

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 & 120 Brougham Place (cont)

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.