

HISTORIC AREA STATEMENT UPDATE CODE AMENDMENT

North Adelaide Finnis Historic Area Statement (Adel 13)

For Consultation

October 2024

Preamble

The draft Code Amendment will amend the content of 14 existing Historic Area Statements by including additional contextual information about the existing important historical elements of the area and introduce Representative Buildings.

Each Historic Area Statement is presented on the standardised table template developed and required by Planning and Land Use Services (PLUS) and include the following elements (provided in Column 1):

- Eras, themes and context
- Allotments, subdivision and built form patterns
- Architectural styles, detailing and built form features
- Building height
- Materials
- Fencing
- Setting, landscaping, streetscape and public realm features
- Representative Buildings.

The current statement is provided in Column 2 and the proposed statement is provided in Column 3.

Diagrams have been included to assist with interpretation of the Statements and are provisional on PLUS/State Planning Commission agreement.

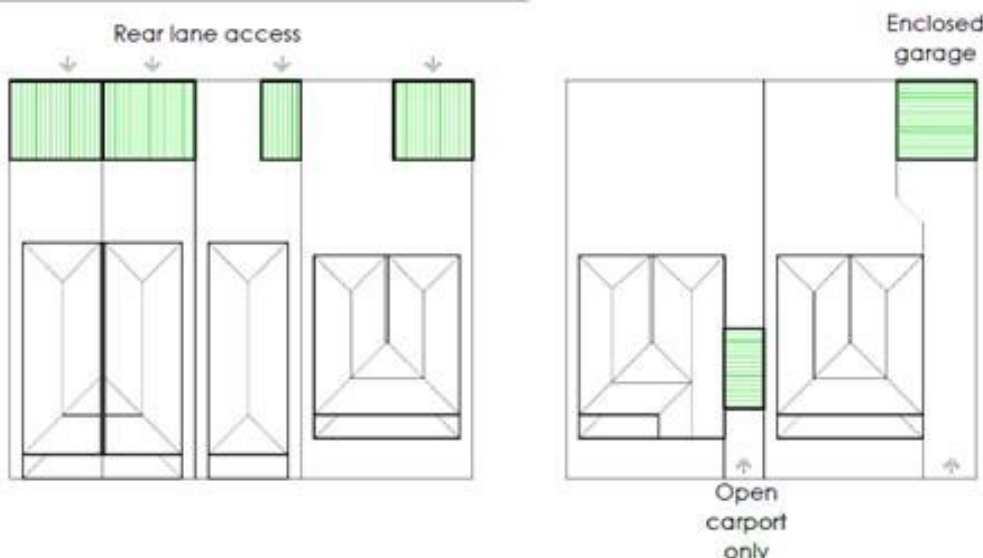
North Adelaide Finnis Historic Area Statement (Adel 13)

Elements	Current Statement	Proposed Draft Statement
Eras, themes and context	~~Low scale residential character.~~ ~~Victorian Houses (1870s to 1890s) on Finnis Street.~~ ~~Victorian Houses (1870s to 1890s) and Post War Dickson Platten buildings date from 1968 – 71 (Kathleen Lumley College) on MacKinnon Parade. Victorian (1870s to 1890s) and Edwardian houses (1900 to 1920s) on Brougham Place.~~	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the layout and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members. Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by the Adelaide Park Lands. Its topography is characterised by a steep rise from Melbourne Street to Stanley Street, below which the Area is relatively flat. The ridge of the North Adelaide scarp along Kingston Terrace/Stanley Street and the frontages to the Adelaide Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. This Historic Area encompasses lower elevations compared to the nearby Stanley Historic Area to the north. It accommodates a range of mainly detached housing from large-scale to modest representing a broad segment of the historic social mix of North Adelaide. <u>Eras</u> 1837 to 1901 - Victorian period.

		1901 to 1920s - Edwardian period. 1920s to 1942 - Inter-war period.
Allotments, subdivisions and built form patterns	~~Distinctive built form edge between the Park Lands and Lower North Adelaide.~~ ~~Buildings reinforce the setback pattern established by Heritage Places.~~	This Area is characterised by intact, low-scale residential development on rectangular allotments of varied size. The Area has retained much of its historic grid pattern with major and minor streets, lanes and places. A significant feature of this Area is the distinctive varied alignments of MacKinnon Parade along the perimeter of the Adelaide Park Lands. The historic built form character is established by predominantly detached dwellings of low density with other buildings associated with local services or institutions. The far west of the Area is characterised by generally larger, wider allotments with detached dwellings merging with the more open, low-density character of the adjoining Stanley Historic Area. Narrower and smaller allotments with attached dwellings are more prevalent in the remainder of the Area including along Stanley Street and Kingston and Mann Terraces, as well as Sussex Street and other minor streets. Typically, deep allotment of up to about 1100m² are located on the northern side of Finnis Street. Other larger allotments tend to be prominent sites facing the Adelaide Park Lands. Elsewhere allotments are more typically in the 200-400m² range with frontages between 10 metres and 16 metres. Kathleen Lumley College occupies a large site extending from Finnis Street through to MacKinnon Parade. Generally, shallow setbacks from the primary street frontage prevail in minor streets and more generous setbacks prevail along major streets. On larger sites, detached dwellings are set within spacious landscaped open space. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places and Representative. Buildings do not project forward of Heritage Places or Representative Buildings including on adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Heritage Places and Representative Buildings create a cohesive pattern of shallow setbacks, including buildings on the street frontage. Generally, buildings are set within landscaped grounds and extensive gardens which typically covers 40 percent of the site.

		The historic built-form character of the Area is established by State and Local Heritage Places and Representative Buildings, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Brougham Place</u> The historic streetscape and built form character for this short section of Brougham Place is characterised by corner sites with large dwellings, spacious landscaped open space and an outlook to the Adelaide Park Lands. <u>Finniss Street</u> The historic streetscape is formed by the relatively wide street setting and the one storey detached dwellings setback from the street frontage with front garden areas. There is generally little variation in the setbacks from the street frontage on the northern side, except that the two-storey British Hotel protrudes well forward of adjoining buildings. The dwellings on the southern side are consistently setback from the street except for the corner two-storey shop and residential building on the Finniss Street and MacKinnon Parade frontages. The area between Finniss Street and MacKinnon Parade also contains the Kathleen Lumley College site, a State Heritage Place, including three primary buildings ranging from two to four storeys. In front of these buildings on the Finniss Street side are cottages. The pattern, siting and setback of dwellings is established by the Heritage Places and Representative Buildings. <u>MacKinnon Parade</u> Significant built edge with outlooks to the Adelaide Park Lands, including low-density Victorian detached dwellings, some of more substantial scale, moderately set back from the primary street frontage. The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage. The historic character comprises of single storey detached dwellings of Local Heritage value setback from the street frontage with front garden areas. The historic built form character is also formed by the visual prominence of the State Heritage listed Kathleen Lumley College comprising of three primary buildings ranging from two to four storeys. The landscaped gardens make an important contribution to the streetscape setting. <u>Edith Place</u> Minor street comprising of single storey detached and semi-detached dwellings set close to the street with verandahs extending to the street frontage (western side). The street is characterised by more intimate, compact built form compared to that on other streets.
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Architectural styles, detailing and built form features	<u>Victorian Dwellings</u> Single or two storey houses built in a variety of sizes and scale. Single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Vertically proportioned window and door surrounds highlighted with moulded render or brick dressings. Roofs generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay. Concave or convex form verandah roof. Four panelled doors with fanlights and often sidelights.	The Area is characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s-1940s. The prevailing built form features of the Area include pitched roofs (hipped and/or gable ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. Roof pitch and forms and the design, form and composition of facades reflect traditional proportions of Heritage Places and Representative Buildings. Buildings address the street and on corner sites buildings provide facades that address each street frontage. Design elements of Heritage Places and Representative Buildings such as verandahs, roof forms or historic detailing maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Place or Representative Building. Building additions incorporate materials and proportions that reflect the character of the Heritage Place or Representative Building and are not readily visible from the street. Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof.

	<u>Edwardian Houses</u> Prominent strapped gables and detailing, tall brick chimneys, and verandahs incorporated under the main pitch of the roof. Verandahs with convex (or bullnose) profile. <u>Finniss Street (north side)</u> Victorian dwellings. Consistent siting and scale of the Victorian and Edwardian villas and, towards the eastern part, the terraces and cottages. <u>Finniss Street (south side)</u> Detached and semi-detached Victorian dwellings. <u>Brougham Place</u> Victorian and Edwardian dwellings. Large detached dwellings set within spacious landscaped open space. <u>McKinnon Parade</u> <u>Victoria dwellings and Post war buildings.</u> Dwellings proving a Park Land edge within landscaped open space.	Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places and Representative Buildings. Typical and appropriate siting of carports and garages is illustrated below.  Undercroft parking is inconsistent with the historic character and value of the Area. The Area is characterised by a variety of architectural styles including but not limited to: Early Victorian Houses (1840s to 1860s) In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later but the low scale of these buildings often made this difficult. Victorian Houses (1870s to 1890s) During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scale were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two storey and all were built in a variety of sizes and scale. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form,
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		and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration was used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped and doors were often divided into three or four horizontal panels. Inter-War Houses (1920s to 1942) In the period between the First World War and Second World War new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide during the period 1942 to 1950, because of the materials shortages caused by the Second World War. <u>Brougham Place</u> Edwardian and Inter-war period.
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Built height	~~Low scale.~~ ~~<u>Finniss Street</u>~~ ~~Single storey, or presenting as single storey on the southern side.~~ ~~<u>MacKinnon Parade</u>~~ ~~One to two storeys to the street and up to 4 storeys on the Kathleen Lumley site.~~	Low scale, one storey residential established by the prevailing patterns set by Heritage Places and Representative Buildings, except where the following Concept Plans apply: • Concept Plan 25 – Kathleen Lumley College Two-storey exceptions are the British Hotel and Finniss Corner (at 1-3 Finniss Street), and buildings of Heritage value (but more recent origin) ranging from two to four storeys in the Kathleen Lumley College site between Finniss Street and MacKinnon Parade. Building height, including the floor to ceiling clearances of each level, reference the prevailing floor level and building heights of Heritage Places and Representative Buildings within the locality.

Materials	<u>Victorian Houses</u> Bluestone, limestone or sandstone, with brick or rubble side and rear walls. Timber framed windows and doors. Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration. Masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses. <u>Edwardian Houses</u> Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) was used the wall material. Masonry fencing with cast iron palisade, or timber.	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following: Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent with the era and style of the dwelling as defined by archival sources.
Fencing	Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the streetscape through the use of traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles including:

		Early Victorian Houses (1840s to 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1920s to 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	Landscape qualities, dwellings adjacent Park Lands and the established avenue planting in Finnis Street and MacKinnon Parade. Avenue planting in Finnis Street and MacKinnon Parade. Park Lands. Prominence of the British Hotel with its fine detailing and cantilevered balcony. Visual prominence of the State Heritage Place of Kathleen Lumley College. Visual prominence to Brougham Place Uniting Church. Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and trees.	Characterised by the linear grid of tree lined major streets as well as minor streets and lanes, areas of original stone kerbing and guttering, landscaped front grounds to residences, and driveways/crossovers of single width where vehicle access prevails on primary street frontages. Views and vistas of the Adelaide Park Lands from Brougham Place and MacKinnon Parade. Attractive pedestrian environment providing pedestrian shelter and amenity provided by street trees and a high standard of paving and other landscaping to the public realm along major streets. Vehicle access provided from rear laneways or minor streets. Rear lane access, where vehicle access does not prevail on primary street frontages. Stone kerbing and water table in Ethel Place. Stone in concrete kerbing and water table along MacKinnon Parade. Enamel street number plates along Finnis Street and Brougham Place. Established avenue planting in Finnis Street and MacKinnon Parade. Prominence of the British Hotel with its fine detailing and cantilevered balcony. Visual prominence of the State Heritage Place of Kathleen Lumley College. Visual prominence to Brougham Place Uniting Church. Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and trees.
Representative buildings	[Not identified]	Identified – refer to SA planning database.