

HOUSE

Address: 281 Melbourne Street
Certificate of Title: 5323/471

Use: Residence
Mainstreet (Melbourne West) Zone: MS3

Heritage Status: LHP
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is a good example of an 1890s-1920s single fronted residence of a transitional design. It retains important stylistic elements including masonry wall construction, combined with corrugated iron half gabled roof and eaves brackets. A high boundary fence has replaced the front verandah

The western end of Melbourne Street was essentially residential and this house is indicative 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 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 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, corrugated iron half gabled roof and render details such as eaves brackets.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls and roof form associated with the house style. Excludes front additions

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House

Victorian/Edwardian transitional masonry residence. Excludes front additions.

This is the legally recognised listing and should be used for the purposes of development application assessment