

KINGSMEAD (Former House)

76-80 Brougham Place



(CD Ref 1345/27)

Kingsmead was erected in 1865 for Charles Jacobs, founder of the merchant firm of Charles Jacobs & Sons. Charles Jacobs & Sons became the largest importers of sugar in Australia, Jacobs having become established in about 1848 as a merchant dealing in tea, coffee and sugar. By the 1860s he was able to

commission one of the leading local architectural firms, Wright and Woods, to design a ' . . . large showy two storey house' in Brougham Place.

The building was built by Charles Farr at a cost of £3000 which was a substantial amount in 1865. It is an excellent early example of a mid-Victorian 'town house' in a style commonly termed Italianate. The wings on the east and west are later additions. The grounds at the front of the house are enclosed by the original elegant and substantial cast-iron railings, piers and gates.

The next owner was Edward Meade Bagot who bought the house in 1869 and owned it until his mysterious death in July 1886. The Bagot family's early financial success with the Kapunda Mines enabled E.M. Bagot to follow their interest in pastoral pursuits. In 1846 he took up Murthoo Run and extended his holdings into New South Wales. Between the 1850s and 1866 he owned the Beefacres Estate, and Neds Corner Cattle Run until 1873. In 1860 he entered into business with Gabriel Bennett as a stock and station agent. His meat extract became well known when he began a boiling-down establishment at Thebarton in 1870. As many as 70 000 sheep were boiled down in one year. But for his misguided judgement in Northern Territory goldmines he may well have become one of South Australia's wealthiest men. In keeping with his 'gentry' status, he was a member of the Royal Agricultural and Horticultural Society and an ardent 'supporter of the turf' as secretary of the South Australian Jockey Club and an owner of racehorses. He was also one of the 'four gentlemen' who met in 1879 to discuss the formation of a Tattersalls Club in Adelaide (see Tattersalls Club). However, Bagot's greatest achievement was the successful completion as contractor for the southern section of the overland telegraph line between Adelaide and Darwin which was finished in 1872.

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Bagot's tragic death in July 1886 attracted much media attention, for foul play was not ruled out. He was missing on the evening of 24 July 1886 after failing to return home, although witnesses had seen him on a tram travelling in the direction of Brougham Place. His body was found nine days later in a quarry near Yatala Prison. The case was never satisfactorily resolved and to this day many believe he was murdered.

A later owner was Marion Alderidge, widow of George Sydney Alderidge, a president of the Adelaide Stock Exchange. During Marion Alderidge's ownership Kingsmead acquired a good reputation as genteel private accommodation. Indeed this use was already established when Mrs Alderidge bought the property in 1915; a reference in the weekly *Green Room*, 1 July 1913 mentions that Miss Hodgkins, the English artist whose collection of paintings was on view at the Society of Arts, lived at Kingsmead during her stay in Adelaide.

By 1928 Kingsmead had been converted into self-contained flats. In January 1930, *Australian Homes and Gardens* recorded that the conversion was designed by Guy St J. Makin, and carried out by Arthur Owen:

The co-operation between architect and builder has successfully remodelled 'Kingsmead' without losing any of its character. It was important that this should be



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the case for 'Kingsmead' has an international reputation amounting almost to a tradition. Many people who have come to visit South Australia for extended periods have found a home from home at 'Kingsmead' with its old world atmosphere. Consequently, in modernising the group of flats and making extensive additions thereto, the architect has endeavoured to modernise the facilities without disturbing the character of the house.

Kingsmead is, therefore, also of interest as an early example of sympathetic conversion and as a relatively early group of flats. Because land prices in Adelaide were not so expensive as to need dense flat accommodation, the first purpose-built flats were not developed until the early twentieth century. Like Ruthven Mansions (1912), most were aimed at the social elite with rents far higher than the basic weekly wage. They were well appointed and within easy reach of city offices and amenities. Kingsmead's conversion was aimed at a similar market and with the appropriate amenities.

ACA, Assessments, Smith Survey 1880; *Advertiser*, 21 April 1978; *Australian Homes and Gardens*, January 1930, pp. 43-5; Cox, A.B., *The first hundred years - history of South Australia's Tattersalls Club*, 1980, p. 15; *Garden and Field*, April 1887; *Green Room*, 1 July 1913; MLSA, Historical photographs (Town Acre 740); Morrison, W.E, *The Aldine History of South Australia*, Vol. 2, 1890, p. 750; *Observer*, 7 August 1886, 26 August 1911; South Australian Directories, *South Australian Register*, 4 January 1865.



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The property described in this Information Sheet is included in the Register of State Heritage places. A heritage listing does not mean or imply right of access by the public to such properties.

The heritage related Principles of Development Control as well as the Precinct specific objectives and Principles of Development Control are contained in the Adelaide (City) Development Plan. These should be referred to in whole when contemplating any development.

Further information on the Heritage Incentives Scheme, an initiative of Council to sponsor timely and appropriate conservation action is available upon request of the Customer Service Centre.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	KINGSMEAD	Building NO	31/0402
Address	76-80 Brougham Place (CT also to 151-159 Ward Street)	CT	1564/142

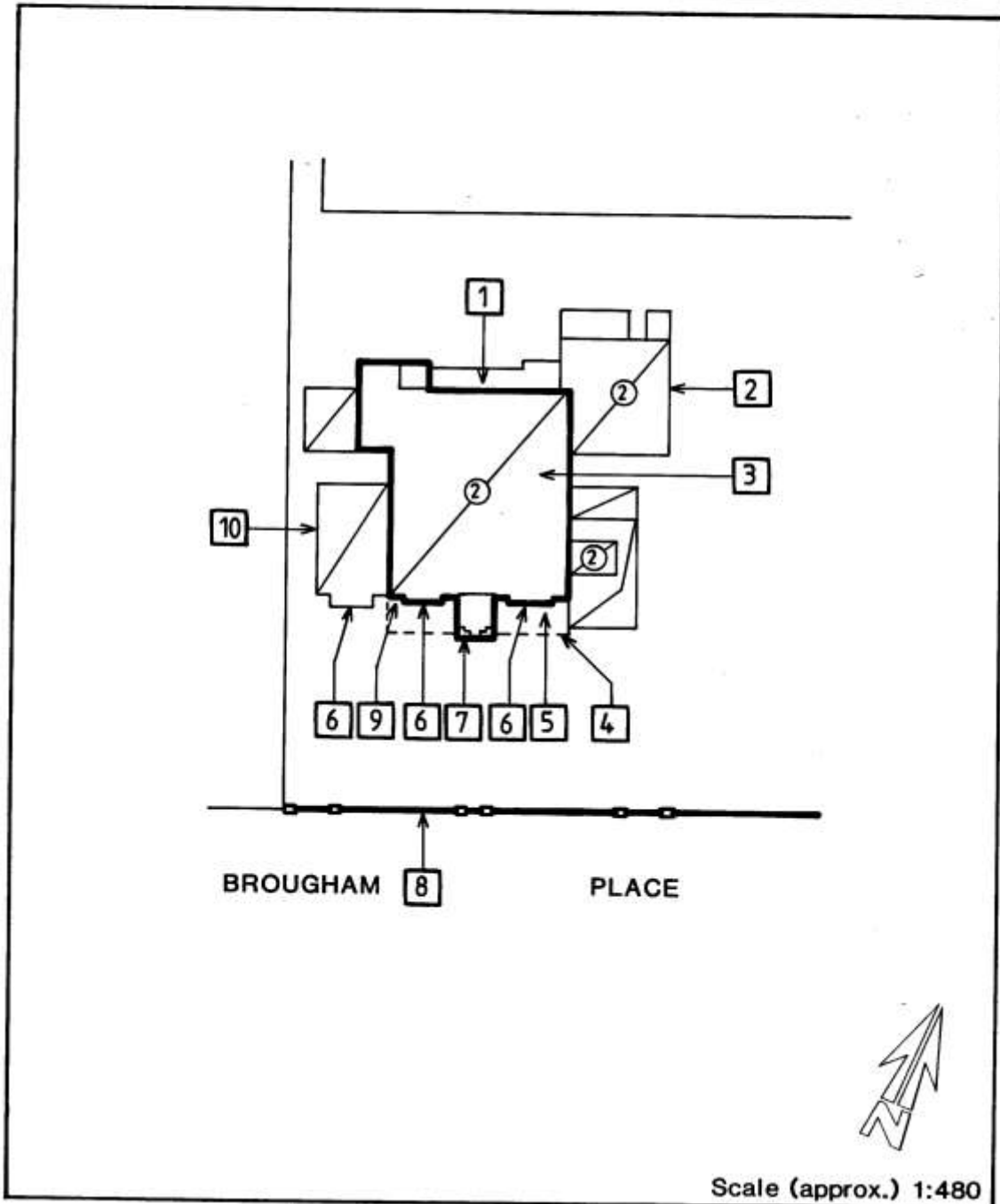


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NOTES:

1. Verandah/balcony.
2. Bluestone rubble at ground floor level and brick at first floor level.
3. Terra cotta tiled roof (originally slate-clad).
4. Line of original front verandah.
5. Rendered masonry construction with stucco enrichment.
6. Bay windows.
7. Note: Portico with balcony above.
8. Rendered masonry fence with cast iron railings and gates.
9. Note: Rusticated quoins.
10. Timber (weatherboard) facade.