

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

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