

## **HOUSE**

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**Address:** 31 Lakeman Street  
**Certificate of Title:** 5116/992

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**Use:** Residence  
**Cathedral Policy Area:** PA8  
**North Adelaide Historic (Conservation) Zone**

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**Heritage Status:** LHP  
**Other Assessments:** Townscape 1993  
**Conservation Reports:** Nil

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### **HISTORY AND DESCRIPTION:**

The Kingston Map of 1842 for Town Acre 710 records only one property in Kermode Street at the time. This cottage was recorded in the council's first rate assessments for North Adelaide adopted 1849-1851, but may well date several years before then. (Real Property Act Application 2413 documents which may have contained further evidence with regard to ownership and for dating the property, have been temporarily lost.)

By 1849-1851 Town Acre 710 had been subdivided into eleven properties, while that of TA 707 comprised a further nine properties, making for a small tight knit community in the southwest part of the Cathedral Precinct. Lakeman Street (formerly Union Street) cuts through these Town Acres which were heavily populated even by 1850. In this period this two room brick cottage was owned by J Bohlmann and described as being on the west side of the private street.

By September 1861 the rate assessments record that the two cottages on land measuring 52 x 40 ft were now in the ownership of saddler Wilhelm Bruggemann. Additions are recorded in 1872, probably the rear section. When Bruggemann died in 1909, the property was transferred to his widow who sold them two years later in 1911.

In more recent times, the two cottages were owned by well known local barrister John Jefferson Bray for seven years up until 1972. However, responsibility for their long term survival and refurbishment must go to later owner Horst Salomon, who renovated them before their resale in 1980.

### **STATEMENT OF HERITAGE VALUE:**

These two pre 1850 brick cottages are significant for being part of a once tight knit community of other cottages of similar age and which were once to be found along Lakeman Street (formerly Union Street). Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s and 1860s.

### **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 initial settlement in the area and housing development in newly subdivided Town Acres.
  
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it displays Early Victorian characteristics such as rendered brick walls, low scale and simple form as well as characteristics of a typical single fronted

### **EXTENT OF LISTING:**

The external form materials and detail of the early Victorian pre 1842 residence and 1872 addition including walls and roof form associated with the house style.

## **North Adelaide Heritage Survey (2004) Recommendation: Local Heritage Place**

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

House

Early Victorian pre-1842 residence and 1872 addition

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

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### **REFERENCES**

- ACC Rate Assessments 1849-1863
- ACC *Smith Survey* 1880
- *Kingston Map* 1842
- LTO CTs 24/74, 1395/195, 2186/139, 4399/607, 5116/992
- *Observer*, 17/7/1909, p42 - Obituary and death notice for FCW Bruggemann
- *SA Directories* 1895-1905
- J Statton (ed) *Biographical Index of South Australians :1836-1885*, 1986, for Bruggemann family