

HOUSE

Address: 175 Bougham Place
(313 Melbourne Street)
Certificate of Title: 5135/604

Use: Residence
Finniss Policy Area: PA12
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

This property was built as a seven room residence in 1913 for Otto Sobels, a North Adelaide timber yard manager. The residence estimated to cost £900, was designed by architects Cowell & Cowell and built by GA Rule. This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including face red brick walls and window and door surrounds, tall brick chimneys, elaborate gable ends and decorative timber verandah elements.

The two Town Acres 963 and 994, comprising an earlier residence fronting Brougham Place between MacKinnon Parade and Melbourne Street, were under one title until 1912 when Henry Simpson Newland subdivided them into several lots. It was at this time that the corner lot was sold to the Municipal Tramways Trust to allow a curved road alignment for the electric tram access into Melbourne Street. As well as the construction of this property, two substantial residences were also built on the subdivision in 1913 and 1914.

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 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 a typical Edwardian/Federation residence displaying consistent use of typical materials such as red brick walls, roughcast render and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of the Edwardian/Federation period residence, incorporating the walls, verandah 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:

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 313 Melbourne Street (cont)

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 31/5/13
- ACC Building Surveyors Dept - Return of Surveyors Notices 31/5/1913
- ACC Rate Assessments 1886-1914
- Smith Survey 1880
- LTO Title records