

## HOUSE

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

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

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

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### 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