

DWELLING - "THE BRAES"
KENIHANS ROAD, NEAR REYNELLA.

HERITAGE SIGNIFICANCE

Historically The Braes is important for its association with a local identity of importance, Dr. Louis Joseph Maurau. His occupation and the social importance of later owners meant that the house occupied a key position in the social life of the Happy Valley/Reynella community.

Architecturally, it is highly significant as it was designed by George Strickland Kingston, noted South Australian architect, the designer of properties such as Cummins, the earliest section of Bray House, and Ayers House, among others. This house is an important and relatively early example of a bay-windowed villa.

Environmentally The Braes is screened from the road and adjacent properties and is contexturally isolated.

Integrity. The Braes, although partially rendered and painted, retains the majority of its internal and external integrity despite periodic upgrading of facilities.

NOMINATION SOURCE/THREAT/OWNER

This report has been prepared as part of a programme to document items identified in the Meadows Heritage Study. It is under some threat because of future road widening proposals by the Highways Department. It is owned by M.M. Stewart and N.H. Gunn.

HERITAGE CONSERVATION BRANCH RECOMMENDATION:

..... *Dan C. Rooney*
Manager

It is recommended that this item be included on the Register of State Heritage Items, and that it be categorized H3, A3.

SOUTH AUSTRALIAN HERITAGE COMMITTEE RECOMMENDATION:

.....
Chairman

South Australian Heritage Act 1978-80	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures		Grid Ref. 6627-IV & Pt 6527-I 764 148				
	Item House (The Braes) Kenihans Road, near Reynella.						
Age 1866-67	Theme Social Life - Residence		Office				
Period 1865-1884	Subject		Region				
Building Type Residence	Style "Colonial Period" of Classical derivation		Status -				
Qualitative Data			Grading				
Component		Comment	E	VG	AG	FP	NA
<u>HISTORY:</u>							
1. Context: Important in the district as a one-time social focus. Representative of sophisticated buildings erected for prominent members of the community. Of unusual importance due to its architect and distinctive design.			*				
2. Person/Group: Erected for Louis Joseph Maurau, Fellow of the Royal College of Surgeons, Lay-Reader and Warden of Christ Church, O'Halloran Hill and one-time Chairman of the D.C. of Clarendon.				*			
3. Events: Apart from its continuous prominence in the social life of the area, no special events associated with The Braes can be singled out.							*
<u>DESIGN:</u>							
1. Designer/Contractor: George Strickland Kingston.			*				
2. Design: While the building could be simply described as a bay windowed villa, this understates the importance of this house. It makes good use of a sloping site with a south-facing bay window overlooking Reynella, and a half basement built into the side of the hill. A verandah to the eastern and western elevations shades openings, the western elevation being double fronted, windows symmetrically disposed about main entrance with fan and sidelights. Openings have typical "external architraves" and windows are subdivided by horizontal glazing bars only. Attached service wing to the north-east is of interest.			*	*			
3. Construction: Rubble with brick dressings. Slate roof and cedar (?) internal joinery.					*		
4. Interior: Rooms are of generous proportions with a large entrance hall. Majority of internal joinery original with skirtings and architraves finely finished. Plan form largely unaltered with basement entrance from hall. Built-in cupboard, possibly Maurau's dispensing cabinet, is retained in the basement.			*	*			

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<p><u>Supplementary Information</u></p> <p>The future of this building would appear threatened because of the purchase by the Highways Department of adjoining land for future road widening and an envisaged east-west transport corridor.</p> <p><u>ADAPTATION</u> Efforts should be made to retain as much of the integral character of the interior as possible. Additions to the exterior should be the subject of strict controls.</p> <p><u>INTERPRETATION:</u> Important in a local sense, as well as to the state-wide significance and understanding of Kingston's architectural practice.</p>																									
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Supplementary Information

History and Sources

This building is of great local historical significance, complemented by architectural importance, which together warrant inclusion on the State Heritage Register. It is of note that this house, a previously undiscovered Kingston designed building, is under threat because of future road-widening proposals by the Highway's Department.

Historically the building is of note because it was associated with and built for Louis Josepn Maurau, Fellow of the Royal College of Surgeons, Lay-reader and Warden of Christ Church, O'Halloran Hill, and erstwhile Chairman of the District Council of Clarendon. For a time Dr. Maurau practiced in Burra, and for 14 years before his death in 1878 (aged 52) he was based in Reynella. During later ownership by the Kenihan and Hayward families, The Braes was the social focal point for the local community.

Architecturally The Braes is important first and foremost because it was designed by George Strickland Kingston. On 18 February 1865, Dr. Maurau purchased part Section 511. Hd, of Noarlunga, engaging Kingston to design the house for him. In March 1865 Kingston advertised in the South Australian Register for tenders.

"Persons desirous of contracting for building a cottage near Reynella for Dr. Maurau can inspect the plans and specifications at Mr. Kingston's office, Grote Street..."

The District Council of Clarendon Rate Assessment Books for 1867 (allowed 29 December 1866) record that Maurau lived at Montgomery's, in Happy Valley. The Assessments for 1868 (allowed 1 July 1867) indicate that the house had been finished and that Maurau was in occupation. The Annual Rated Value of 80 pounds indicates that the house, as built, was far from a cottage.

While the building lacks Kingston's use of semi-circular forms, for which he had such a pre-dilection, and is relatively austere, the care of finish and attention to detail raises this building above the typical bay-windowed villa so commonly found in the boom period of the 1870s and 1880s. The stuccoed "external architraves" are well finished, as are the fine internal appointments, particularly surrounds to openings and skirtings. The house makes good use of its site, a half basement being set into the hill, the bay window taking advantage of its southern aspect and the view over the township of Reynella.

SOURCES:

General Registry Office Memorial 178/201.

Davies, (S.A. Archives), 19:129

Miller, A. A history of Christ Church, O'Halloran Hill, 1980, pamphlet.

South Australian Register, 11, 14, 16 and 21 March, 1865.

D.C. Clarendon Rate Assessment Books, S.A. Archives, Municipal Record Group.