

HISTORIC AREA STATEMENT UPDATE CODE AMENDMENT

North Adelaide Stanley Historic Area Statement (Adel 11)

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 Stanley Historic Area Statement (Adel 11)

Elements	Current Statement	Proposed Draft Statement
Eras, themes and context	~~Low density residential with a distinctive and cohesive character derived from large nineteenth and early twentieth century dwellings and other low density detached and semi-detached dwellings in a variety of forms and styles.~~ ~~Brougham Place Uniting Church has visual prominence.~~	<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 land at higher elevations characterised by low residential density and largely excluding areas of more compact housing. The high concentration of small cottages and worker housing in the lower section down from the scarp reflects the early subdivision of these Town Acres into estates for development of more intensive residential forms, such as the speculative Chichester Gardens development, and the philanthropic mews cottages along the lower end of Stanley Street/Kingston Terrace. <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	~~Built form edge to Brougham Gardens and the Park Lands along Brougham Place.~~ ~~Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)~~ ~~Close subdivision pattern west of New Street.~~ ~~Kingston Terrace~~ ~~Consistent setbacks established by Heritage Places.~~	This Area is one of the lowest density areas of Lower North Adelaide containing large residential buildings, predominantly detached dwellings, often designed in a grand manner and set in generous landscaped grounds. The Town Acre layout and later patterns of subdivision and development created large allotments, and a low-density residential character derived from moderate to generous building setbacks, orientation and patterns established by the prevailing Heritage Places, typically large-scale dwellings some accompanied by significant outbuildings. The Area has retained much of its historic grid pattern including major and minor streets. The cohesive pattern of setbacks, are established by the dwellings which are Heritage Places. The side setbacks are often generous and asymmetrical with greater separation of the building and side boundary on one side. The buildings on Stanley Street, Kingston Terrace and Brougham Place take advantage of the landfall to provide semi-basement floors The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached dwellings. Generally, buildings are set within landscaped grounds and extensive gardens which typically covers 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and settlement patterns as described below: <u>Kingston Terrace</u> The high amenity streetscape is formed by the wide street setting and the Adelaide Park Lands frontage along Kingston Terrace. The historic streetscape character is also established by low density large one and two storey detached dwellings with generally shallow setbacks from the primary street frontage with small garden areas and some with spacious private gardens to the side and rear. Towards Lefevre Terrace the streetscape is dominated by the imposing rear elevations of large mansions fronting Stanley Street. <u>Stanley Street – Brougham Place</u> The high amenity streetscape is formed by the wide street setting. The northern side of Stanley Street is characterised two mansions set well back from the street frontage with spacious landscaped grounds on elevated ground above Stanley Street. The remainder of this side of the street comprises of large detached and semi-detached one and two-storey dwellings that are setback from the street frontage with generous garden areas.

		The historic character on the southern side of Stanley Street is derived from the cohesive pattern of large-scale one and two-storey detached and semi-detached dwellings of low density generally set in generous landscaped grounds. The sloping topography presents the two-storey dwellings as single storey in appearance to Stanley Street and Brougham Place. The building setbacks are established by Heritage Places and are generally deeper on the northern side of Stanley Street. There are outlooks across Brougham Place to the Adelaide Park Lands to the north and west. The Brougham Place Uniting Church at 196-210 Brougham Place set above the ground with its dominant tall central tower is of landmark significance. The low scaled St Ann's College buildings at 186-195 Brougham Place with landscaped garden areas also make an important contribution to the streetscape and step down the Brougham Place frontage reflecting the topography of the locality. <u>Jerningham Street</u> (west side) The historic streetscape is characterised by more compact sites and dwellings compared with those fronting other major streets in the Historic Area and comprises of single storey dwellings with generally moderate to shallow building setbacks from the primary street frontage established by the Heritage Places with small garden areas. (The eastern side of Jerningham Street is within the Kentish Arms Historic Area.) <u>New Street</u> Minor street providing rear laneway access to carports and garaging for residences fronting another street and comprises of one and two storey buildings on or close to frontage. <u>Old Street</u> (north side) Minor street providing rear access to properties fronting Stanley Street and Brougham Place and comprises of one and two storey buildings on or close to frontage. The street is characterised by more intimate, compact built-form character compared to that in major streets.
Architectural styles, detailing and built form features	Victorian housing that is single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door	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 includes 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.

	surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex form verandah roof and four panelled doors with fanlights and often sidelights. Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile. Georgian Revival housing displays symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Large nineteenth and early twentieth century dwellings comprising more substantial Victorian, Edwardian and Georgian Revival villas, and other	Roof pitch and forms and the design, form and composition of facades reflect traditional proportions of Heritage Places. Buildings address the street frontages. Design elements of a Heritage Place 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 Places. Building additions incorporate materials and proportions that reflect the character of the Heritage Place 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 and not readily visible from the street. 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. 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
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	low density detached and semi-detached dwellings in a variety of forms and styles. Buildings on Stanley Street, Kingston Terrace and Brougham Place are defined by the landfall and escarpment. Development takes advantage of the landfall by providing semi-basement floors. <u>Kingston Terrace</u> Victorian and Inter-war housing. Large one and two storey detached residences on individual allotments set close to the street with a Park Lands frontage. Towards Lefevre Terrace: Imposing rear elevations of two storey mansions with frontages to Stanley Street. Modelled and articulated, constructed of masonry, with a high proportion of solid to void in the composition of facades and often feature verandahs and balconies. <u>Stanley Street (northern side)</u> Victorian, Edwardian and Inter-war. Two large mansions set well back from the northern frontage on	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, 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) 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> Victorian, Edwardian and Inter-war period. Architectural styles including but not limited to Victorian villa, Mediterranean villa, Italianate Brougham Place Uniting Church and Victorian residences in St Ann's College. <u>Jerningham Street</u> Victorian period.
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~~elevated ground above Stanley Street and large detached and semi-detached residences.~~ <u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u> Victorian, Edwardian and Inter-war. ~~Two-storey residences on the southern frontage presenting a single-storey appearance to Stanley Street and Brougham Place due to sloping topography.~~ ~~Consistent set back of stone Victorian villas typified by rich detailing and cast iron ornamentation west of New Street.~~ ~~Detached or semi-detached dwellings presenting as single storey to the street frontage.~~ <u>Brougham Place (western boundary)</u> Imposing and finely detailed Brougham Place Uniting Church with its dominant central tower. Low scaled St Ann's College buildings which step down the Brougham Place frontage reflecting	Architectural styles including but not limited to Victorian shop with attached dwelling, Victorian detached and semi-detached cottages and Victorian villa. <u>Kingston Terrace</u> Victorian and Inter-war period. Architectural styles including but not limited to Victorian villas and Neo-Georgian villa, Coach house relating to Nurney House fronting Stanley Street and outbuildings relating to St Andrews fronting Stanley Street. Includes Victorian outbuildings of grand dwellings fronting Stanley Street. <u>LeFevre Terrace</u> Victorian and Inter-war period. Architectural styles including but not limited to Queen Anne villa and Arts and Crafts. <u>New Street</u> Victorian period. Architectural styles including but not limited to Victorian villa. <u>Old Street (north side)</u> Victorian period. Victorian cottage. <u>Stanley Street</u> Victorian, Edwardian and Inter-war period. Exhibits a diverse collection of architectural styles including but not limited to Arts and Crafts, Nurney House, St Andrews, Neo-Georgian, Victorian villas, Queen Anne villas, Victorian Gothic Church, Inter-war Mediterranean, Transitional Edwardian – Inter-war, Victorian Italianate villa, Victorian Second Empire and Victorian cottages.
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	the topography of the locality.	
Built height	Low scale dwellings and buildings that enable views of the City from Stanley Street and Brougham Place. <u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u> Single storey to the street frontage.	Low scale, one and two storey residential established by the prevailing patterns set by Heritage Places and Representative Buildings. The exception is the significantly taller former Congregational Church building at 196 - 210 Brougham Place. 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>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)</u> Stone with rich detailing and cast iron west of New Street. <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,	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.

	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) for wall material. Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding. Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels. Masonry fencing with cast or wrought iron palisade, or timber. <u>Georgian Revival Houses</u> The Georgian Revival style displays symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico.	
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	Masonry fencing (brick and /or dressed stone or rendered) and may include cast or wrought iron palisade and gates.	
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. <u>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street).</u> Stone and cast iron ornamental boundary fencing along street frontage west of New Street.	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. 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	<u>Views of the City from Stanley Street and Brougham Place.</u> <u>Landscape qualities of public and private open space.</u> <u>Vistas to the Park Lands, Brougham Place and the eastern end of Stanley Street.</u>	Linear grid of tree lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by spacious garden gardens. Generous footpaths and verge areas, with original stone kerbing and guttering. Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Important views to Brougham Place Uniting Church.

	Street trees, avenue planting and other landscaping and a high standard of paving to the public realm. Landmark significance of the Brougham Place Uniting Church. The topography is characterised by the North Adelaide scarp, a steep rise from Melbourne Street to Stanley Street, below which the area is relatively flat, towards the River Torrens. The ridge of the scarp along Kingston Terrace/Stanley Street and the frontages to the Park Lands provided for prestigious residential addresses. The higher concentration of small cottages in the lower section below the scarp reflects the early subdivision of these Town Acres into estates providing workers housing following the establishment of local manufacturing industries such as the Lion Brewery. The creation of the road through Brougham Place in the 1860s and the introduction of horse drawn trams along Melbourne Street in 1878	Views and vistas of the Adelaide Park Lands from Kingston Terrace and Brougham Place. Views of the city from Stanley Street and Brougham Place properties. The fall of land associated with the North Adelaide scarp affords significant distant views to the south from elevated sites. It also is a defining characteristic of streetscapes which run across the slopes especially Brougham Place and New Street but also Stanley and Jerningham Streets to a lesser degree. The juxtaposition of the lower and upper sections of urban North Adelaide and their street layouts and Adelaide Park Lands edges near the southern end of Le Fevre Terrace is a distinctive streetscape feature. 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 Brougham Place, Stanley Street and Jerningham Street especially. Stone kerbing along Kingston Terrace and New Street. Stone in concrete kerbing along Old Street. Stone watertable along Kingston Terrace, Old Street and New Street. Stone in concrete watertable along Frederick Street. Enamel street number plates along Stanley Street, Melbourne Street and Brougham Place. Significant views and vistas from Brougham Place to the city and from the western side of Kingston Terrace to the east. Benchmark 15 on the corner Stanley Street and Jerningham Street.
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	gave this section of North Adelaide closer links with the rest of the City and made the area an attractive location for workers to live. 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]	Not Identified.