

SEMI-DETACHED HOUSES

Address: 22 & 24 Brougham Court
Certificate of Title: 5278/548; 5214/947

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 pairs of semi-detached cottages at 22-24 and 26-28 Brougham Court were built for Charles and Cordelia Morgan in 1897 to the design of architect J Quinton Bruce. (The builders were Bayer & Son who estimated the four cottages would cost £1200.) Charles Morgan held the title to the pair of cottages at 22 and 24 until his death in Melbourne 1948. His wife Cordelia, held the title for the pair at 26 and 28 Brougham Court until her death in 1938. The cottages were given separate titles during the mid-1950s.

Brougham Court appears to be the third name given to this lane, as it has also been known as Bower Street and Chapel Court. However, the lane did not extend beyond the cottage at number 22, on Town Acre 726, until the detached houses at 13 to 18 Brougham Court on Town Acre 723 were built in 1901. Short narrow cul-de-sacs such as this one, containing small size quality houses, are not common in Adelaide. More significant is the intact nature of the streetscape of eight properties within the lane, which was only made a public road in 1986.

STATEMENT OF HERITAGE VALUE:

This pair of houses, with the other pair of similar cottages, is an important example of the type of residences constructed in North Adelaide during the 1890s, and reflects the design, details and building materials characteristic of that time. They contribute to an unusually intact late nineteenth century streetscape in Brougham Court.

The significant number of stone and brick residences, like this house, constructed between 1880 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 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 1890s and 1900s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical pair of late Victorian residence displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative cast iron. It was designed by notable Adelaide architect J Quentin Bruce

EXTENT OF LISTING:

External form, materials and details of this Edwardian pair of houses, 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:

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 22 & 24 Brougham Court (cont)

REFERENCES

- ACC Building Surveyors Plans Register April 1897
- ACC Building Surveyors Department & Local Board of Health Register, April 1897
- ACC Rate Assessments 1880-1905
- Smith Survey 1880
- LTO Title records