place  
(313 Melbourne Street)  
**Certificate of Title:** 5135/604

**Use:** Residence  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Townscape Initiative 1993  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This property was built as a seven room residence in 1913 for Otto Sobels, a North Adelaide timber yard manager. The residence estimated to cost £900, was designed by architects Cowell & Cowell and built by GA Rule. This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including face red brick walls and window and door surrounds, tall brick chimneys, elaborate gable ends and decorative timber verandah elements.

The two Town Acres 963 and 994, comprising an earlier residence fronting Brougham Place between MacKinnon Parade and Melbourne Street, were under one title until 1912 when Henry Simpson Newland subdivided them into several lots. It was at this time that the corner lot was sold to the Municipal Tramways Trust to allow a curved road alignment for the electric tram access into Melbourne Street. As well as the construction of this property, two substantial residences were also built on the subdivision in 1913 and 1914.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

**RELEVANT CRITERIA (under Section 23(4) of the Development Act, 1993):**

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian/Federation residence displaying consistent use of typical materials such as red brick walls, roughcast render and highly decorative timber elements.

**EXTENT OF LISTING:**

External form, materials and details of the Edwardian/Federation period residence, incorporating the walls, verandah roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House - Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

**HOUSE**      313 Melbourne Street (cont)

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 31/5/13
- ACC Building Surveyors Dept - Return of Surveyors Notices 31/5/1913
- ACC Rate Assessments 1886-1914
- Smith Survey 1880
- LTO Title records

## ST ANN'S COLLEGE BUILDINGS

**Address:** 190-195 Brougham Place  
**Certificate of Title:** 5772/994; 5787/644;

**Use:** Residential  
**Stanley West**  
**Policy Area:** PA10  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Townscape Initiative 1993  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

St Ann's is a residential college, initially affiliated with the University of Adelaide. The earliest college buildings, which front Brougham Place were formerly two large houses. The residential college was established in the late 1940s in the substantial home that was built on a half acre block (Town Acre 1026) for James Harrington in 1863. Adjoining the Congregational Church, the large two storey bluestone dwelling with sub-basement was sometimes a rental home for the clergy of that church. During this early period it was known as *Lordello*. Several well-to-do families lived here but when Edwyn Walton Hayward bought the property in 1921, he made substantial additions between 1919 and 1921. In this time the annual rateable value rose from £150 to £200.

Shortly after Sir Frank and Deborah Moulden bought the property in 1929, further additions were undertaken and they named their residence *Moulden Court*. The building work undertaken by CH Martin Ltd was estimated to cost £4575. The additions and remodelling of the dwelling suggest a classical style which was popular in this period. After completion, the annual rateable value was more than doubled when it rose to £450, However, this was reduced to £374 by November 1930.

After Sir Frank's death in 1932 Deborah Moulden married Sir Basil R Bullen Murphy in June 1936 and moved to Melbourne. She retained the property until February 1947, when it was sold to St Ann's College for £8000 to create further accommodation for women university students. The residence was given the new name of *Plummer Hall* which was named after Violet Plummer, who was the first woman doctor to practise in Adelaide.

The original 1927 Spanish Mission style building that comprises part of St Ann's College, was a substantial two storey residence built for successful Adelaide merchant and pastoralist, Sidney Wilcox. The application for its construction was made by prominent builders Emmett & Sons who estimated that it would cost £14,500 to build.

The construction of this dwelling, believed to be designed by McMichael and Harris, was in the context of a massive interwar building boom when many prominent financial institutions were built in the main thoroughfares of Adelaide. Reflecting this affluent period, several large homes were built in North Adelaide for the well-to do, while few if any were built in the main part of the city or North Adelaide for workers. This property was part of a bequest by Sidney Wilcox who left it in his will after his death in 1942 with the proviso that the women's university college, first proposed in the late 1930s, should be named in honour of his mother Ann Wilcox.

St Ann's College which first opened 16 March 1947 to its first sixteen students in residence, was incorporated 'to establish and maintain a residential college where members...may obtain educational cultural social and recreational advantages and facilities and opportunities for research'. Its first principal was New Zealander, Dr Mary Harding between 1947 and 1952.

Between the 1960s and 1970s, substantial additions and alterations to the college buildings were undertaken by prominent architects McMichael & Harris.

**ST ANN'S COLLEGE BUILDINGS**, 190-195 Brougham Place (cont)**STATEMENT OF HERITAGE VALUE:**

This complex of mid 1920s and 1960s buildings represents the establishment and historical development of a university residential college, evolving from substantial former dwellings constructed during boom periods of housing development in North Adelaide.

**RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):**

- (a) These houses displays historical and social themes that are of importance to North Adelaide as it reflects the conversion of large mansions to other uses, in this case the establishment in the 1940s of a residential college for women students at Adelaide University.
- (b) These houses represent customs or ways of life that are characteristic of the local area as student residential colleges have been located in this section of North Adelaide from the early years of the University's development.
- (c) These houses have played an important part in the lives of local residents as the term time home of a substantial number of students.
- (d) The houses display aesthetic merit and design characteristics of significance to North Adelaide as they represent two periods of boom periods of housing development in North Adelaide.

**EXTENT OF LISTING:**

Original external form, materials and details of the two houses which form the front section of St Ann's College. Later extensions and additions do not form part of the listing.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

St Ann's College Buildings  
Two storey modified Victorian residences

This is the legally recognised listing and should be used for the purposes of development application assessment

**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans August 1929.
- ACC Building Plans 1967-1977.
- ACC Rate Assessments 1861-1935
- Smith Survey 1880
- *Advertiser*, 2/2/1942, p8
- LTO CTs 905/13, 1253/40, 5772/994, 158/207, 1606/86, 4067/255, 4080/156, 5787/644.
- Pauline Payne, *St Ann's College, The First Fifty Years 1947-1997*, 1998, pp 5-16, 17-43.



The 1927 residence



**ST ANN'S COLLEGE BUILDINGS**, 190-195 Brougham Place (cont)

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SLSA - B10678 - 1872



SLSA - B5719 - 1930



SLSA - B5797 - 1930



## HOUSE & FENCE

**Address:** 215 Brougham Place  
**Certificate of Title:** 5485/788

**Use:** Residential  
**Stanley West**  
**Policy Area:** R10  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

An application to build this property was made for Robert Cooper in June 1896. Estimated to cost £1500 by the builders, the dwelling was designed by architects Williams & Good. Other buildings of this period by Williams and Good include 111-113 Brougham Place, Her Majesty's Theatre in Grote Street, the Queen Adelaide Club on North Terrace and St Stephen's Lutheran Church in Wakefield Street.

Prior to the villa's construction there was an earlier house on TA 1026 which is shown on the Smith Survey of 1880. Following the speculative building boom at this time and the easy access to North Adelaide made possible by the establishment of the horse tram in 1878, many vacant and Town Acres with only one or two properties on them, were further subdivided, sold and built upon.

The property had major additions in 1927, 1933 and 1975. Woods Bagot architects were involved in the 1933 additions. The frontage to Brougham Place retains its decorative masonry and render elements and elaborate cast iron verandah. Its front masonry and iron railing fencing is also intact.

Only four families have owned the property since it was first constructed. One of these was Doctor Alex M Morgan, a bacteriologist and ophthalmologist attending both the Royal Adelaide and Women and Children's hospitals.

### STATEMENT OF HERITAGE VALUE:

This house is an important architect designed example of the type of residences constructed in North Adelaide during the 1870s-1890s, and reflects the design, details and building materials commonly in use at that time. It is one of a group of residences built along the Torrens Valley scarp embankment and the two storey form is more easily viewed from the rear.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a late Victorian residence displaying consistent use of typical materials such as brick masonry walls, detailed render and highly decorative cast iron. It was designed by notable architects of the period, Williams and Good.

### EXTENT OF LISTING:

External form, materials and details of the late Victorian residence, including the walls, verandah and roof form and masonry and iron front fence associated with the house style.

**HOUSE & FENCE**, 215 Brougham Place (cont)

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House

Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 30/6/1896
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/6/1896
- ACC Rate Assessments 1886-1905
- Smith Survey 1880-1905
- M Barbalet, *The Adelaide Children's Hospital*, 1975, pp 67, 103.
- LTO Title records

## HOUSE & FENCE

**Address:** 217-218 (217-220)  
Brougham Place  
**Certificate of Title:** 984/123

**Use:** Residential  
**Stanley West  
Policy Area:** PA10  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



## HISTORY AND DESCRIPTION:

This is a substantial two storey asymmetrically fronted sandstone residence which, in the same way as the other houses along this section of Brougham Place/Stanley Street appears at the front to be single storey. This is due to their construction along the Torrens Valley scarp embankment. This house displays important stylistic elements including a projecting front wing with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah with cast iron decorative brackets and frieze elements, eaves brackets. It also retains a distinctive slate stepped bridge to the upper level entrance door, and a masonry and iron fence characteristic of this house style.

Prior to the house's construction there was an earlier house on TA 1026 which is shown on the Smith Survey of 1880. Following the speculative building boom at this time and the easy access to North Adelaide made possible by the establishment of the horse tram in 1878, many vacant and Town Acres with only one or two properties on them, were further subdivided, sold and built upon.

## STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 1890s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

## RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

## EXTENT OF LISTING:

Substantial whole of this asymmetrically fronted two storey Victorian residence, including roof and verandah form and detail, masonry and render walls, window and door joinery and configuration and masonry and iron front fence.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House - Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

## REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 227 & 228 (227-229)  
Brougham Place  
**Certificate of Title:** 5419/107; 5419/62

**Use:** Residential  
**Stanley West**  
**Policy Area:** PA10  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This pair of attached two storey residences is an excellent example of 1870s symmetrically fronted sandstone residences designed with the external appearance of one dwelling. It retains important stylistic elements including face stone walls and rendered quoins and facings to windows and doors. The outline of this pair in Town Acre 1024 is shown on the Smith Survey of 1880. The Town Acre had been subdivided into long narrow allotments which had rear access from Old Street.

This pair and the other houses along this section of Brougham Place/Stanley Street appears at the front to be single storey. This is due to their construction along the Torrens Valley scarp embankment.

### STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s form of Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

### EXTENT OF LISTING:

External form, materials and details of this pair of Victorian symmetrically fronted residences, including the walls and roof form associated with the house style. Porch verandah is excluded.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Semi-detached houses  
Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE & WALL

**Address:** 11 Buxton Street  
**Certificate of Title:** 5412/538

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is a good example of an 1870s-1880s symmetrically fronted masonry residence. It retains important stylistic elements including quoins and facings to windows and doors. It also retains a masonry fence on the western boundary which is characteristic of this house style.

The outline of this house, with a front verandah, is visible in Town Acre 883 in the Smith Survey of 1880. Town Acre 883 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an indication of the type of residences constructed during the 1870s in this section of North Adelaide.

### STATEMENT OF HERITAGE VALUE:

This house is an good example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying typical form and use of materials such as brick and stone.

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, incorporating the walls and roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880



## HOUSE

**Address:** 12 Buxton Street  
**Certificate of Title:** 5523/500

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with decorative elements and eaves brackets.

The outline of this house is visible on the Smith Survey of 1880. Town Acre 900 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative details.

### EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls, verandah and roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 16 Buxton Street  
**Certificate of Title:** 5881/746

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with decorative elements and eaves brackets.

The outline of this house is visible on the Smith Survey of 1880. Town Acre 900 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative details.

### EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls, verandah and roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 17 Buxton Street  
**Certificate of Title:** 5666/711

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is a good example of an 1870s-1880s asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and eaves brackets. The stone walls have now been painted.

The outline of this house is visible in Town Acre 883 in the Smith Survey of 1880. Town Acre 883 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an indication of the type of residences constructed during the 1870s in this section of North Adelaide.

### STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This asymmetrically fronted house displays design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as masonry walls and detailed render.

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 18 Buxton Street  
**Certificate of Title:** 5206/597

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with decorative elements and eaves brackets.

The outline of this house is visible on the Smith Survey of 1880. Town Acre 900 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s symmetrically fronted Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and a verandah with decorative elements.

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 27 Buxton Street  
**Certificate of Title:** 5285/222

**Use:** Residence  
**Hill Street Policy Area::** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Nil  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors. Its original verandah has been replaced with a small porch/portico. It retains a low masonry and iron fence.

The outline of this house and its front fence is visible on the Smith Survey of 1880. Town Acre 884 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of typical materials such as bluestone masonry walls and detailed render.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls and roof form and masonry and iron fence associated with the house style, excluding the front porch.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House and fence

Victorian symmetrically fronted residence and masonry and iron front fence. Excludes front porch

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880



## HOUSE & FENCE & WALL

**Address:** 28 Buxton Street  
**Certificate of Title:** 5787/122

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron front fence and the masonry wall on the eastern boundary which are characteristic of this house style.

The outline of this house is visible in Town Acre 899 on the Smith Survey of 1880. The adjacent house to the east, now demolished, was the same design. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form, masonry and iron fence and eastern masonry boundary wall associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 34 Buxton Street  
**Certificate of Title:** 5844/841

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, a verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The allotment in Town Acre 899 is shown as vacant in the Smith Survey of 1880 but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian symmetrically fronted residence displaying consistent use of materials such as bluestone masonry walls and detailed render.

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls and roof form, and the front fence iron work associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 84 Buxton Street  
**Certificate of Title:** 5426/452

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, asymmetrical roof form, rendered quoins to windows and doors, verandah with cast iron decorative frieze and brackets and a roughcast render and timber gable. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 896 was not yet subdivided in 1880 at the time of the Smith Survey, and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (d) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render, roughcast render and decorative cast iron and timber elements.

### EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls, verandah and roof form and the front fence associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 88 Buxton Street  
**Certificate of Title:** 5846/232

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, asymmetrical roof form, rendered quoins to windows and doors, verandah with cast iron decorative frieze and brackets and a roughcast render and timber batted gable. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 896 was not yet subdivided in 1880 at the time of the Smith Survey, and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (d) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render, roughcast render and decorative cast iron and timber elements.

### EXTENT OF LISTING:

Original external form, materials and details of this Edwardian transitional masonry residence, incorporating the principal front rooms, the verandah form, the predominant roof form and the front fence associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880



## HOUSE & FENCE

**Address:** 92 Buxton Street  
**Certificate of Title:** 5539/427

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining, semi-circular bay, window and door surrounds, tall brick chimneys, complex roof form, and decorative timber verandah elements.

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (d) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, semi circular bay, window and door surrounds and highly decorative timber elements.

### EXTENT OF LISTING:

External form, materials and details of this red brick Edwardian residence, including the walls, verandah and roof form and the front fence associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey
- Research continuing



## HOUSE

**Address:** 100 Buxton Street  
**Certificate of Title:** 5297/216

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of a c1940s-50s Old English revival style residence. It retains important stylistic elements including rendered walls, steeply pitched roof form, and some reference to Elizabethan/Tudor architectural details such as tall chimneys.

These houses were constructed after the Second World War and were either infill or replaced earlier houses. This house remains an important indication of the type of residences constructed at that time, and the use of revivalist styles of domestic design.

### STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed after the War as infill or replacement in North Adelaide, and reflects the fashion for Old English revival architecture at the time.

*The significant number of stone and brick residences, like this house, constructed in the Post War period throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, reflecting the continuing popularity of the area as a favoured place of residence once restrictions on building materials were lifted after the War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Post-War Old English revival residence displaying consistent use of typical materials such as smooth rendered walls, high pitched roof form, and tall chimneys.

### EXTENT OF LISTING:

External form, materials and details of this Post-War Old English revival style residence, including the walls, porch and roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

## HOUSE & FENCE

**Address:** 103 Buxton Street  
**Certificate of Title:** 5125/624

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 888 was not subdivided at the time of the Smith Survey in 1880 but was subsequently developed during the decade following with seven houses of similar scale and design. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (d) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof form and the front fence associated with the house style. Excludes verandah and vehicle gates.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House

Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 104 Buxton Street  
**Certificate of Title:** 5126/592

**Use:** Residential  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is a good example of an 1880s masonry residence with a double hipped roof along the front elevation. It retains important stylistic elements including rendered facings to windows and doors, verandah and eaves brackets.

Town Acre 895 was not subdivided at the time of the Smith Survey in 1880 and was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such masonry walls and detailed render.

### EXTENT OF LISTING:

External form, materials and details of this Victorian masonry residence, including the walls and roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House - Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880



SLSA - B14295 - 1960

## HOUSE

**Address:** 107 Buxton Street  
**Certificate of Title:** 5670/947

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s asymmetrical-fronted sandstone masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. The masonry and iron fence are appropriate for this house style.

Town Acre 888 was not subdivided at the time of the Smith Survey in 1880 but was subsequently developed during the decade following with seven houses of similar scale and design. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrical-fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrical-fronted residence, including the walls, verandah and roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

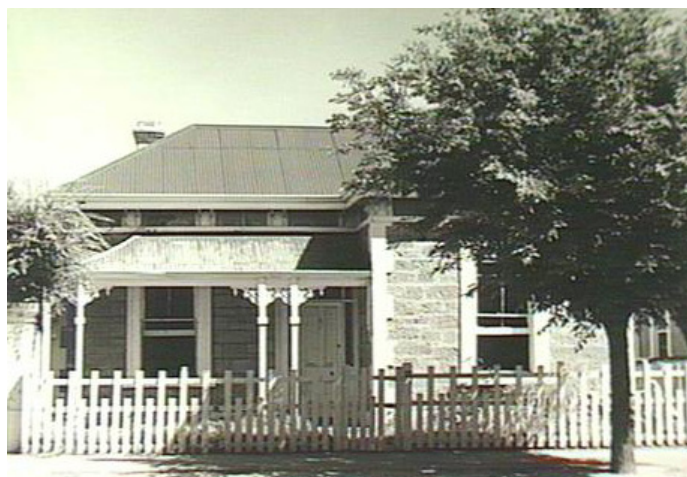
### REFERENCES

- Smith Survey 1880



**HOUSE**, 107 Buxton Street (cont)

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SLSA - B21119 - 1970

## HOUSE

**Address:** 108 Buxton Street  
**Certificate of Title:** 5377/497

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, rendered quoins to windows and doors, elaborate gable ends, decorative timber verandah elements and a stucco and timber gable.

Town Acre 895 was not subdivided at the time of the Smith Survey in 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of masonry residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative timber elements.

### EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls, verandah roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 111 Buxton Street  
**Certificate of Title:** 5445/143

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



## HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and verandah with paired posts and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 888 was not subdivided at the time of the Smith Survey in 1880 but was subsequently developed during the decade following with seven houses of similar scale and design. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

## STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

## RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This symmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

## EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form and the front fence associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

## REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 112 Buxton Street  
**Certificate of Title:** 5364/597

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s red face brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, flying gable, decorative timber verandah and gable elements, timber windows

Town Acre 895 was not subdivided at the time of the Smith Survey in 1880 and was subsequently developed during the decades following. . While three of the houses on the four allotments were built between 1895 and 1898, 112-114 was not built until 1902. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'federation' type.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as red face brick walls and decorative timber elements.

### EXTENT OF LISTING:

External form, materials and details of the red brick Edwardian residence, including the walls, verandah and roof form associated with the house style.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Edwardian residence

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 118 Buxton Street  
**Certificate of Title:** 5462/701

**Use:** Residential  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of a late Victorian residence of a transitional design. Though constructed in 1898 it retains traditional elements of earlier house design including face sandstone walls, detailed render dressings to windows and doors and cast iron verandah trim.

Town Acre 895 remained vacant until 1896 when it was subdivided into four quarter-acre blocks. This dwelling which was built for Mrs Ann Torr in 1898 was referred to as an unfinished house as at December 1897 with an annual rateable value of £50. The application to builder residence was submitted by W Anderson with CH Martin building it for £1100.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This late Victorian house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This late Victorian house displays aesthetic merit and design characteristics of significance to North Adelaide as it demonstrates continuing use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

External form, materials and details of this late Victorian residence, incorporating the walls, verandah and roof form and the masonry and iron front fence associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/9/1897
- ACC Rate Assessments 1884-1905
- Smith Survey 1880
- LTO titles records



## HOUSE & FENCE

**Address:** 152 Buxton Street  
**Certificate of Title:** 5531/475

**Use:** Residential  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This single storey stone sandstone house with square tower was built in 1898 for C G Good, by builders Trenwick Brothers for £840. The architects were Williams & Good who also designed other houses in North Adelaide and Her Majesty's Theatre and St Stephen's Lutheran Church in Wakefield Street. This house is an excellent example of an early Edwardian residence of a transitional design. It retains stylistic elements from Victorian design including dressed sandstone wall construction and detailed render dressings to windows and doors, combined with complex plan and roof form, and decorative timber verandah elements more typical of Edwardian design.

Town Acre 893 was undeveloped at the time of the Smith Survey in 1880 and was subsequently subdivided in the following decade.

### STATEMENT OF HERITAGE VALUE:

This house is an important architect designed example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed Edwardian residence of a transitional design, combining the use of typical materials such as masonry walls, detailed render and highly decorative timber elements. It was designed by Williams and Good, a notable architectural firm of the period

### EXTENT OF LISTING:

External form, materials and details of this Edwardian masonry residence, including the walls, verandah, tower and roof form and front fence associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

**HOUSE**      152 Buxton Street (cont)

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 31/3/1898
- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/3/1898
- ACC Rate Assessments 1893-1900
- Smith Survey 1880
- LTO Title records

## HOUSE

**Address:** 157 Buxton Street  
**Certificate of Title:** 5272/299

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s symmetrically fronted stone and brick residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

The outline of this house and three others the same are visible in Town Acre 890 on the Smith Survey of 1880. This house is the only one which remains and is an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as stone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

**NOTE:** The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House  
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

### REFERENCES

- Smith Survey 1880