

**KENSINGTON AND NORWOOD
HERITAGE REVIEW 1995**

**Vol.4
L-R**

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Bridge Parapet

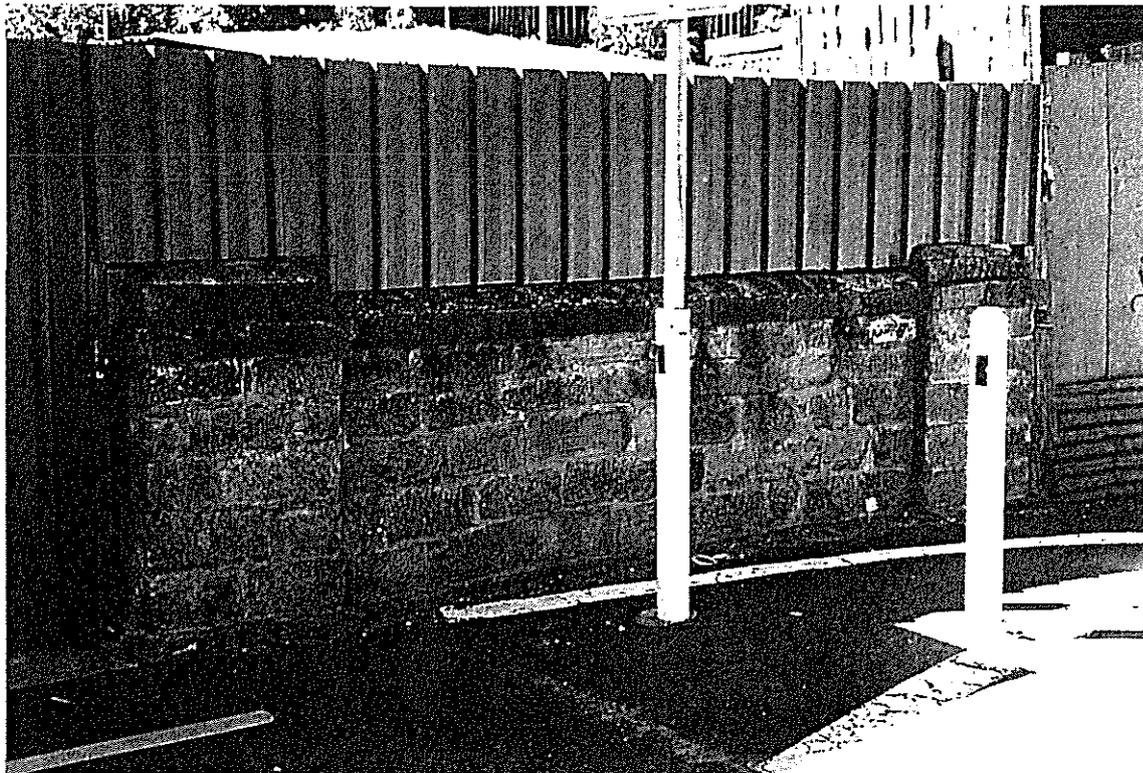
Survey No.: littlewa

Address: Little Wakefield Street, Kent Town

C.T. No.: 4097-798

Present Status: Local Item

Date: February 1994



Description: This attractive simply built structure is constructed of squared coursed stone with a coarsely punched facing. The bridge consists of a vault with parapet wall. The latter has a panel situated between two piers with simple rectangular copings.

History: Built circa 1880's over First Creek.

Streetscape Contribution: Contributes to the remaining Victorian character of Little Wakefield Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This structure is a scarce surviving example of early engineering works associated with First Creek in Norwood, carried out by the Kensington and Norwood Council. It is associated with the consolidation of Kent Town in the 1880's (4a) and is indicative of the quality of life found in Norwood at that time (4b). It is an attractive bridge (4d).

Development Implication: Retention and protection of the original form of the structure, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey
Stark, P., Project Nine, p.69

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

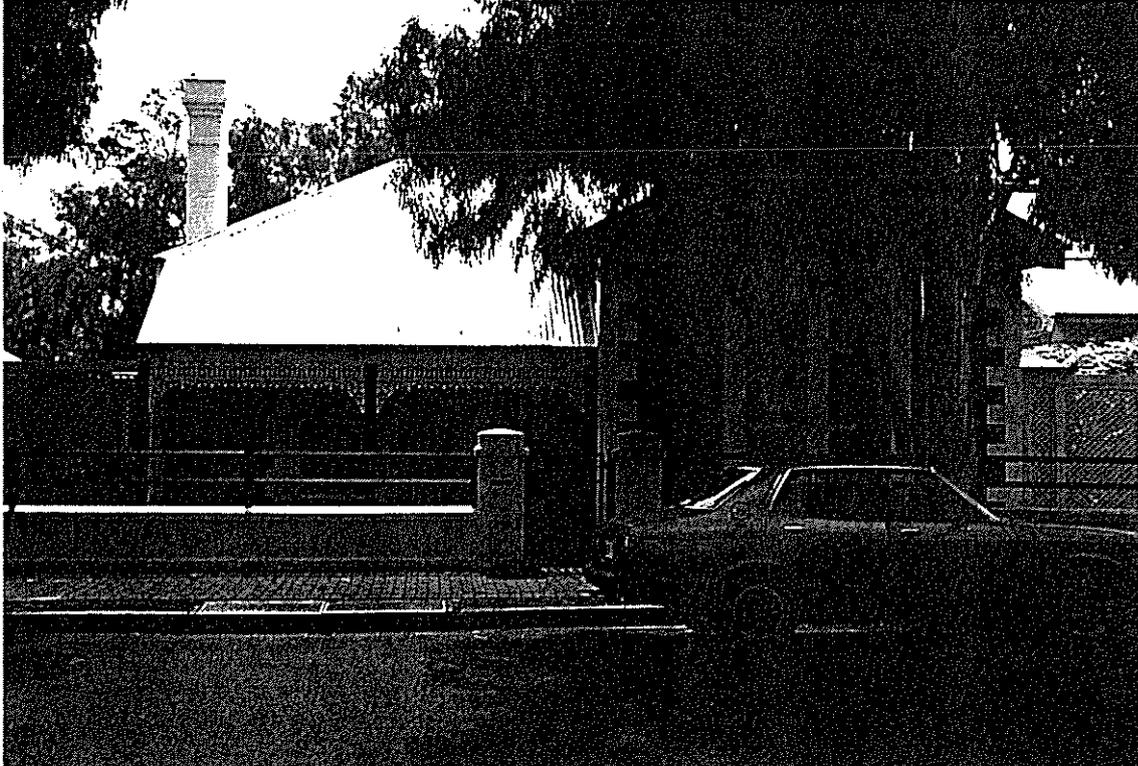
Survey No.: 23maesbu

Address: 23 Maesbury Street, Kensington

C.T. No.: 2115/131

Present Status: Character Item

Date: April 1994



Description: An attractive asymmetrical Victorian bluestone house with hipped roof and feature front gable. Has been carefully renovated in recent years. Notable for its sturdy detailing and urbane character. Appears to be in excellent condition for its age.

History: Circa 1870's-1880's.

Streetscape Contribution: An important building in Maesbury Street which contributes significantly to the attractive Victorian streetscape of this very old street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): A good example of a Mid-Victorian bluestone cottage. The building is associated with the ongoing development and consolidation of Kensington in the 1870's-1880's (4a) and is indicative of the way of life found in Kensington at that time (4b). It is an attractive building (4d) which contributes significantly to the older 1850's-1870's streetscape of Maesbury Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

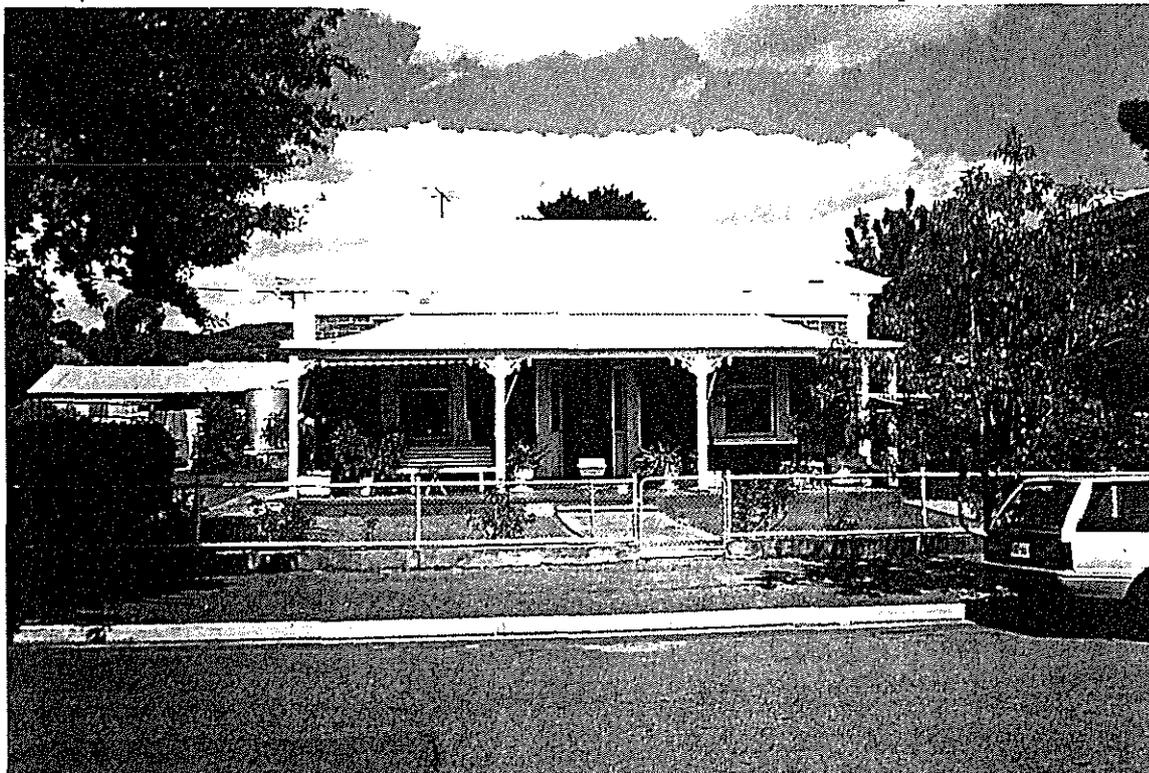
Survey No.: 24maesbu

Address: 24 Maesbury Street, Kensington

C.T. No.: 198/131

Present Status: Character item

Date: April 1994



Description: A very attractive single storey Mid-Victorian bluestone cottage with hipped roof and concave verandah. Notable for its elegant design and near-original condition. Has subtle cast-iron brackets on the front verandah and is set in its original allotment, which provides an excellent uncrowded setting for the cottage. Appears to be in excellent condition for its age.

History: Circa mid 1870's.

Streetscape Contribution: A key building in Maesbury Street, it contributes significantly to the attractive Victorian streetscape of this very old street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): An excellent example of a better quality Mid-Victorian bluestone cottage. The building is associated with the ongoing development and consolidation of Kensington in the 1870's (4a) and is indicative of the way of life found in Kensington at that time (4b). It is an attractive and elegant building (4d) which contributes significantly to the older 1850's-1870's streetscape of Maesbury Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 41maesbu

Address: 41 Maesbury Street, Kensington

C.T. No.: 1469/46

Present Status: Character Item

Date: March 1994



Description: A very early and attractive rendered brick cottage with gable roof set in a most complementary garden. Recent renovations appear to have changed the original roofline. It appears to be in reasonable condition for its age.

History: The house dates from the mid-late 1840's when the owner of the land W.L. O'Halloran was forced to sell by his mortgagee to local builder John Roberts, who by 1855 owned thirty-four houses in Kensington. It is likely that Roberts immediately built a house on the site for the rental market. In 1853-54 the rate assessments refer to a brick dwelling on half an acre which by 1858-59 was described as a six room house. The property was transferred to his son Josiah Wiltshire Roberts in March 1872. In a sale notice for 13 June 1883, plans of the area show the Roberts family owned all land between Bridge and Chapel streets on Lots 83 & 84 which comprised three houses and a butcher's shop, all of which was sold by auction.

Streetscape Contribution: Forms part of the a very old streetscape in Maesbury Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of an early Victorian cottage. It is associated with the growth of Kensington in the 1840's (4a) and illustrates the nature of simple early dwellings found there at that time (4b). It is an attractive building (4d) which contributes to the older historical character of Maesbury Street. Was owned by local builder John Roberts from 1842-1883 (4e).

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: GRO. Application 16016, 22 August 1877; LTO, CTs 257/118, 428/73, 1469/46 Rate assessments; Transfer Notice 163422 with auction notice for W Wadham, 13 June 1883.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House, 'Maesbury House'

Survey No.: 48maesbu

Address: 48 Maesbury Street, Kensington

C.T. No.: 1669/144

Present Status: Local Item

Date: February 1994



Description: Attractive early single-storey masonry Victorian dwelling with hipped roof and front verandah. Set well back from the road like other very early cottages in an attractive garden setting. 1983 Heritage Survey reports it had nine rooms with a brick vaulted cellar.

History: Maesbury Street was named after this house which was the home of John Roberts, a prominent builder in Kensington. He built many homes in the area and by 1855 owned thirty four properties in the early village. The original part of the house on Lot 73 dates from when he bought the land in August 1844 and November 1844 when his youngest son was born there. The first rate assessments for the area show that in 1853 the brick dwelling was on two acres and comprised seven rooms. By 1864 two more rooms were added. The house was owned by the Roberts family until 1893 when it was subdivided and sold to Hugh Fraser.

Streetscape Contribution: A very important building in Maesbury Street. Forms part of a group of early Victorian buildings. Contributes significantly to Victorian character of street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),(4e)): An excellent example of a very early settlers cottage. Associated with early settlement of Kensington in 1840's-50's (4a) and indicative of the simple way of life found there at that time (4b). An attractive building (4d) which contributes significantly to early Victorian character of Maesbury Street and Kensington. Home of notable Kensington builder, John Roberts (4e).

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: LTO, CTs 891/7, 1669/144 GRO, RPA Application 25982, 4 July 1884, Manning, Roberts, W.J. (1986) *The History of John & Leonora Roberts*; Rate assessments. D. Reminiscences of Frederick Stephen Roberts, unpublished.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 57maesbu

Address: 57 Maesbury Street, Kensington

C.T. No.: 4092/875

Present Status: Nominated for State Register

Date: April 1994



Description: An attractive single-storey early Victorian masonry cottage with hipped roof and front verandah. Notable for its simple design, small scale and remnant original fabric such as the four-paned front casement windows. Unfortunately the house has been compromised by clumsy renovation work in recent years. Appears to be in good condition.

History: This is one of the first houses built in Maesbury Street. It dates from about 1840 when the land was bought by a local brickmaker Thomas Constable who then built this cottage. Many brick cottages were built in Kensington after it was first subdivided in 1838 because of the brick works in the village which supplied Adelaide and local builder John Roberts. The house was sold to Joseph Gilliam in 1849, a builder. David Packham, local councillor and Mayor of Norwood 1878-1879 also lived here.

Streetscape Contribution: Forms part of a very old streetscape in Maesbury Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): A very early Colonial brick cottage. The building is associated with the early settlement of Kensington in the 1840's-1850's (4a) and is indicative of the way of life found in Kensington at that time (4b). While compromised by recent renovation work, it remains an attractive building (4d) which contributes to the 1840's-1870's streetscape of Maesbury Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Former Chapel

Survey No.: 58maesbu

Address: 58 Maesbury Street, Kensington

C.T. No.: 3753/159

Present Status: Local Item

Date: February 1994



Description: An early Colonial bluestone chapel with simple gable roof which is now used as a private residence. While it has been altered to accommodate the residence, this has been carried out in a way which has largely maintained the original building and its internal spaces. Externally the original building is little changed. It appears in reasonable condition for its age.

History: John Roberts gave land for building this church in 1848 to replace a smaller one. Although primarily used as a Congregational chapel, it served all denominations until sold to the Bible Christians in 1877. In 1903 it became a Seventh Day Adventist chapel and operated as such until the 1960's. In recent years it has been the home of local glass artist Cedar Prest.

Streetscape Contribution: An important corner building in the heart of old Kensington. This prominent building contributes significantly to the early Colonial character of the area.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b)): A very early Colonial church of considerable social importance. It is associated with the early settlement of Kensington in the 1840's (4a) and is indicative of the way of life found in Kensington at that time (4b). While now a private residence, it remains an attractive building (4d) which contributes significantly to the early Colonial streetscape of Maesbury Street and High Street.

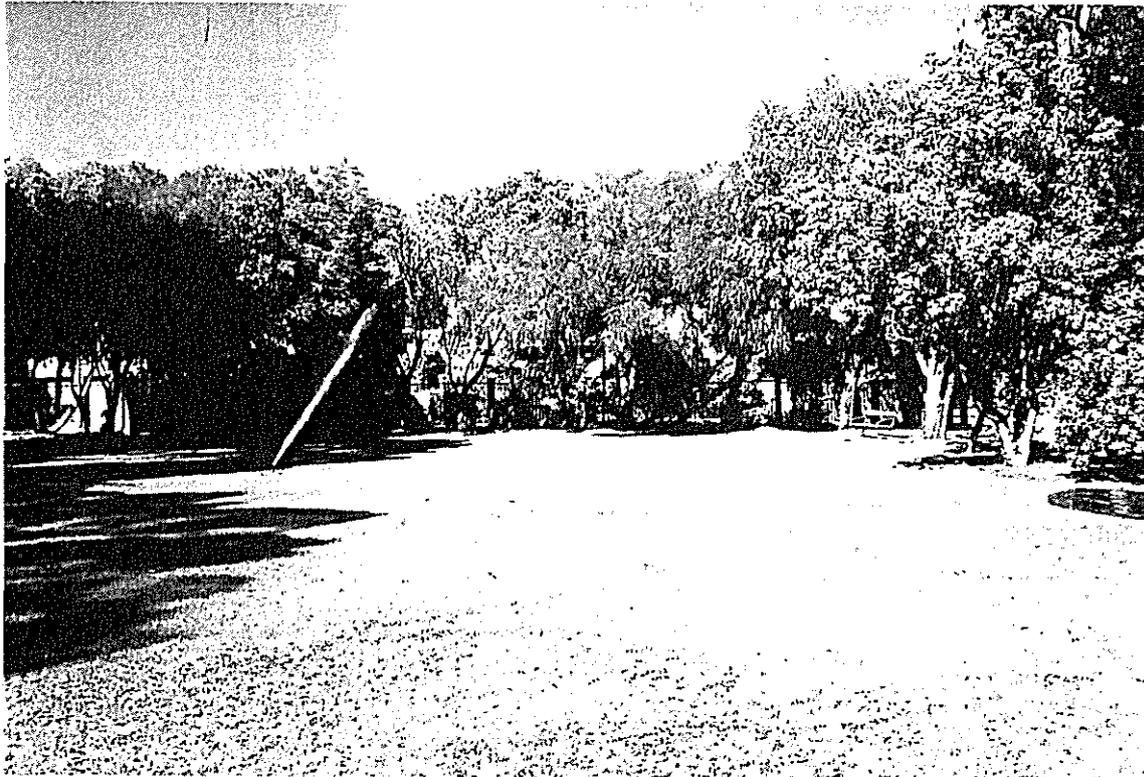
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Blackburn, 100 years history 1953, pp. 86-7; Gooden, 50 years history, 1903, p195, 199; Heritage Investigations (1983-84) Heritage Survey; History of Congregational Church, Digance, 1960; Manning, D., Kensington & Norwood Sketch book, p. 10, 22,

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Pioneer's Memorial Garden Survey No.: 60maesbu
Address: 60 Maesbury Street, Kensington C.T. No.: 718-28
Present Status: Local Item Date: February 1994



Description: A simple lawned garden with an outer ring of trees and a low stone wall to Maesbury Street.

History: The Pioneer's Memorial Garden was the Maesbury Street Cemetery from 1849 - 1864, when it was closed on 28 October by Government proclamation. It was originally the graveyard for the adjacent church at No. 58, for which John Roberts gave land to build it on in 1848. This church was primarily used as a Congregational chapel, yet served all denominations until sold to the Bible Christians in 1877. It then became a Seventh Day Adventist chapel in 1903 until the 1960's. In 1966 the Norwood Apex Club redeveloped the land as the present memorial gardens.

Streetscape Contribution: The gardens are an important link with the early days of Kensington's settlement.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b)): This memorial garden is associated with the original settlement of Kensington in the 1840's and with the adjacent former congregational chapel, erected in 1848 (4a). It is an important reminder of the way of life in Kensington at that time (4b). The gardens contribute to the early Victorian streetscape of Maesbury Street.

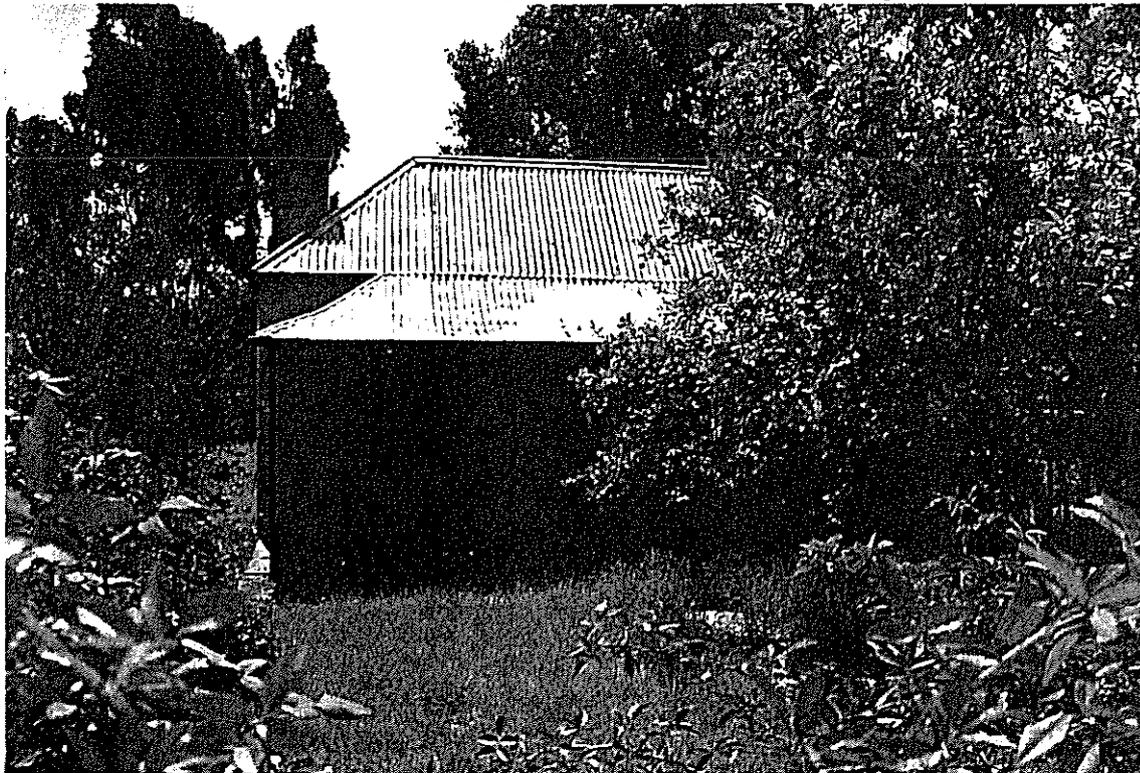
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey;

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 63maesbu
Address: 63 Maesbury Street, Kensington C.T. No.: 4014/873
Present Status: Nominated for State Register Date: April 1994



Description: A very early single-storey red brick Victorian cottage with hipped corrugated iron roof and concave front verandah. Set well back from the street in the remains of an older garden. Notable for its near-original condition, casement windows and intimate scale. Appears to be in good condition for its age, although the walls have been painted.

History: This cottage was described in the first rate assessments of 1853 as '*a brick cottage of four rooms and one acre*', occupied by Henry Whittle. As many brick houses in the vicinity dated from the early 1840s, it is probable that this one did also. The house was associated with chaff merchant David Packham and his family who rented the house it from Thomas and John Neill and then bought it in 1864. He and his family owned it until 1916.

Streetscape Contribution: A very important building in Maesbury St. Forms part of a small group of early Victorian buildings. Contributes significantly to Victorian character of street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): An excellent example of a very early settlers cottage. The building is associated with the very early settlement of Kensington in the 1840's-50's (4a) and is indicative of the simple way of life generally found there at that time (4b). It is an attractive building (4d) which contributes significantly to the remaining early Victorian character of Maesbury Street and Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: State Heritage Register

References: GRO RPA Application 24911, 22 February 1905; Rate assessments Heritage Investigations (1983-84) Heritage Survey; LTO, CTs 734/129, 1061/115, 1080/164

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Shop Survey No.: 64magill
Address: 64 Magill Road, Norwood C.T. No.: 4151/86
Present Status: Character Item Date: April 1994



Description: An attractive small single-storey Victorian red brick shop with hipped roof and feature front gable and front verandah. Has an attractive moulded pediment and near-original shop front.

History: Circa 1860's-1870's. The brick additions to the rear on the Sydenham Road frontage suggest the premises may date back to the 1860's, with the Magill Road shop front being rebuilt in the 1880s, perhaps when the Alma Hotel was built.

Streetscape Contribution: This is an important corner building. It forms part of an important group of Victorian buildings, including the Alma Hotel and several shops on the other side of Magill Road, which constitute the Magill Road corner where the trams once turned into Sydenham Road.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a Victorian corner shop. It is associated with the early development of West Norwood, including the advent of trams into Sydenham Road in the late 1870's (4a) and is indicative of the way of life found in Norwood at that time (4b). It is an attractive building (4d) and an important corner building which contributes to the Victorian character of Magill Road and Sydenham Road.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Alma Hotel
Address: 66 Magill Road, Norwood
Present Status: Local Item

Survey No.: 66magill
C.T. No.: 4189/122
Date: February 1994



Description: An attractive and well proportioned two-storey Victorian red brick-and-bluestone hotel with hipped roof and extensive timber verandah. A classic example of the Australian corner pub. Notable for its intactness and its wonderful verandah, which was probably added on in the 1910-920 period given the detailing seen on the verandah. Appears to be in good condition for its age. Still used as a local hotel.

History: First licensed 1856, the hotel was rebuilt between 1877 and 1884, possibly by E.T. Smith who bought the property in 1884. A drive-in bottleshop was added in 1980.

Streetscape Contribution: The hotel is a very prominent building, being located on the corner of Sydenham Road and Magill Road. It is the focal building for a group of older 1870's-1910's buildings on both sides of Magill Road. As such is a local landmark and contributes significantly to the Victorian/Edwardian character of the streetscape.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),(f)): This building is an excellent example of an intact Victorian hotel. It is associated with the growth and consolidation of West Norwood from the 1850's-1890's (4a) and is indicative of the way of life found in Norwood at that time(4b). It is an attractive corner building(4d) and important local landmark (4f), contributing significantly to the older character of this part of Magill Rd.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

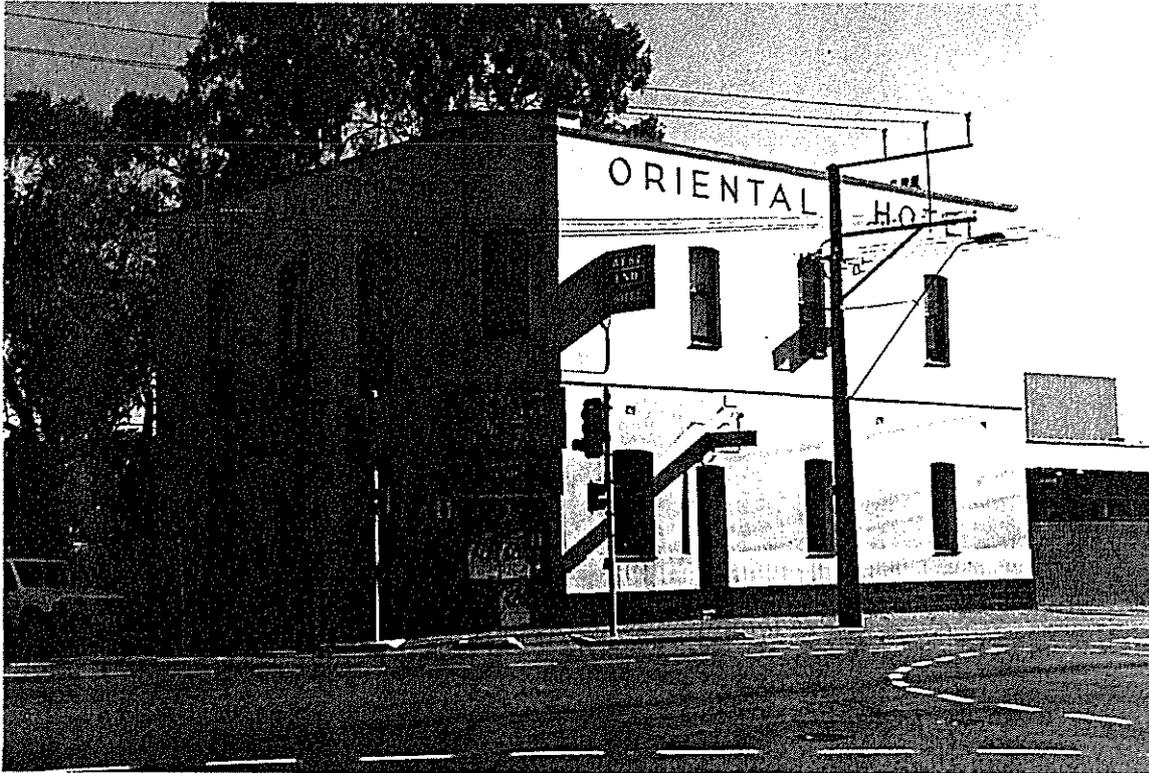
RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Hoad, J.L. *Hotels & Publicans*.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Oriental Hotel,
Address: 120 Magill Road, Norwood
Present Status: Local Item

Survey No.: 120magil
C.T. No.: 3090/86
Date: February 1994



Description: A two-storey Victorian masonry hotel with parapet walls. Has had its original verandah removed, tiles applied externally at ground level and its walls rendered. Other than this the external walls are intact and still have the original fenestration. The hotel could be easily restored to its original Victorian character. Appears to be in reasonable condition for its age. Still used as a corner pub.

History: The hotel was designed by James Cummings and built in 1881 for two brewers Beaglehole and Johnson. It was built during a building boom period when many pubs were being rebuilt or built for the first time.

Streetscape Contribution: The building is very prominently located on the corner of Osmond Terrace and Magill Road. As such it is an important "gateway" building to Norwood and contributes significantly to the Victorian/Edwardian character of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),(f)): This building is an important corner pub which marks an important entrance to Norwood. While superficially disfigured, the building is essentially intact and could be easily restored. The hotel is associated with the growth of West Norwood during the boom-time period of 1880-1890 (4a) and is indicative of the way of life found in Norwood at that time (4b). It is an attractive building (4d) which contributes significantly to the older character of Osmond Tce.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Survey; Hoad, J.L. *Hotels and Publicans*;

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Semi-detached Shop Survey No.: 134magill
Address: 134 Magill Road, Norwood C.T. No.: 1183/177
Present Status: Local Item Date: February 1994



Description: An attractive single-storey semi-detached Victorian masonry shop with prominent parapet-walled shop front and corrugated iron hipped roof. Notable for its attractive pediment and stucco decoration. Appears in reasonable condition for its age. The original shop front has been removed and a new verandah added on the front. The original shopfront and verandah or one sympathetic to the building could be easily reinstated however. Now used as a dolls shop.

History: Circa 1880's.

Streetscape Contribution: Forms part of a duplex building accommodating two identical shops which together constitute an important building on Magill Road. Contributes significantly to the remaining Victorian character on Magill Road.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a Victorian duplex shop. It is associated with the growth of Norwood in the 1880's during its important boom period (4a) and is indicative of the way of life found in Norwood at that time (4b). It is an attractive building (4d) which contributes significantly to the remaining Victorian character found in this part of Magill Road.

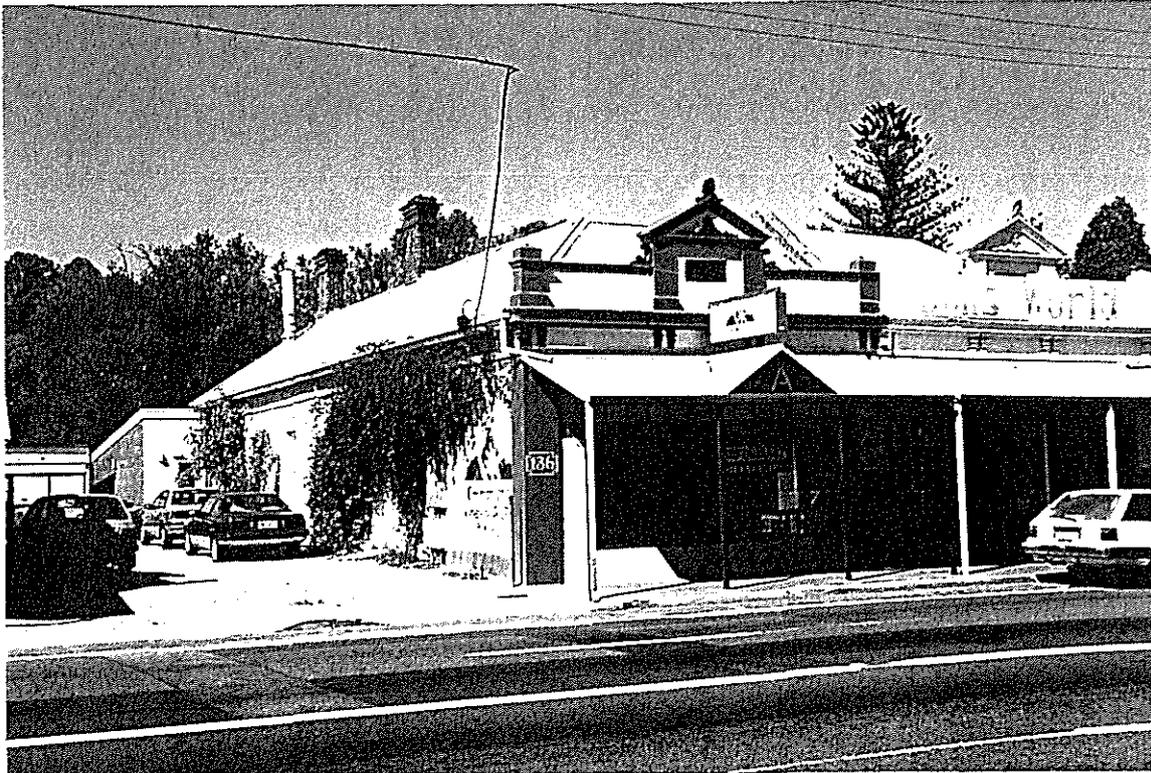
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: **Local Heritage Place**

References: Heritage Investigations (1983-84) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Semi-detached Shop Survey No.: 136magil
Address: 136 Magill Road, Norwood C.T. No.: 1183/177
Present Status: Local Item Date: February 1994



Description: An attractive single-storey semi-detached Victorian masonry shop with prominent parapet-walled shop front and corrugated iron hipped roof. Notable for its attractive pediment and stucco decoration. Appears in reasonable condition for its age. The original shop front has been removed and a new verandah added on the front. The original shopfront and verandah or one sympathetic to the building could be easily reinstated however. Now used as a restaurant.

History: Circa 1880's.

Streetscape Contribution: Forms part of a duplex building accommodating two identical shops which together constitute an important building on Magill Road. Contributes significantly to the remaining Victorian character on Magill Road.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a Victorian duplex shop. It is associated with the growth of Norwood in the 1880's during its important boom period (4a) and is indicative of the way of life found in Norwood at that time (4b). It is an attractive building (4d) which contributes significantly to the remaining Victorian character found in this part of Magill Road.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Shop and Residence Survey No.: 140magil
Address: 140 Magill Road, Norwood C.T. No.: 742/94
Present Status: Character Item Date: April 1994



Description: An attractive single-storey Edwardian/Federation shop and residence with prominent front gable parapet and hipped roof with bull-nosed front verandahs. Notable for its intact near-original condition, including its original shopfront and verandah. Appears to be in good condition for its age. Presently known as 'Fussys' hair design salon for men and women.

History: Circa 1910-15.

Streetscape Contribution: The shop is a prominent corner building on Magill Road and is located in a mixed precinct of similar buildings. It contributes to the older character of Magill Road.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of an Edwardian/early Federation shop and residence. It is associated with the ongoing growth of East Norwood in the 1910-1920 period (4a) and is indicative of the way of life found in Norwood at that time (4b). It is an attractive building (4d) which contributes significantly to the remaining Victorian character found in this part of Magill Road.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 162magil
Address: 162 Magill Road, Norwood C.T. No.: 11173/145
Present Status: Character Item Date: April 1994



Description: An attractive and well-built Victorian bluestone house with hipped roof, front gablet and concave verandah. Notable for its strong simple character and its relative intactness, attractive cast-iron verandah decoration and quality of construction. Appears to be in good condition for its age. Now used as offices.

History: Circa 1880's.

Streetscape Contribution: The building is prominent in its own way because of its relatively open setting and close proximity to the street. It forms part of an attractive precinct of older 1880's-1920's buildings in this part of Magill Road.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good and relatively-intact example of a well-built Victorian house of the 1880's-1890's. The building is associated with the consolidation of East Norwood in the 1880's-1890's (4a) and is indicative of the way of life found in Norwood at that time (4b). It is an attractive building (4d) which contributes to the older character of Magill Road.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Semi-Detached houses
Address: 170-72 Magill Road, Norwood
Present Status: Local Item

Survey No.: 170magil
C.T. No.: 4175/681
Date: April 1994



Description: An attractive pair of semi-detached High-Victorian houses with hipped roof, return bay windows and convex front verandah. The flamboyant design is indicative of the High-Victorian period. Notable for its unusual front verandah which follows the line of the two bay windows and also for the dominant central ventilation gable. Is essentially in original condition externally. Appears to be in good condition,. Now used as offices.

History: Circa early 1890's.

Streetscape Contribution: This eye-catching building is located on the corner of George Street among a group of similar older buildings. It contributes significantly to the Victorian character of this part of Norwood.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),(f)): This building is an excellent example of a flamboyant richly-detailed Late-Victorian residential building. The building is in original condition externally. It is associated with the growth of East Norwood during the boom-time period of 1880-1890 (4a) and is indicative of the way of life found in Norwood at that time (4b). It is a very attractive building (4d) which contributes significantly to the older character of Magill Road and George Street.

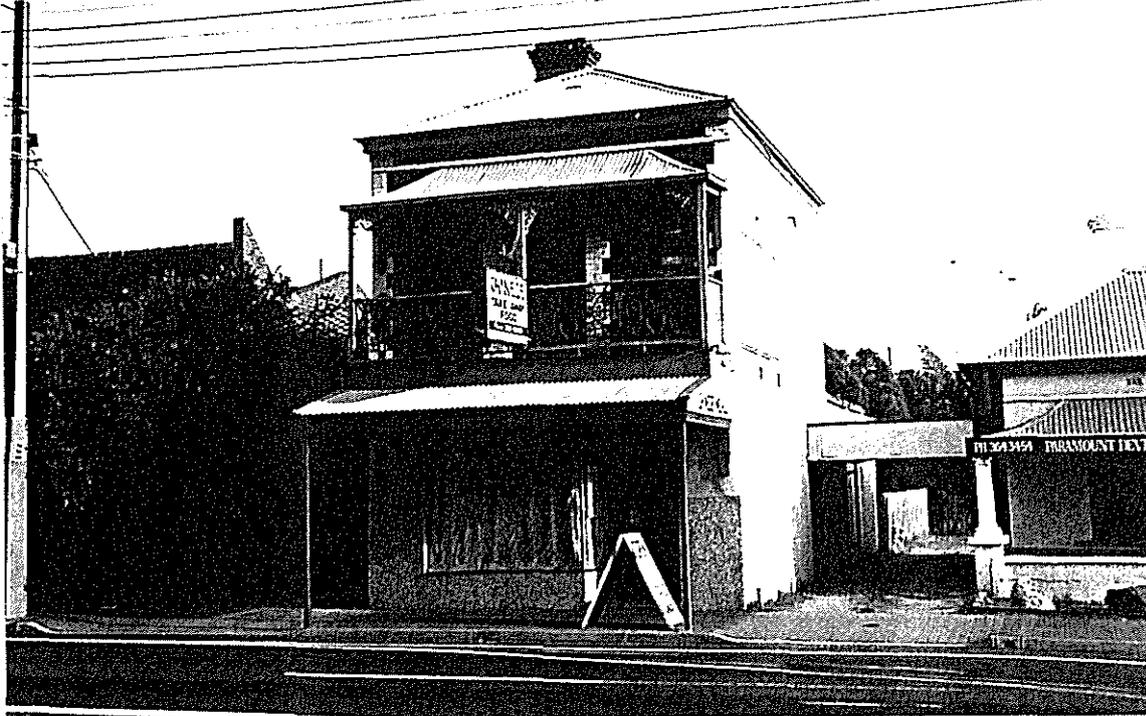
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p.51

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Two-Storey Shop and Residence Survey No.: 192magil
Address: 192 Magill Road, Norwood C.T. No.: 3573/198
Present Status: Character item Date: April 1994



Description: A two storey Victorian bluestone building with hipped roof and front verandah. The original shopfront on the ground floor has been removed and most of the original ground floor section of the verandah replaced. The first floor level and its concave verandah with cast-iron balustrading is original and in good condition, as is the rest of the building. The building would respond well to some commonsense conservation work aimed at restoring the original shop front . Now used as a Chinese take-away.

History: Appears to be circa 1870's - 1880's.

Streetscape Contribution: This is a prominent building on Magill Road, being the only two-storey Victorian building on the Norwood side. It forms a group with the other Victorian buildings alongside and contributes significantly to both the Victorian character of a mixed streetscape in this part of Magill Road and to the Victorian character of Norwood.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good and relatively-intact example of a Victorian two-storey shop-and-residence, not withstanding the removal of its original shopfront. The building is associated with the consolidation of East Norwood in the 1870's-1880's (4a) and is indicative of the way of life found in Norwood at that time (4b). It is still an attractive building despite the contemporary shopfront (4d) and is a prominent building on Magill Road.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 206magil
Address: 206 Magill Road, Norwood C.T. No. 4152/886:
Present Status: None Date: April 1994



Description: A distinctive and attractive single-storey Inter-War Mediterranean house with high-pitched terracotta pyramid roof. It is constructed of rendered masonry and has an unusual and imposing upper-level front room built into the roof with full-height windows and door opening out onto a semi-circle balcony. This building is a rare example of its type in Norwood. Notable for its strong interesting design and for its near-original external condition. Set behind a tall hedge in a mature garden. Appears in good condition for its age.

History: Appears circa 1920's-1930's.

Streetscape Contribution: This is a prominent building on Magill Road near the Portrush Road intersection. It is a minor landmark building which contributes to the older character of the area.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an interesting and rare example of a near-original Inter-War Mediterranean house in Norwood. It is associated with the ongoing development of East Norwood during a relatively quiet period in its history (4a) and represents a standard of living characteristic of the wealthier sections of Norwood society at that time (4b). It is an attractive building (4d) which has become a minor landmark on the intersection of Magill Road and Portrush Road. It contributes significantly to the older character of East Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House
Address: 1 Marchant Street, Kensington
Present Status: Local Item

Survey No.: 1marchan
C.T. No.: 3207/177
Date: February 1994



Description: A small single-storey Victorian brick and stone cottage with hipped roof and front concave verandah with cast-iron brackets. One of a group of nine similar cottages. Notable for its attractive design, its near-original condition and simple detailing.

History: There was a subdivision to include these houses when John William Carr bought the land in April 1883. It appears Carr was also a builder for his name has been found pencilled onto several sash windows of number 3. Carr may also have built numbers 1, 5 and 7.

Streetscape Contribution: This cottage forms part of a small street of similar cottages, all built at about the same time and all in near-original condition. This historical intactness and intimate scale gives Marchant Street a special character. This street is one of only three such places in Norwood and contributes significantly to the area's Victorian character.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-sandstone workers cottage which forms part of Marchant Street, a small lane of intact Victorian cottages all built at the same time. The historical integrity and intimate scale of this street give it a special character. Marchant Street and the cottage are associated with the growth of Kensington during the 1880's-1890's speculation boom (4a) and represent a standard of living characteristic of the working-class at that time (4b). The cottage is attractive (4d) and contributes to the Victorian character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p22
Verbal information: Rowe, Terry (1984) owner of number 3.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

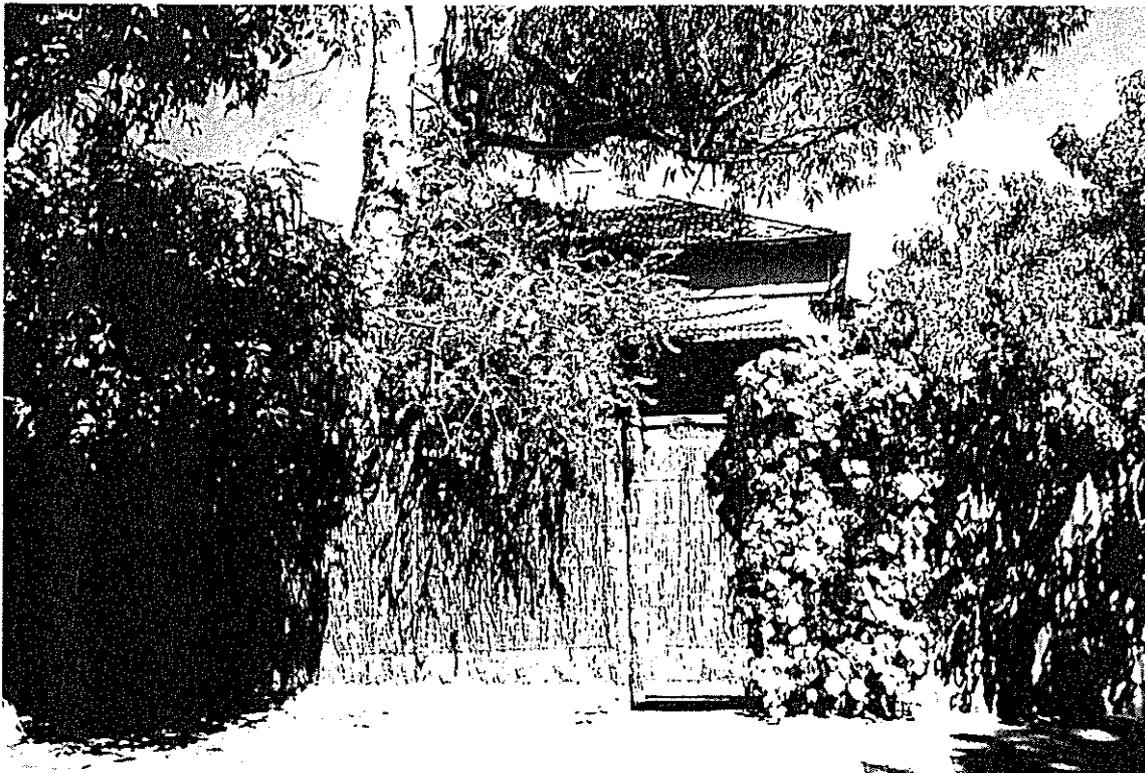
Survey No.: 2marchan

Address: 2 Marchant Street, Kensington

C.T. No.: 2637-159

Present Status: Local Item

Date: February 1994



Description: A small single-storey Victorian brick and stone cottage with hipped roof and front verandah. One of a group of nine similar cottages. Notable for its attractive design, its near-original condition and simple detailing. Appears to be in good condition for its age.

History: There was a subdivision to include these houses when John William Carr bought the land in April 1883. It appears Carr was also a builder for his name has been found pencilled onto several sash windows of number 3. Carr may also have built numbers 1, 5 and 7.

Streetscape Contribution: This cottage forms part of a small street of similar cottages, all built at about the same time and all in near-original condition. This historical intactness and intimate scale gives Marchant Street a special character. This street is one of only three such places in Norwood and contributes significantly to the area's Victorian character.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-sandstone workers cottage which forms part of Marchant Street, a small lane of intact Victorian cottages all built at the same time. The historical integrity and intimate scale of this street give it a special character. Marchant Street and the cottage are associated with the growth of Kensington during the 1880's-1890's speculation boom (4a) and represent a standard of living characteristic of the working-class at that time (4b). The cottage is attractive (4d) and contributes to the Victorian character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p22
Verbal information: Rowe, Terry (1984) owner of number 3.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 3marchan

Address: 3 Marchant Street, Kensington

C.T. No.: 4048-153,154

Present Status: Local Item

Date: February 1994



Description: A small single-storey Victorian sandstone cottage with hipped roof and concave front verandah with cast iron brackets and dentils. One of a group of nine similar cottages. Notable for its attractive design, its near-original condition and simple detailing.

History: There was a subdivision to include these houses when John William Carr bought the land in April 1883. It appears Carr was also a builder for his name has been found pencilled onto several sash windows of number 3. Carr may also have built numbers 1, 5 and 7.

Streetscape Contribution: This cottage forms part of a small street of similar cottages, all built at about the same time and all in near-original condition. This historical intactness and intimate scale gives Marchant Street a special character. This street is one of only three such places in Norwood and contributes significantly to the area's Victorian character.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-sandstone workers cottage which forms part of Marchant Street, a small lane of intact Victorian cottages all built at the same time. The historical integrity and intimate scale of this street give it a special character. Marchant Street and the cottage are associated with the growth of Kensington during the 1880's-1890's speculation boom (4a) and represent a standard of living characteristic of the working-class at that time (4b). The cottage is attractive (4d) and contributes to the Victorian character of Kensington.

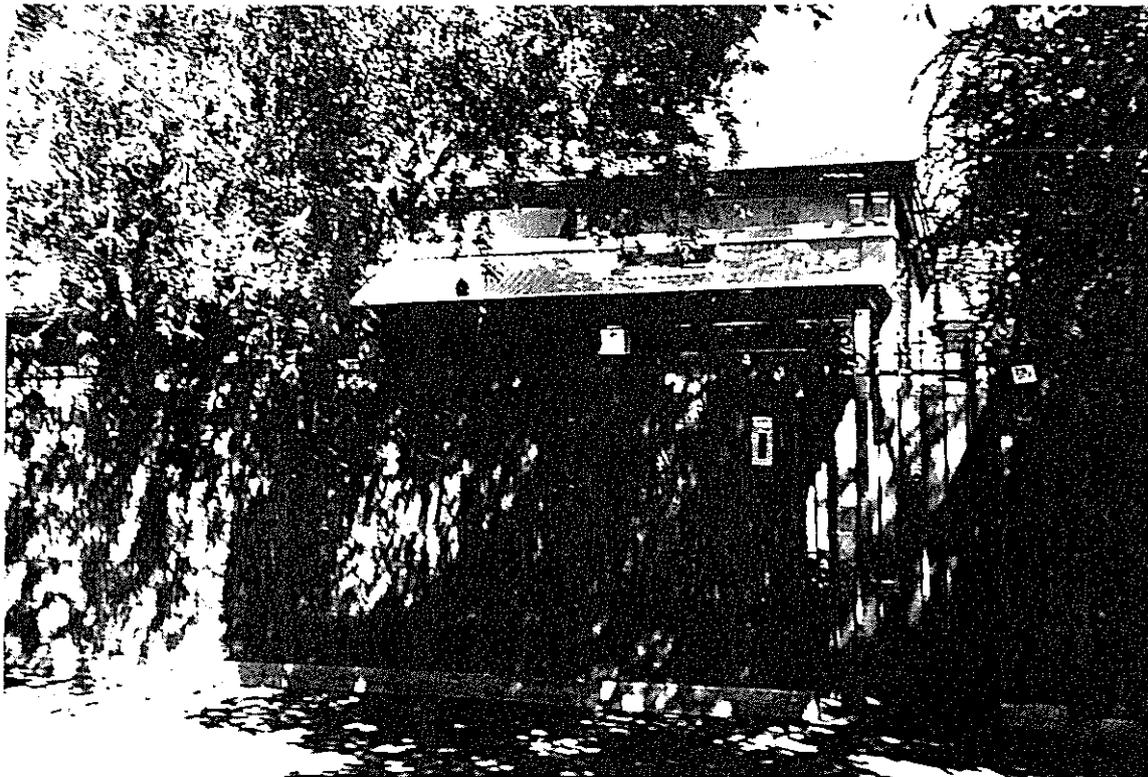
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p22
Verbal information: Rowe, Terry (1984) owner of number 3.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 4marchan
Address: 4 Marchant Street, Kensington C.T. No.: 4159-70
Present Status: Local Item Date: February 1994



Description: A small single-storey Victorian brick and stone cottage with hipped roof and front verandah. One of a group of nine similar cottages. Notable for its attractive design, its near-original condition and simple detailing. Appears to be in good condition for its age.

History: There was a subdivision to include these houses when John William Carr bought the land in April 1883. It appears Carr was also a builder for his name has been found pencilled onto several sash windows of number 3. Carr may also have built numbers 1, 5 and 7.

Streetscape Contribution: This cottage forms part of a small street of similar cottages, all built at about the same time and all in near-original condition. This historical intactness and intimate scale gives Marchant Street a special character. This street is one of only three such places in Norwood and contributes significantly to the area's Victorian character.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-sandstone workers cottage which forms part of Marchant Street, a small lane of intact Victorian cottages all built at the same time. The historical integrity and intimate scale of this street give it a special character. Marchant Street and the cottage are associated with the growth of Kensington during the 1880's-1890's speculation boom (4a) and represent a standard of living characteristic of the working-class at that time (4b). The cottage is attractive (4d) and contributes to the Victorian character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p22
Verbal information: Rowe, Terry (1984) owner of number 3.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 5marchan

Address: 5 Marchant Street, Kensington

C.T. No.: 1721-153

Present Status: Local Item

Date: February 1994



Description: A small single-storey Victorian red brick and sandstone cottage with hipped roof and concave front verandah with cast iron brackets. One of a group of nine similar cottages. Notable for its attractive design, its near-original condition and simple detailing.

History: There was a subdivision to include these houses when John William Carr bought the land in April 1883. It appears Carr was also a builder for his name has been found pencilled onto several sash windows of number 3. Carr may also have built numbers 1, 5 and 7.

Streetscape Contribution: This cottage forms part of a small street of similar cottages, all built at about the same time and all in near-original condition. This historical intactness and intimate scale gives Marchant Street a special character. This street is one of only three such places in Norwood and contributes significantly to the area's Victorian character.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-sandstone workers cottage which forms part of Marchant Street, a small lane of intact Victorian cottages all built at the same time. The historical integrity and intimate scale of this street give it a special character. Marchant Street and the cottage are associated with the growth of Kensington during the 1880's-1890's speculation boom (4a) and represent a standard of living characteristic of the working-class at that time (4b). The cottage is attractive (4d) and contributes to the Victorian character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p22
Verbal information: Rowe, Terry (1984) owner of number 3.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

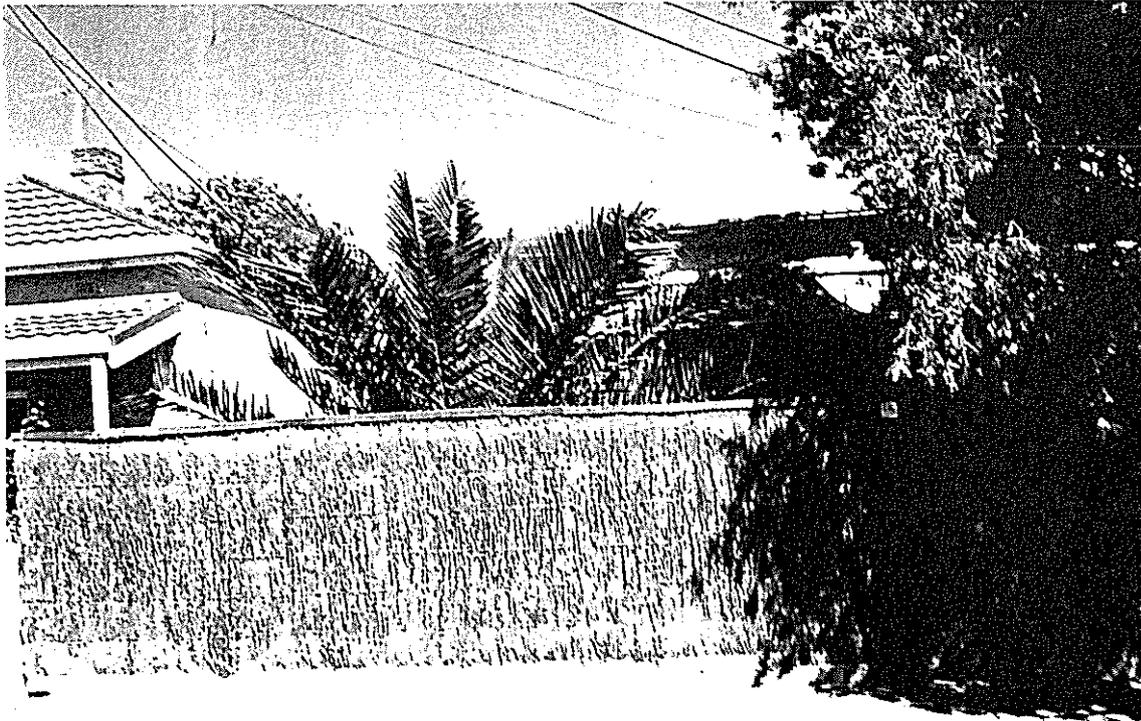
Survey No.: 6marchan

Address: 6 Marchant Street, Kensington

C.T. No.: 4213-428

Present Status: Local Item

Date: February 1994



Description: A small single-storey Victorian brick and stone cottage with hipped roof and front verandah. One of a group of nine similar cottages. Notable for its attractive design, its near-original condition and simple detailing. Appears to be in good condition for its age.

History: There was a subdivision to include these houses when John William Carr bought the land in April 1883. It appears Carr was also a builder for his name has been found pencilled onto several sash windows of number 3. Carr may also have built numbers 1, 5 and 7.

Streetscape Contribution: This cottage forms part of a small street of similar cottages, all built at about the same time and all in near-original condition. This historical intactness and intimate scale gives Marchant Street a special character. This street is one of only three such places in Norwood and contributes significantly to the area's Victorian character.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-sandstone workers cottage which forms part of Marchant Street, a small lane of intact Victorian cottages all built at the same time. The historical integrity and intimate scale of this street give it a special character. Marchant Street and the cottage are associated with the growth of Kensington during the 1880's-1890's speculation boom (4a) and represent a standard of living characteristic of the working-class at that time (4b). The cottage is attractive (4d) and contributes to the Victorian character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p22
Verbal information: Rowe, Terry (1984) owner of number 3.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 7marchan

Address: 7 Marchant Street, Kensington

C.T. No.: 2602-108

Present Status: Local Item

Date: February 1994



Description: A small single-storey Victorian red brick and stone cottage with hipped roof and front verandah. One of a group of nine similar cottages. Notable for its attractive design, its near-original condition and simple detailing. Appears to be in good condition for its age.

History: There was a subdivision to include these houses when John William Carr bought the land in April 1883. It appears Carr was also a builder for his name has been found pencilled onto several sash windows of number 3. Carr may also have built numbers 1, 5 and 7.

Streetscape Contribution: This cottage forms part of a small street of similar cottages, all built at about the same time and all in near-original condition. This historical intactness and intimate scale gives Marchant Street a special character. This street is one of only three such places in Norwood and contributes significantly to the area's Victorian character.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-sandstone workers cottage which forms part of Marchant Street, a small lane of intact Victorian cottages all built at the same time. The historical integrity and intimate scale of this street give it a special character. Marchant Street and the cottage are associated with the growth of Kensington during the 1880's-1890's speculation boom (4a) and represent a standard of living characteristic of the working-class at that time (4b). The cottage is attractive (4d) and contributes to the Victorian character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p22
Verbal information: Rowe, Terry (1984) owner of number 3.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 8marchan

Address: 8 Marchant Street, Kensington

C.T. No.: 3127-50

Present Status: Local Item

Date: February 1994



Description: A small single-storey Victorian brick and stone cottage with hipped roof and front verandah. One of a group of nine similar cottages. Notable for its attractive design, its near-original condition and simple detailing. Appears to be in good condition for its age.

History: There was a subdivision to include these houses when John William Carr bought the land in April 1883. It appears Carr was also a builder for his name has been found pencilled onto several sash windows of number 3. Carr may also have built numbers 1, 5 and 7.

Streetscape Contribution: This cottage forms part of a small street of similar cottages, all built at about the same time and all in near-original condition. This historical intactness and intimate scale gives Marchant Street a special character. This street is one of only three such places in Norwood and contributes significantly to the area's Victorian character.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-sandstone workers cottage which forms part of Marchant Street, a small lane of intact Victorian cottages all built at the same time. The historical integrity and intimate scale of this street give it a special character. Marchant Street and the cottage are associated with the growth of Kensington during the 1880's-1890's speculation boom (4a) and represent a standard of living characteristic of the working-class at that time (4b). The cottage is attractive (4d) and contributes to the Victorian character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p22
Verbal information: Rowe, Terry (1984) owner of number 3.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 10marchan

Address: 10 Marchant Street, Kensington

C.T. No.: 3251-84

Present Status: Local Item

Date: February 1994



Description: A small single-storey Victorian brick and stone cottage with hipped roof and front verandah. One of a group of nine similar cottages. Notable for its attractive design, its near-original condition and simple detailing. Appears to be in good condition for its age.

History: There was a subdivision to include these houses when John William Carr bought the land in April 1883. It appears Carr was also a builder for his name has been found pencilled onto several sash windows of number 3. Carr may also have built numbers 1, 5 and 7.

Streetscape Contribution: This cottage forms part of a small street of similar cottages, all built at about the same time and all in near-original condition. This historical intactness and intimate scale gives Marchant Street a special character. This street is one of only three such places in Norwood and contributes significantly to the area's Victorian character.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-sandstone workers cottage which forms part of Marchant Street, a small lane of intact Victorian cottages all built at the same time. The historical integrity and intimate scale of this street give it a special character. Marchant Street and the cottage are associated with the growth of Kensington during the 1880's-1890's speculation boom (4a) and represent a standard of living characteristic of the working-class at that time (4b). The cottage is attractive (4d) and contributes to the Victorian character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P. p22
Verbal information: Rowe, Terry (1984) owner of number 3.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Semi-Detached House Survey No.: 4moulden
Address: 4 Moulden Street, Norwood C.T. No.: 19161/193
Present Status: Character Item Date: April 1994



Description: An attractive single-storey Victorian duplex with twin hipped corrugated iron roofs and front verandah. Notable for its attractive design, its near-original condition and central front parapet gablet. Appears in reasonable condition for its age. The masonry walls have been painted.

History: Circa 1880's.

Streetscape Contribution: An important building in an almost intact streetscape of late Nineteenth and early Twentieth century residential properties. Contributes to the historical character of the street

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an interesting example of a Victorian duplex in near-original condition externally. It is associated with the development of East Norwood during an important boom period in the 1870's-1890's (4a) and represents a standard of living characteristic of Norwood at that time (4b). It is an attractive building (4d) which forms part of an intact street of Victorian and Federation dwellings. It contributes significantly to the Victorian character of East Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Semi-Detached House Survey No.: 6moulden
Address: 6 Moulden Street, Norwood C.T. No.: 19161/194
Present Status: Character Item Date: April 1994



Description: An attractive single-storey Victorian duplex with twin hipped corrugated iron roofs and front verandah. Notable for its attractive design, its near-original condition and central front parapet gablet. Appears in reasonable condition for its age. The masonry walls have been painted.

History: Circa 1880's.

Streetscape Contribution: An important building in an almost intact streetscape of late Nineteenth and early Twentieth century residential properties. Contributes to the historical character of the street

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an interesting example of a Victorian duplex in near-original condition externally. It is associated with the development of East Norwood during an important boom period in the 1870's-1890's (4a) and represents a standard of living characteristic of Norwood at that time (4b). It is an attractive building (4d) which forms part of an intact street of Victorian and Federation dwellings. It contributes significantly to the Victorian character of East Norwood.

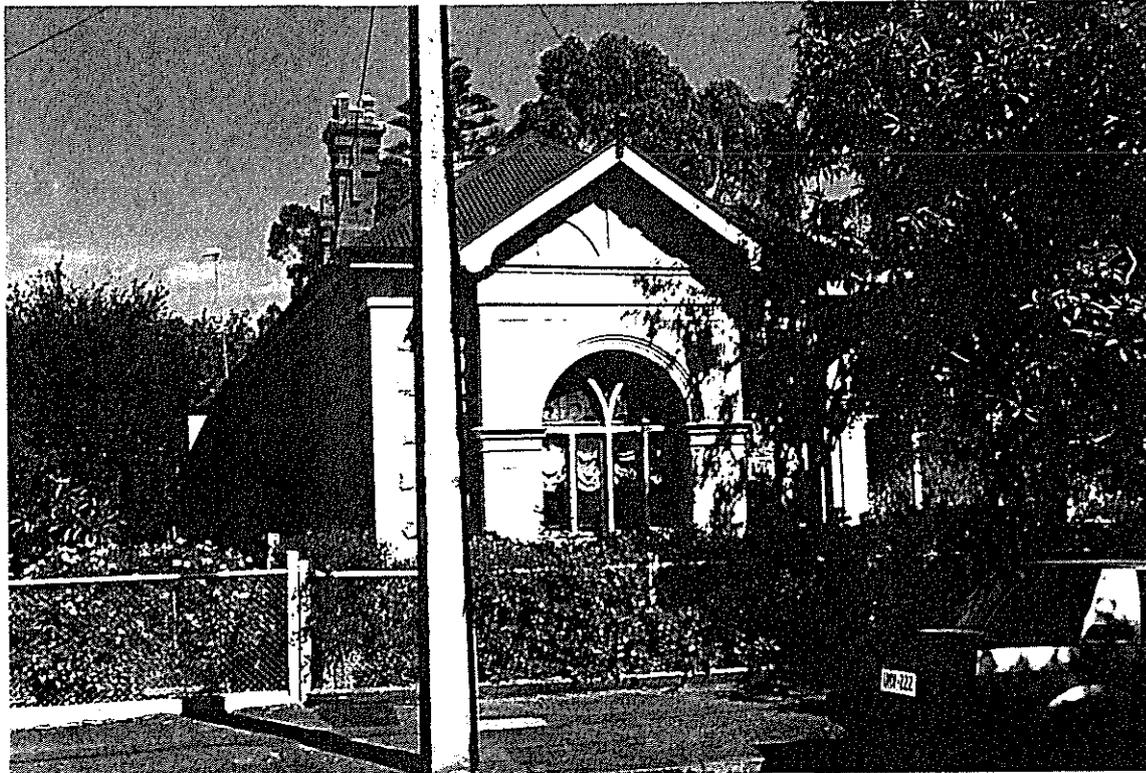
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 9moulden
Address: 9 Moulden Street, Norwood C.T. No.: 807/7
Present Status: Character Item Date: April 1994



Description: An attractive single storey Edwardian /Federation sandstone and red brick house with a hipped roof and feature gable bay-window and entrance porch. Notable for its fine castellated entrance, dominant arched front window, chimneys, porthole windows, stucco detailing and other architectural details. Set in an attractive garden on a prominent corner. Appears to be in excellent condition for its age.

History: Circa 1890's-1900's.

Streetscape Contribution: The house is situated on a corner in a mature garden with a low boundary fencing. As such it is an attractive corner building which contributes significantly to the attractive 1890's-1900's streetscape character of Moulden Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): An excellent example of an Edwardian/Federation sandstone-and-red brick house of great character. The building is associated with the ongoing development and consolidation of East Norwood in the 1890's-1900's (4a) and is indicative of the way of life found in East Norwood at that time (4b). It is an attractive building (4d) which contributes significantly to the older 1890's-1900's streetscape of Moulden Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence Survey No.: 32northt
Address: 32 North Terrace, Kent Town C.T. No.: 4142/203,2023
Present Status: Local Item Date: February 1994



Description: A large elegant Victorian bluestone residence with hipped roof with feature gables and bullnosed front verandah, also with feature gablet. Set above road level in a sparse native garden which retains the original cast-iron fence /masonry wall. Notable for its intricate design and attractive appearance. Appears to be in good condition for its age. Now used as offices.

History: Built during the speculation building boom of the late 1870's /early 1880's in an area once known as Peacock's Hill. The sloping ground is the result of the lowering of Peacock's Hill in 1891 to provide lower gradient on North Terrace Kent Town for the tramway.

Streetscape Contribution: This is a prominent building and as such is a major streetscape element in this part of North Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of an ornate high quality Late-Victorian bluestone villa. It is associated with an important period of Norwood's development, ie the boom times of the 1870's-1890's (4a) and is indicative of the way of life in Norwood at that time (4b). It is an attractive building architecturally (4d) and an important streetscape element in North Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

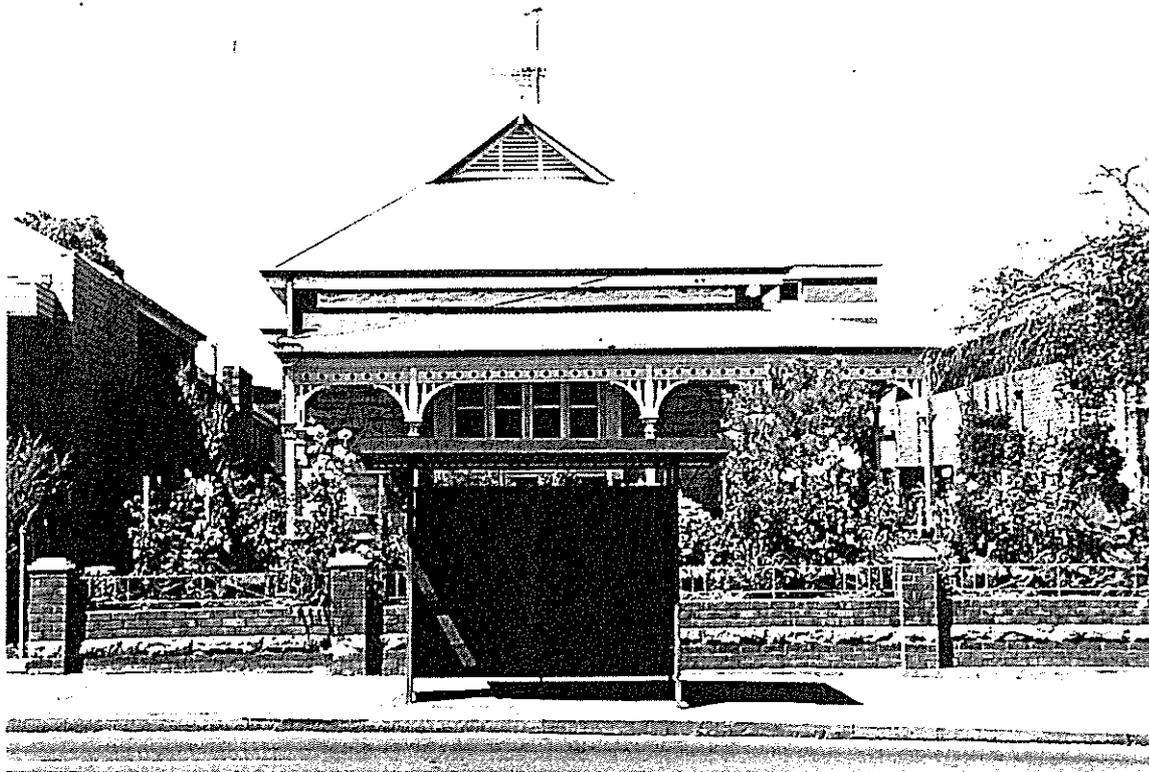
RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence
Address: 40 North Terrace, Kent Town
Present Status: Character Item

Survey No.: 40north
C.T. No.: 4012/358
Date: April 1994



Description: An attractive single-fronted Federation sandstone dwelling with bullnose verandah and high pitched hipped corrugated iron roof with louvered gable ventilators. Notable for its near-original condition externally and attractive verandah detailing. Set in an attractive garden behind its original matching front fence.

History: Circa 1910's-1920's.

Streetscape Contribution: The building is quite prominent on North Terrace, being sited on a slight rise above the street, as are adjacent properties. The property contributes to an attractive streetscape in this part of North Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a Federation cottage in near-original condition. It is associated with the ongoing development of Kent Town in the 1910's-1920's period (4a) and is indicative of the way of life in North Terrace at that time (4b). The building is most attractive (4d).

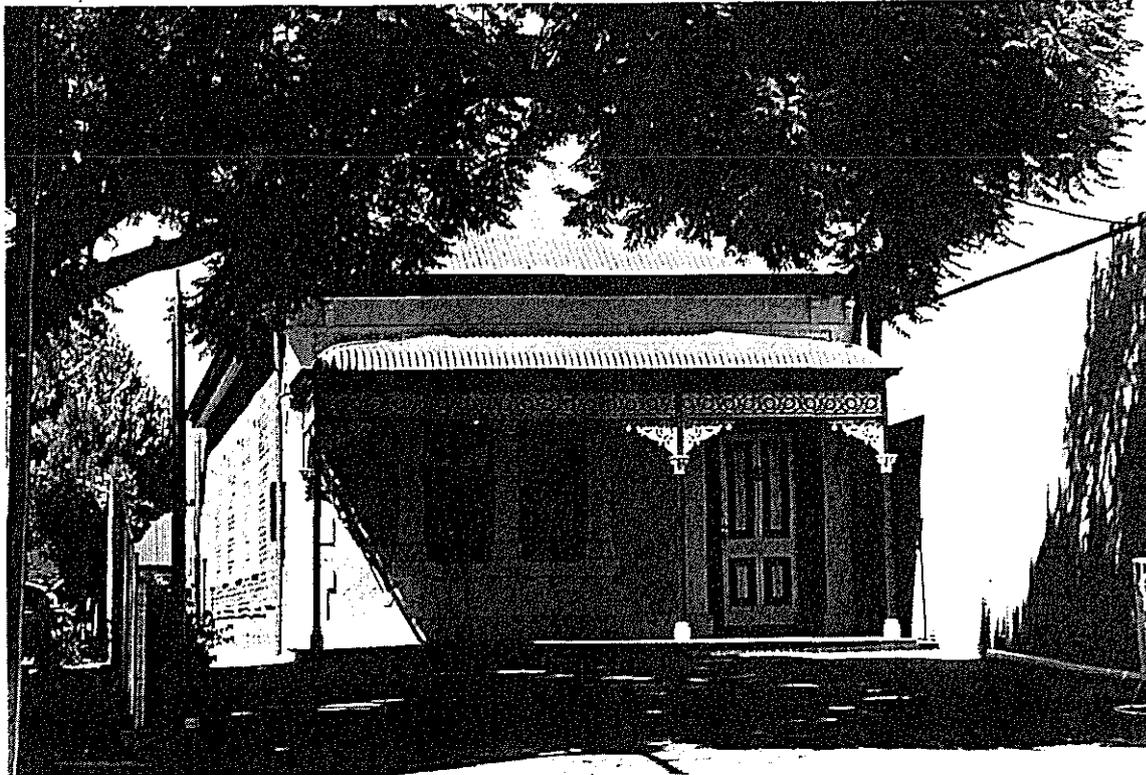
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 58northt
Address: 58 North Terrace, Kent Town C.T. No.: 2985/155
Present Status: Character Item Date: April 1994



Description: An attractive well-built single fronted-Victorian masonry cottage with hipped roof and bullnosed front verandah. Notable for its attractive cast-iron lacework and columns on its front veranda, its rendered window surround decoration and for its excellent construction. Appears to be in good condition for its age. Now used as offices.

History: Circa 1890's-1900's.

Streetscape Contribution: This building forms part of a precinct of late nineteenth and early twentieth century houses on North Terrace, one of early routes into the city.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a single-fronted Late-Victorian/Edwardian sandstone-and-red brick cottage. It is associated with the end of the 1870's-1890's building boom in Norwood (4a) and is indicative of the way of life in Norwood at that time (4b). It is a simple yet attractive building architecturally (4d) and contributes to the remaining older character of North Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

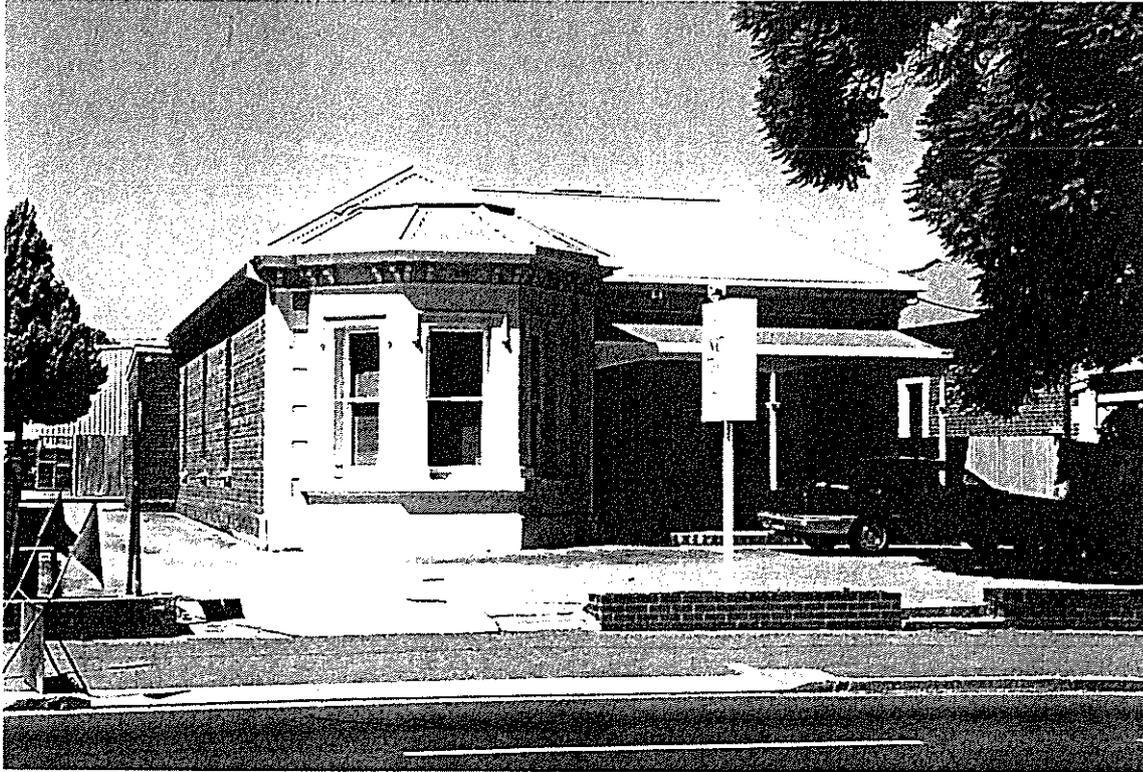
RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House
Address: 60 North Terrace, Kent Town
Present Status: None

Survey No.: 60northt
C.T. No.: 3336/172
Date: April 1994



Description: An attractive Victorian sandstone and red brick villa with hipped roof and prominent hipped return with large bay window. Has a straight verandah with original cast iron columns and a 1920's fascia. The bay window appears to be an addition. The front garden has been concreted over for carparking. Appears to be in reasonable condition for its age. Now used as offices.

History: Circa 1890's-1900's.

Streetscape Contribution: The building contributes to the older character of the area.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a typical example of a turn-of-the-century Edwardian villa. While superficial changes have been made to it externally, it is still relatively intact. It is associated with the end of the 1870's-1890's boom period in Norwood (4a) and is indicative of the way of life in Norwood at that time (4b). It is still an attractive building architecturally (4d) and contributes significantly to the older character of North Terrace, such as remains.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

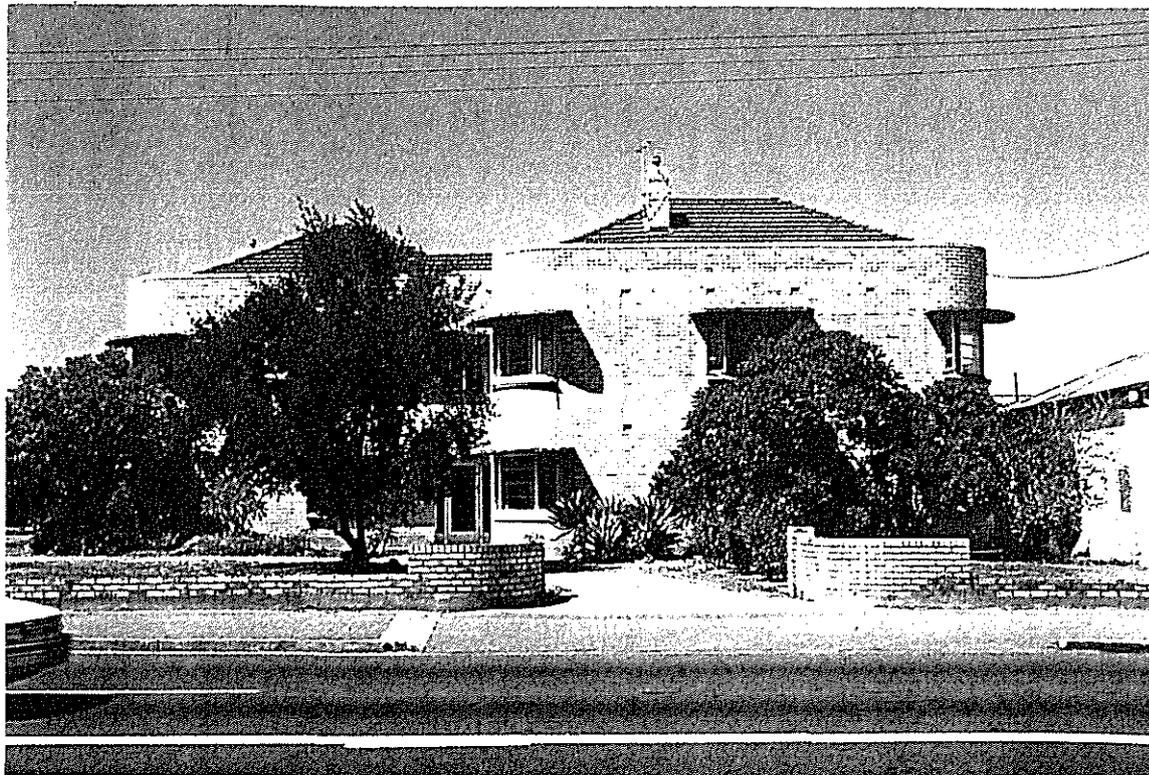
Survey No.: 82northte

Address: 82 North Terrace, Kent Town

C.T. No.: 3677-181

Present Status: None

Date: June 1994



Description: A substantial and attractive Moderne cream brick apartment building with hipped tiled roof and parapet walls. Notable for its curved walls and austere styling. Set in a large allotment with mature garden and original front fence and curved wall entrance. This building style is rare in Adelaide and very rare in Kensington and Norwood, where it is the only one of its kind. Appears to be in good condition.

History: Built in 1940 for W. Bertram by builder J. Williams and Sons.

Streetscape Contribution: The building is quite prominent on North Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good and rare example of the Moderne or Functionalist style popular before WW2. It is associated with a quiet period in the development of Kent Town, ie the 1930's-1940's (4a). It is indicative of the social and cultural changes taking place in Norwood and Adelaide at that time (4b), being one of Adelaide's earliest apartment buildings. The building is attractive in its own austere way (4d).

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Kensington and Norwood Council Building Applications

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 4northum

Address: 4 Northumberland Street, Heathpool C.T. No.: 3093/137

Present Status: Character Item

Date: April 1994



Description: A large attractive single-storey Federation red brick and sandstone house with hipped and gable corrugated iron roof and return verandah. Set in a mature garden behind an attractive hedge. Notable for its interesting design, quality of construction and fine architectural detailing, as seen in the verandah detailing and feature gable panels. Appears to be in good condition for its age.

History: Circa 1910-15.

Streetscape Contribution: This substantial residence contributes significantly to the attractive older character of the Northumberland streetscape.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a substantial well-built Federation red brick-and-sandstone villa. It is associated with the growth of Heathpool early this century (4a) and is indicative of the way of life there in the 1900's-1910's (4b). It is most attractive architecturally (4d) and forms part of an important precinct of larger older houses in Northumberland Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence

Survey No.: 7northum

Address: 7 Northumberland Street, Heathpool C.T. No.: 3728/119

Present Status: Character Item

Date: April 1994



Description: A large and attractive red brick and bluestone Federation house with a hipped and gable roof and entrance porch. Set in a mature garden behind a hedge and what appears to be the original fence. Notable for its complex form and fine architectural detailing, as seen in the panelled roof gables and gablets, brickwork, stucco, timber brackets and sunshade hoods. Appears to be in good condition for its age.

History: Circa 1910-15.

Streetscape Contribution: This substantial residence is a prominent corner house in an important street of attractive 1880-1900 houses.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a well-designed and well-built Federation red brick-and-bluestone villa. It is associated with the early growth of Heathpool (4a) and is indicative of the way of life there in the 1900's-1910's (4b). It is most attractive architecturally (4d) and forms part of an important precinct of larger older houses in Northumberland Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 12northu

Address: 12 Northumberland Avenue, Norwood

C.T. No.: 1843-24

Present Status: Character Item

Date: June 1994



Description: An attractive and unusual large single-storey Victorian bluestone residence with hipped corrugated iron roof with twin return wings on each side of the building, each with a bay window. A front verandah is located in-between. This is a well constructed building of considerable architectural quality. Its twin-return design, while typically Victorian, is rare in Norwood. The building is sited well back from the street in a large mature garden. It appears to be in good condition for its age. Its architectural integrity is high when viewed from the street. Forms an interesting counter-point No. 11 over the road.

History: Appears to be circa 1870's-1880's.

Streetscape Contribution: This building contributes significantly to the attractive older character of Northumberland Avenue.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(f)): This building is an excellent and unusual example of a large opulent Victorian residence. It is associated with the early settlement and growth of Heathpool in the 1870's-1880's (4a) and is indicative of the way of life enjoyed by Heathpool's wealthier inhabitants at that time (4b). It is a most attractive building (4d) which contributes to the older character of the Northumberland Avenue streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

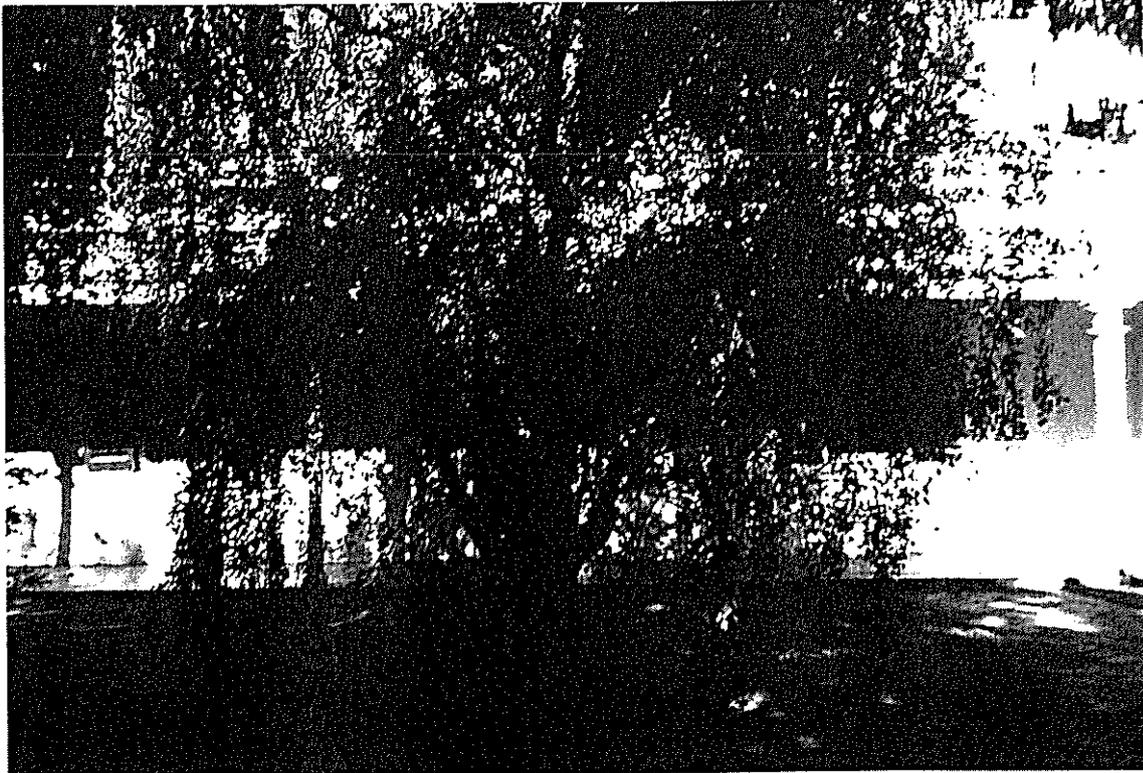
RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Gate
Address: 12 Osmond Terrace, Norwood
Present Status: Local Item

Survey No.: 12osmond
C.T. No.: 4168
Date: February 1994



Description: Large attractive bluestone house surrounded by extensive hedging similar to yew. Of special note is the cast iron gate and unusual stencilled gate posts.

History: John Aston Fry owned the property in 1873 (see CT178/36). The property today is an important example of the high quality houses originally built along Osmond Terrace.

Streetscape Contribution: While the house is largely hidden from view, the hedge and gates contribute significantly to the older character of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): A substantial house of the 1880's which is important to the streetscape of Osmond Terrace. The building is associated with the consolidation of West Norwood in the 1880's-90's (4a) and is indicative of the way of life found in Norwood at that time (4b). It is also an attractive building (4d).

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84)
General Registry Office, RPA Application no 12705.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 24aosmon

Address: 24 Osmond Terrace, Norwood

C.T. No.: 746/67

Present Status: Character Item

Date: April 1995



Description: A large attractive single-storey Late-Victorian all-sandstone villa with hipped corrugated iron roof and front bull-nosed verandah. Notable for its attractive simple design, sandstone walls, cast-iron verandah brackets, chimneys, vermiculated quoins and window surrounds and its near-original condition. Appears to be in good condition for its age.

History: Circa mid 1880's-1890's.

Streetscape Contribution: The building forms part of an attractive group of larger Victorian buildings which contribute significantly to the attractive older streetscape of Osmond Tce.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a higher-quality comfortable Late-Victorian sandstone villa. It is associated with the 1880's-1890's development of East Norwood (4a) and is indicative of the way of life found on Osmond Terrace at that time (4b). It is an attractive building (4d) which forms part of an important group of Victorian houses on Osmond Terrace. It contributes significantly to the attractive streetscape of that terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

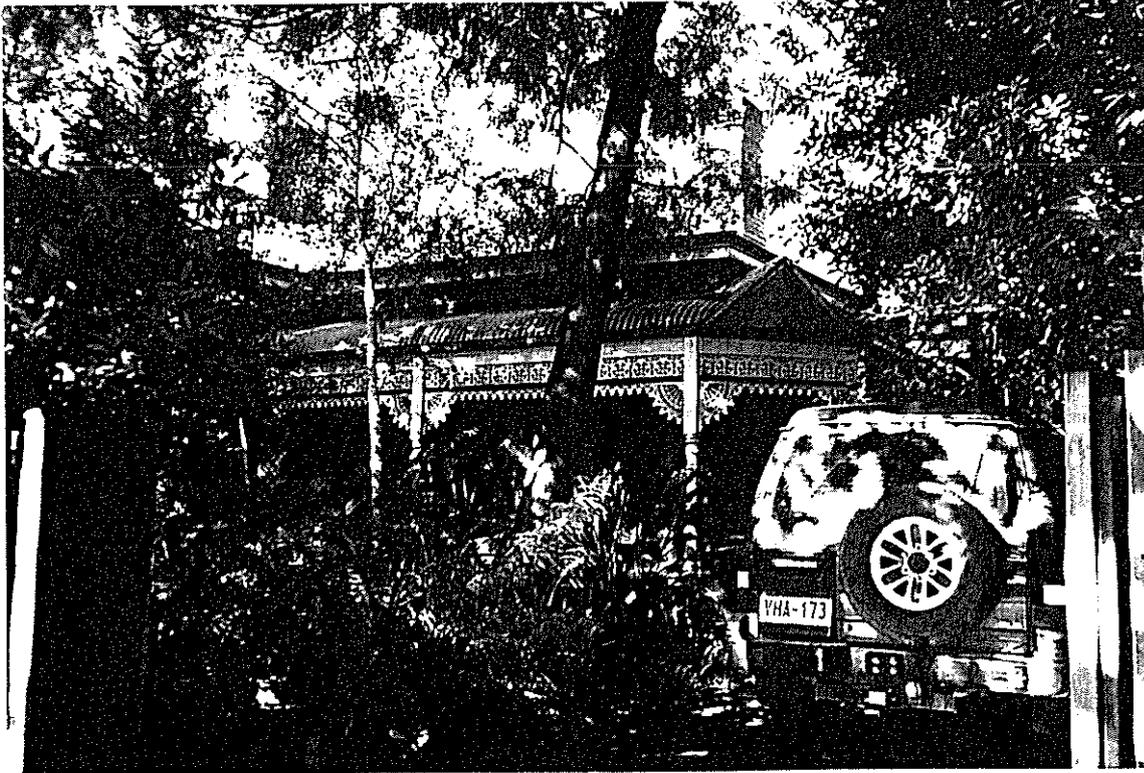
Survey No.: 24osmond

Address: 28 Osmond Terrace, Norwood

C.T. No.: 746/67

Present Status: Character Item

Date: April 1994



Description: A large attractive single-storey Late-Victorian red brick and sandstone villa with hipped corrugated iron roof and gable returns to the south and west. Has a front bull-nosed verandah which returns down the side. Set in an attractive mature garden. Notable for its attractive design, the interesting original cast-iron decoration on the verandah and its near-original condition. Appears to be in good condition for its age.

History: Circa mid 1880's-1890's.

Streetscape Contribution: The building forms part of an attractive group of larger Victorian and Federation buildings which contribute significantly to the attractive older streetscape of Osmond Tce.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a comfortable Late-Victorian return-verandah sandstone villa. It is associated with the 1880's-1890's development of East Norwood (4a) and is indicative of the way of life found on Osmond Terrace at that time (4b). It is an attractive building (4d) which forms part of an important group of Victorian houses on Osmond Terrace. It contributes significantly to the attractive streetscape of that terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

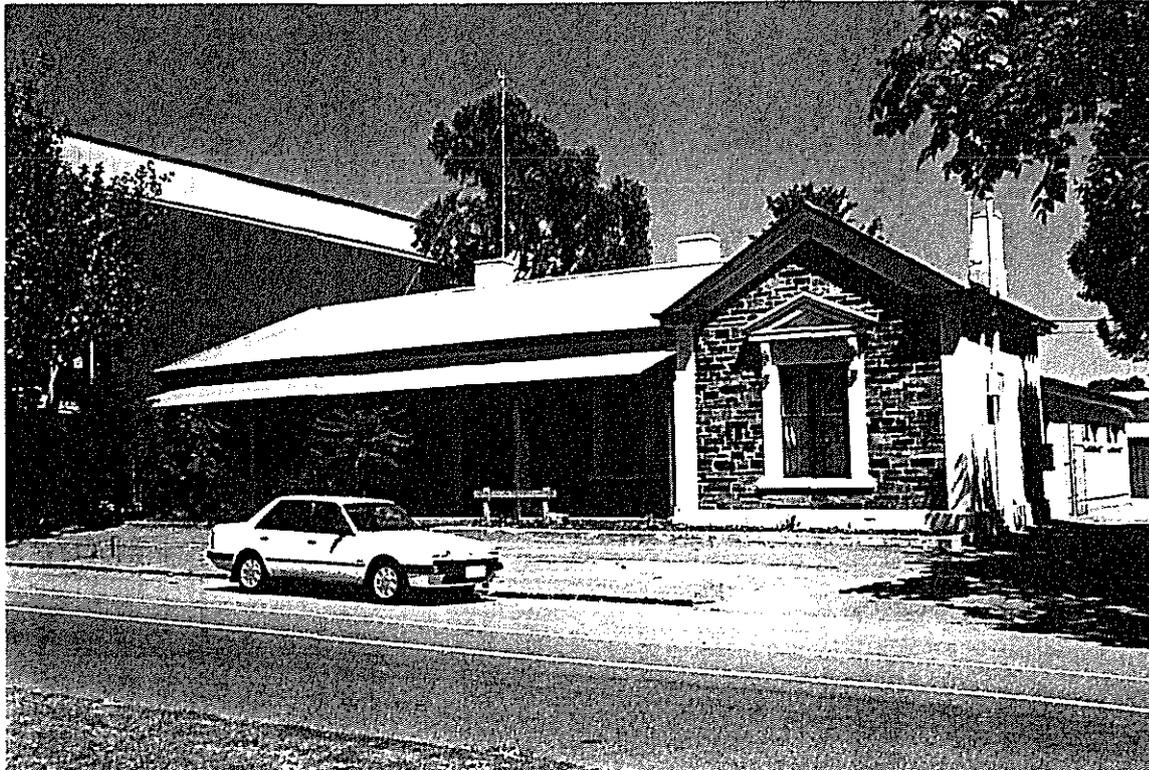
RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House
Address: 31 Osmond Terrace, Norwood
Present Status: Character Item

Survey No.: 310smond
C.T. No.: 4208/355
Date: April 1994



Description: An elegant and substantial early Victorian bluestone house with hipped roof and straight front verandah. The gable wing on the north side is an early sympathetic addition with a classical pediment moulding over the main gable window. Notable for its simple Victorian character. Appears to be in reasonable condition for its age. Now used as offices.

History: Circa 1870's.

Streetscape Contribution: While adjacent to more recent development, its corner location ensures the building of some prominence on Osmond Terrace. It also forms part of a large group of older Victorian/Edwardian buildings in Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): A simple yet elegant bluestone house of the 1870's. The building is associated with the important boom period in Norwood from the 1870's -1890's (4a) and is indicative of the way of life found in West Norwood at that time (4b). It is an attractive building architecturally(4d).

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

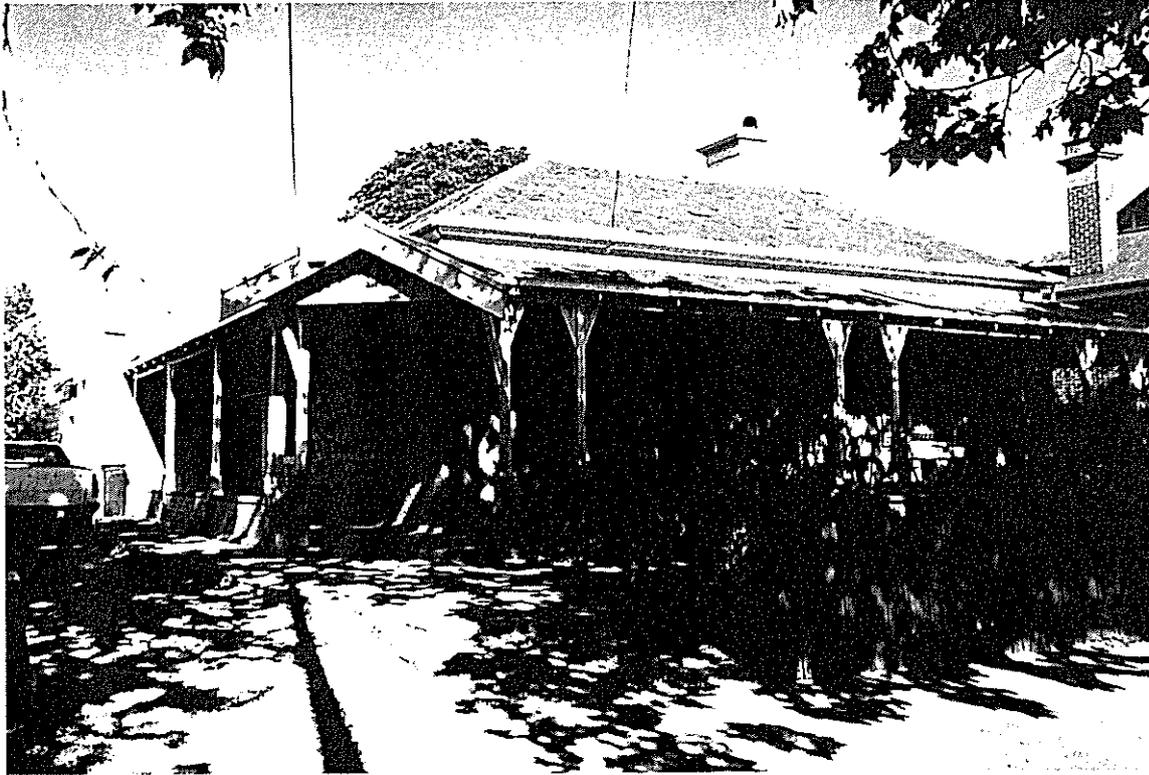
Survey No.: 34osmond

Address: 34 Osmond Terrace, Norwood

C.T. No.: 514-23

Present Status: Local Item

Date: December 1994



Description: An attractive Early-Victorian bluestone house with hipped slate roof and later 1930's front and side verandah. A substantial wing extends down the southern side. Has been added onto on the north-east corner. Notable for strong simple design and solid construction. Appears to be in reasonable condition for its age, although the roof could do with some maintenance.

History: Appears to be 1850's-1860's.

Streetscape Contribution: The building forms part of an attractive group of larger Victorian and Edwardian buildings which contribute significantly to the attractive and older streetscape of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a single-storey Early-Victorian bluestone residence. It is associated with the 1850's-1860's development of West Norwood and with the early development of Osmond Terrace (4a). It is indicative of the way of life found in Norwood at that time(4b) and is an attractive building (4d) which forms part of an important group of older houses which contribute significantly to the attractive Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

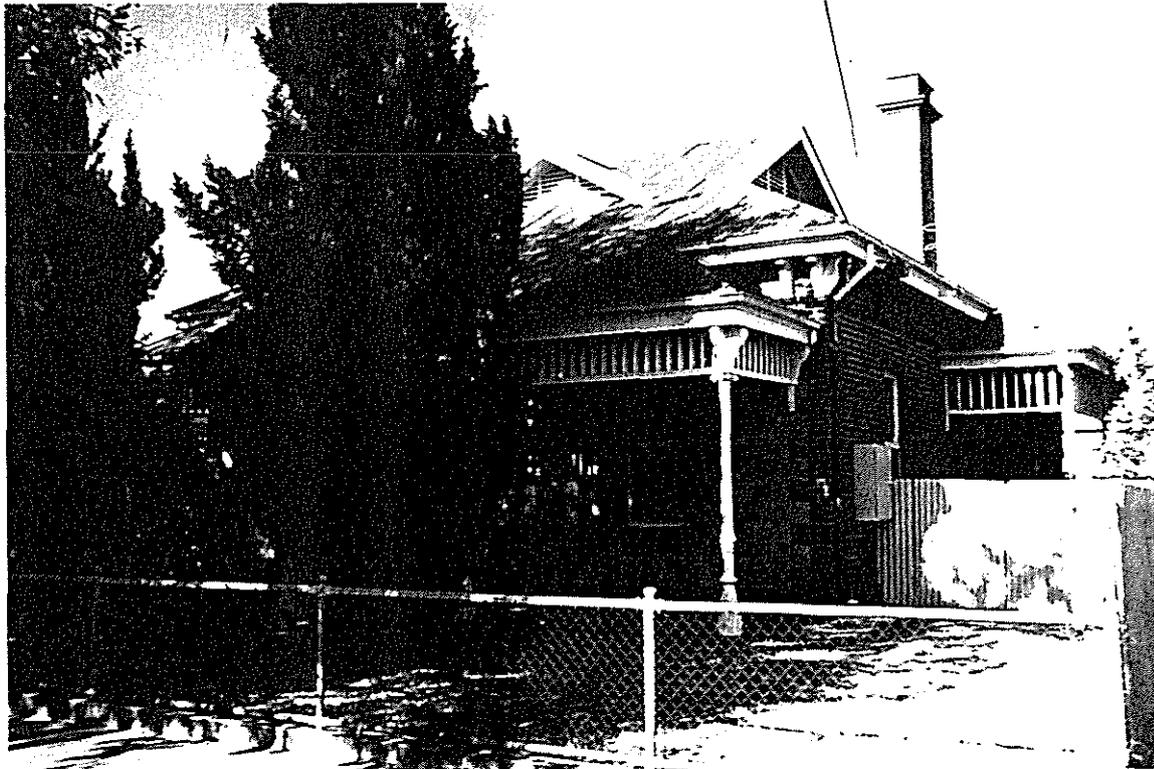
RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House
Address: 36 Osmond Terrace, Norwood
Present Status: Local Item

Survey No.: 360smond
C.T. No.: 515/24
Date: February 1994



Description: An attractive early single-storey Federation sandstone and red brick dwelling with a complex corrugated iron roof form of hips and ventilated gables. The front verandah and side porch are integrated into the roof. Notable for its strong simple design, unusual timber detailing, cast iron verandah columns (manufactured by A.C. Harley of Adelaide), prominent chimneys and its solid well-built character. Appears in good condition for its age.

History: Appears circa 1900's -1910's. May have been associated with the adjacent Police station.

Streetscape Contribution: This building is an important corner building on Osmond Terrace, defining the start of Beulah Road on the east side of Osmond Terrace. It forms part of an important group of Victorian/Federation buildings on Osmond Terrace and contributes significantly to the older character of this part of the terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a early Federation building. It is associated with the ongoing development of Norwood in the early 1900's (4a) and is an attractive building (4d). It is an important corner building which forms part of an important group of Victorian/Federation buildings. It contributes significantly to the Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Police Station & Court House

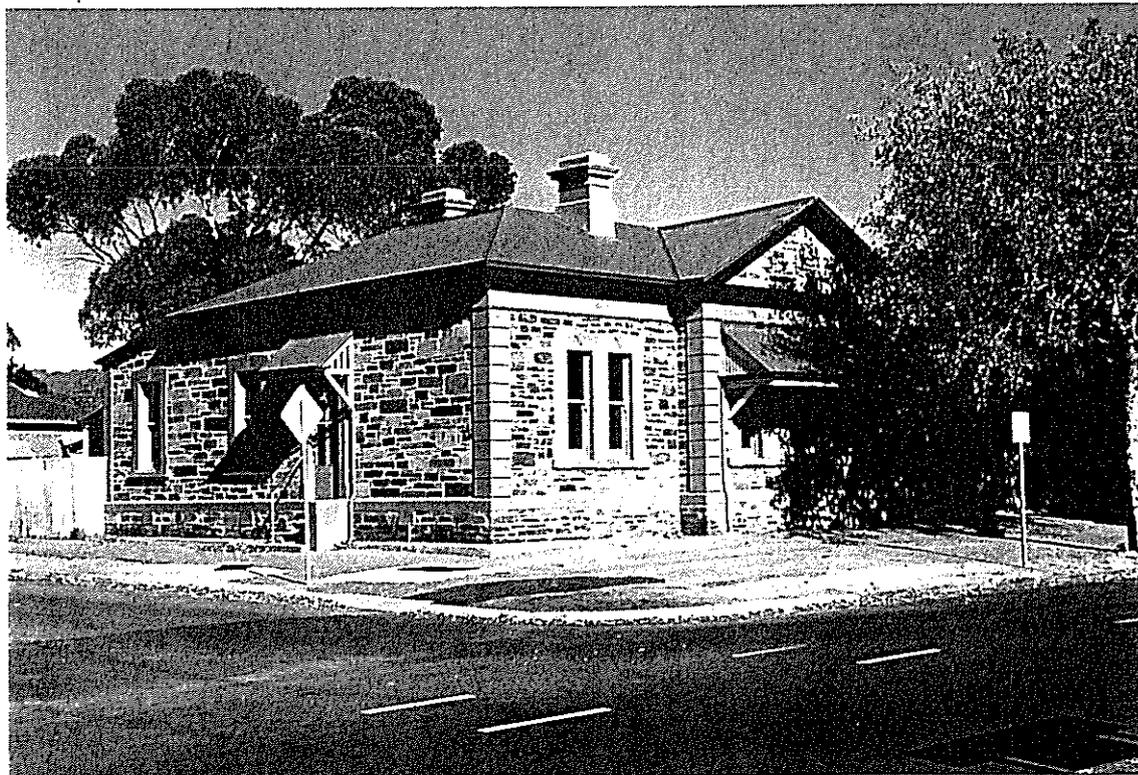
Survey No.: 38osmond

Address: 38 Osmond Terrace, Norwood

C.T. No.: 264/104, 2601/161

Present Status: Local Item, RAlA 1974

Date: February 1994



Description: An attractive single-storey Victorian bluestone police station with hipped roof and front gable section. Notable for its civic character and robust straightforward design.

History: The station was constructed in 1881 for a cost of five hundred and thirty six pounds and seven shillings by local builders Cowell Brothers. It has been in continual use ever since. Before this purpose built station was constructed the police rented a shop from December 1875 at the site of Killick's Store on the corner of Osmond Terrace and the Parade.

Streetscape Contribution: An important corner building and streetscape element on Osmond Tc. Defines the Beulah Road intersection and contributes significantly to the Victorian character of Osmond Tc. Forms part of an important group of institutional buildings.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is an excellent example of a Victorian police station. It is associated with both the growth of East Norwood during the 1930's and with the consolidation of police power in Norwood, being one of the first suburban police stations to be established (4a). It has played an important part in the lives of locals (4c) and is an attractive building (4d) which forms part of an important group of older institutional and civic buildings on Osmond Terrace. It contributes significantly to the Victorian character of Osmond Tc.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Blackburn, (1953) 100 years of Kensington & Norwood, p 56

Gooden, (1903) 50 years of Kensington & Norwood, pp 174-79

Heritage Investigations (1983-84) Heritage Survey; Letter from Police Dept. to TC 11/1984.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Court House

Survey No.: 40osmond

Address: 38 Osmond Terrace, Norwood

C.T. No.: 264/104, 2601/161

Present Status: Local Item, RAIA 1974

Date: February 1994



Description: An imposing single-storey Georgian Revival red brick courthouse building. Notable for its formal design and civic appearance. Appears in good condition for its age.

History: The Court House was erected in 1936, maintaining the local tradition of sittings which began in 1883. These continued until 1976.

Streetscape Contribution: A major streetscape element on Osmond Terrace. Contributes significantly to the older character of Osmond Terrace. Forms part of an important group of institutional buildings on Osmond Tc.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is an excellent example of a Georgian Revival courthouse, a building form rare in Norwood. It is associated with the growth of East Norwood during the 1930's and the consolidation of judicial power in Norwood (4a) and represents a way of life that has characterised Norwood from its early settlement (4b). It is an attractive building (4d). The building forms part of an important group of older institutional buildings on Osmond Terrace and contributes significantly to the civic character of the terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Blackburn, (1953) 100 years of Kensington & Norwood, p 56
Gooden, (1903) *50 years of Kensington & Norwood*, pp 174-79
Heritage Investigations (1983-84) Heritage Survey
Letter from Police Department to Town Clarke November 1984

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

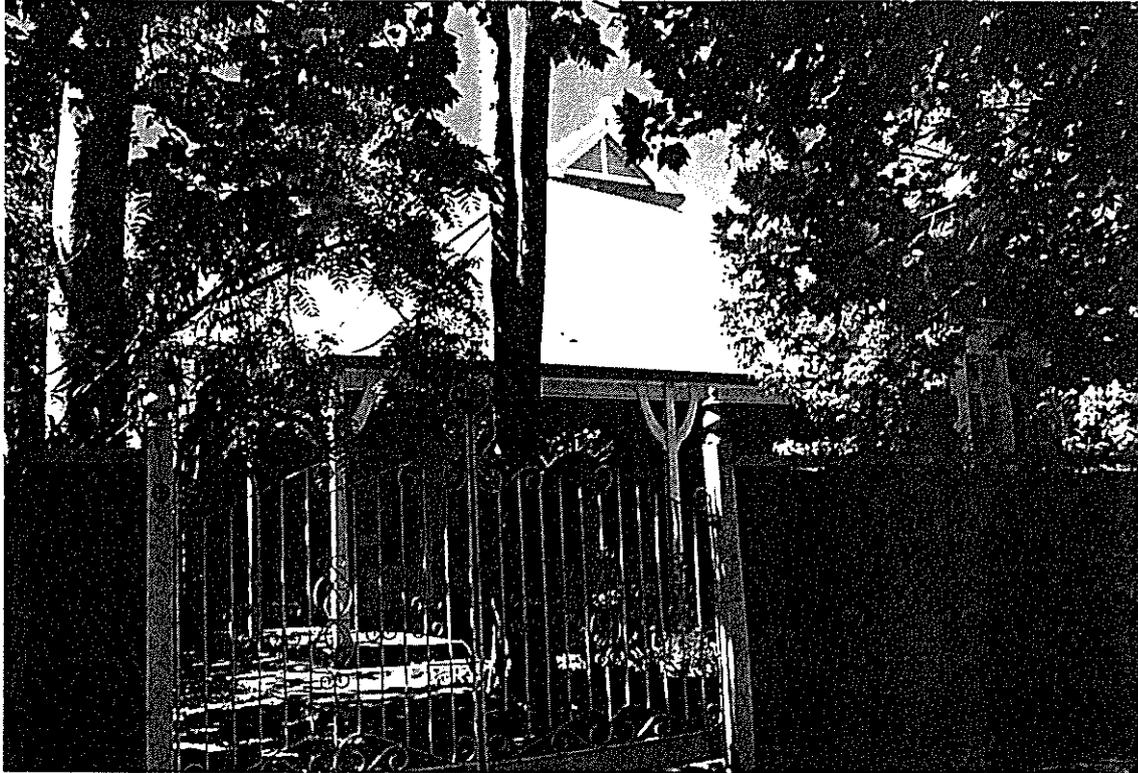
Survey No.: 42osmond

Address: 42 Osmond Terrace, Norwood

C.T. No.: 2098/49

Present Status: Character Item

Date: April 1994



Description: A large attractive single-storey Federation Queen Anne red brick and sandstone villa with hipped corrugated iron roof and gable return on the south side. Has a concave verandah integrated into the roof, gable roof ventilators and attractive timber verandah brackets. Notable for being an attractive building in near-original condition. Appears to be in good condition for its age.

History: Circa mid 1910's.

Streetscape Contribution: The building forms part of an important group of larger Victorian and Edwardian buildings on Osmond Terrace which contribute significantly to the attractive older streetscape of that street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a Federation Queen Anne sandstone residence. It is associated with the 1910's development of East Norwood (4a) and is indicative of the way of life enjoyed on Osmond Terrace at that time (4b). It is an attractive building (4d) which forms part of an important group of older houses which contribute significantly to the attractive Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

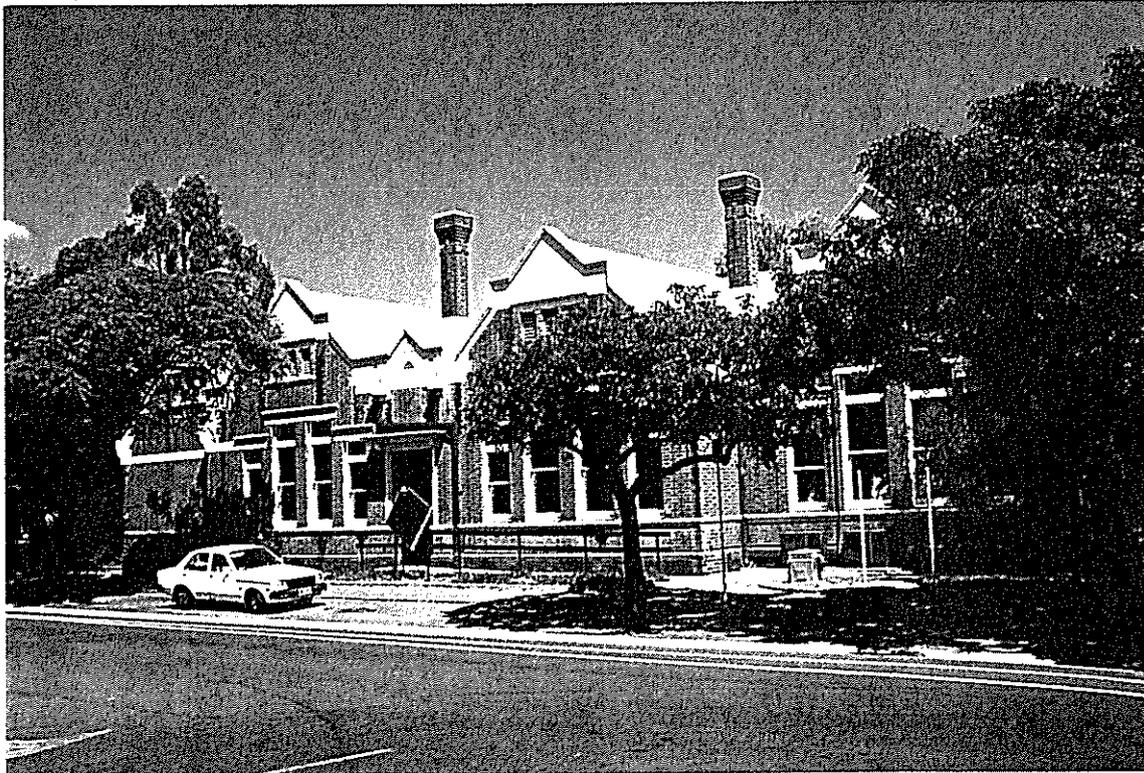
Survey No.: 45osmond

Address: 45 Osmond Terrace, Norwood

C.T. No.: 1551-130

Present Status: Local Item

Date: December 1994



Description: A large attractive Federation Arts and Crafts school building with red brick and render walls and corrugated iron gable roofs. Notable for its complex arrangement of gable parapet walls and chimneys facing both Osmond Terrace and the Parade. Appears to be in good condition for its age. Now used as the Adelaide School of Art.

History: Appears to be 1920's.

Streetscape Contribution: The building forms part of the Norwood Primary School group of buildings and as such is a major contributor to the attractive older streetscape of this part of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a 1920's Federation Arts and Crafts school building. It is associated with the expansion of the Norwood Primary School as part of the 1920's-1930's development of Norwood (4a). It is an attractive building (4d) which contributes significantly to the Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: School Building
Address: 47 Osmond Terrace, Norwood
Present Status: Local Item

Survey No.: 47osmond
C.T. No.: 1551-130
Date: December 1994



Description: A large attractive Federation two-storey red-brick dwelling with hipped roof and wide overhangs. Notable for its strong austere design, prominent chimneys and solid well-built character. Appears to be in good condition for its age. The building forms part of the Norwood Primary School complex.

History: Appears circa 1920's-1930's.

Streetscape Contribution: The building is a prominent building on Osmond Terrace and forms part of the Norwood Primary School group of buildings. It is a major contributor to the attractive older streetscape of this part of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is an interesting example of a simple almost austere Federation two-storey school building. It is associated with the later growth of the Norwood Primary School and the ongoing development of Norwood in the 1920's-1930's (4a). It is an attractive building (4d) which contributes significantly to the Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence
Address: 48 Osmond Terrace, Norwood
Present Status: Character Item

Survey No.: 48osmond
C.T. No.: 375/53
Date: April 1994



Description: An attractive single-storey Victorian bluestone villa with hipped corrugated iron roof and bay window hipped return on the north. Has carved head keystones above the bay window and cast iron decoration on the original verandah. Set relatively close to the front boundary in an attractive garden behind the original masonry and cast-iron front fence. Notable for being an attractive design in near-original condition. Appears to be in good condition for its age.

History: Circa mid 1880's.

Streetscape Contribution: The building forms part of an attractive group of larger Victorian and Edwardian buildings which contribute significantly to the attractive and older streetscape of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a boom-period 1880's Victorian bluestone residence. It is associated with the 1880's-1890's development of East Norwood (4a) and is indicative of the way of life found in Norwood on Osmond Terrace at that time (4b). It is an attractive building (4d) which forms part of an important group of older houses which contribute significantly to the attractive Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

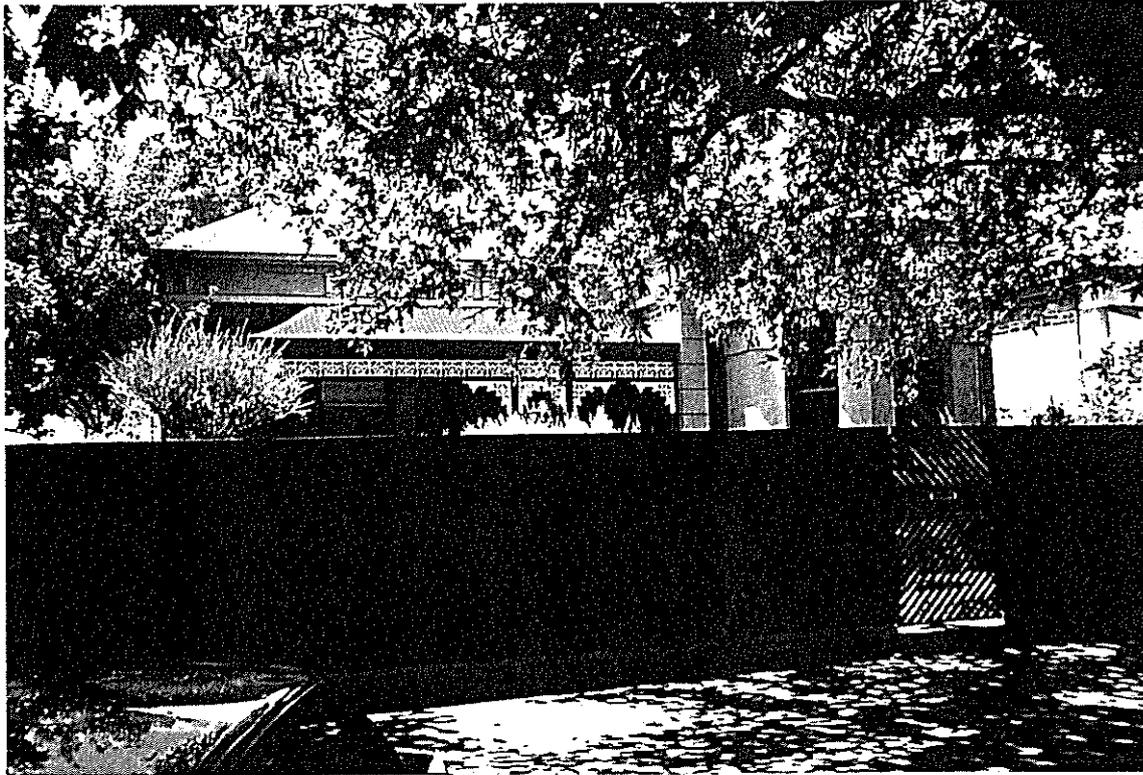
Survey No.: 50osmond

Address: 50 Osmond Terrace, Norwood

C.T. No.: 2017/87

Present Status: Character Item

Date: April 1994



Description: An attractive single-storey Victorian bluestone villa with hipped corrugated iron roof and bay window hipped return on the south. Has carved head keystones above the bay window and cast iron decoration on the original verandah. Set relatively close to the front boundary in an attractive garden. Notable for its attractive design and near-original condition. Appears to be in good condition for its age.

History: Circa mid 1880's-1890's.

Streetscape Contribution: The building forms part of an attractive group of larger Victorian and Edwardian buildings which contribute significantly to the attractive Victorian streetscape of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a Late-Victorian bluestone residence. It is associated with the 1880's-1890's development of East Norwood (4a) and is indicative of the way of life found in Norwood on Osmond Terrace at that time (4b). It is an attractive building (4d) which forms part of an important group of Victorian houses. It contributes significantly to the attractive Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 52osmond

Address: 52 Osmond Terrace, Norwood

C.T. No.: 3453/163

Present Status: Character Item

Date: April 1994



Description: An attractive single-storey Victorian bluestone villa with hipped roof and feature hipped return with bay window. Has carved head keystones above the bay window and cast iron decoration on the original verandah. Notable for its attractive design. Set relatively close to the front boundary in an attractive garden. Appears to be in good condition for its age. The pressed metal "tile" roofing, while detracting visually from the integrity of the building, could be easily replaced.

History: Circa mid 1880's-1890's.

Streetscape Contribution: The building forms part of an attractive group of three identical large Victorian villas. It also forms part of an important concentration of Victorian and Edwardian buildings which contribute significantly to the attractive Victorian streetscape of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a Late-Victorian bluestone residence. It is associated with the 1880's-1890's development of East Norwood (4a) and is indicative of the way of life found in Norwood on Osmond Terrace at that time (4b). It is an attractive building (4d) which forms part of an important group of Victorian houses. It contributes significantly to the attractive Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 53osmond

Address: 53 Osmond Terrace, Norwood

C.T. No.: 1551-130

Present Status: Local Item

Date: December 1994



Description: An attractive two-storey Victorian sandstone dwelling with hipped roof and two-storey verandah/balcony on the front, the upper level of which is now built in. Notable for the attractive detailing of its cast-iron front verandah in as much as this can be seen and its prominent chimneys, and also for its solid well-built character. Appears to be in good condition for its age. The building now forms part of the Norwood Primary School complex.

History: Appears circa 1880's.

Streetscape Contribution: The building is a prominent building on Osmond Terrace and forms part of the Norwood Primary School group of buildings. As such it is a major contributor to the attractive older streetscape of this part of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a Late-Victorian two-storey residential building. It is associated with the early growth of the Norwood Primary School and the development of Norwood in the 1880's (4a). It is an attractive building (4d) which contributes prominently to the Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

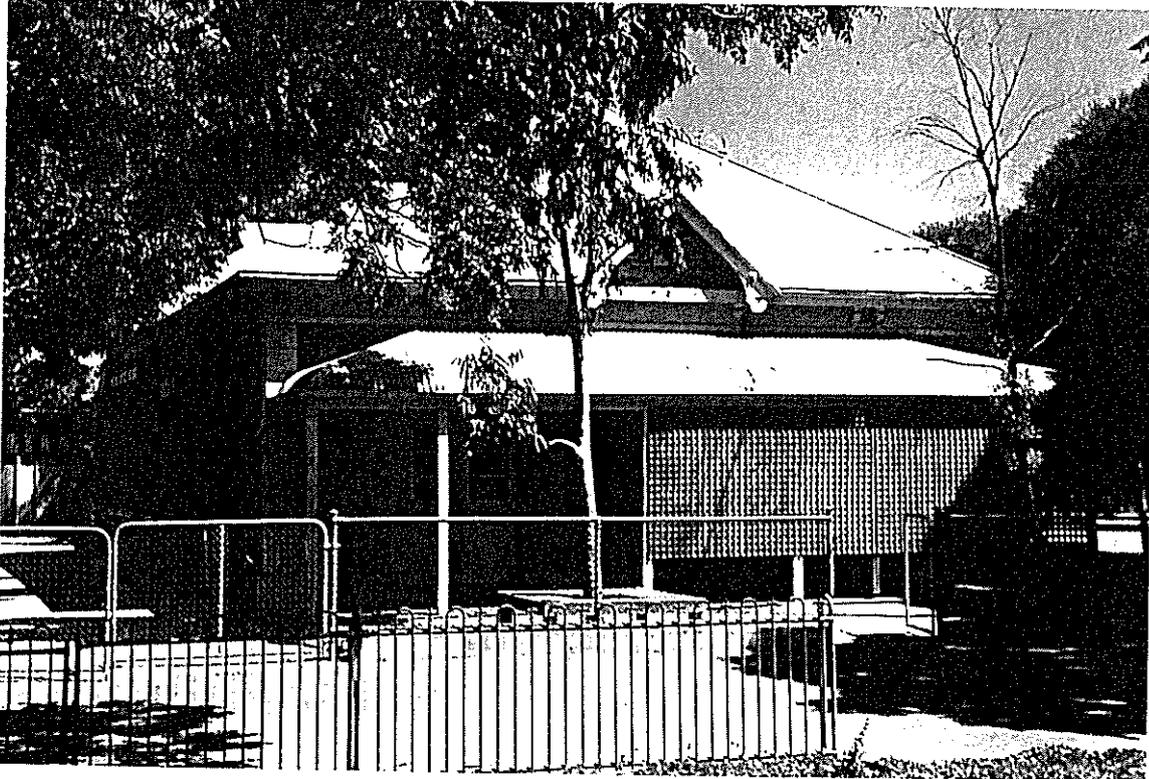
RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: School Building
Address: 53 Osmond Terrace, Norwood
Present Status: Local Item

Survey No.: 53aosmon
C.T. No.: 1551-130
Date: December 1994



Description: An attractive and substantial early single-storey Victorian bluestone building with hipped roof and rare ogee profile verandah. Notable for its strong simple design, its early primitive stone "quoins" and its solid well-built character. Of interest is the better quality stonework on the front compared to that on the side. Appears to be in good condition for its age. The building forms part of the Norwood Primary School complex.

History: Appears circa 1860's-1870's.

Streetscape Contribution: The building forms part of the Norwood Primary School group on Osmond Terrace and contributes significantly to the attractive older streetscape of this part of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a simple early Victorian building. It is associated with the early growth of the Norwood Primary School and the early growth of Norwood in the 1860's-1870's (4a). It is an attractive building (4d) which forms an important part of the Norwood School group of buildings. It contributes significantly to the Osmond Tce. streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

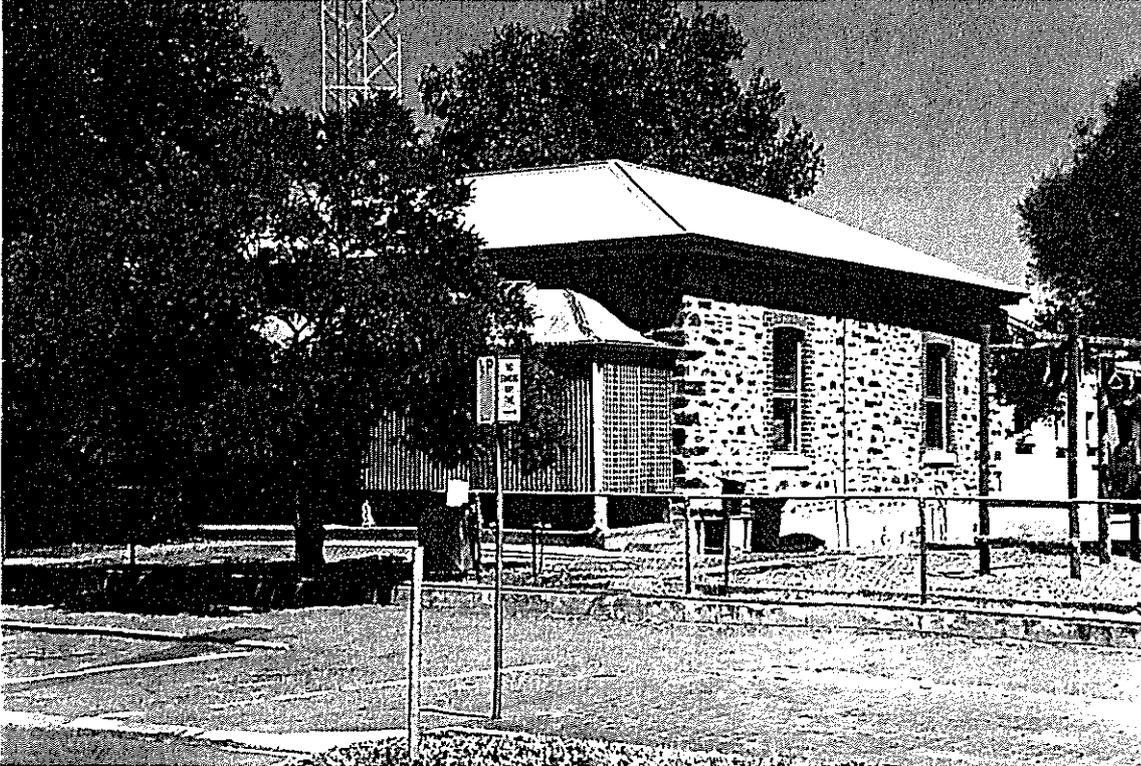
RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: School Building
Address: 53 Osmond Terrace, Norwood
Present Status: Local Item

Survey No.: 53bosmon
C.T. No.: 1551-130
Date: December 1994



Description: An attractive and substantial early single-storey Victorian sandstone and red brick building with hipped roof and bullnose front verandah. Notable for its strong simple design, its front parapet gablet and its solid well-built character. Appears to be in good condition for its age. The building forms part of the Norwood Primary School complex.

History: Appears circa 1890's -1900's.

Streetscape Contribution: The building forms part of the Norwood Primary School group on Osmond Terrace and contributes significantly to the attractive older streetscape of this part of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a Victorian school building. It is associated with the growth of the Norwood Primary School and the development of Norwood in the 1890's-1900's (4a). It is an attractive building (4d) which forms an important part of the Norwood School group of buildings and contributes significantly to the Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

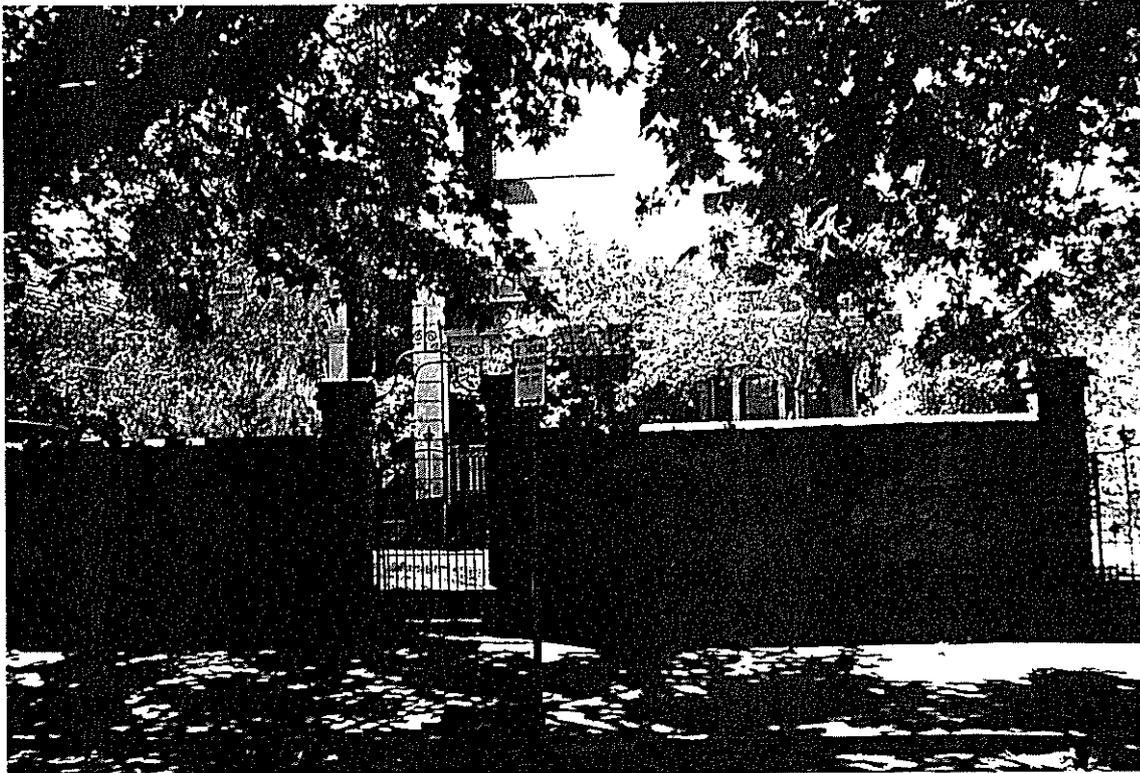
Survey No.: 54osmond

Address: 54 Osmond Terrace, Norwood

C.T. No.: 2504/161

Present Status: None

Date: April 1994



Description: An attractive single-storey Victorian bluestone villa with hipped corrugated iron roof with feature gable return on the north and front verandah. Notable for its attractive design, cast iron decoration on the front verandah and near-original condition. Set in an interesting garden. Appears to be in good condition for its age.

History: Circa mid 1880's-1890's.

Streetscape Contribution: The building forms part of an attractive group of larger Victorian / Federation buildings on Osmond Terrace which contribute significantly to the attractive Victorian streetscape of the terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is a good example of a Late-Victorian bluestone residence. It is associated with the 1880's-1890's development of East Norwood (4a) and is indicative of the way of life found in Norwood on Osmond Terrace at that time (4b). It is an attractive building (4d) which forms part of an intact group of larger Victorian houses. The building is part of the attractive Victorian streetscape found in Osmond Terrace streetscape and contributes significantly to that streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence
Address: 69 Osmond Terrace, Norwood
Present Status: Local Item

Survey No.: 69osmond
C.T. No.: 1685/37
Date: April 1994



Description: An attractive and substantial bluestone house with hipped roof and front bullnosed verandah, both with feature central gablet. Set in a large garden area behind the original cast iron-and-masonry front fence. Notable for its attractive cast iron verandah valance, feature gablets and strong bluestone character. Appears to be in good condition for its age.

History: Appears to be circa late 1880's.

Streetscape Contribution: Forms part of an attractive group of Victorian/Edwardian houses in this part of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good and relatively-intact example of a Victorian villa of the 1880's-1890's. The building is associated with the consolidation of West Norwood in the 1880's-1890's (4a) and is indicative of the way of life found in Norwood at that time (4b). It is an attractive building (4d) which forms part of an important group of Victorian/Edwardian houses in Osmond Tce.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Tradesman's Shop
Address: 78 Osmond Terrace, Norwood
Present Status: Local Item

Survey No.: 78osmond
C.T. No.: 4099/262
Date: April 1994



Description: An attractive single-storey Edwardian/Federation timber framed gable roof tradesman's shed with gable roof. Clad entirely in corrugated iron with timber bargeboards and windows. Retains its original recessed shop front. Now used as a joinery shop

History: Appears to be circa 1900-1920. Associated with Bill Almond who began his apprenticeship in the joinery shop in 1922 and became its owner in 1929. At the time of the 1983-4 survey, the premises were still operating under the name of Almond Paterson.

Streetscape Contribution: It is a conspicuous building on Osmond Terrace because of its location right on the front boundary and its relatively strong building form. Its corrugated iron cladding further emphasises its architectural character.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a rare example of a once common utilitarian tradesman's shop and a corrugated iron structure from early this century. It is associated with the ongoing growth of Norwood early this century (4a) and is indicative of the way of life in East Norwood in the 1900's-1920's (4b). It is an attractive structure (4d) which contributes to the historic character of Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey

*Destroyed by DHC
23/5/95
[Signature]*

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House, Library and Stables
Address: 81 Osmond Terrace, Norwood
Present Status: Nominated for State Register

Survey No.: 81osmond
C.T. No.: 3935-45
Date: December 1994



Description: A large and attractive two-storey Victorian sandstone mansion with attached library and rear stables. The main house has a hipped corrugated iron roof with front feature gablet and front verandah. Notable for its attractive design, the cast-iron work on the front verandah, its front bay window and its relative intactness. The adjacent library has a hipped tiled roof with feature front gablet and attractive stone front window. The rear stables building is a one and two storey sandstone and red brick building with truncated hipped roofs and is notable for its high quality of construction. The complex appears in good condition.

History: Erected in 1891 for Thomas Gepp, MP and Mayor of Norwood 1888-1890.

Streetscape Contribution: This large building is one of the most important on Osmond Terrace. It is a key corner building which forms part of an attractive streetscape of large imposing 1880's-1890's houses. It contributes significantly to the street's Victorian character.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a high quality Victorian villa. It is associated with the 1880's-1890's boom period in Norwood's development (4a). The building is indicative of one way of life found in Norwood at that time. Its substantial nature illustrates the social importance given to living on Osmond Tce.(4b). It is an attractive building (4d) which forms part of an important group of larger Victorian/Edwardian houses in Osmond Tce.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Two Storey Semi-Detached House Survey No.: 83osmond
Address: 83 Osmond Terrace, Norwood C.T. No.: 4158/132
Present Status: Nominated for State Register Date: April 1994



Description: An attractive and elegant two-storey semi-detached Victorian residential building constructed of stone with hipped roof and upper level front balcony/verandah. Has been added onto at the rear. Retains its original front cast-iron and masonry fence. Notable for its solid character and attractive stucco decoration. Appears in good condition for its age.

History: Built by local builder Thomas Pitman in 1875.

Streetscape Contribution: This prominent corner building forms part of an attractive streetscape of similar Victorian/Edwardian houses in Osmond Terrace. It is a well known building in Norwood.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good and relatively-intact example of a Mid-Victorian villa. The building is associated with the development of West Norwood in the 1870's(4a) and is indicative of the way of life found in Norwood at that time (4b). It is an attractive and prominent corner building (4d) which forms part of an important group of Victorian/Edwardian houses in Osmond Terrace.

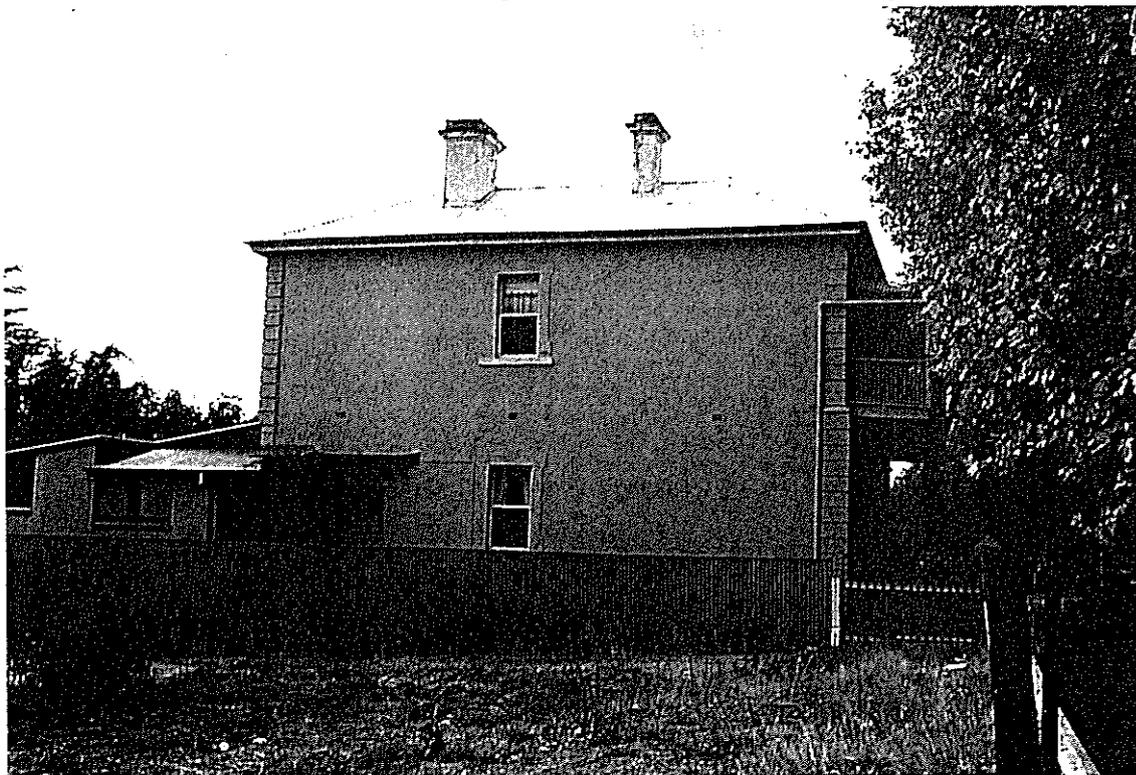
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey
Packham (and Pitman), *Pitman family*, pp83-84; *House styles in Adelaide*, p 37

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Two Storey Semi-Detached House Survey No.: 85osmond
Address: 85 Osmond Terrace, Norwood C.T. No.: 4158/131
Present Status: Nominated for State Register Date: April 1994



Description: An attractive and elegant two-storey semi-detached Victorian residential building constructed of stone with hipped roof and upper level front balcony/verandah. Has been added onto at the rear. Retains its original front cast-iron and masonry fence. Notable for its solid character and attractive stucco decoration. Appears in good condition for its age.

History: Built by local builder Thomas Pitman in 1875.

Streetscape Contribution: This prominent corner building forms part of an attractive streetscape of similar Victorian/Edwardian houses in Osmond Terrace. It is a well known building in Norwood.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good and relatively-intact example of a Mid-Victorian villa. The building is associated with the development of West Norwood in the 1870's(4a) and is indicative of the way of life found in Norwood at that time (4b). It is an attractive and prominent corner building (4d) which forms part of an important group of Victorian/Edwardian houses in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

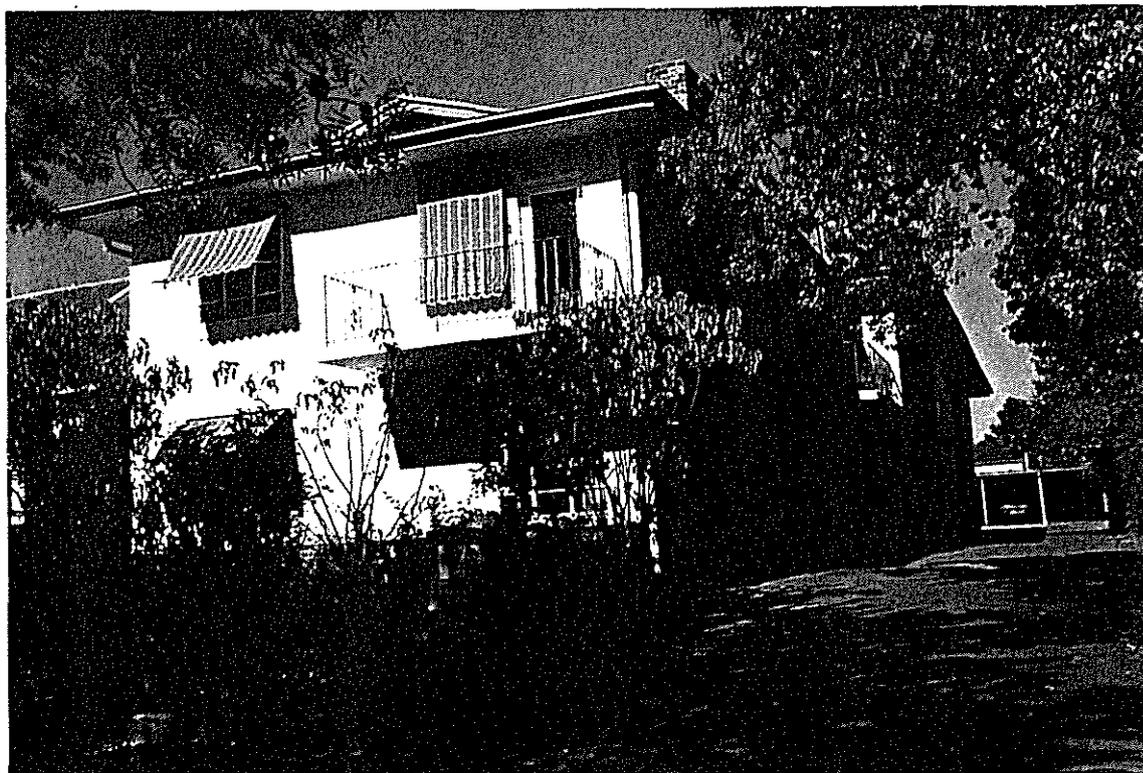
RECOMMENDATION: **Local Heritage Place**

References: Heritage Investigations (1983-84) Heritage Survey
Packham (and Pitman), *Pitman family*, pp83-84; *House styles in Adelaide*, p 37

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Apartment Building
Address: 86 Osmond Terrace, Norwood
Present Status: Character Item

Survey No.: 86osmond
C.T. No.: 4186-929/936
Date: June 1994



Description: A two-storey block of early Modern Movement brick apartments with shallow hipped roof, broad eaves and small balconies. Notable for its interesting American influenced Modern Movement design, its use of natural and painted brickwork and its intact external condition. Appears to be in good condition for its age.

History: Built in mid-1967 for a Mrs Leslie by William Essery, a well known Norwood builder and member of Council.

Streetscape Contribution: This building contributes positively to the larger scale of Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This building is an interesting example of a domestic two-storey Modern Movement apartment block. It is associated with the start of the 1960's-1970's building boom in Adelaide and East Norwood (4a) and is indicative of new lifestyles emerging in Norwood at that time (4b). It is an attractive building (4d) which contributes positively to the Osmond Terrace streetscape.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 88-90osm

Address: 88-90 Osmond Terrace, Norwood

C.T. No.: 1580/137,138

Present Status: Local Item

Date: April 1994



Description: A large attractive Federation Bungalow residence which has a multiple-hipped roof, feature gables, dormer windows and verandahs. Constructed of sandstone with timber windows and red terracotta tiles. Set in an attractive garden behind a substantial mature hedge. Notable for its impressive character, relative intactness and quality of construction. Appears to be in good condition for its age.

History: Built by local builder William Essery in 1926 of stone from the Adelaide Railway Station. Essery was a Kensington and Norwood councillor 1902-03.

Streetscape Contribution: This substantial residence forms part of an attractive streetscape of large houses dating from the 1870's to the 1930's in Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a large high quality Federation Bungalow residence. While associated with a relatively quiet period of Norwood's development, (4a) it is indicative of the ongoing way of life in Norwood at that time and of the continuing social importance given to living in Osmond Terrace (4b). It is an attractive building architecturally (4d) and forms part of an important group of larger houses in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Stone Wall

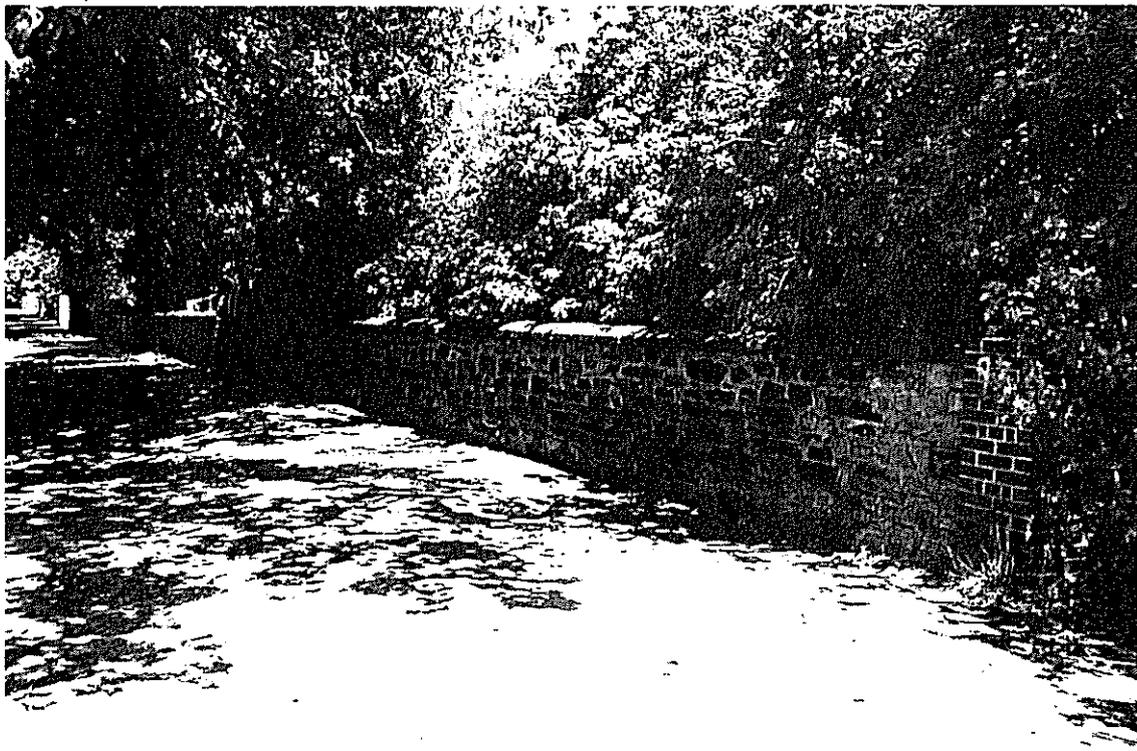
Survey No.: 91-95osm

Address: 91-95 Osmond Terrace, Norwood

C.T. No.: 4084/921

Present Status: Local Item

Date: April 1994



Description: A long attractive early Victorian bluestone boundary wall with brick coping. Appears in good condition for its age.

History: All that remains of a once impressive Victorian residence on this site. The imposing nature of this remnant is an important reminder of Osmond Terrace's status as a premier residential address in Norwood during the Victorian period. Appears to be circa 1870's.

Streetscape Contribution: The bluestone wall is an important streetscape element in Osmond Terrace, contributing significantly to the Victorian character of this important avenue.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This front wall is an excellent reminder of the early residential development of Osmond Terrace. It is associated with the growth of Norwood during the 1870's (4a) and is an important reminder of the standard of living of the Victorian wealthy on Osmond Terrace at that time (4b). It is an attractive wall (4d) which forms part of an important street of Victorian dwellings and contributes significantly to the Victorian character of Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence
Address: 92 Osmond Terrace, Norwood
Present Status: Local Item

Survey No.: 92osmond
C.T. No.: 4000/7
Date: April 1994



Description: A large asymmetrical Late-Victorian bluestone dwelling with gable roof with feature returns and front return verandah. Set in large grounds with mature trees and shrubs behind its original bluestone wall and entrance gates. While altered to accommodate its current use as a nursing home, the building appears to be in reasonable condition for its age.

History: Appears to be circa 1880's-1890's. Sister Dorothy Selth established the Osmond Terrace Private Hospital here in 1937.

Streetscape Contribution: This large building forms part of an attractive streetscape of similar Victorian/Edwardian houses in Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an imposing example of a large comfortable Late-Victorian residence. It is associated with the development of Norwood in the 1880's-1890's(4a) and is indicative of the way of life found in Norwood at that time (4b). In particular it illustrates the social importance given to living in Osmond Terrace. It is an attractive building (4d) which forms part of an important group of Victorian/Edwardian houses in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 96osmond

Address: 96 Osmond Terrace, Norwood

C.T. No.: 656/108

Present Status: Character Item

Date: April 1994



Description: A large and attractive bluestone Victorian residence with hipped and gable roof with feature gables. Located quite close to Osmond Terrace within a mature garden of trees and shrubs behind an old timber paling fence. Notable for the high quality of its design and construction. Appears to be in good condition for its age.

History: Appears to be circa 1870's-1880's.

Streetscape Contribution: This substantial residence forms part of an attractive streetscape of similar Victorian/Edwardian houses in Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a large well-built Late-Victorian residence. It is associated with the development of Norwood in the 1870's-1880's(4a) and is indicative of the way of life found there at that time (4b). It also illustrates the social importance given to living in Osmond Terrace. It is an attractive building (4d) which forms part of an important group of Victorian/Edwardian houses in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Stone Wall

Survey No.: 97osmond

Address: 97 Osmond Terrace, Norwood

C.T. No.: 3074-31

Present Status: Character Item

Date: June 1994



Description: An attractive early Victorian bluestone boundary wall with brick coping. Appears in reasonable condition for its age.

History: All that remains of a Victorian residence on this site. The imposing nature of this remnant is an important reminder of Osmond Terrace's status as a premier residential address in Norwood during the Victorian period. Appears to be circa 1870's.

Streetscape Contribution: The bluestone wall is an important streetscape element in Osmond Terrace, contributing to the Victorian character of this important avenue.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b)): This front wall is a reminder of the early residential development of Osmond Terrace. It is associated with the growth of Norwood during the 1870's (4a) and is an important reminder of the standard of living of the Victorian wealthy on Osmond Terrace at that time (4b). It forms part of an important street of Victorian dwellings and contributes significantly to the Victorian character of Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Stone Wall

Survey No.: 91-95osm

Address: 99 Osmond Terrace, Norwood

C.T. No.: 3304-30

Present Status: Local Item

Date: April 1994



Description: A long attractive early Victorian bluestone boundary wall with brick coping. Appears in good condition for its age.

History: All that remain of a once impressive Victorian residence on this site. The imposing nature of this remnant is an important reminder of Osmond Terrace's status as a premier residential address in Norwood during the Victorian period. Appears to be circa 1860's-1870's.

Streetscape Contribution: The bluestone wall is an important streetscape element in Osmond Terrace, contributing significantly to the Victorian character of this important avenue.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This front wall is an excellent reminder of the early residential development of Osmond Terrace. It is associated with the growth of Norwood during the 1860's-1870's (4a) and is an important reminder of the standard of living of the Victorian wealthy on Osmond Terrace at that time (4b). It forms part of an important street of Victorian dwellings and contributes significantly to the Victorian character of Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 101osmon

Address: 101 Osmond Terrace, Norwood

C.T. No.: 4168/826

Present Status: Character Item

Date: April 1994



Description: A large attractive Victorian bluestone villa with hipped roof and front verandah with feature return on the north side. It has fine architectural detailing as seen in the vermicelli quoining, fretted bargeboards to gable and decorated mouldings around the gable windows. A much earlier double-gable building is located at the rear of the house which is thought to be the original cottage. There is an unsympathetic addition on the north side of the house. The building appears to be in good condition for its age.

History: The main house in front appears to be circa 1880-1890; the rear cottage circa 1860.

Streetscape Contribution: This substantial residence forms part of an attractive streetscape of large imposing 1870's-1890's houses in Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a high quality Late-Victorian bluestone villa built on in front of the original older cottage. It is associated with an important period of Norwood's development, ie the boom times of the 1870's-1890's(4a). It is indicative of the way of life in Norwood at that time, with the substantial nature of the building illustrating the social importance given to living in Osmond Terrace (4b). It is an attractive building architecturally (4d) and forms part of an important group of larger Victorian/Edwardian houses located in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House, 'Windermere'
Address: 103 Osmond Terrace, Norwood
Present Status: Character Item

Survey No.: 103osmon
C.T. No.: 4128/340
Date: April 1994



Description: An attractive and substantial bluestone Edwardian villa with dominant hipped roof with integral verandah, feature gables and bay windows. Set in a mature garden behind a hedge and 1930's fence. Notable for its imposing and elegant character and quality of construction. Appears to be in good condition for its age. Now used as a nursing home.

History: Late 1890's-1900's.

Streetscape Contribution: This substantial residence forms part of an attractive streetscape of large imposing 1870's-1890's houses located in Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a high quality Edwardian bluestone villa. It is associated with the end of the boom period of Norwood's development (4a). The building is indicative of the way of life found in Norwood at that time, with its substantial nature illustrating the social importance given to living in Osmond Terrace (4b). It is an attractive building architecturally (4d) and forms part of an important group of larger Victorian/Edwardian houses in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

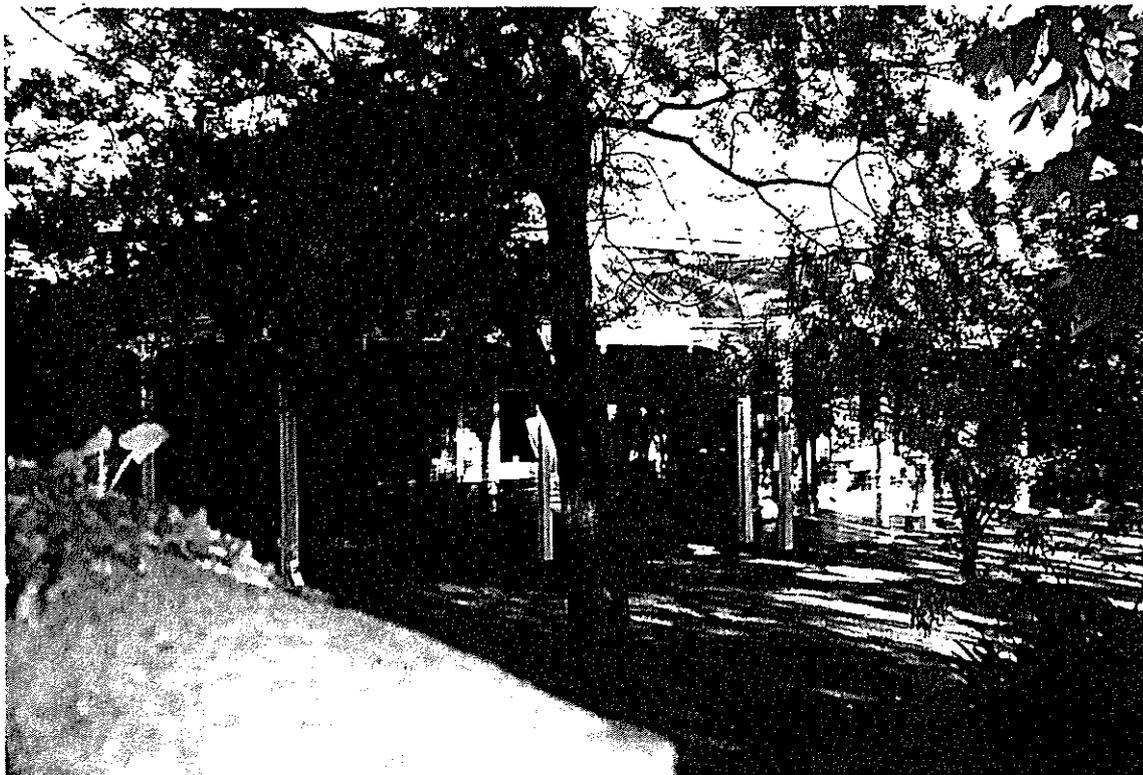
Survey No.: 105osmon

Address: 105 Osmond Terrace, Norwood

C.T. No.: 4131/551

Present Status: Local Item

Date: April 1994



Description: A very attractive bluestone Victorian house with hipped roof and return bullnose front verandah. Notable for the excellent quality of its construction and for the simple yet elegant timber brackets to the verandah posts. Appears to be in good condition.

History: This house appears to have been built for Daniel Fisher, a public servant, around 1882 after he bought the land in April of that year. When he died in 1884 the property was transferred to George Albert Day who after only a month sold it to Charles Robert Todd. He owned it until his death 9 September 1902. The house is typical of the grander house built on Osmond Terrace, a "dress circle" address in Norwood.

Streetscape Contribution: Forms part of an important group of older Victorian mansions/substantial houses on Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of an early 1880's Victorian bluestone house. It is associated with the growth of Norwood in the early 1880's (4a) and illustrates both the nature of dwellings found there at that time and the significance of Osmond Terrace as a premier address (4b). The dwelling is a most attractive (4d) and forms part of an important group of Victorian "grand houses". It also contributes significantly to the attractive streetscape of Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (19183-84) Heritage Survey; Lands Dept Plan 120 GRO RPA Application 8002, 9 December 1866; LTO, CTs 389/64, 4131/551

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House 'Glendale'

Survey No.: 107osmon

Address: 107 Osmond Terrace, Norwood

C.T. No.: 3300/59

Present Status: Local Item

Date: April 1994



Description: A large attractive Late-Victorian bluestone villa with hipped roof, feature bay window and front verandah. Notable for its attractive cast-iron lacework on the front verandah, detailed stucco moulding and high quality of construction. This house exhibits all the sumptuous detailing expected in an Italianate High-Victorian villa of the 1890s. It has unusual convex cast iron ballustrading while the window surrounds are finished with original shutters. Appears to be on good condition for its age. Now used as a nursing home.

History: Circa 1890's.

Streetscape Contribution: This substantial residence forms part of an important group of imposing larger Victorian/Edwardian houses within the attractive streetscape of Osmond Tce.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a high quality Late-Victorian bluestone villa. It is associated with an important period of Norwood's development, ie the boom times of the 1870's-1890's(4a). It is indicative of the way of life in Norwood at that time, with the substantial nature of the building illustrating the social importance given to living in Osmond Terrace (4b). It is an attractive building architecturally (4d), forming part of an important group of imposing larger Victorian/Edwardian houses located in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Stark, P Project Nine...p53

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Fence

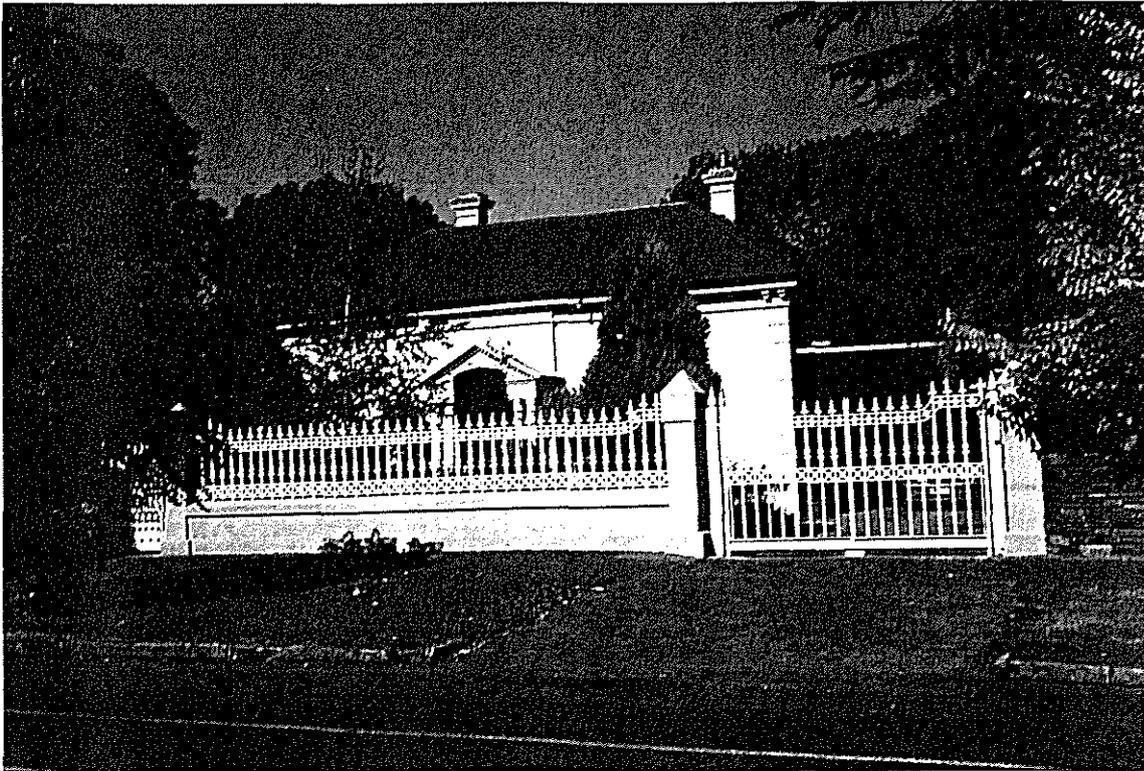
Survey No.: 112osmon

Address: 112 Osmond Terrace, Norwood

C.T. No.: 3776/109

Present Status: Character Item

Date: April 1994



Description: An attractive single-storey Victorian stone house with simple hipped roof and later Georgian Porch. Notable for its formality and relative intactness. Set in a mature garden with its original cast-iron fence/masonry wall. Appears to be in good condition for its age.

History: Built by Thomas Pitman a local builder in 1882 for himself as his retirement home. His wife lived there until her death in 1921. The house is indicative of the higher quality houses erected on Osmond Terrace because of its social status. The land forms part of a larger section which was first subdivided in 1839 and then sold to various owners and subdivided further before being acquired by Pitman.

Streetscape Contribution: This intact residence forms part of an important group of imposing larger Victorian/Edwardian houses within the attractive streetscape of Osmond Tce.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent relatively-intact example of a well-built Victorian bluestone house. It is associated with an important period of Norwood's development, ie the boom times of the 1870's-1890's (4a). It is indicative of the way of life in Norwood at that time and in particular of the better quality house found on Osmond Terrace (4b). It is an attractive building architecturally (4d) forming part of an important group of imposing larger Victorian / Edwardian houses located in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Hedge

Survey No.: 114Aosmo

Address: 114A Osmond Terrace, Norwood

C.T. No.: 4060/288

Present Status: Character Item

Date: April 1994



Description: An attractive single storey Federation masonry house with complex hipped roof with feature gables and integral front verandah with side return. Notable for its attractive design and relative intactness. Set in a mature garden behind a wonderful Pittosporum hedge. Appears to be in good condition for its age.

History: Circa 1900's.

Streetscape Contribution: This intact residence forms part of an important group of imposing high quality Victorian / Edwardian houses. It contributes quietly to the Victorian / Edwardian character of the Osmond Terrace streetscape.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good relatively-intact example of a well built Federation house. It is associated with an important period of Norwood's development, ie the latter end of the 1880's-1900 boom (4a). It is indicative of the way of life in Norwood at that time and in particular of the better quality house found on Osmond Terrace (4b). It is an attractive building architecturally (4d), forming part of an important group of imposing larger Victorian/Edwardian houses located in Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence
Address: 124 Osmond Terrace, Norwood
Present Status: Character Item

Survey No.: 124osmon
C.T. No.: 2422/24
Date: April 1994



Description: An attractive single-storey Victorian masonry villa with hipped corrugated iron roof and gable return on the north side. Has interesting stucco detailing and cast iron columns and valance on the front verandah. Set in an attractive garden behind the original masonry and cast-iron front fence and gate. Notable for being an attractive design in near-original condition. Appears to be in good condition for its age.

History: Circa mid 1880's.

Streetscape Contribution: This substantial residence forms part of an attractive streetscape of large imposing 1870's-1890's houses in Osmond Terrace.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a typical high-quality Late-Victorian villa in near-original condition. It is associated with the boom period of 1870's-1890's, an important period in Norwood's development (4a). It is indicative of the way of life in Norwood at that time. The substantial nature of the property illustrates the social importance given to living on Osmond Terrace (4b). It is an attractive building architecturally (4d) which forms part of an important group of larger Victorian/Edwardian houses located in Osmond Terrace. It contributes significantly to the dominant Victorian character in this part of Osmond Terrace.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

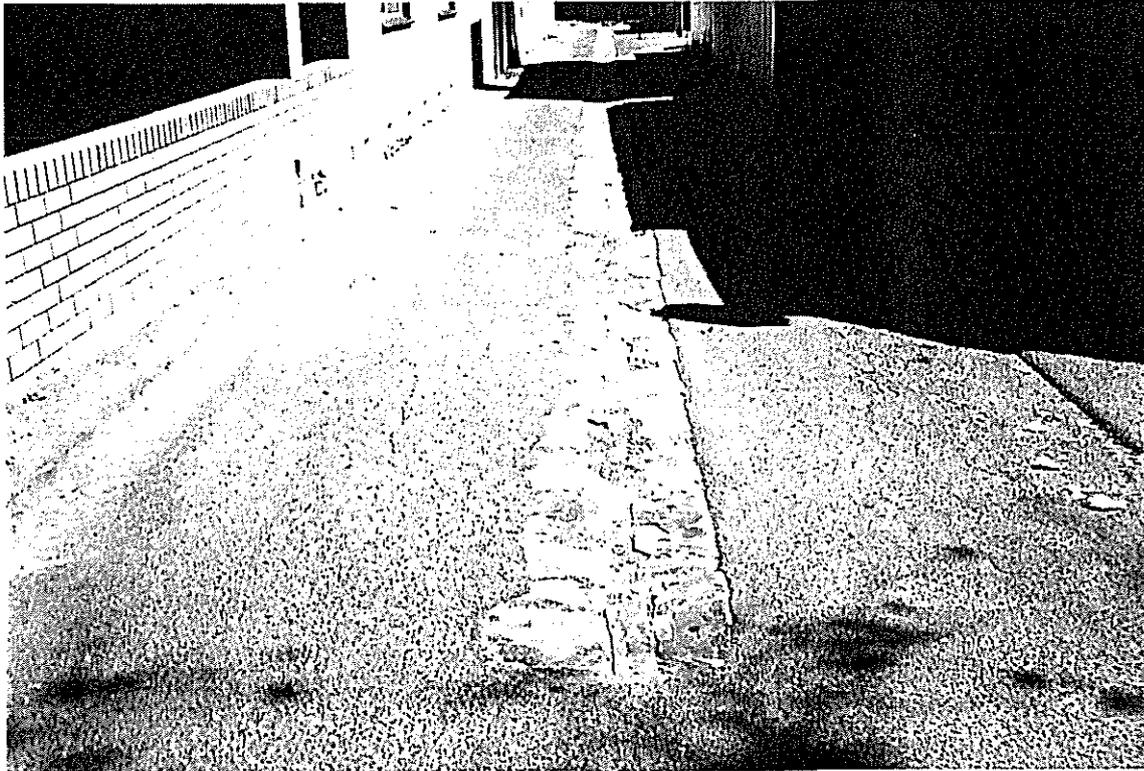
HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Stone Drain
Address: Lane between Essery Street
and Osmond tc., Norwood

Survey No.: lane-ess
C.T. No.:

Present Status: None

Date: June 1994



Description: An early still operable stone road drain in reasonable condition for its age.

History: Appears to be 1870's-1880's. Thought to have been laid by the Kensington and Norwood Council.

Streetscape Contribution: The drain contributes to the Victorian streetscape of Osmond Tc.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),): This early stone drain is a significant reminder of the early services provided by the Kensington and Norwood Council. It is associated with the 1870's-1880's development of West Norwood (4a) and is a rare illustration of an important aspect of life in Norwood at that time (4b). It is an attractive drain (4d) which contributes in its own way to the Victorian streetscape in Osmond Terrace.

Development Implication: Retention and protection of the original form of the drain and all associated original fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

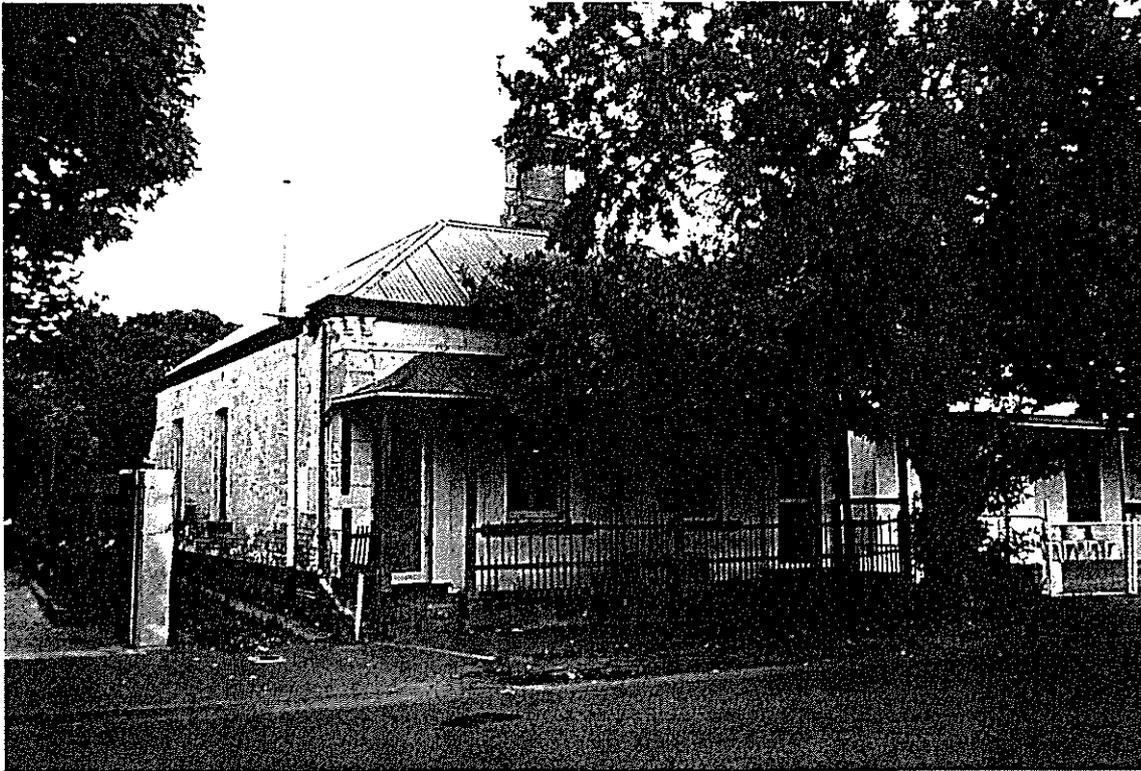
References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Semi-Detached House and Front Fence Survey No.: 2-4phill

Address: 2-4 Phillips Street, Kensington C.T. No.: 1776/180

Present Status: Character Item Date: April 1994



Description: An attractive pair of Victorian semi-detached brick and stone dwellings with hipped roof and concave front verandah. The building is in near-original condition and is notable for its now rare dowel balustrade and gate on the front verandah. The building appears to be in reasonable condition for its age.

History: Circa late 1880's.

Streetscape Contribution: Forms part of a group of similar older houses.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of an ordinary workers Mid-Victorian semi-detached dwelling. Of particular importance is the almost-intact dowel and rail front balustrade and gate on the front verandah. The building is associated with the on-going development of Kensington in the 1870's-1880's (4a) and with the way of life found there at that time (4e). The building is attractive architecturally (4d) and forms part of a group of similar older houses.

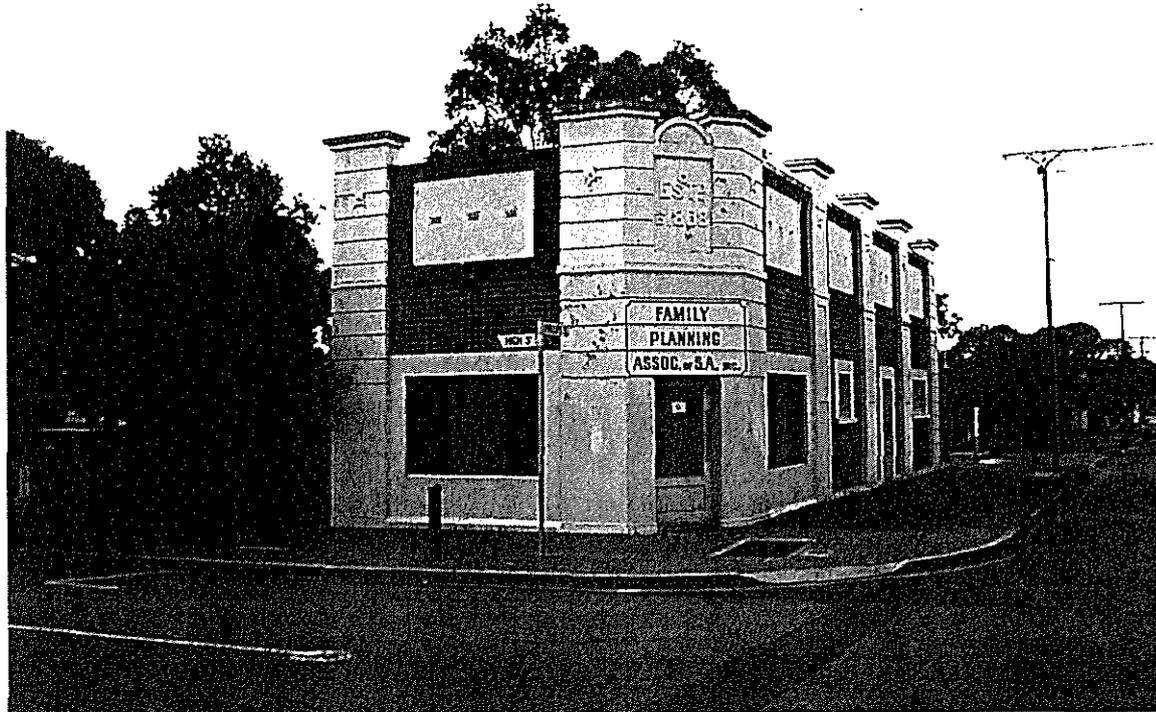
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Family Planning Assoc. of S.A. Inc Survey No.: 17phill
Address: 17 Phillip Street, Kensington C.T. No.: 3570/16
Present Status: Character Item Date: April 1994



Description: An attractive single-storey Federation red brick and stucco building. Notable for its interesting design and strong corner presence. Appears to be in reasonable condition for its age. The original windows to the corner shop section have been removed and replaced with aluminium.

History: Erected circa 1920's. A date in relief over the corner entrance advises that the original business was established in 1888.

Streetscape Contribution: This is a dominant building on the corner of Phillips St. and High St. It contributes significantly to the streetscape of High Street and to the older character of Kensington.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an interesting example of a Federation corner-shop. It is associated with the on-going development of Kensington in the 1920's (4a) and with the way of life found there at that time (4e). The building is attractive architecturally (4d) and is a major element in the High Street streetscape. It contributes significantly to the historic character of High Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Norwood Swimming Pool

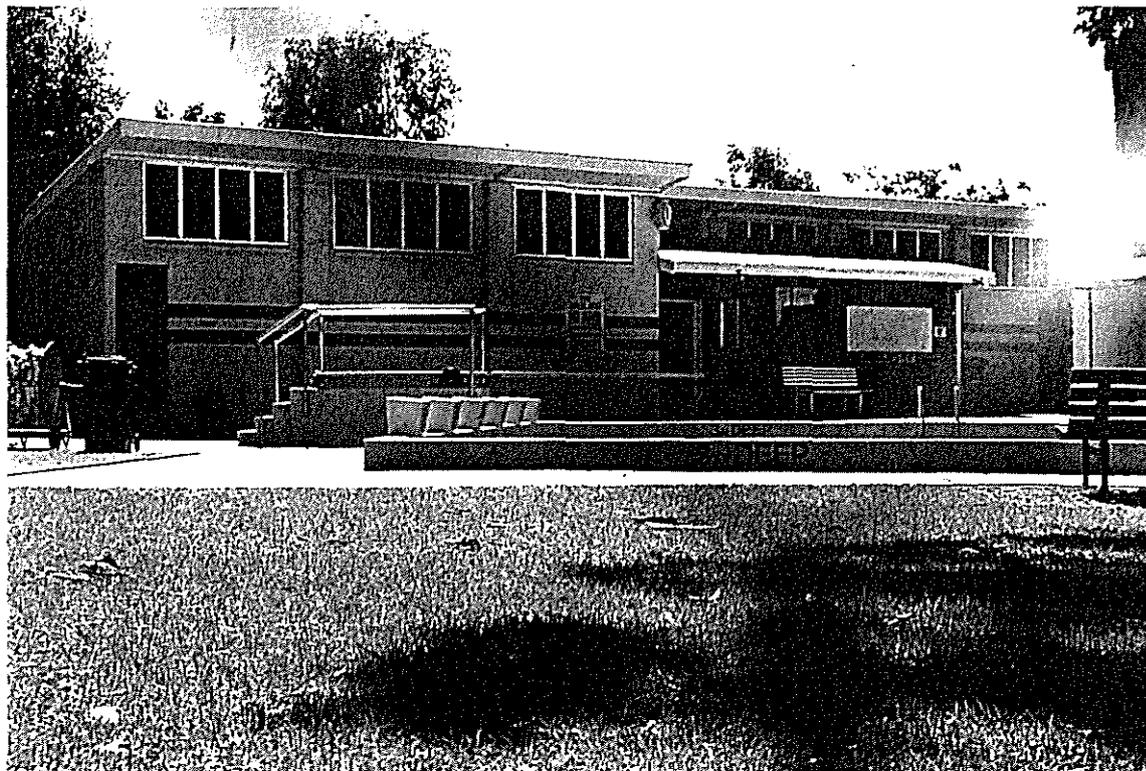
Survey No.: 26philli

Address: 26-28 Phillip Street, Kensington

C.T. No.:

Present Status: Character Item

Date: June 1994



Description: A single-storey masonry swimming pool complex consisting of two pools, change rooms, administration and surrounding lawns. The buildings and pools are simply designed and built, reflecting both the austerity of the 1950's and a slight International Style design influence. The complex has an appealing scale and character. The buildings appear in reasonable condition for their age.

History: The pool was built by the Kensington and Norwood Council and opened in February 1957 by Premier Tom Playford. It was the first pool to be built in metropolitan Adelaide in seventeen years, being stimulated by the Melbourne Olympics and urged on by local Mayor Reg. Nurse, Town Clerk S.R. Applebee and local builder A. W. Baulderstone. It was the first of many council pools built in South Australia as a result of the Olympics. 1800 children used it on its first two days.

Streetscape Contribution: The pool complex is a significant streetscape element in Phillip Street and a well-known landmark in Kensington and Norwood.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(c),(e),(f)):

The Norwood Pool is an important example of a council swimming pool complex inspired by the Melbourne Olympics, being the first so erected in South Australia. It is associated with the post-war growth of Kensington and Australia in the late 1950's (4a) and played an important part in the sporting and social lives of many local people (4c). It is associated with three important local identities, R. Nurse, S.R. Applebee and A.W. Baulderstone (4e) and indirectly with the Melbourne Olympic Games (4e). It is a well-known local landmark(4f).

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

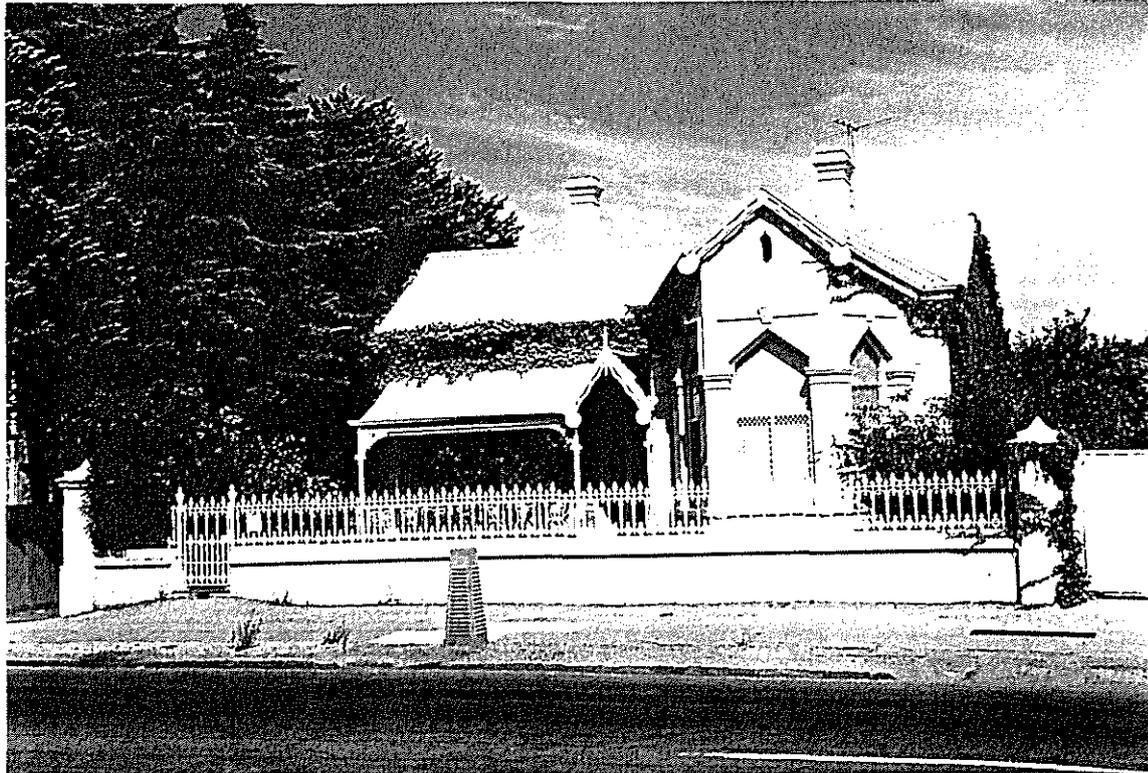
RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence
Address: 271 Portrush Road, Norwood
Present Status: Character Item

Survey No.: 271portr
C.T. No.: 2298-120
Date: June 1994



Description: A large and very attractive single-storey Late-Victorian masonry house with gable roof, return truncated gable bay window and front verandah. Notable for its high design quality, its intricate architectural detailing and intact exterior. Set in attractive garden setting behind its original stone-and cast-iron fence. Appears to be in reasonable condition for its age.

History: Appears to be 1870's-1880's.

Streetscape Contribution: The building contributes significantly to the Victorian character in this part of Portrush Road.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b)): This building is an excellent example of a well designed Late-Victorian stone residence. It is associated with the 1870's-188's development of East Norwood (4a) and is indicative of the way of life enjoyed by the more fortunate in Norwood at that time (4b). It contributes significantly to the Victorian character in this part of Portrush Road.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 279portr

Address: 279 Portrush Road, Norwood

C.T. No.: 3910/182

Present Status: Local Item

Date: April 1992



Description: An attractive single-storey High-Victorian bluestone house with hipped roof and front bull-nosed verandah. Notable for its attractive front gablet in the main roof, attractive cast-iron lacework on the verandah valance and its attractive bluestone walls with alternate vermicelli quoining and moulded treatment around the windows. There is a stuccoed name plate in the front gablet. Appears in reasonable condition for its age, although the corner verandah post needs replacing.

History: Circa 1890's.

Streetscape Contribution: Forms part of a group of Victorian buildings, including St Joseph's Convent and School, near the corner of the Parade and Portrush Road, Contributes to the Victorian character of Norwood.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a well-built and attractive speculative Victorian villa. The house is associated with the development boom in Norwood during the 1880's-1890's (4a) and illustrates a characteristic way of life in East Norwood at that time (4e). The house is attractive architecturally (4d) and forms part of a group of older buildings which contribute to the Victorian character of Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Heritage Local Place

References: Heritage Investigations (1983-1984) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

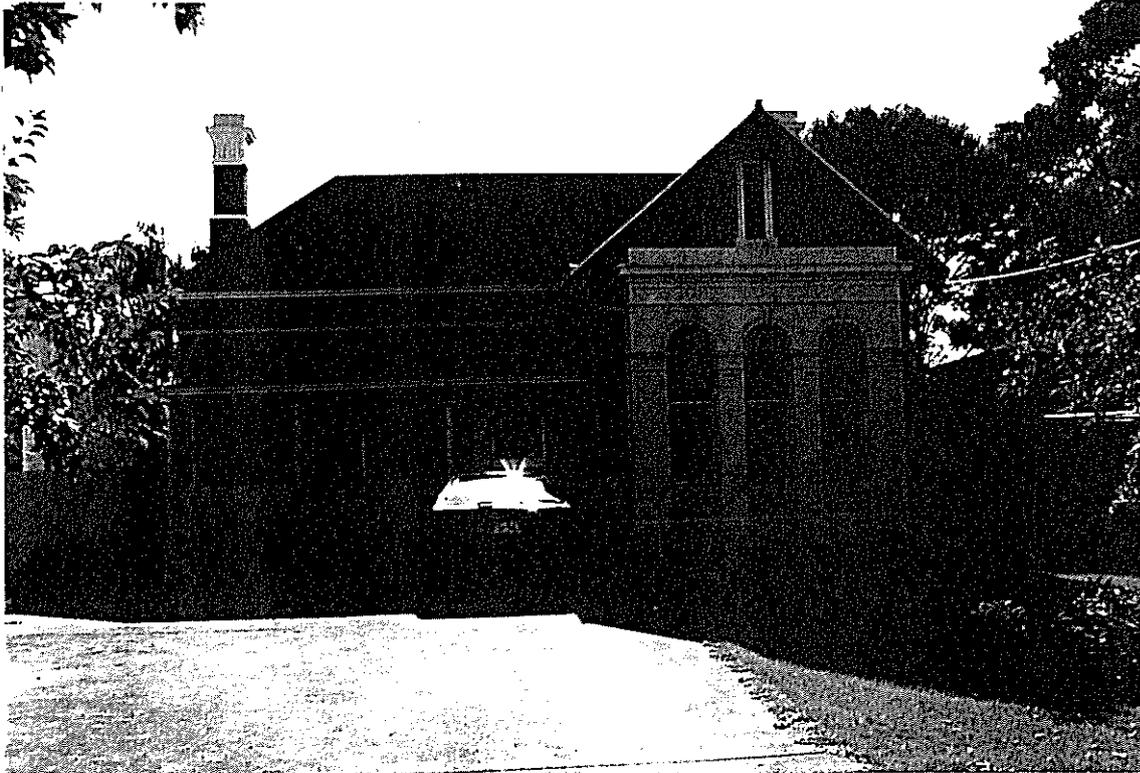
Survey No.: 281portr

Address: 281 Portrush Road, Norwood

C.T. No.: 2117/137

Present Status: Character Item

Date: April 1994



Description: An attractive Victorian/Edwardian villa with hipped roof, return on the northern side and straight front verandah. Notable for the imposing stucco window surround to the main gable window which incorporates three vertical arched windows with decorative tile panels. Also notable for its high quality of construction, its cast-iron verandah posts and attractive red brickwork. Appears to be in good condition for its age. Its setting is compromised by half the front garden being concreted over and used as a carpark.

History: Circa 1890's.

Streetscape Contribution: The house is set back from the street a little. It forms part of a small group of older houses and contributes to the Victorian character of Norwood.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a well-built speculative Victorian villa. Of particular interest is the imposing front gable window. The house is associated with the boom-time development of Norwood in the 1880's-1890's (4a) and with the way of life found there at that time (4e). The building is attractive architecturally (4d) and forms part of a group of older houses.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Heritage Local Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Robin Hood Hotel Survey No.: 315portr
Address: 315 Portrush Road C.T. No.: 4041/660
Present Status: Nominated for State Register Date: April 1994



Description: An attractive two-storey Victorian bluestone hotel with hipped roof and first-floor balcony verandah. Notable for the attractive cast-iron balustrading and valance on its the balcony verandah and for its relative intactness. Appears to be in reasonable condition for its age. There are original stables and well at the rear which have been restored and in use. The building has been added onto on the west and south.

History: Built in 1882, the hotel replaced an earlier one that was first licensed in 1845.

Streetscape Contribution: The hotel is an impressive building which is a major landmark on Portrush Road and in Norwood. It contributes significantly to the Victorian character of Norwood.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),(f)): This building is an excellent example of a well-built Victorian hotel. Of particular interest is the imposing first floor balcony and its attractive lacework. The hotel is associated with the boom-time development of Norwood in the 1880's-1890's (4a) and with the way of life found there at that time (4e). It is attractive architecturally (4d) and forms part of a group of older buildings. It is important landmark on Portush Road (4f) which contributes significantly to the Victorian character of Norwood.

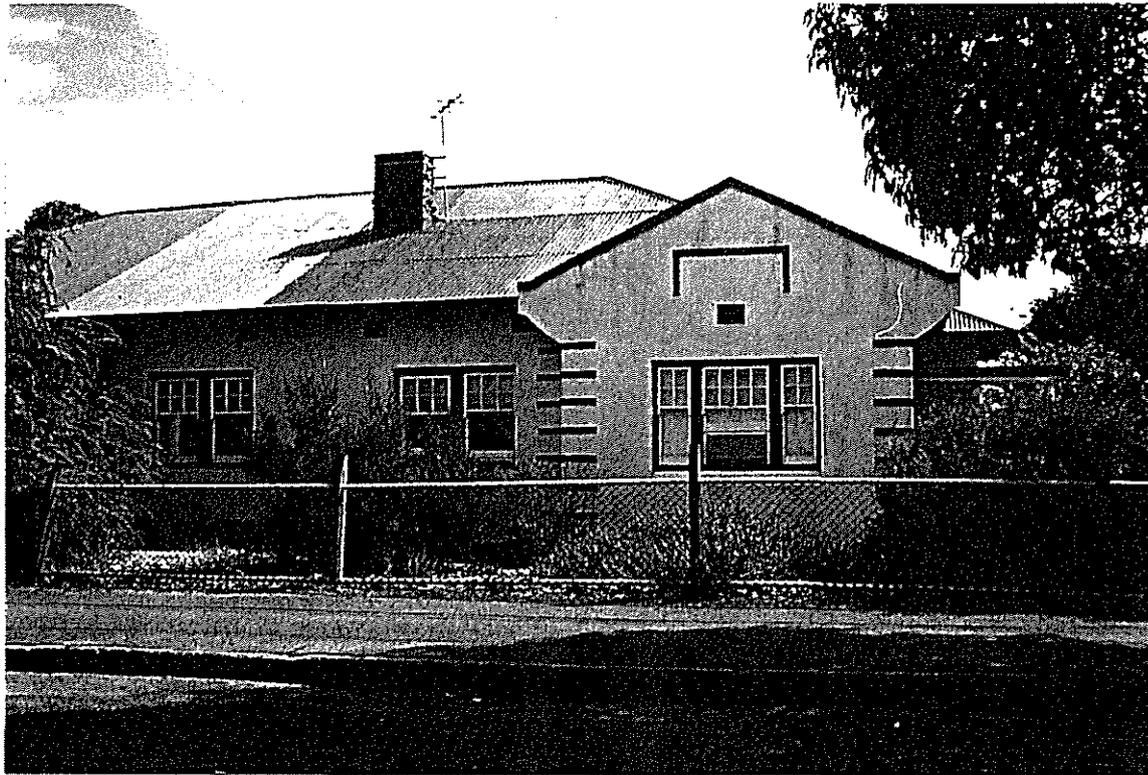
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: State Heritage Register

References: Heritage Investigations (1983-84) Heritage Survey
Manning, Kensington & Norwood Sketchbook, p. 26

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 15prosse
Address: 15 Prosser Street, Norwood C.T. No.: 4146/400
Present Status: Character Item Date: March 1994



Description: An attractive and rare Inter-War Mediterranean styled single-storey residence with hipped roof and feature gable return on the eastern corner. Notable for its near-original condition, its rendered finish and 1930's detailing, as seen on the contrasting banding to the quoins, the overhanging eaves and multi-paned top window sashes. Appears to be in good condition for its age.

History: Appears to be circa late 1920's-1930's.

Streetscape Contribution: This is an important corner building in a street which comprises mostly 1900-1915 houses, reflecting its relatively late subdivision. It is a key streetscape element in this street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of an Inter-War Mediterranean styled house. It is associated with one of the last major subdivisions in Norwood, ie of Prosser Street after WW2, (4a) and is indicative of the way of life found in new housing in East Norwood at that time. It is an attractive building (4d) and an important corner building which contributes to the 1930's character of the Prosser Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 27prosse
Address: 27 Prosser Street, Norwood C.T. No.: 1310/123
Present Status: Character Item Date: March 1994



Description: An attractive single-storey Federation sandstone and red brick villa with gable roof and bull-nosed verandahs. Has attractive Queen Anne panelled gables and timber verandah valances. Set in a traditional garden. Notable for its attractive design and near-original condition. Appears in good condition for its age. Most of the brickwork detailing has been painted.

History: Appears to be circa 1900-1910.

Streetscape Contribution: Contributes to an interesting streetscape of late-Nineteenth and early-Twentieth century houses.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(d)): This building is an excellent example of a typical well-built 1900-1910 Federation Queen Anne villa. It is associated with the ongoing growth of East Norwood in the early 1900's (4a) and is indicative of the way of life in Norwood at that time. It is an attractive building (4d) which contributes to the early Twentieth century character of this part of Prosser Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 15queens
Address: 15 Queen Street, Norwood C.T. No.: 1206/195
Present Status: Character Item Date: March 1994



Description: An attractive single-storey sandstone and brick Federation house with hipped roof, gable roof ventilators and bullnose verandah with central gablet. The building is located slightly higher than the road giving it an elevated prominent appearance. Notable for its elegant gable panelling and verandah valance and its near-original condition externally. Appears to be in good condition for its age.

History: Appears to be circa 1900-1910.

Streetscape Contribution: Contributes significantly to the mixed Victorian/Federation character of this part of Queen Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(d)): This building is an interesting example of a typical early Federation house with some fine detailing. It is associated with the growth of Norwood in the 1900's (4a) and illustrates the way of life found in East Norwood at that time (4b). It is an attractive building (4d) which contributes to the older character of Queen St.

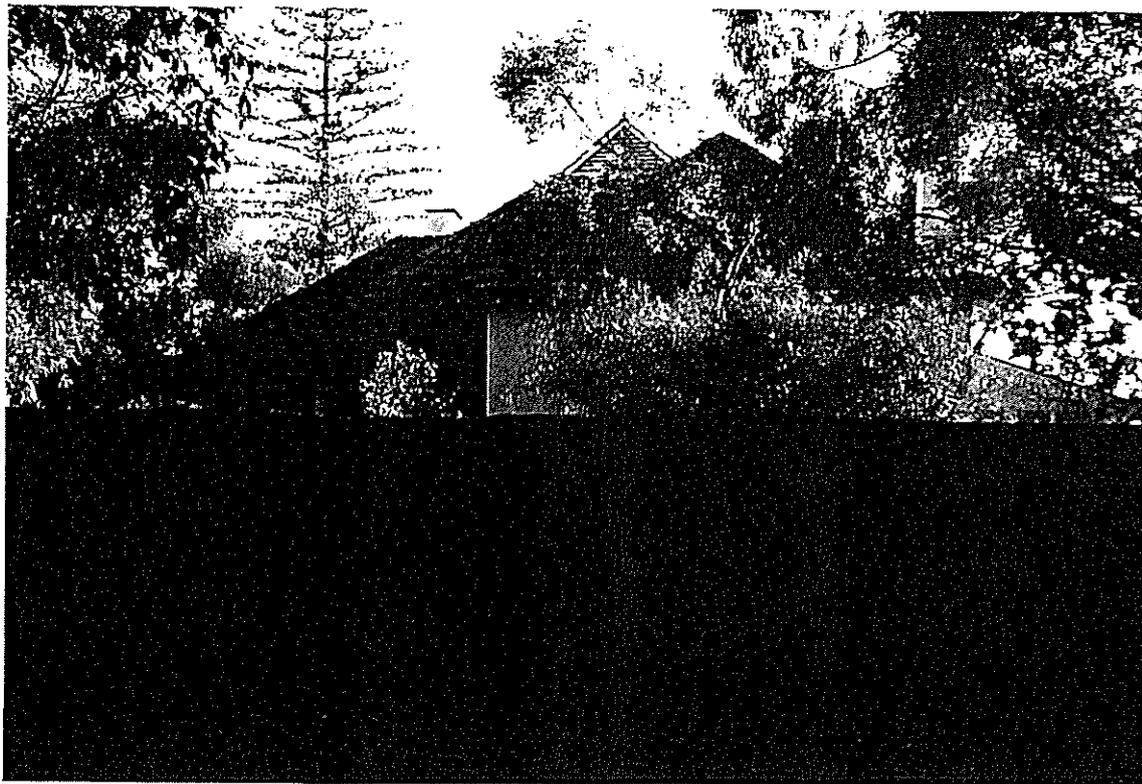
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House "Malwa" Survey No.: 25queen
Address: 21 Queen Street, Norwood C.T. No.: 837-65
Present Status: Character Item Date: March 1994



Description: A single-storey Art-Deco masonry dwelling with hipped roof and asymmetrical front entrance verandah. Notable for being an excellent and rare example of its type, its simple detailing and its relative intactness. Appears in good condition for its age. Additions at the rear do not complement the original house.

History: Built for E. Gooden. Designed by Garlick and Jackman, well known Adelaide architects. Appears to be circa 1920's.

Streetscape Contribution: Is an important corner building. Contributes to the attractive older character of Queen Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent and rare example of a 1920's Art Deco house. It is associated with the ongoing growth of East Norwood in the 1920's (4a) and illustrates the range and nature of housing found in Norwood at that time (4b). It is an attractive corner building (4d) which contributes to the older character of Queen St.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 25queen
Address: 25 Queen Street, Norwood C.T. No.: 3527/121
Present Status: Character Item Date: March 1994



Description: A single-storey Federation sandstone and brick dwelling with hipped roof and front verandah. Notable for being an interesting example of its type, its simple detailing and its intactness, except for the recent pressed metal "tile" roof. The original corrugated iron roof could be readily restored however. Appears in good condition for its age.

History: Appears to be circa 1920's.

Streetscape Contribution: Contributes to the attractive older character of Queen Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a 1920's Federation cottage, even though superficially compromised by its present pressed metal roof. It is associated with the ongoing growth of East Norwood in the 1920's (4a) and illustrates the range and nature of Federation housing found in Norwood at that time (4b). It is an attractive building (4d) which contributes to the older character of Queen St.

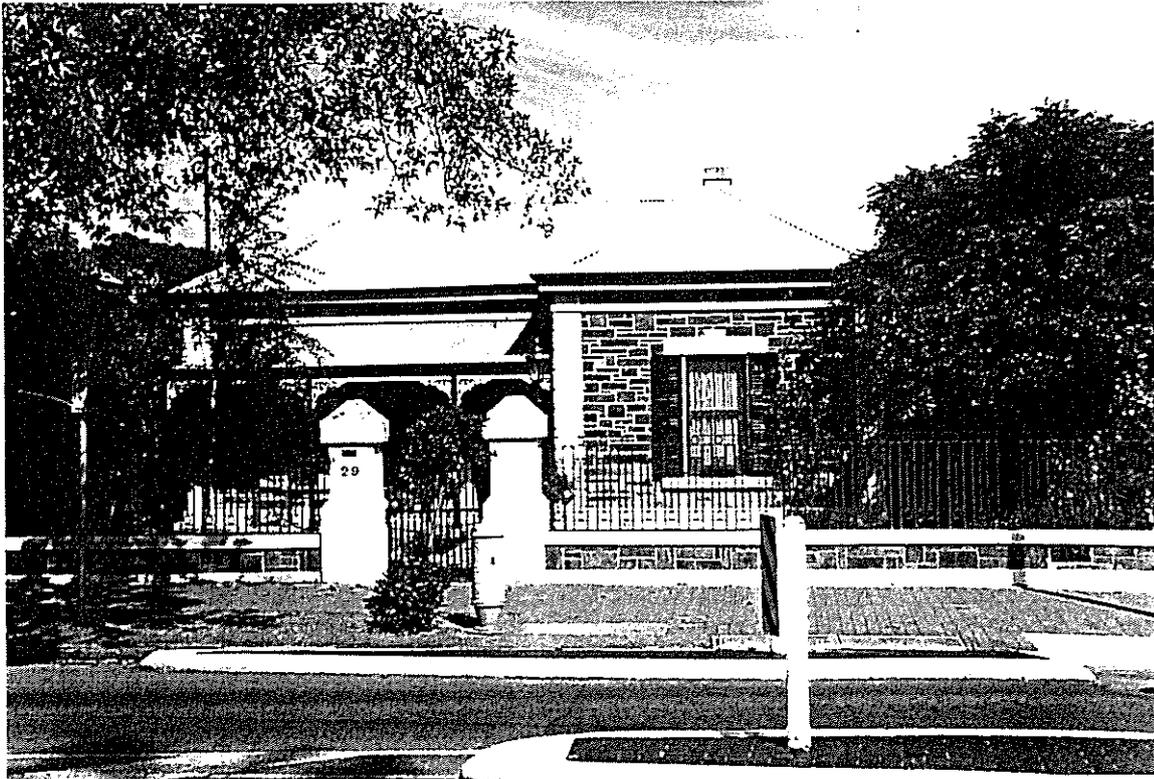
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence Survey No.: 29queen
Address: 29 Queen Street, Norwood C.T. No.: 1258/218
Present Status: Character Item Date: March 1994



Description: An attractive single-storey Victorian bluestone villa with hipped roof, hipped return and concave front verandah. Notable for its intactness, its cast-iron lacework and columns on the front and its strong simplicity. Set in an attractive mature garden behind an original masonry fence. Appears to be well-built and in good condition for its age.

History: Appears to be circa 1880's.

Streetscape Contribution: The house and its mature gardens contribute significantly to the attractive heavily planted character of Queen Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a late Victorian villa well set off in an attractive garden on its original allotment. It is associated with the growth of Norwood in the 1880's-1890's (4a) and illustrates the type of dwellings found in Norwood at that time (4b). It is an attractive building (4d) which contributes significantly to the older historic character of Queen Street.

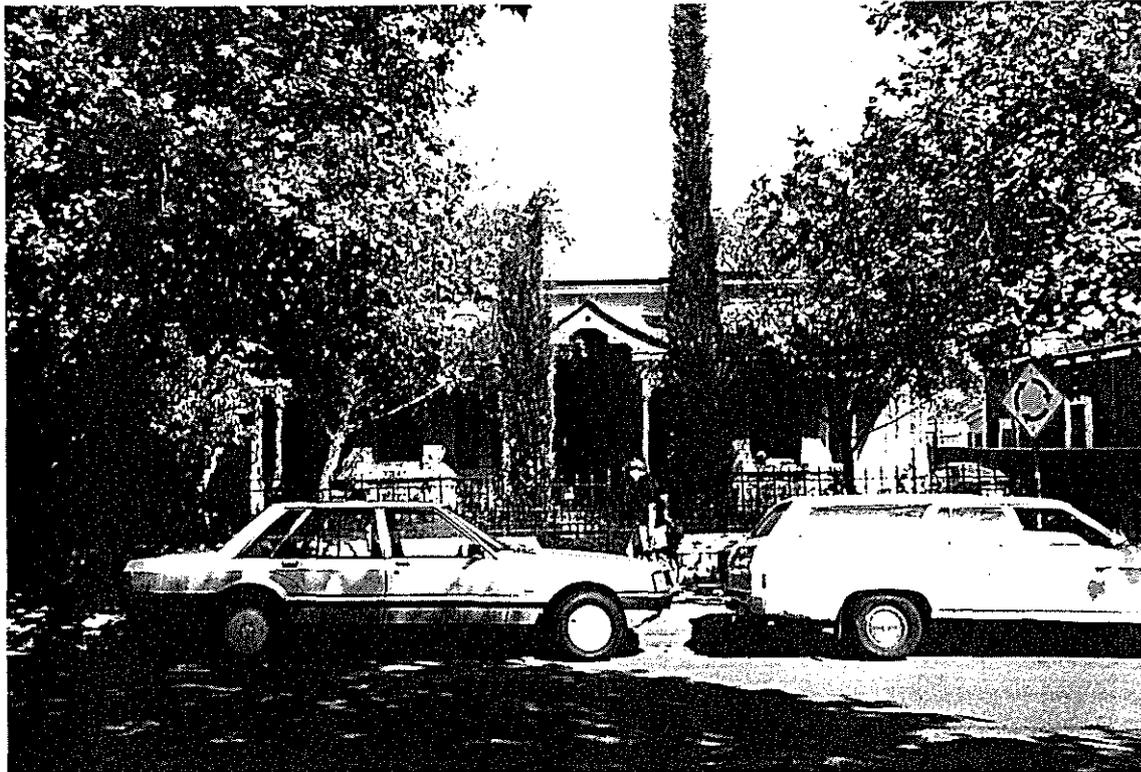
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence Survey No.: 33queens
Address: 33 Queen Street, Norwood C.T. No.: 1775/21
Present Status: Local Item Date: February 1994



Description: An elegant single-storey Late-Victorian bluestone villa with hipped roof and concave front verandah with entrance gablet. Notable for its attractive design, intact condition, two bay windows and cast-iron lacework and columns on the front verandah. The windows of the bay windows have stain glass reminiscent of Art Nouveau. Set in attractive mature garden behind its original masonry fence. Appears in good condition for its age.

History: Built in 1885 for widow Eliza White. Was probably commissioned by Charles Augustus Bleechmore who sold the land to her and owned the house jointly with a relation of Eliza's after her death in August 1888.

Streetscape Contribution: The house and its mature gardens contribute significantly to the pleasant heavily planted Victorian character of this part of Queen Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is an excellent example of a well-designed Late-Victorian bluestone villa in near-original condition, complete with front fence. It is associated with the growth of East Norwood during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the middle-classes in Norwood at that time (4b). It is a very attractive building (4d). It forms part of an important group of similar Victorian dwellings in Queen Street and contributes significantly to the Victorian character of East Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Rate Assessments; LTO, CTs 258/217, 380/228, 1243/81, 1775/21; Observer, 30/4/1904, p. 34a, Obituary Bleechmore

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 51queen
Address: 51 Queen Street, Norwood C.T. No.: 1516/116
Present Status: Character Item Date: March 1994



Description: A large attractive single-storey Victorian bluestone villa with hipped roof and feature gable return on the north side. Set in an attractive mature garden on its original allotment. The main gable window has been altered and a new straight verandah added at the front, replacing the original. Appears in good condition for its age.

History: Appears to be circa 1880-1890.

Streetscape Contribution: The house and its mature gardens contribute significantly to the attractive heavily planted character of Queen Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a late Victorian villa well set off in an attractive garden on its original allotment. It is associated with the growth of Norwood in the 1880's-1890's (4a) and illustrates the type of dwellings found in Norwood at that time (4b). It is an attractive building (4d) which contributes significantly to the older historic character of Queen Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence Survey No.: 57queen
Address: 57 Queen Street, Norwood C.T. No.: 967/108
Present Status: Character Item Date: March 1994



Description: An attractive single-storey Victorian bluestone cottage with hipped roof and front verandah. A gable-roofed extension has been added on at the north end shortly after it was first built and effectively forms part of the original building. The building is located right on the footpath behind a simple timber picket fence. Notable for its intimate scale and attractive appearance. Appears in good condition for its age.

History: Appears to be circa 1870's-1880's.

Streetscape Contribution: This is a dominant building at the Parade end of Queen Street and contributes significantly to the older Victorian character of Queen Street. It is also the first residential building in on the western side from the Parade and as such is an important building in defining between the residential and commercial sections of the street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building, including its early additions, is a good example of a Mid-Victorian cottage which has grown as the need requires. It is associated with the growth of Norwood in the 1870's-1880's (4a) and illustrates the way of life found in Norwood at that time (4b). It is an attractive building (4d) which contributes significantly to the older Victorian character of Queen Street.

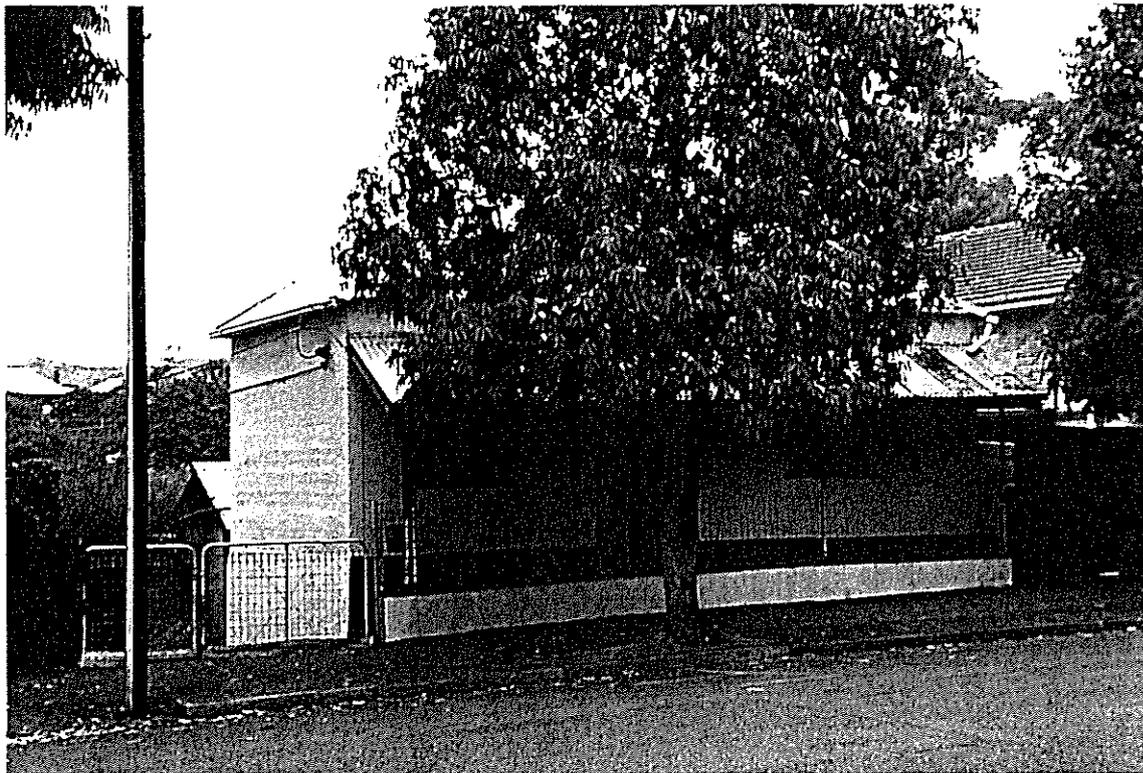
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

Recommendation: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 60queen
Address: 60 Queen Street, Norwood C.T. No.: 31/113
Present Status: Nominated for State Register Date: March 1994



Description: An attractive two-storey early Victorian rendered pise cottage with simple hipped roof and later straight front verandah. Built on an embankment of one of the two creeks that runs through the Norwood council area. While a one-storey dwelling from the street, it is two storeys at the rear, reflecting its location on a rise. Notable for its strong simple early Colonial character. Retains its original shingle roofing under its present corrugated iron roof. Appears in reasonable condition for its age. The original front casement windows have been altered.

History: The cottage was built in 1861 by William Guymera right on the front boundary. The cottage was still owned by the Guymera family at the time of the 1983 heritage survey.

Streetscape Contribution: Contributes to the older character of Queen Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a simple early Victorian cottage and a rare example of early pise construction. It is associated with the growth of Norwood in the 1860's (4a) and illustrates the nature of simple early dwellings found in Norwood at that time (4b). It is an attractive building (4d) which contributes to the older character of Queen Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

Recommendation: State Heritage Register

References: Heritage Investigations (1983-84) Heritage Survey; Council assessments Stark, P., Project Nine Report...p.60; Verbal information: Mrs Slape, 1983.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: "The Refuge", St Ignatius College Survey No.: 62Aqueen
Address: 62 Queen Street, Norwood C.T. No.: 456/157
Present Status: Not identified previously Date: March 1994



Description: A single-storey hipped roof Victorian rendered stone cottage with hipped roof addition on the north side with feature bay window and hipped roof addition at the rear on the south. While much altered internally and added onto, it still retains much of its original building fabric and layout and would respond well to sympathetic long term conservation management. It appears in reasonable structural condition for its age.

History: "The Refuge" was set up in 1872 by Sr. Mary MacKillop who established the Order of the Sisters of St. Joseph. Sr. McKillop and the Josephites were active in Norwood in the 1870's-1890's.

Streetscape Contribution: This building cannot be seen from Queen Street. However it contributes positively to the surrounding group of school buildings and forms part of an important group of Victorian buildings with the church buildings immediately to the south.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(e),(f):
This building is associated with the growth of St. Ignatius School (4a). It is closely associated with the work of Mary MacKillop (4e) and could become an important landmark in the area (4f). It forms part of an important group of Victorian buildings at St. Ignatius College.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric.

RECOMMENDATION: **Local Heritage Place**

References: Manning, D. *Kensington & Norwood Sketchbook*, pp. 44-45
Blackburn, M, *The Hundred Years History...* pp.97-98

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: St Ignatius School Building
Address: 62 Queen Street, Norwood
Present Status: Not identified previously

Survey No.: 62queen
C.T. No.: 456/157
Date: March 1994



Description: A large attractive 1920's red brick school building with dominant hipped roofs and twin gable returns. Notable for its strong character, dominant gables, attractive brickwork and its quality of construction. While a deceptively simple building, it displays subtle detailing and a richness of design. Appears in good condition for its age. Has been added onto at the front which obscures the original central entrance.

History: Appears circa 1920's-1930's.

Streetscape Contribution: This building is a dominant building in Queen Street. It contributes significantly to the immediate streetscape.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(c),(d)): This building is an interesting example of a large 1920's school building. It is associated with the growth of St. Ignatius School and of Norwood in the 1920's-1930's (4a) and illustrates the close role of the church in local life (4b). As a major local school it has played an important part in many local resident's lives (4c). It is an attractive well built school building with subtle detailing (4d) which contributes significantly to the older mixed character of Queen St.

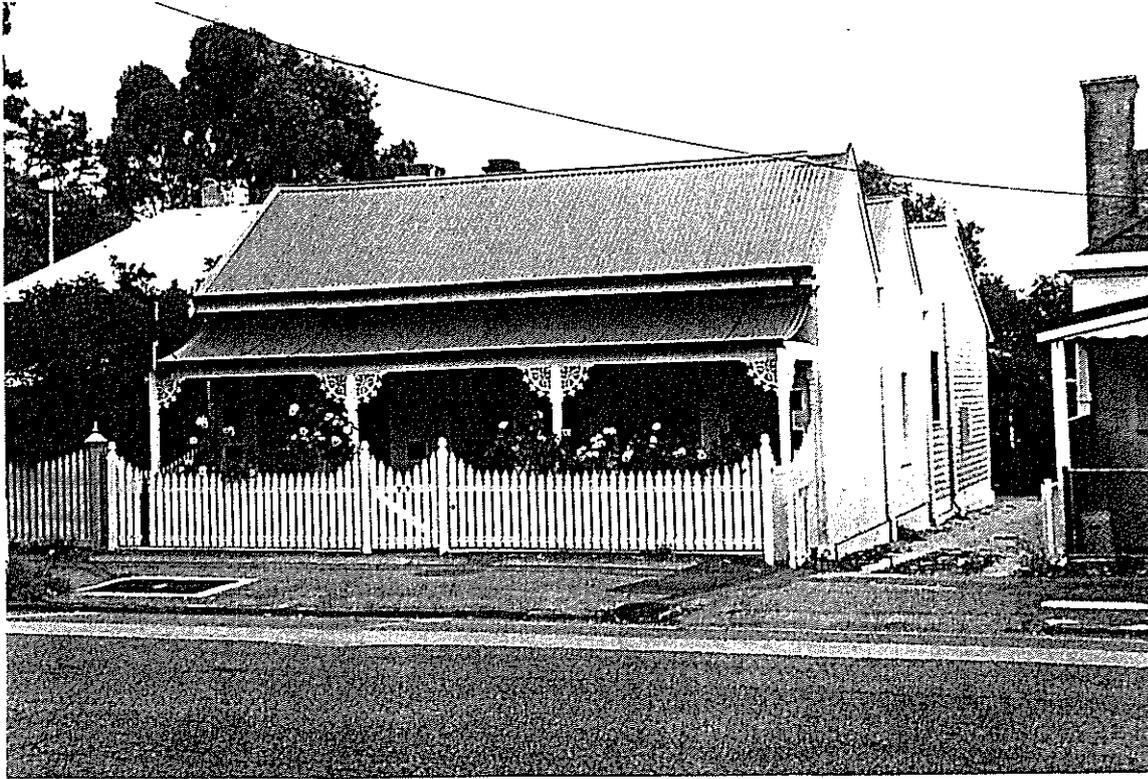
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Manning, D. *Kensington & Norwood Sketchbook*, pp. 44-45
Blackburn, M, *The Hundred Years History...* pp.97-98

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 77queen
Address: 77 Queen Street, Norwood C.T. No.: 2240/123
Present Status: None Date: March 1994



Description: An early single-storey Victorian bluestone cottage with rare triple gable roof and concave front verandah. Notable for its intimate scale and simple early character. Two sections of quoins are joined together in an unusual but attractive manner. Appears in good condition for its age. Has recently been renovated. The rear gable addition is timber framed and fits in very well.

History: Appears to be circa 1860's.

Streetscape Contribution: The house is located right on Queen Street and contributes significantly to the attractive character of that street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a simple early Victorian cottage with double (now triple) gable roof. It is associated with the growth of Norwood in the 1860's-1870's (4a) and illustrates the type of dwelling found in Norwood at that time (4b). It is a most attractive building (4d) which, being located right on the street boundary, contributes significantly to the older historic character of Queen Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 81queen
Address: 81 Queen Street, Norwood C.T. No.: 2713/156
Present Status: Local Item Date: March 1994



Description: A substantial and attractive single-storey High-Victorian sandstone villa with hipped roof and gable return on the south side and concave front verandah. Notable for its rich architectural detailing as seen in the stuccoed mouldings around the bay window, the vermicelli quoins and the carved animal-head keystone above the coved windows. The side walls are random rubble bluestone. The house is set behind a brush fence in a mature garden and appears to be in good condition for its age.

History: Appears to be circa early 1890's.

Streetscape Contribution: The house is located in a group of similar older houses in Queen Street and contributes significantly to the attractive character of that street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a Late-Victorian villa with attractive architectural detailing. It is associated with the growth of Norwood in the 1880's-1890's (4a) and illustrates a type of dwelling often found in Norwood at that time (4b). It is a most attractive building (4d) which contributes significantly to the older historic character of Queen Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Mansion
Address: 105 Queen Street, Norwood
Present Status: Nominated for State Register

Survey No.: 105queen
C.T. No.: 2215/84
Date: March 1994



Description: A flamboyant single-storey Late-Victorian sandstone villa with a complex hipped and gable corrugated roof. Notable for its intricate design, prominent tower, panelled flying gables, rich architectural detailing and high quality stonework. The design reflects an Arts and Crafts Movement influence. Set in a small contemporary garden. Appears in reasonable condition.

History: Built circa 1894 for William Villeneuve Smith, a 'practitioner' of the Supreme Court. It was the home of merchant Robert Lavis from 1904-1936.

Streetscape Contribution: The house is a dominant element in the streetscape and contributes significantly to the Victorian character of Queen Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d))(e): This building is an elaborate example of a late-Victorian mansion. It is associated with the growth of Norwood during its 1890's boom period (4a) and illustrates the way of life enjoyed by the wealthy in Norwood at that time (4b). It is an attractive building (4d) which contributes to the Victorian character of Queen Street. It is associated with Judge WV Smith.(4e).

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Lands Department Stark, P. *Project Nine Report...*p.60

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Outbuilding

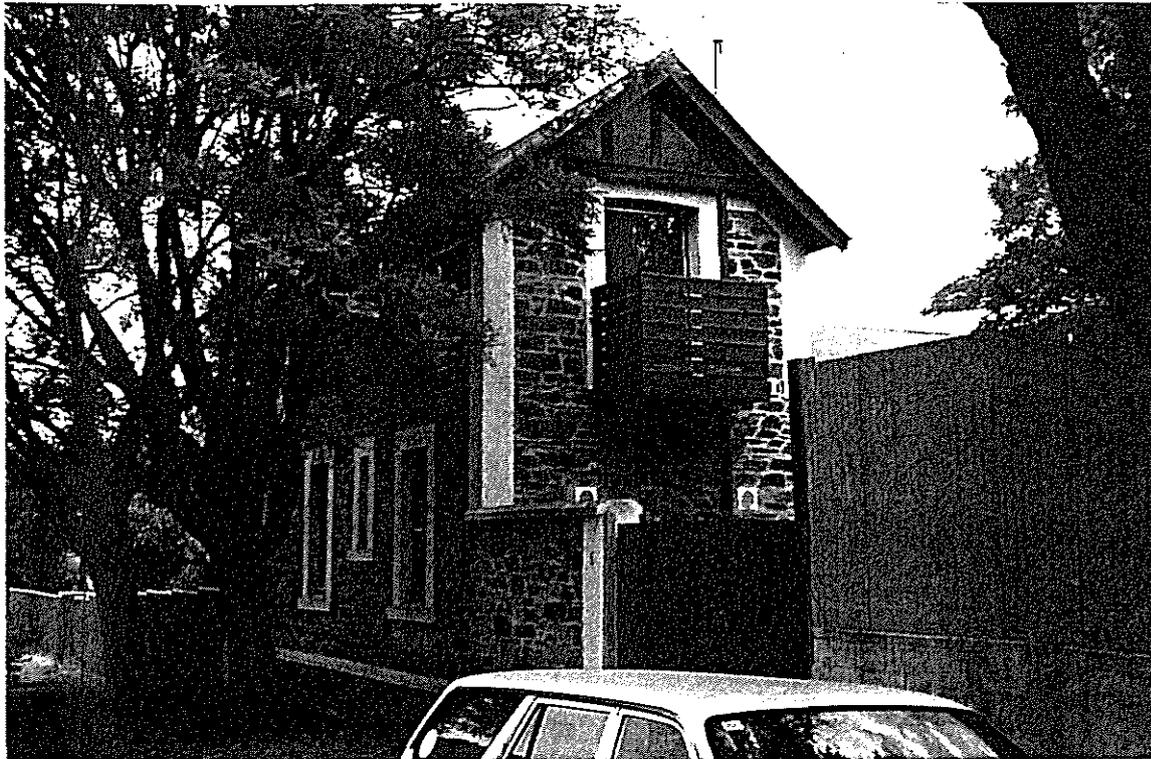
Survey No.: 5ravensw

Address: 5 Ravenswood Avenue, Norwood

C.T. No.: 408/6

Present Status: None

Date: March 1994



Description: An attractive two-storey Victorian bluestone and brick stable/outbuilding with gable roof, built right on the Ravenswood Street alignment. Originally formed part of the complex associated with No. 64 Fullarton Road. Notable for its interesting design and quality of construction. Appears in good condition for its age. Has been skilfully converted for residential occupation.

History: Appears to be circa 1890's-1900 .

Streetscape Contribution: The building is sited on a slight rise. This, its size and its location on the street boundary make it a major contributor to the streetscape of Ravenswood Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a former Victorian/Edwardian stable/outbuilding. It is associated with the growth of Norwood in the 1890's-1900's (4a) and represents a way of life once common in Norwood for the servants of the wealthy (4b). The building is also associated with the social desirability of an address on Fullarton Road, one of several key addresses in Norwood. It is an attractive building (4d) which contributes to the older character of Ravenswood Avenue.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 16regent
Address: 16 Regent Street, Kensington C.T. No.: 9/102, 53/172
Present Status: Local Item Date: February 1994



Description: An attractive single-storey Mid-Victorian bluestone house with return gable and concave front verandah. The front walls are in coursed bluestone with fine pointing while the side walls are in random rubble bluestone with coarse-almost rendered pointing. Notable for its fine quality of construction, almost intact condition and its decorative bargeboards, finial and verandah. Appears to be in good condition for its age. The front gable window has been replaced but could be easily restored.

History: Appears to be circa 1860's-1870's.

Streetscape Contribution: This house is a significant contributor to the historic character of Regent Street and Kensington.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a fine example of a Mid-Victorian dwelling. It is associated with the growth of Kensington in the 1860's-1870's (4a) and illustrates the nature of better quality early dwellings found in Kensington at that time (4b). It is an attractive building (4d) which contributes significantly to the historical character of Regent Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION:

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 18regent
Address: 18 Regent Street, Kensington C.T. No.: 171913/128
Present Status: Character Item Date: March 1994



Description: An early and attractive single-storey Victorian brick cottage with simple hipped roof located right on the Regent Street boundary. Has a buttressed rear lean-to and prominent chimneys. Notable for its simplicity and street presence. Appears to be in good condition for its age. Has recently been renovated and the external walls painted.

History: Appears to be circa 1850's.

Streetscape Contribution: Being located on the front boundary, the cottage is a major contributor to the historic character of Regent Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of an early Victorian cottage. It is associated with the growth of Kensington in the 1850's (4a) and illustrates the nature of simple early dwellings found in Kensington at that time (4b). It is an attractive building (4d) which contributes significantly to the historical character of Regent Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Kensington Hotel
Address: 23 Regent Street, Kensington
Present Status: Local Item, RAIA 1974

Survey No.: 23regent
C.T. No.: 1853/78
Date: February 1994



Description: An attractive two storey Victorian bluestone hotel with hipped roof and 1920's verandah. A typical corner hotel with red brick quoins, segmentally arched windows and splayed corner entrance. Appears in good condition for its age and has additions on the north.

History: This is the site of the oldest hotel in the Kensington and Norwood area, a pise hut licensed in 1840 and known as the Kensington Arms. This was followed by a new building on site about c. 1849, renamed the Globe Inn. The present building dates from 1883 and reverted back to being called the Kensington Hotel in 1959.

Streetscape Contribution: The hotel is located on a key corner in Kensington and is a major streetscape element in High Street and Regent Street. It contributes significantly to the Victorian character of Kensington.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This hotel is an excellent example of a two-storey Victorian corner pub. It is associated with the oldest hotel license in Kensington and with the growth and development of Kensington from the 1840's -1880's (4a). It is also associated with the way of life found there during that time (4b). It is most attractive architecturally (4d) and contributes significantly to the Victorian character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Blackburn, Hundred Years History of Kensington & Norwood, p. 72
Gooden, Fifty Years History of Kensington & Norwood, p. 217; Stark P. p.24
Heritage Investigations (1983-84) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 25regent
Address: 25 Regent Street, Kensington C.T. No.: 356/209
Present Status: Character Item Date: March 1994



Description: An attractive single-storey Victorian bluestone villa with return gable set behind a simple picket fence. Has attractive architectural detailing around the gable double-arched windows and the decorative bargeboards and finial. Notable for its typical design, the quality of its stonework and its near-original condition. Appears to be in good condition for its age.

History: Appears to be circa 1870's- 1880's.

Streetscape Contribution: Contributes to the Victorian character of Regent Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a Mid-Victorian house. It is associated with the ongoing growth of Kensington in the 1870s - 1880's (4a) and illustrates the nature of housing and domestic lifestyles found in Kensington at that time (4b). It is an attractive building (4d) which contributes to the older character of Regent Street and the village character of Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Front Fence Survey No.: 41regent

Address: 41 Regent Street, Kensington C.T. No.: 3958/45

Present Status: Character Item Date: March 1994



Description: An early attractive single-storey Victorian masonry cottage with double hipped roof and shallow concave front verandah. Set in a well-planted cottage garden behind a picket fence on its original corner allotment. Notable for its elegant simplicity and relative intactness. While the walls have been painted, the building generally is in near-original condition. Appears to be in good condition for its age.

History: Appears to be circa 1840's or 1850's.

Streetscape Contribution: The building is located on the corner of Maesbury Street and is a key corner building in Kensington. It contributes significantly to the attractive Victorian streetscape of Regent and Maesbury Streets and to the older village character of Kensington.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of an early Victorian cottage. It is associated with the early growth of Kensington in the 1840's-50's (4a) and illustrates the nature of simple early dwellings found in Kensington at that time (4b). It is an attractive building (4d) which contributes significantly to the historical character of Regent and Maesbury Streets.

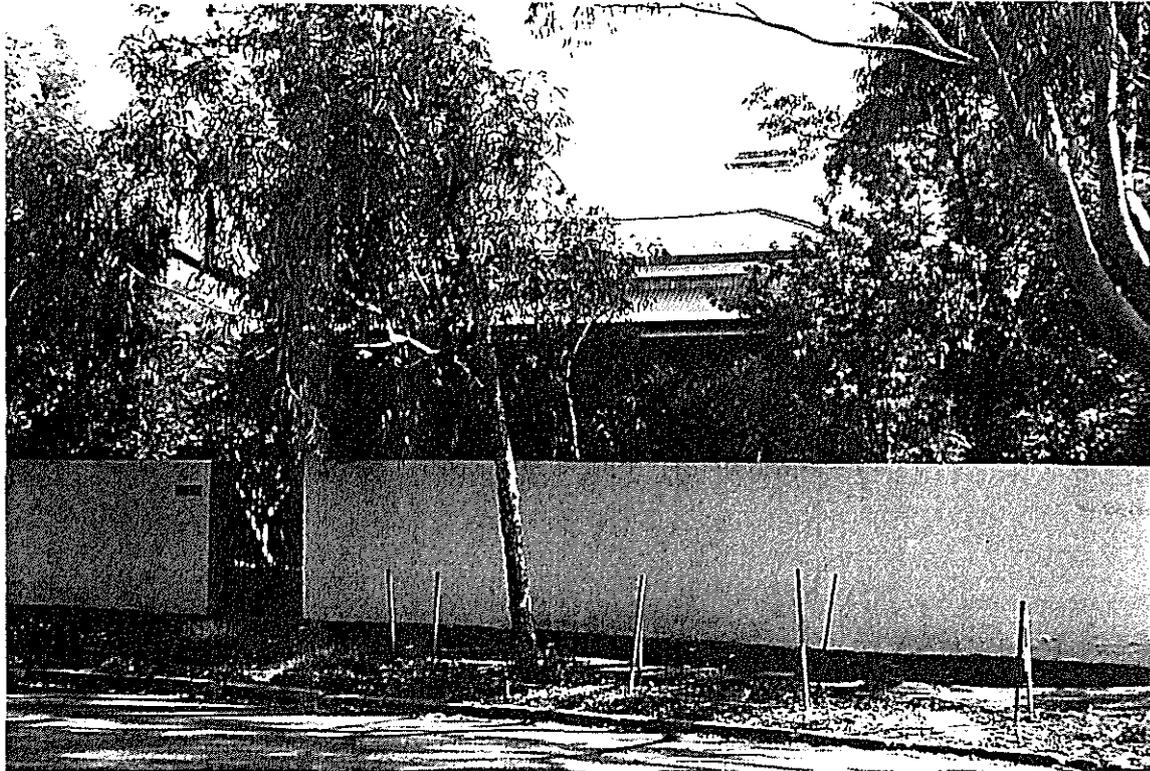
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 42regent
Address: 42 Regent Street, Norwood C.T. No.: 35,15/12
Present Status: Character Item Date: March 1994



Description: An attractive single-storey early Victorian stone house with hipped slate roof and concave verandah. Set in an attractive garden on what appears to be the original allotment. Notable for its elegant design and attractive setting. Appears to be in reasonable condition for its age.

History: Appears to be circa 1860's-1870's.

Streetscape Contribution: This property contributes significantly to the Regent Street streetscape and to the older village character of Kensington.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of an early Victorian cottage. It is associated with the growth of Kensington in the 1860's-1870's (4a) and illustrates the nature of simple early dwellings found in Kensington at that time (4b). It is an elegant and attractive building (4d) which contributes significantly to the older character of Regent Street and Kensington.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

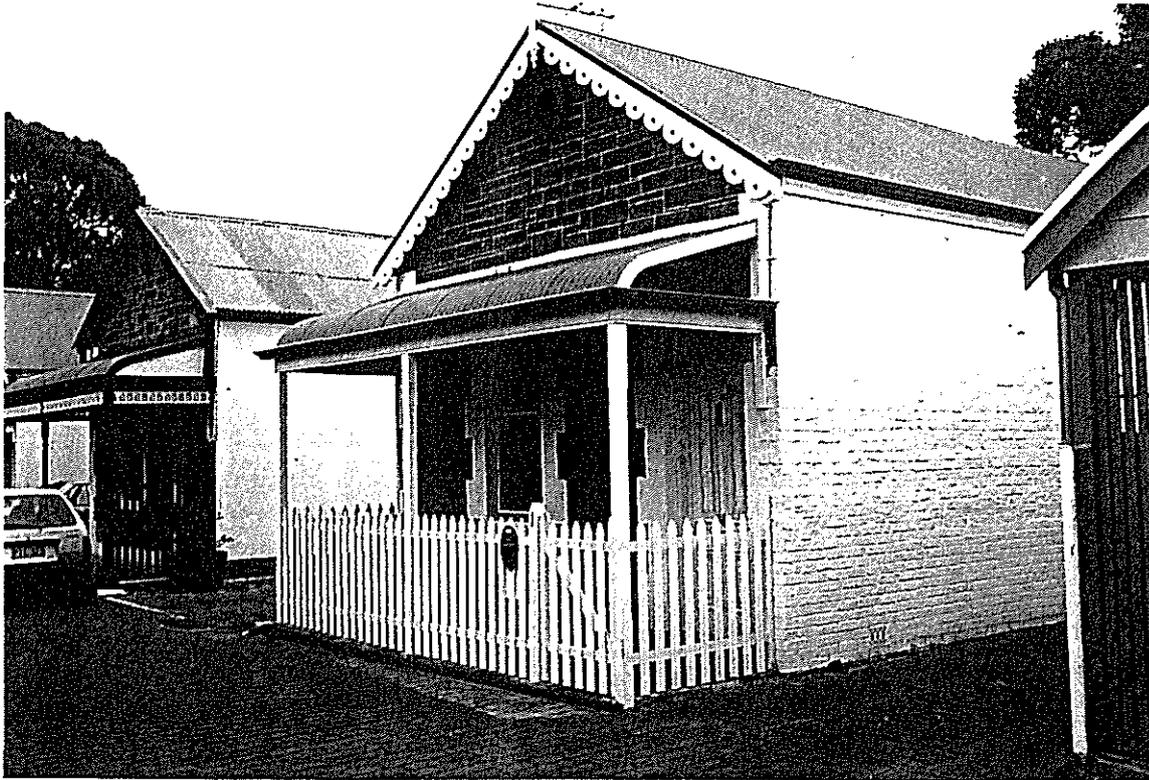
Survey No.: Irichmon

Address: 1 Richmond Street, Kensington

C.T. No.: 1006/32

Present Status: Local, RAIA

Date: February 1994



Description: A small single-storey Victorian bluestone cottage with gable roof and verandah. Notable for its narrow frontage and simple detailing. Appears in good condition for its age.

History: These cottages were built in about 1881. The land was part of an allotment accommodating a former 1850 cottage owned by a Mr Fletcher, a brick maker.

Streetscape Contribution: This cottage forms part of a small lane of identical or very similar cottages, all erected at about the same time. It is the historical intactness of this small street and its tight intimate scale which makes Richmond St. so attractive and special. It is compromised only by the concrete paving of the street. A recent two-storey townhouse in one corner has been carefully designed to reinforce this special character and fits in well.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-bluestone workers cottage which forms part of Richmond St, a small lane of similar cottages, all of which are intact. The intimate scale and historical integrity of this street give it a special character. The cottage is associated with the growth of Kensington during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the working-class in Kensington at that time (4b). It is an attractive cottage and laneway (4d) which contributes significantly to the Victorian character of Kensington. Richmond Street is one of only two such places in Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Council assessment records; Letter: D. Manning to Mrs R Eisler (1979)

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

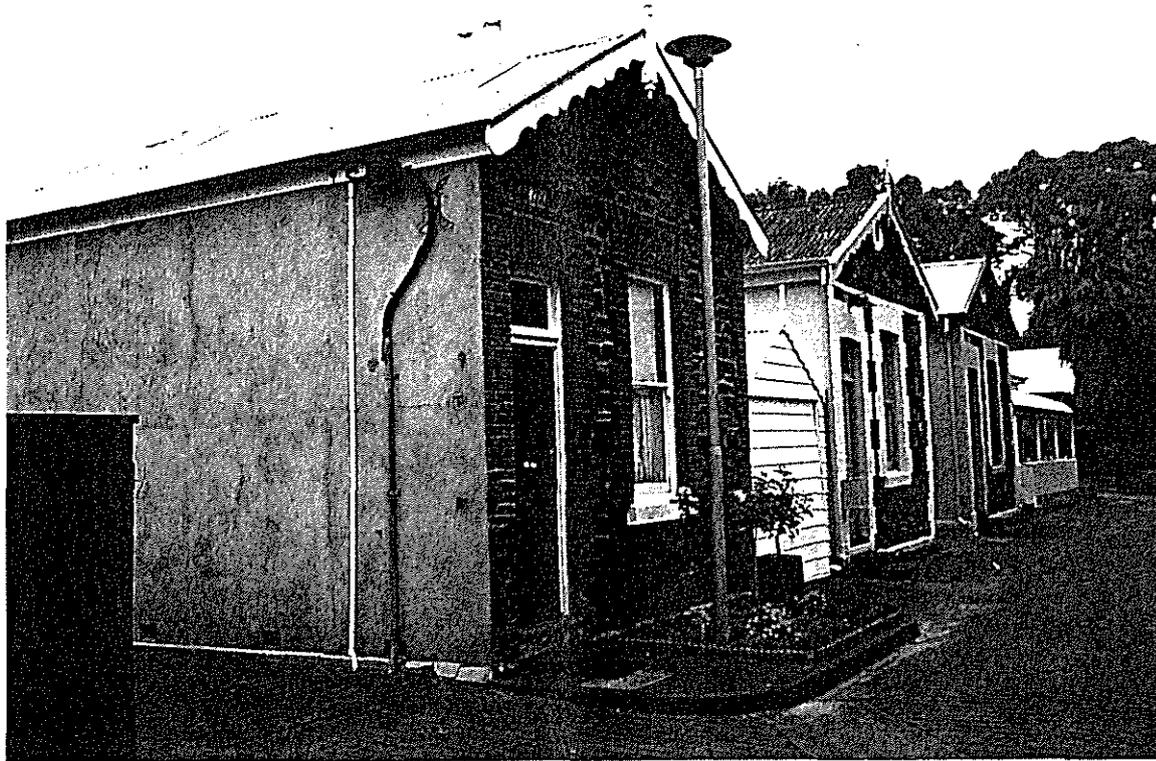
Survey No.: 2richmon

Address: 2 Richmond Street, Kensington

C.T. No.: 3838-64

Present Status: Local, RAIA

Date: February 1994



Description: A small single-storey Victorian bluestone cottage with gable roof. Notable for its narrow frontage and simple detailing. Appears in good condition. The north side is rendered.

History: These cottages were built in about 1881. The land was part of an allotment accommodating a former 1850 cottage owned by a Mr Fletcher, a brick maker.

Streetscape Contribution: This cottage forms part of a small lane of identical or very similar cottages, all erected at about the same time. It is the historical intactness of this small street and its tight intimate scale which makes Richmond Street attractive and special. It is compromised only by the concrete paving of the street. A recent two-storey townhouse in one corner has been carefully designed to reinforce this special character and fits in well.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-bluestone workers cottage which forms part of Richmond St, a small lane of similar cottages, all of which are intact. The intimate scale and historical integrity of this street give it a special character. The cottage is also associated with the growth of Kensington during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the working-class in Kensington at that time (4b). It is an attractive cottage and laneway (4d) which contributes significantly to the Victorian character of Kensington. Richmond Street is one of only two such places in Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Council assessment records; Letter: D. Manning to Mrs R Eisler (1979)

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 3richmon

Address: 3 Richmond Street, Kensington

C.T. No.: 2148/72

Present Status: Local Item, RAIA

Date: February 1994



Description: A small single-storey Victorian bluestone cottage with gable roof and verandah. Notable for its narrow frontage and simple detailing. Appears in good condition for its age.

History: These cottages were built in about 1881. The land was part of an allotment accommodating a former 1850 cottage owned by a Mr Fletcher, a brick maker.

Streetscape Contribution: This cottage forms part of a small lane of identical or very similar cottages, all erected at about the same time. It is the historical intactness of this small street and its tight intimate scale which makes Richmond Street attractive and special. It is compromised only by the concrete paving of the street. A recent two-storey townhouse in one corner has been carefully designed to reinforce this special character and fits in well.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-bluestone workers cottage which forms part of Richmond St, a small lane of similar cottages, all of which are intact. The intimate scale and historical integrity of this street give it a special character. The cottage is also associated with the growth of Kensington during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the working-class in Kensington at that time (4b). It is an attractive cottage and laneway (4d) which contributes significantly to the Victorian character of Kensington. Richmond Street is one of only two such places in Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Council assessment records; Letter: D. Manning to Mrs R Eisler (1979)

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 4richmon

Address: 4 Richmond Street, Kensington

C.T. No.: 4014/652

Present Status: Local, RAIA

Date: February 1994



Description: A small single-storey Victorian bluestone cottage with gable roof. Notable for its narrow frontage and simple detailing. Appears in good condition for its age.

History: These cottages were built in about 1881. The land was part of an allotment accommodating a former 1850 cottage owned by a Mr Fletcher, a brick maker.

Streetscape Contribution: This cottage forms part of a small lane of identical or very similar cottages, all erected at about the same time. It is the historical intactness of this small street and its tight intimate scale which makes Richmond Street attractive and special. It is compromised only by the concrete paving of the street. A recent two-storey townhouse in one corner has been carefully designed to reinforce this special character and fits in well.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-bluestone workers cottage which forms part of Richmond St, a small lane of similar cottages, all of which are intact. The intimate scale and historical integrity of this street give it a special character. The cottage is also associated with the growth of Kensington during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the working-class in Kensington at that time (4b). It is an attractive cottage (4d) which contributes significantly to the Victorian character of Kensington. Richmond Street is one of only two such places in Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Council assessment records; Letter: D. Manning to Mrs R Eislet (1979)
Heritage Investigations (1983-84) Heritage Survey; Stark, P. p.25

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 5richmon

Address: 5 Richmond Street, Kensington

C.T. No.: 1266/51

Present Status: Local Item, RAIA

Date: February 1994



Description: A small single-storey Victorian bluestone cottage with gable roof and verandah. Notable for its narrow frontage and simple detailing. Appears in good condition for its age.

History: These cottages were built in about 1881. The land was part of an allotment accommodating a former 1850 cottage owned by a Mr Fletcher, a brick maker.

Streetscape Contribution: This cottage forms part of a small lane of identical or very similar cottages, all erected at about the same time. It is the historical intactness of this small street and its tight intimate scale which makes Richmond Street attractive and special. It is compromised only by the concrete paving of the street. A recent two-storey townhouse in one corner has been carefully designed to reinforce this special character and fits in well.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-bluestone workers cottage which forms part of Richmond St, a small lane of similar cottages, all of which are intact. The intimate scale and historical integrity of this street give it a special character. The cottage is also associated with the growth of Kensington during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the working-class in Kensington at that time (4b). It is an attractive cottage (4d) which contributes significantly to the Victorian character of Kensington. Richmond Street is one of only two such places in Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Council assessment records; Letter: D. Manning to Mrs R Eislet (1979)
Heritage Investigations (1983-84) Heritage Survey; Stark, P. p.25

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

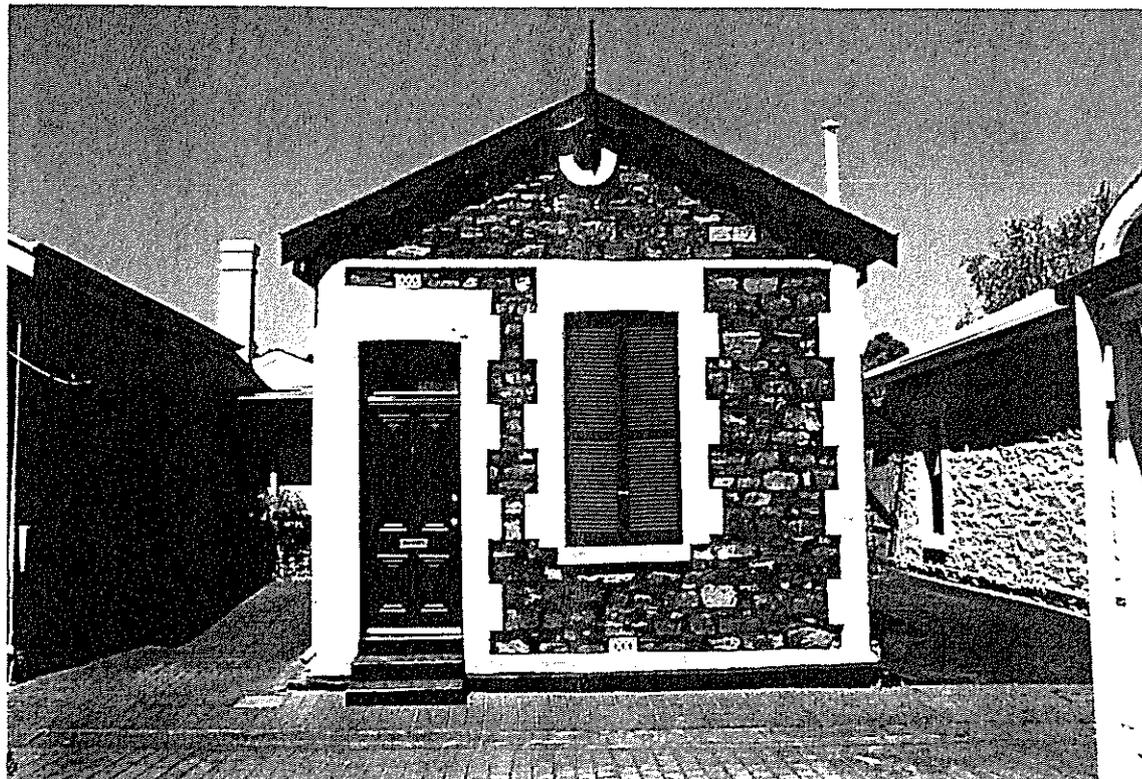
Survey No.: 6richmon

Address: 6 Richmond Street, Kensington

C.T. No.: 3440/11

Present Status: Local, RAIA

Date: February 1994



Description: A small single-storey Victorian bluestone cottage with gable roof. Notable for its narrow frontage and simple detailing. Appears in good condition for its age.

History: These cottages were built in about 1881. The land was part of an allotment accommodating a former 1850 cottage owned by a Mr Fletcher, a brick maker.

Streetscape Contribution: This cottage forms part of a small lane of identical or very similar cottages, all erected at about the same time. It is the historical intactness of this small street and its tight intimate scale which makes Richmond Street attractive and special. It is compromised only by the concrete paving of the street. A recent two-storey townhouse in one corner has been carefully designed to reinforce this special character and fits in well.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-bluestone workers cottage which forms part of Richmond St, a small lane of similar cottages, all of which are intact. The intimate scale and historical integrity of this street give it a special character. The cottage is also associated with the growth of Kensington during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the working-class in Kensington at that time (4b). It is an attractive cottage (4d) which contributes significantly to the Victorian character of Kensington. Richmond Street is one of only two such places in Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Council assessment records; Letter: D. Manning to Mrs R Eislet (1979)
Heritage Investigations (1983-84) Heritage Survey; Stark, P. p.25

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

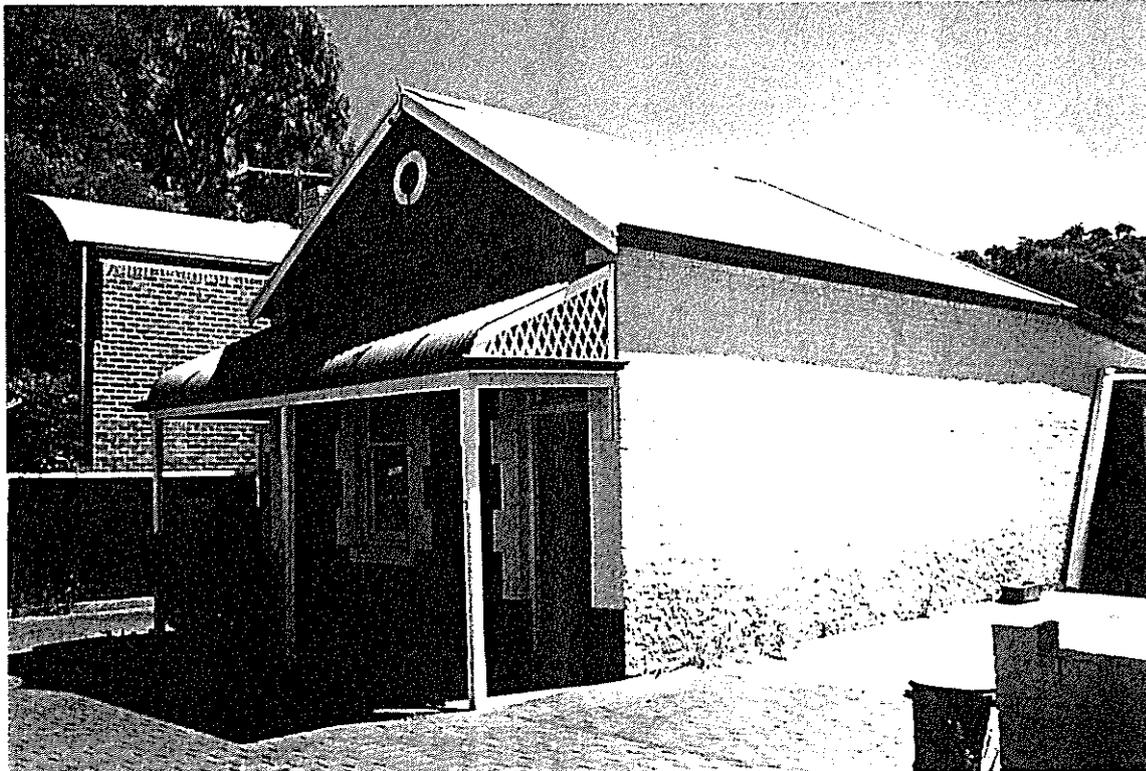
Survey No.: 7richmon

Address: 7 Richmond Street, Kensington

C.T. No.: 4004/890

Present Status: Local Item, RAlA

Date: February 1994



Description: A small single-storey Victorian bluestone cottage with gable roof and verandah. Notable for its narrow frontage and simple detailing. Appears in good condition for its age.

History: These cottages were built in about 1881. The land was part of an allotment accommodating a former 1850 cottage owned by a Mr Fletcher, a brick maker.

Streetscape Contribution: This cottage forms part of a small lane of identical or very similar cottages, all erected at about the same time. It is the historical intactness of this small street and its tight intimate scale which makes Richmond Street attractive and special. It is compromised only by the concrete paving of the street. A recent two-storey townhouse in one corner has been carefully designed to reinforce this special character and fits in well.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-bluestone workers cottage which forms part of Richmond St, a small lane of similar cottages, all of which are intact. The intimate scale and historical integrity of this street give it a special character. The cottage is also associated with the growth of Kensington during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the working-class in Kensington at that time (4b). It is an attractive cottage (4d) which contributes significantly to the Victorian character of Kensington. Richmond Street is one of only two such places in Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

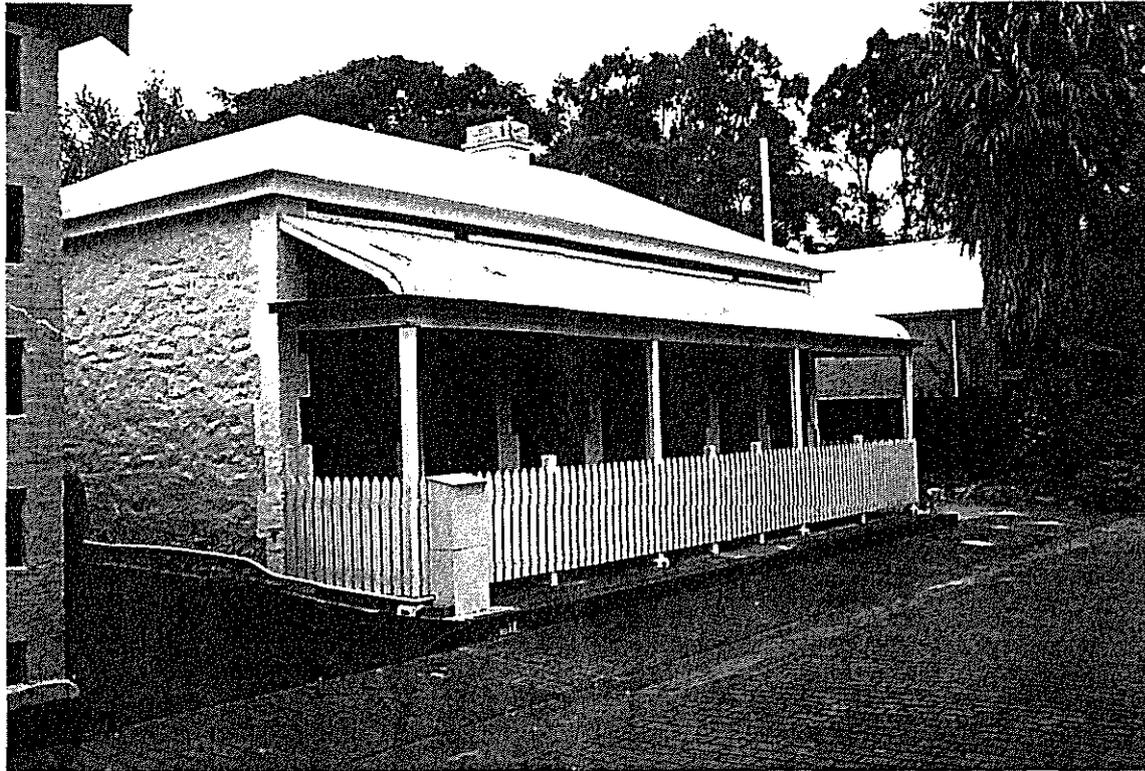
RECOMMENDATION: Local Heritage Place

References: Council assessment records; Letter: D. Manning to Mrs R Eislet (1979)
Heritage Investigations (1983-84) Heritage Survey; Stark, P. p.25

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House
Address: 8 Richmond Street, Kensington
Present Status: Local, RAlA

Survey No.: 8richmon
C.T. No.: 3775/81
Date: February 1994



Description: A small single-storey Victorian bluestone cottage with hipped roof and verandah. Notable for its tidy appearance, picket fence and simple detailing.

History: These cottages were built in about 1881. The land was part of an allotment accommodating a former 1850 cottage owned by a Mr Fletcher, a brick maker.

Streetscape Contribution: This cottage forms part of a small lane of identical or very similar cottages, all erected at about the same time. It is the historical intactness of this small street and its tight intimate scale which makes Richmond Street attractive and special. It is compromised only by the concrete paving of the street. A recent two-storey townhouse in one corner has been carefully designed to reinforce this special character and fits in well.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-bluestone workers cottage which forms part of Richmond St, a small lane of similar cottages, all of which are intact. The intimate scale and historical integrity of this street give it a special character. The cottage is also associated with the growth of Kensington during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the working-class in Kensington at that time (4b). It is an attractive cottage (4d) which contributes significantly to the Victorian character of Kensington. Richmond Street is one of only two such places in Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Council assessment records; Letter: D. Manning to Mrs R Eislet (1979)
Heritage Investigations (1983-84) Heritage Survey; Stark, P. p.25

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

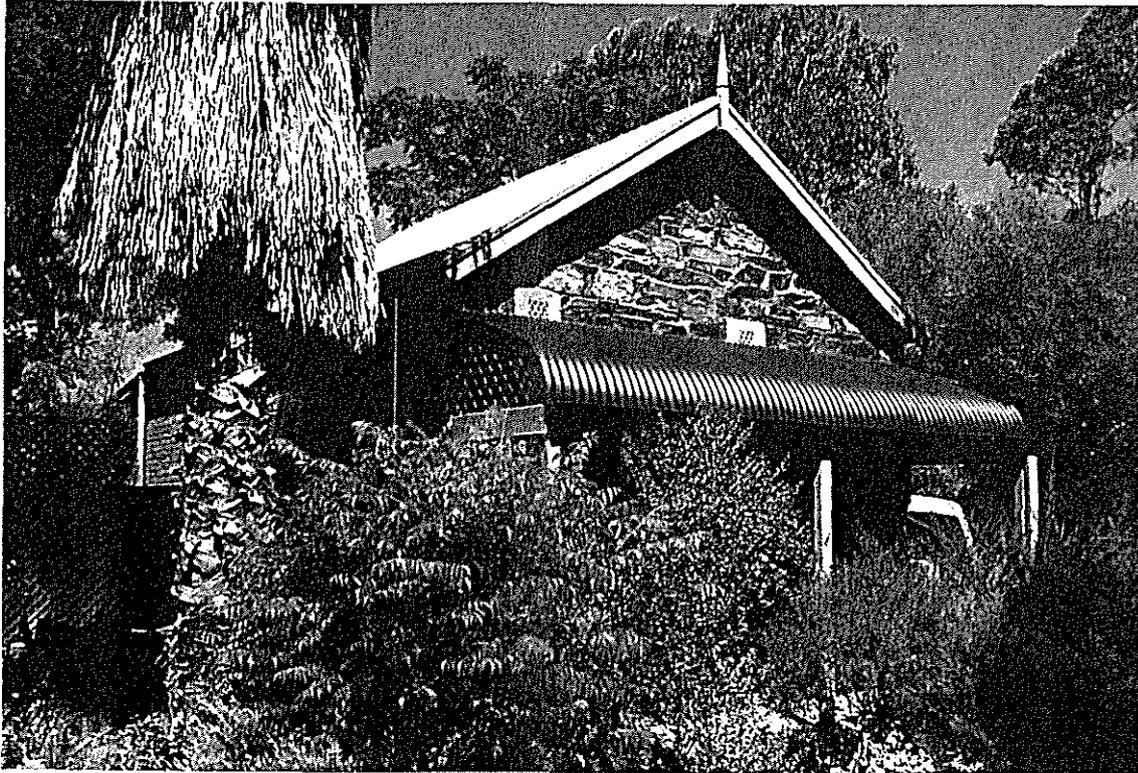
Survey No.: 10richmo

Address: 10 Richmond Street, Kensington

C.T. No.: 3556/198

Present Status: Local Item, RAIA

Date: February 1994



Description: A small single-storey Victorian bluestone cottage with gable roof and verandah. Notable for its narrow frontage and simple detailing. Appears in good condition for its age.

History: These cottages were built in about 1881. The land was part of an allotment accommodating a former 1850 cottage owned by a Mr Fletcher, a brick maker.

Streetscape Contribution: This cottage forms part of a small lane of identical or very similar cottages, all erected at about the same time. It is the historical intactness of this small street and its tight intimate scale which makes Richmond Street attractive and special. It is compromised only by the concrete paving of the street. A recent two-storey townhouse in one corner has been carefully designed to reinforce this special character and fits in well.

Significance:(Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This is a typical Victorian red-brick-and-bluestone workers cottage which forms part of Richmond St, a small lane of similar cottages, all of which are intact. The intimate scale and historical integrity of this street give it a special character. The cottage is also associated with the growth of Kensington during the speculation boom of the 1880's-1890's (4a) and represents a standard of living characteristic of the working-class in Kensington at that time (4b). It is an attractive cottage (4d) which contributes significantly to the Victorian character of Kensington. Richmond Street is one of only two such places in Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Council assessment records; Letter: D. Manning to Mrs R Eislet (1979)
Heritage Investigations (1983-84) Heritage Survey; Stark, P. p.25

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 5rokeby
Address: 5 Rokeby Avenue, Norwood C.T. No.: 4130/955-57
Present Status: Local Item Date: February 1994



Description: A medium sized one storey Victorian stone house with hipped roof and integrated verandah. Located on an angle on its block. Notable for its early character. Appears in good condition for its age.

History: Charles Bonney bought a two and a half acre block in circa 1848 and sometime after was responsible for the construction of a seven roomed stone house on this site. This was sold in 1859 to S. Hawkes who subdivided the block in 1883, selling the stone house to Cate. The house was damaged by fire about 1940, after which it was remodelled and rendered to become three units.

Streetscape Contribution: While set back at an angle in a garden it still contributes significantly to the Victorian character of Rokeby Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),(e)): This is a good example of an early Victorian bluestone cottage. It is associated with the early growth of West Norwood during the 1850's (4a) and represents a characteristic standard of living in Norwood at that time (4b). It is associated with Charles Bonney the first mayor of Kensington and Norwood and contributes significantly to the Victorian character of West Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey Corporation Assessments; Photo of house in Corporation collection.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House and Fence

Survey No.: 3rose

Address: 3 Rose Street, Norwood

C.T. No.: 4194-588

Present Status: Character Item

Date: June 1994



Description: An attractive single-storey Victorian bluestone residence with hipped corrugated iron roof with gable-return on the western side and front verandah. This is a well constructed building in near-original condition. Notable for its attractive design, carved front barge board, tiled front path, stucco detailing and cast-iron verandah decoration. Set in an attractive cottage garden. Appears to be in good condition for its age.

History: Appears to be circa 1870's-1880's.

Streetscape Contribution: This building contributes significantly to the Victorian character of Rose Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a Victorian residence. It is associated with the early settlement and growth of Norwood in the 1870's-1880's (4a) and is indicative of the way of life enjoyed by Norwood's middle class at that time (4b). It is an attractive building (4d) which contributes to the Victorian character of Rose Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 17rothbu

Address: 17 Rothbury Avenue, Heathpool

C.T. No.: 1191/4

Present Status: Character Item

Date: March 1994



Description: An austere but attractive single-storey early Federation brick and render dwelling with a hipped corrugated iron roof with multiple gables and front porch. Notable for its attractive design, intact exterior and attractive garden setting. Appears in good condition for its age.

History: Appears to be circa 1910's-20's.

Streetscape Contribution: An important corner property. Both the house and the garden contribute significantly to the older well-planted character of the surrounding area.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building and its garden setting is a good example of an Edwardian/early Federation house. It is associated with the early growth of Heathpool in the 1910's-1920's (4a) and illustrates a characteristic lifestyle found in Heathpool at that time (4b). It is an attractive building (4d) and important corner property which contributes to the attractive older well planted character of Rothbury Avenue.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Shop and residence, 'Sefton House'

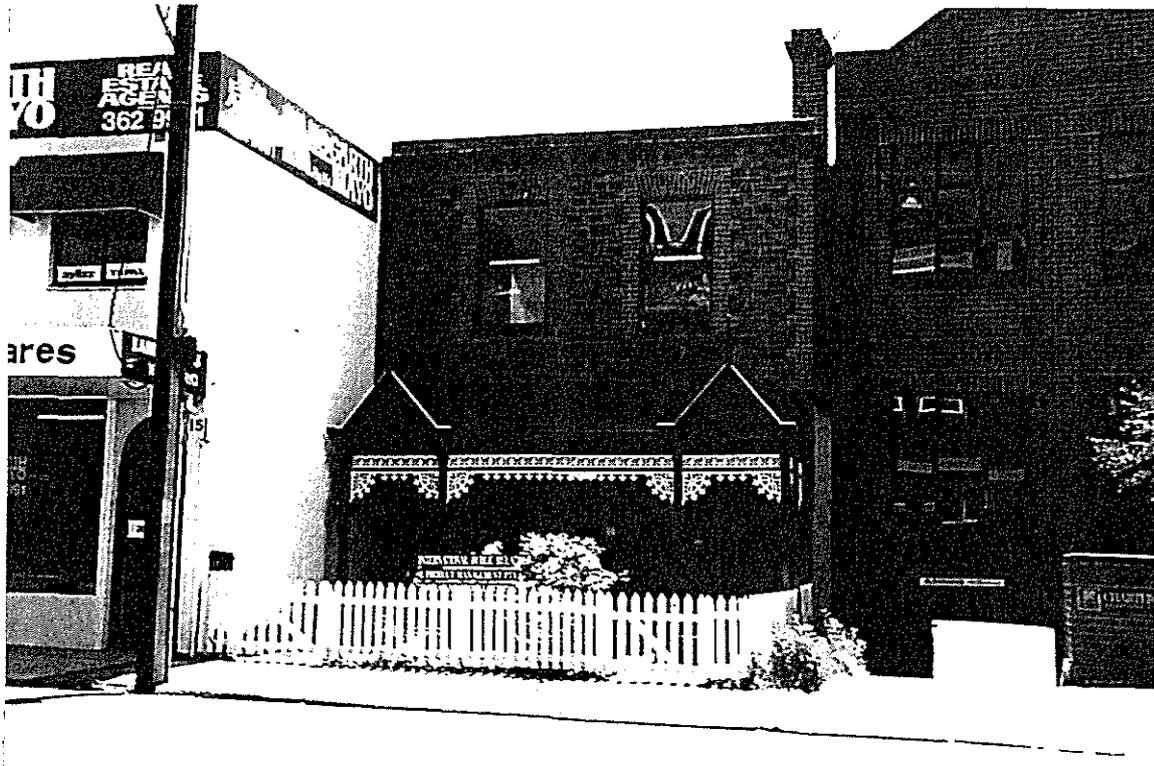
Survey No.: 17rundle

Address: 17 Rundle Street, Kent Town

C.T. No.: 1378/93

Present Status: Nominated for State Register; RAI A 1974

Date: March 1994



Description: An interesting early two-storey Victorian bluestone and red brick townhouse with front parapet and front verandah.. Notable for its attractive design and twin gables on the verandah. Set behind a picket fence in a cottage garden. Appears to be in good condition for its age. Recently renovated and now used as offices.

History: Appears to be circa 1875. It was acquired in 1925 by a Mrs M. Rosman who operated a shop across the street. When she moved to Sefton House she brought her shop window with her, installed it and continued business. A shop operated here until 1960.

Streetscape Contribution: While sandwiched between two larger buildings, the building is an important element in the immediate streetscape and forms part of an important group of older Victorian/Federation buildings at this end of Rundle Street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a small early Victorian bluestone terrace house. It is associated with the growth of Kent town in the 1870's (4a) and illustrates the urbane way of life characteristic of Kent Town at that time (4b). It is an attractive building (4d) which contributes significantly to the Victorian character of Rundle Street. It forms part of an important group of Victorian / Federation buildings at this end of Rundle Street, an important "gateway" into Norwood.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

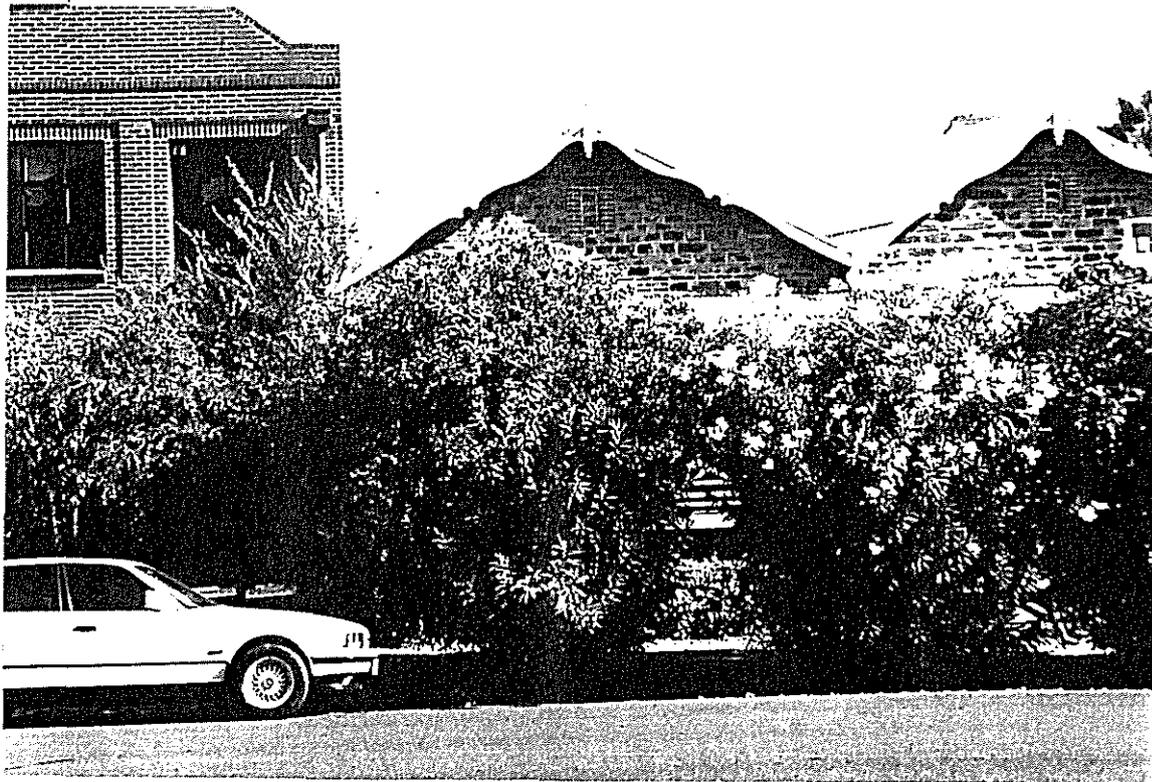
Recommendation: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey;
Verbal information: Mrs Trout (owner in 1977)

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Terrace Housing
Address: 21 Rundle Street, Kent Town
Present Status: Local Item

Survey No.: 21rundle
C.T. No.: 4213/956
Date: March 1994



Description: A former residential terrace consisting of five two-storey Victorian bluestone rowhouses with gable roofs and shared front concave verandah. The design takes advantage of a steep embankment to the rear to include semi-basements. The building is set in a contemporary open garden at the front, leaving it rather exposed. Notable for its strong architectural form, both individually and collectively and for its relative intactness externally. The terrace appears in good condition for its age. Recently renovated.

History: Built circa 1878. Located on what was Kent Town's main street in the 1850's-90's.

Streetscape Contribution: This terrace is a prominent building in Rundle Street and contributes significantly to the older character of what is now a mixed streetscape. It forms part of an important group of Victorian buildings on both sides of this end of Rundle street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of Mid-Victorian rowhousing. It is associated with the growth of Kent Town in the 1870's (4a) and illustrates the urban lifestyle found in this old part Kent Town at that time (4b). It is an attractive terrace building (4d) which contributes significantly to the Victorian character of this end of Rundle Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

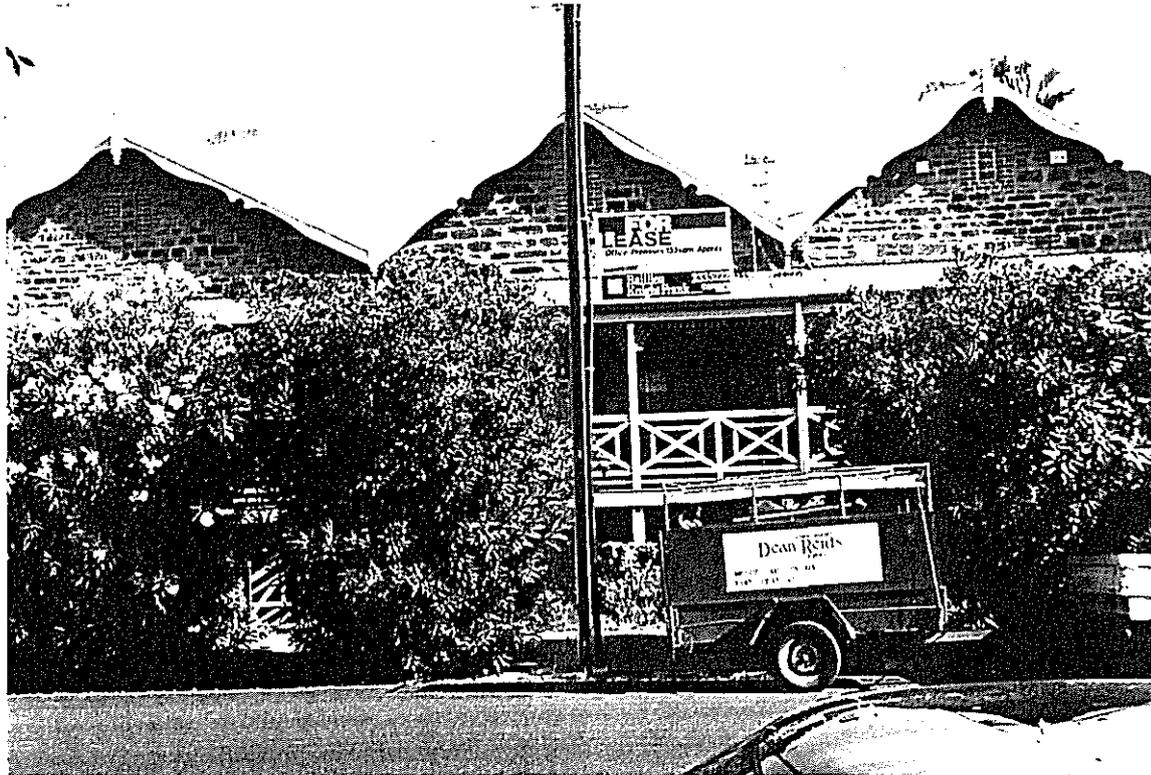
RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Council assessments; Stark, P. Project Nine...p31

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Terrace Housing
Address: 23 Rundle Street, Kent Town
Present Status: Local Item

Survey No.: 23rundle
C.T. No.: 4213/955
Date: March 1994



Description: A former residential terrace consisting of five two-storey Victorian bluestone rowhouses with gable roofs and shared front concave verandah. The design takes advantage of a steep embankment to the rear to include semi-basements. The building is set in a contemporary open garden at the front, leaving it rather exposed. Notable for its strong architectural form, both individually and collectively and for its relative intactness externally. The terrace appears in good condition for its age. Recently renovated.

History: Built circa 1878. Located on what was Kent Town's main street in the 1850's-90's.

Streetscape Contribution: This terrace is a prominent building in Rundle Street and contributes significantly to the older character of what is now a mixed streetscape. It forms part of an important group of Victorian buildings on both sides of this end of Rundle street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of Mid-Victorian rowhousing. It is associated with the growth of Kent Town in the 1870's (4a) and illustrates the urban lifestyle found in this old part Kent Town at that time (4b). It is an attractive terrace building (4d) which contributes significantly to the Victorian character of this end of Rundle Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Council assessments; Stark, P. Project Nine...p31

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Terrace Housing

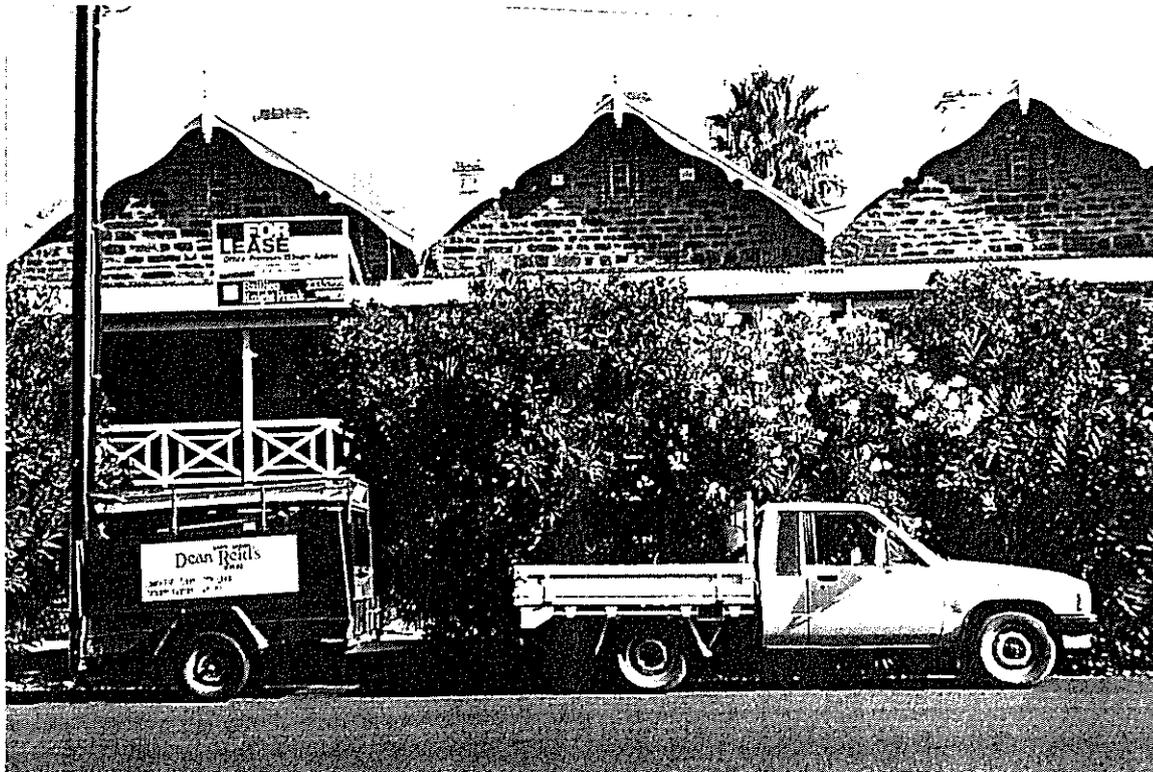
Survey No.: 25rundle

Address: 25 Rundle Street, Kent Town

C.T. No.: 4213/954

Present Status: Local Item

Date: March 1994



Description: A former residential terrace consisting of five two-storey Victorian bluestone rowhouses with gable roofs and shared front concave verandah. The design takes advantage of a steep embankment to the rear to include semi-basements. The building is set in a contemporary open garden at the front, leaving it rather exposed. Notable for its strong architectural form, both individually and collectively and for its relative intactness externally. The terrace appears in good condition for its age. Recently renovated.

History: Built circa 1878. Located on what was Kent Town's main street in the 1850's-90's.

Streetscape Contribution: This terrace is a prominent building in Rundle Street and contributes significantly to the older character of what is now a mixed streetscape. It forms part of an important group of Victorian buildings on both sides of this end of Rundle street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of Mid-Victorian rowhousing. It is associated with the growth of Kent Town in the 1870's (4a) and illustrates the urban lifestyle found in this old part Kent Town at that time (4b). It is an attractive terrace building (4d) which contributes significantly to the Victorian character of this end of Rundle Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Council assessments; Stark, P. Project Nine...p31

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Terrace Housing

Survey No.: 27rundle

Address: 27 Rundle Street, Kent Town

C.T. No.: 4213/953

Present Status: Local Item

Date: March 1994



Description: A former residential terrace consisting of five two-storey Victorian bluestone rowhouses with gable roofs and shared front concave verandah. The design takes advantage of a steep embankment to the rear to include semi-basements. The building is set in a contemporary open garden at the front, leaving it rather exposed. Notable for its strong architectural form, both individually and collectively and for its relative intactness externally. The terrace appears in good condition for its age. Recently renovated.

History: Built circa 1878. Located on what was Kent Town's main street in the 1850's-90's.

Streetscape Contribution: This terrace is a prominent building in Rundle Street and contributes significantly to the older character of what is now a mixed streetscape. It forms part of an important group of Victorian buildings on both sides of this end of Rundle street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of Mid-Victorian rowhousing. It is associated with the growth of Kent Town in the 1870's (4a) and illustrates the urban lifestyle found in this old part Kent Town at that time (4b). It is an attractive terrace building (4d) which contributes significantly to the Victorian character of this end of Rundle Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Council assessments; Stark, P. Project Nine...p31

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Terrace Housing
Address: 29 Rundle Street, Kent Town
Present Status: Local Item

Survey No.: 29rundle
C.T. No.: 4213/951
Date: March 1994



Description: A former residential terrace consisting of five two-storey Victorian bluestone rowhouses with gable roofs and shared front concave verandah. The design takes advantage of a steep embankment to the rear to include semi-basements. The building is set in a contemporary open garden at the front, leaving it rather exposed. Notable for its strong architectural form, both individually and collectively and for its relative intactness externally. The terrace appears in good condition for its age. Recently renovated.

History: Built circa 1878. Located on what was Kent Town's main street in the 1850's-90's.

Streetscape Contribution: This terrace is a prominent building in Rundle Street and contributes significantly to the older character of what is now a mixed streetscape. It forms part of an important group of Victorian buildings on both sides of this end of Rundle street.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of Mid-Victorian rowhousing. It is associated with the growth of Kent Town in the 1870's (4a) and illustrates the urban lifestyle found in this old part Kent Town at that time (4b). It is an attractive terrace building (4d) which contributes significantly to the Victorian character of this end of Rundle Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-84) Heritage Survey; Council assessments; Stark, P. Project Nine...p31

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

Survey No.: 54rundle

Address: 54-58 Rundle Street, Kent Town

C.T. No.: 1740/37

Present Status: Character Item

Date: March 1994



Description: An attractive and substantial one-and-a-half-storey Victorian sandstone corner house with hipped returns on both sides. Has a semi-basement constructed of bluestone, fine stuccoed moulding around the windows and alternate vermicelli patterned quoining. Notable for its design aimed at "addressing" the corner, its fine architectural detailing and its quality of construction. Appears in good condition for its age. The original return verandah has been removed. Has recently been renovated and new single-storey shops added on at the front.

History: Appears to be constructed circa 1875 when the land was sold to builder William Pett. After his death in 1883, the property remained within the family until 1908.

Streetscape Contribution: This building is a dominant building in the Rundle Street streetscape and a key corner building at the start of the extended Parade. While partially obscured by the new additions in front, it still contributes very strongly to the streetscape.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a large Mid-Victorian house designed specifically for an important corner. It is associated with the growth of Kent Town in 1870's, demonstrating the importance of Rundle Street in Kent Town (4a) and illustrating one way of life found there at that time (4b). It is an attractive building (4d) and key corner building in Kent Town, defining the start of the Parade and contributing significantly to the remaining older character of Rundle St. and Kent Town. It forms part of a small group of Victorian buildings in this part of Rundle St.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

Recommendation: Local Heritage Place

References: Rate Ass.GRO, RPA App.13815, 7/10/1874; LTO CTs 200/179, 796/10, 740/37

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Kent Town Hotel
Address: 76 Rundle Street, Kent Town
Present Status: Local Item

Survey No.: 76rundle
C.T. No.: 4155/94
Date: February 1994



Description: A large attractive two-storey Victorian corner pub built of masonry with parapet walls and later front verandah. Notable for its attractive design, its stucco detailing and its substantial and prominent character. The two-storey verandah is circa 1920's. Appears to be in good condition for its age. Has recently been extensively renovated.

History: This hotel, first licensed in 1857, was located in the centre of an important 1850's residential area. In 1858 it was the venue for a testimonial dinner for John McDouall Stuart. Rebuilt in 1878-1884 the hotel is typical of many rebuilt during the 1876-1884 boom.

Streetscape Contribution: This building is a very dominant corner building in Rundle Street. It contributes significantly to the attractive streetscape in Rundle Street and Kent Town and forms part of an important group of Victorian buildings located on and around the intersection of College Rd. and Rundle St.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d),(e),(f)): This building is an excellent example of a Mid-Victorian hotel. It is associated with the growth of Kent Town in the 1850's-70's and marks the old "village centre" of Kent Town (4a). It illustrates the central role of the community hotel in daily life in Kent Town at that time (4b). It is an attractive building (4d) associated with John McDouall Stuart's testimonial dinner in 1858 (4e). It is a key corner building in Kent Town and well-known local landmark (4f) which contributes significantly to older streetscape character of Rundle St. and Kent Town.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

Recommendation: Local Heritage Place

References: Heritage Investigations (1983-4) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Shop & Residence
Address: 78 Rundle Street, Kent Town
Present Status: Local Item

Survey No.: 78rundle
C.T. No.: 2348/187
Date: February 1994



Description: An attractive single-storey Mid-Victorian bluestone corner shop and residence with hipped roof and concave front verandah. Notable for its simple design and typical corner shop character. Appears to be well built and in good condition for its age.

History: A butcher's shop has been on this site since the 1850's. This is the second shop and dates from the 1870's. Now known as Sexton's Butcher Shop. Mr P. Sexton, second generation member of this family, was still operating there in 1983.

Streetscape Contribution: This prominent corner shop is located on the corner of College Road and Rundle Street, the old "village centre" of Kent Town. Being opposite the pub, it was a key building in the area. It forms part of an important group of Victorian buildings located on and around this intersection and contributes significantly to the attractive Victorian streetscape in the immediate area.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a Mid-Victorian corner shop and residence. It is associated with the growth of Kent Town in the 1850's-1870's and marks the old "village centre" of Kent Town (4a). It illustrates the central role of the Butcher shop in daily life in Kent Town at that time (4b) which has continued unbroken to today. It is an attractive building (4d) and an important corner building which contributes significantly to the streetscape of Rundle St and Kent Town.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

Recommendation: Local Heritage Place

References: Heritage Investigations (1983-4) Heritage Survey; Verbal: Dan Manning (1984) Norwood Town Hall Collection has photo of shop.

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Two attached houses

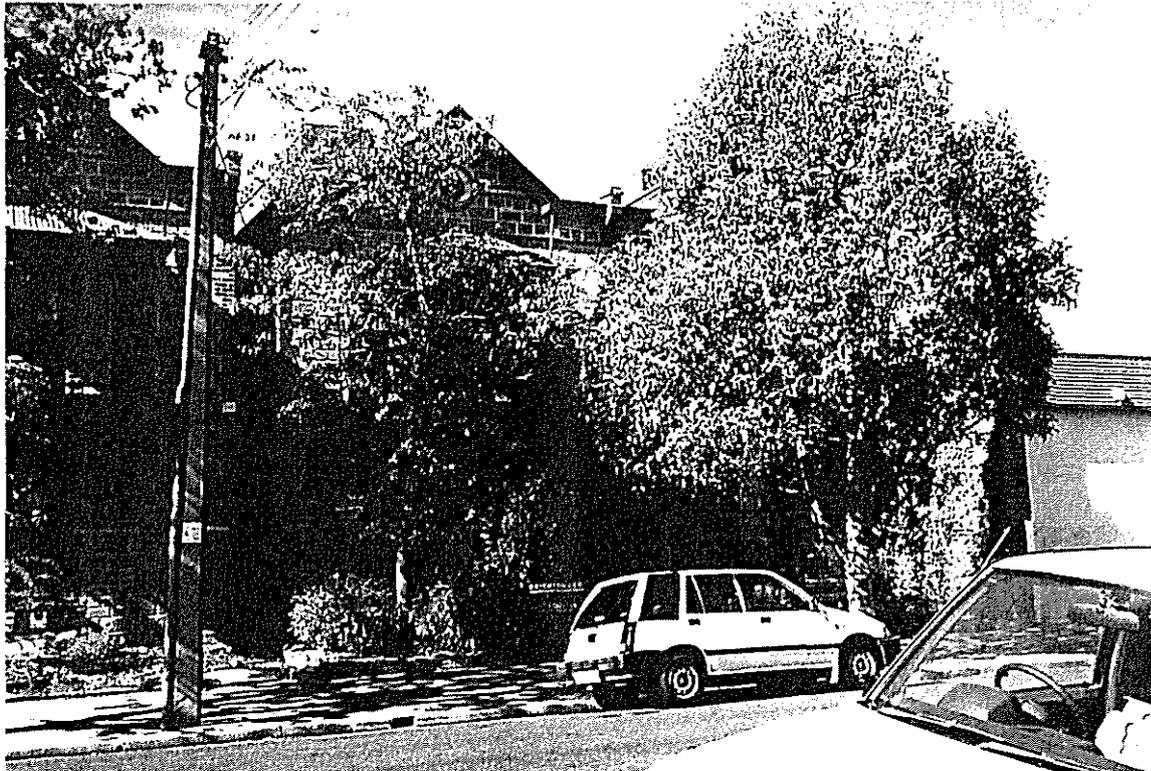
Survey No.: 90-92run

Address: 90-92 Rundle Street, Kensington

C.T. No.: 4120/954

Present Status: Nominated for State Register

Date: March 1994



Description: An attractive pair of two-storey stone and red brick Victorian terrace houses with gable roofs and first floor covered balconies constructed of timber with corrugated iron roofs. Each gable apex has a fine circular vent, emphasised in banded brickwork. Recessed and arched porches are accentuated by hood moulds and stops in an attractive polychromatic pattern of red and cream brick. Appears in good condition for its age. Now used as offices.

History: Built in 1890 for Gottlieb Kiehnell, a city business man, in what was then a prime location in the commercial centre of Kent Town, a once important inner city suburb.

Streetscape Contribution: This and its matching adjacent pair at 90-92 are major streetscape elements in Rundle Street. They contribute significantly to the remaining Victorian character of what was the commercial and social centre of Kent Town.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of high-quality Victorian duplex housing. It is associated with the growth of Kent Town in the 1890's and with the importance of Rundle Street as the commercial centre of Kent Town at that time (4a). It illustrates the urbane nature of residential living in Kent Town in the 1890's (4b). It is an attractive well-designed building (4d) which contributes significantly to the remaining Victorian character of Rundle Street.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: State Heritage Register

References: Heritage Investigations (1983-84) Heritage Survey
Council assessments

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Two attached houses

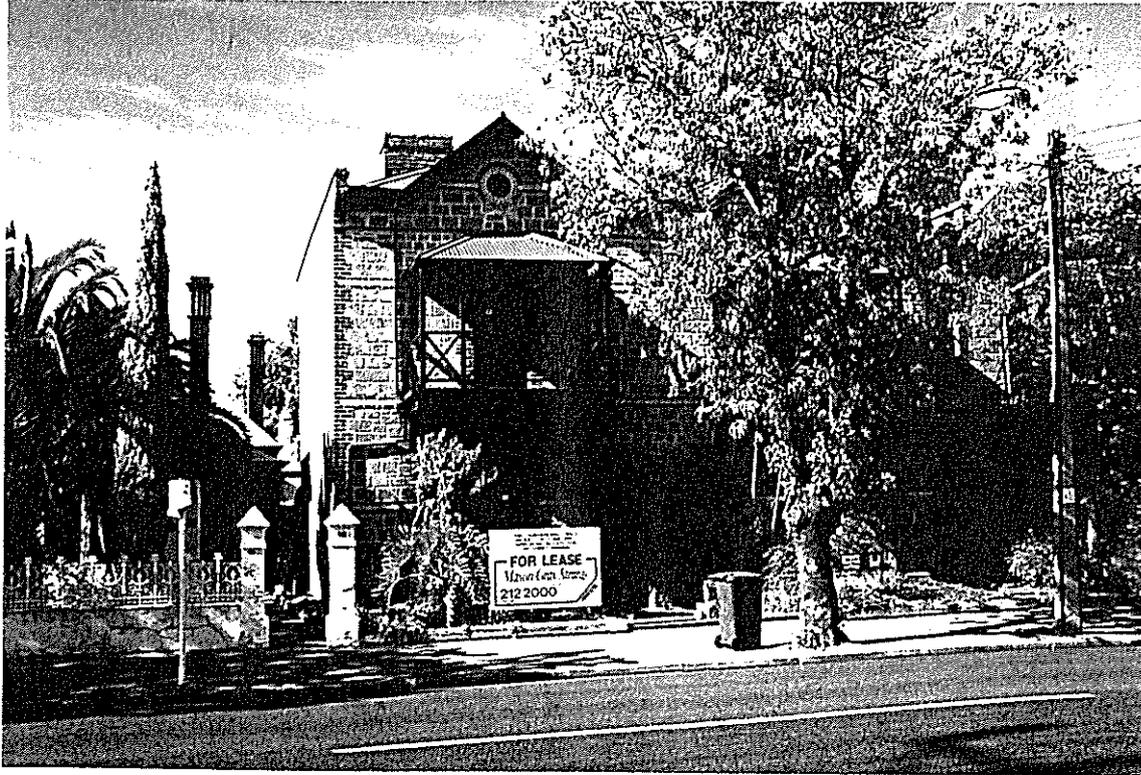
Survey No.: 94-96run

Address: 94-96 Rundle Street, Kensington

C.T. No.: 4120/956

Present Status: Nominated for State Register

Date: March 1994



Description: An attractive pair of two-storey stone and red brick Victorian terrace houses with gable roofs and first floor covered balconies constructed of timber with corrugated iron roofs. Each gable apex has a fine circular vent, emphasised in banded brickwork. Recessed and arched porches are accentuated by hood moulds and stops in an attractive polychromatic pattern of red and cream brick. Appears in good condition for its age. Now used as offices.

History: Built in 1890 for Gottlieb Kiehnell, a city business man, in what was then a prime location in the commercial centre of Kent Town, a once important inner city suburb.

Streetscape Contribution: This and its matching adjacent pair at 90-92 are major streetscape elements in Rundle Street. They contribute significantly to the remaining Victorian character of what was the commercial and social centre of Kent Town.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of high-quality Victorian duplex housing. It is associated with the growth of Kent Town in the 1890's and with the importance of Rundle Street as the commercial centre of Kent Town at that time (4a). It illustrates the urbane nature of residential living in Kent Town in the 1890's (4b). It is an attractive well-designed building (4d) which contributes significantly to the remaining Victorian character of Rundle Street.

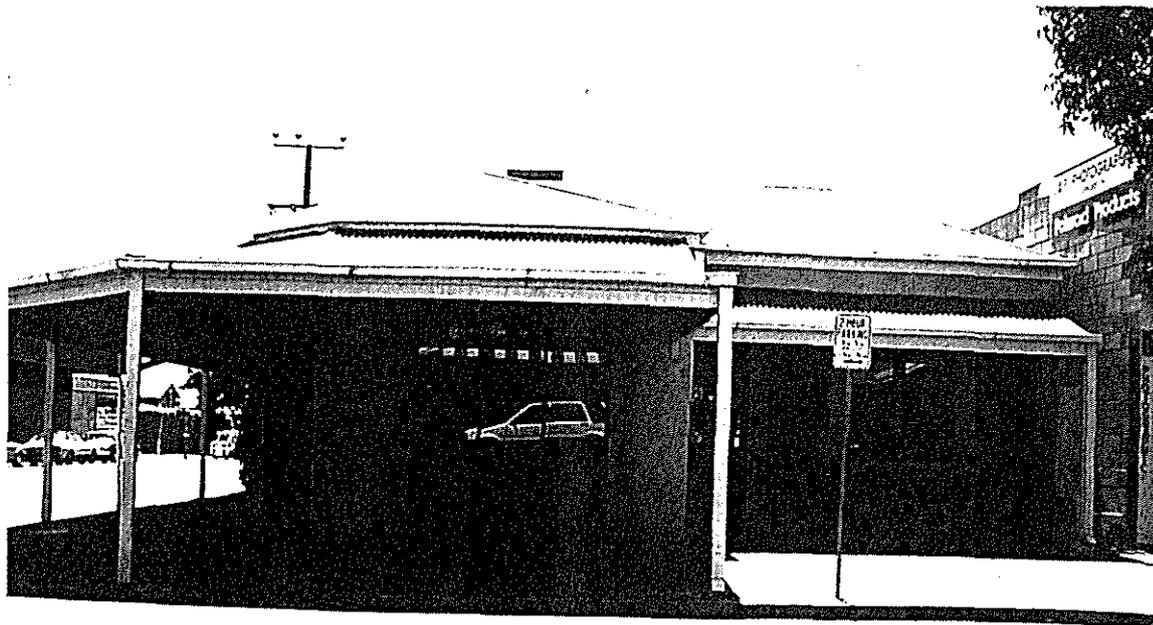
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: State Heritage Register

References: Heritage Investigations (1983-84) Heritage Survey
Council assessments

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Shop and Residence Survey No.: 93rundle
Address: 93 Rundle Street, Kent Town C.T. No.: 1515/83
Present Status: Local Item Date: February 1994



Description: An attractive single-storey Mid-Victorian bluestone corner shop and residence with hipped roof and concave front verandah. Notable for its intimate scale and simple early design. Appears to be in good condition for its age. Extensive renovation work in recent years has resulted in the original shopfront window being removed. The verandah has also been rebuilt at some stage.

History: Appears to be circa 1850's-1860's.

Streetscape Contribution: This prominent corner shop is located on the corner of College Road and Rundle Street, the old "village centre" of Kent Town. It forms part of an important group of Victorian buildings located on and around this intersection and is located opposite the local hotel. It contributes significantly to the attractive Victorian streetscape in this area.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a Mid-Victorian corner shop and residence. It is associated with the growth of Kent Town in the 1850's-1870's and marks the old "village centre" of Kent Town (4a). It illustrates the central role of the local corner shop in daily life in Kent Town at that time (4b). It is an attractive building (4d) and an important corner building which contributes significantly to the remaining Victorian streetscape of Rundle St and Kent Town.

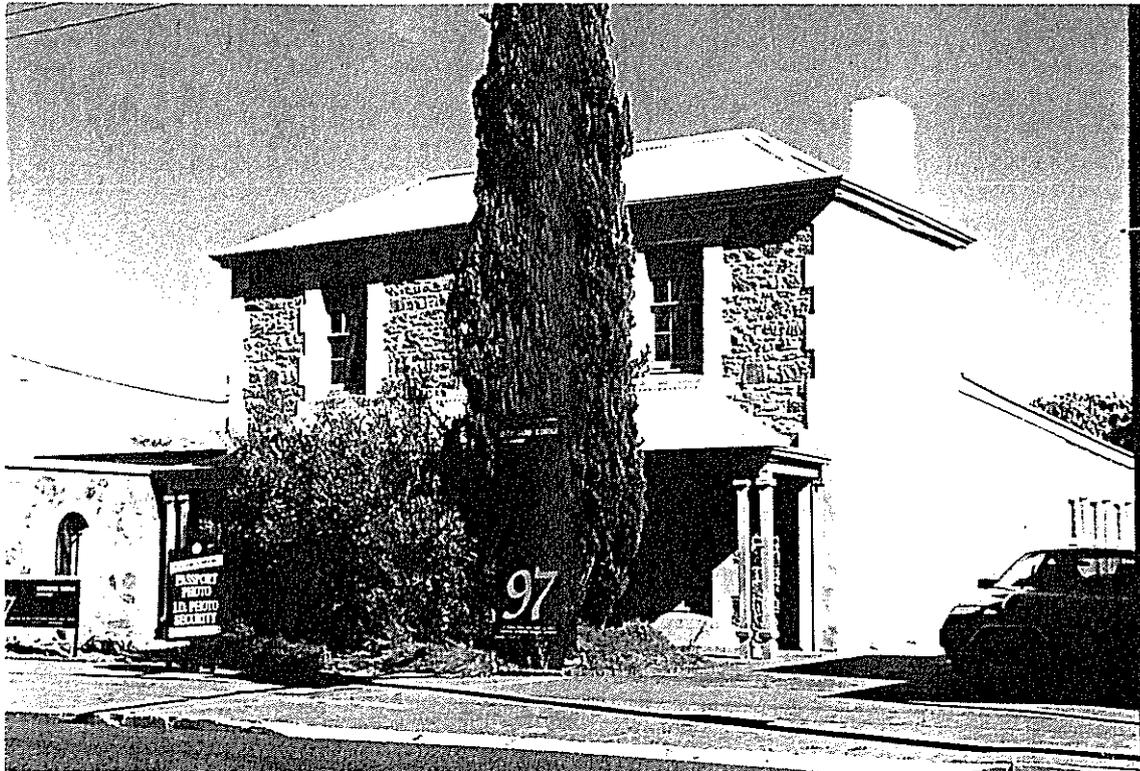
Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

Recommendation: Local Heritage Place

References: Heritage Investigations (1983-4) Heritage Survey

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House Survey No.: 97rundle
Address: 97 Rundle Street, Kent Town C.T. No.: 2625/3
Present Status: Local Item Date: February 1994



Description: An attractive two storey red brick and sandstone Victorian house with hipped roof. Notable for its simple design and detailing as seen in the building form and small-paned windows. Appears in reasonable condition for its age, although it has been extensively renovated in recent years, including a new concave verandah on the front. The front ground floor windows also appear to have been cut down. Now used as offices.

History: Built circa 1860's. Formed part of the Kent Town "main street development" on Rundle Street around the important College Road intersection.

Streetscape Contribution: This is a prominent and important building which forms part of the group of remaining Victorian buildings centred around the intersection of Rundle and College Streets, the former "centre" of Kent Town. Contributes significantly to the Victorian character of Rundle St.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a simple two-storey Victorian house. It is associated with the early growth of Kent Town in the 1860's (4a) and is indicative of the way of life found there at that time (4b). It is an attractive building (4d) which forms part of an important group of remaining Victorian buildings which once formed the commercial and social centre of Kent Town. It contributes significantly to the Victorian character of Rundle Street and Kent Town.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References: Heritage Investigations (1983-4)

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Semi-Detached House and Front Fence

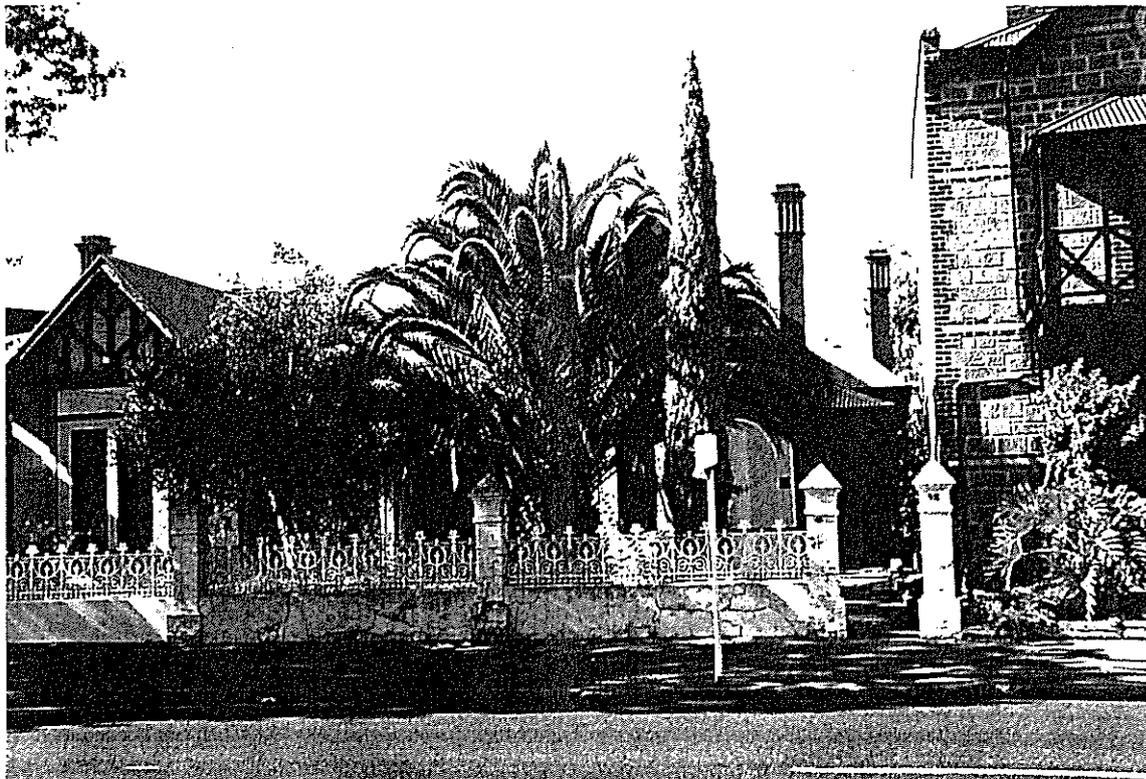
Survey No.: 98rundle

Address: 98 Rundle Street, Kent Town

C.T. No.: 2514-25

Present Status: Character Item

Date: June 1994



Description: An attractive single-storey Federation Queen Anne/Arts and Crafts red-brick duplex with hipped roof and feature front gable returns on each dwelling and small front verandah. Set behind its original cast-iron and masonry fence in an attractive mature garden. Notable for its interesting design, its panelled gables, its red brick detailing, as seen on the chimneys and elsewhere, and its relative intactness. Appears in good condition for its age. Sections of the red-brick walls have been painted over at the front.

History: Appears to be circa 1900's.

Streetscape Contribution: Forms part of a loose grouping of important Victorian/Federation buildings at this end of Rundle Street. Contributes significantly to the older character of Rundle Street and Kent Town.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a higher quality one-storey Federation residential duplex building. It is associated with the ongoing growth of Kent Town at the turn of the century and demonstrates the importance of Rundle Street within Kent Town (4a). It illustrates the nature of daily life in Kent Town at that time (4b) and is a most attractive building (4d). It forms part of an important grouping of Victorian/Federation buildings at this end of Rundle Street and contributes significantly to the remaining older character of Rundle Street and Kent Town.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Semi-Detached House and Front Fence

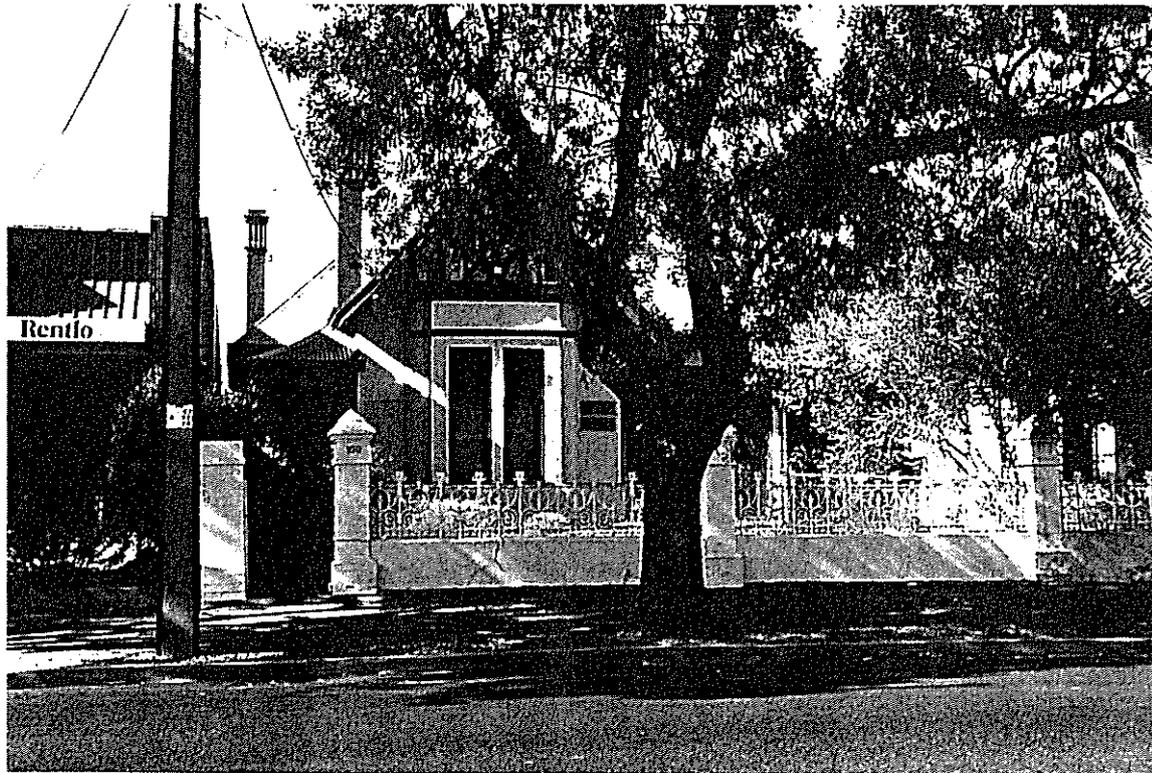
Survey No.: 100rundle

Address: 100 Rundle Street, Kent Town

C.T. No.: 2514-26

Present Status: Character Item

Date: June 1994



Description: An attractive single-storey Federation Queen Anne/Arts and Crafts red-brick duplex with hipped roof and feature front gable returns on each dwelling and small front verandah. Set behind its original cast-iron and masonry fence in an attractive mature garden. Notable for its interesting design, its panelled gables, its red brick detailing, as seen on the chimneys and elsewhere, and its relative intactness. Appears in good condition for its age. Sections of the red-brick walls have been painted over at the front.

History: Appears to be circa 1900's.

Streetscape Contribution: Forms part of a loose grouping of important Victorian/Federation buildings at this end of Rundle Street. Contributes significantly to the older character of Rundle Street and Kent Town.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a higher quality one-storey Federation residential duplex building. It is associated with the ongoing growth of Kent Town at the turn of the century and demonstrates the importance of Rundle Street within Kent Town (4a). It illustrates the nature of daily life in Kent Town at that time (4b) and is a most attractive building (4d). It forms part of an important grouping of Victorian/Federation buildings at this end of Rundle Street and contributes significantly to the remaining older character of Rundle Street and Kent Town.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

RECOMMENDATION: Local Heritage Place

References:

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Shop & Residence

Survey No.: 107rundl

Address: 107 Rundle Street, Kent Town

C.T. No.: 4085/491

Present Status: Local Item, (RAIA 1974)

Date: February 1994



Description: An attractive two-storey Victorian shop and residence with hipped roof, front parapet wall and first floor cantilevered balcony. Notable for its attractive front facade constructed of tooled, squared random-coursed sandstone with red brick quoins and surrounds and for its attractive balcony with cast-iron lacework. The original shopfront window also survives. Appears to be in good condition for its age. It has been extensively renovated in recent years and the external masonry painted.

History: This building was erected in 1862 as a single-storey building. A second storey was added in 1868 when Henry Dew bought it. A Kensington Norwood Council member, his name perpetuated in Dew St., he was known to give bread and buns to passing aborigines.

Streetscape Contribution: A dominant building in the Rundle St. streetscape. Part of a loose grouping of Victorian buildings. Contributes significantly to the older character of Rundle St.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a Mid-Victorian two-storey shop and residence. It is associated with the growth of Kent Town in the 1860's, evoking the importance of Rundle Street as the "main street" (4a). It illustrates the nature of everyday life in Kent Town at that time (4b) and is a most attractive building (4d). It contributes significantly to the remaining Victorian character of Rundle St and Kent Town.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

Recommendation: Local Heritage Place

References: Corporation assessment books; Heritage Investigations (1983-4) Heritage Survey Manning, D. *Kensington & Norwood Sketchb'k*, p. 42; Verbal information: Dew's g'daughter

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Former Cecil Mansions

Survey No.: 112rundl

Address: 112-118 Rundle Street, Kent Town

C.T. No.: 4178-464/471

Present Status: Local Item

Date: February 1994



Description: An imposing two-storey Edwardian/Federation terrace building with hipped roof and prominent two-storey verandah. Originally built as four townhouses. Notable for its flamboyant verandah and integral brick balustrade, its attractive sand-stone and red brick walls and its large louvred roof gables. Subtle influences of Art Nouveau and Arts and Crafts Movement can be seen in the detail of its verandahs, lead light windows, lattice work and brick chimneys. Appears in good condition for its age.

History: Built circa 1900-1902 for Cecil Richards who was the son of T.J. Richards.

Streetscape Contribution: A large dominant building in the Rundle St. streetscape. Part of a loose grouping of important Victorian/Edwardian buildings. Contributes significantly to the older character of Rundle Street and Kent Town.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a two-storey Edwardian/Federation residential terrace building. It is associated with the ongoing growth of Kent Town at the turn of the century and demonstrates the importance of Rundle Street within Kent Town (4a). It illustrates the nature of daily life in Kent Town at that time (4b) and is a most attractive building (4d). It contributes significantly to the remaining older character of Rundle St and Kent Town.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

Recommendation: Local Heritage Place

References: P. Stark: Verbal information from D Manning

HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: House

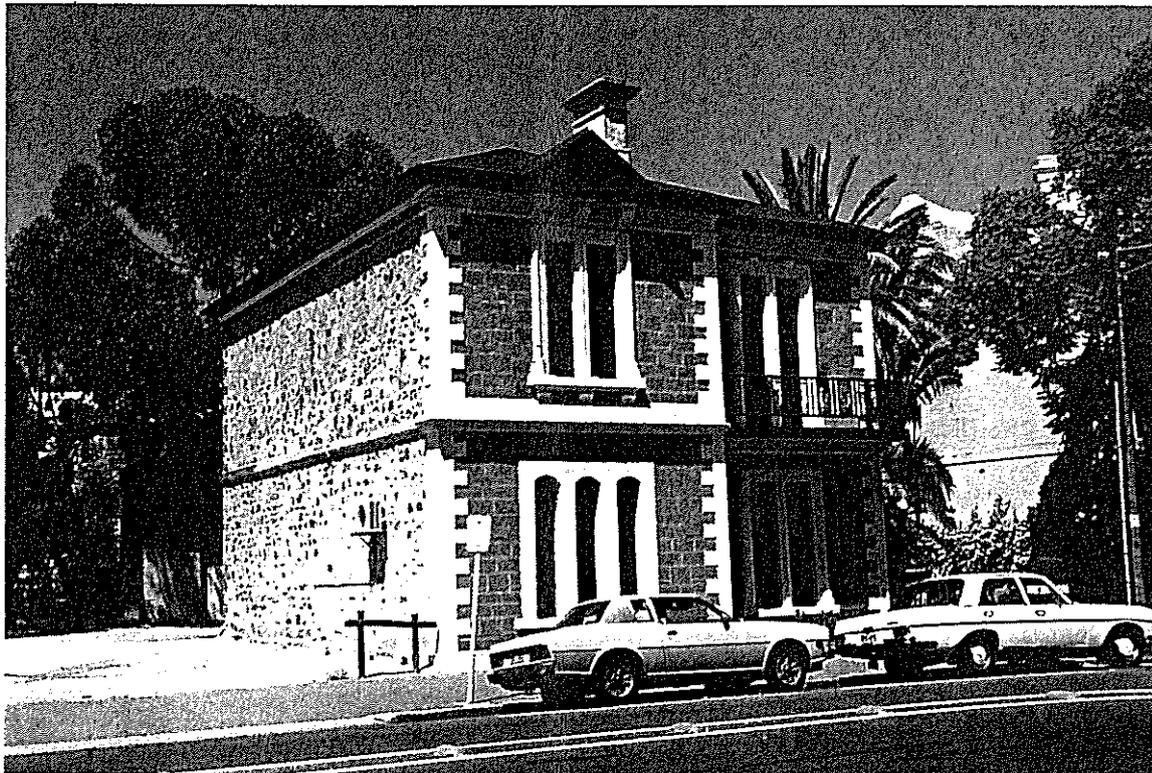
Survey No.: 120rundle

Address: 120 Rundle Street, Kent Town

C.T. No.: 4197/23

Present Status: Local Item , RAIA (1974)

Date: February 1994



Description: An imposing and attractive two-storey Late-Victorian sandstone residence with hipped roof and subtle hipped return on the eastern side. Notable for its distinctive and elegant design, its unusual first floor balconette with cast-iron balustrading, its small gablet in the leading front section of the roof and for its quality of construction. Located very close to the front boundary. Appears in good condition for its age.

History: Circa late 1880's-1890's.

Streetscape Contribution: A large prominent building in the Rundle Street streetscape. Part of a loose grouping of important Victorian/Edwardian buildings at this end of Rundle Street. Contributes significantly to the older character of Rundle Street and Kent Town.

Significance: (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is an excellent example of a higher quality two-storey Late-Victorian dwelling. It is associated with the ongoing growth of Kent Town towards the end of the century and demonstrates the importance of Rundle Street within Kent Town (4a). It illustrates the nature of daily life in Kent Town at that time (4b) and is a most attractive building (4d). It forms part of an important grouping of Victorian/Edwardian buildings at this end of Rundle Street and contributes significantly to the remaining older character of Rundle Street and Kent Town.

Development Implication: Retention and protection of the original form of the building, its setting and all associated original building fabric, as viewed from the road.

Recommendation: Local Heritage Place

References:

