

HOUSE & FENCE

Address: 34 Buxton Street
Certificate of Title: 5844/841

Use: Residence
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, a verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The allotment in Town Acre 899 is shown as vacant in the Smith Survey of 1880 but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 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 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian symmetrically fronted residence displaying consistent use of materials such as bluestone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls and roof form, and the front fence iron work 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

REFERENCES

- Smith Survey 1880