

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)

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