

CITY of SALISBURY HERITAGE SURVEY

The Levels Homestead and Stables

Item No L / 7

Levels Road, The Levels, 5095

STATEMENT OF CULTURAL SIGNIFICANCE

The complex is significant because of its association with South Australia's early pastoral industry, and particularly its identification with Charles B. Fisher. The property became one of South Australia's leading studs. The homestead is also an excellent example of a mid-Victorian homestead; it is a common design, but has been well built, with numbers of notable features. The present significance is enhanced because of the property's proximity to the capital.

Significant Interest

- **Historical** The Levels homestead is important because of its earlier status as 'a stud sheep breeding establishment on which sheep of the highest class have been raised, and which have given "The Levels" brand almost a world-wide reputation'. [Auction Notice of 1889, SAA] The station was used for the fattening of sheep and for horse breeding. The Levels was unusual in that it was such a large agricultural property located so close to the city. It was subdivided in 1909.
- **Architectural** The Levels is an excellent example of a mid-Victorian homestead complex. The main house is well designed and built, and the stables blocks are very good examples of their building type.
- **Environmental** The homestead is not a dominant element, but it is enhanced by its rural nature and setting.

The Levels Homestead and Stables

Heritage Theme Pastoralism
Theme Homestead

ANALYSIS OF SIGNIFICANT INTEREST

HISTORICAL

Original Use Pastoralism

This complex was associated with the pastoral industry in South Australia in the nineteenth century, particularly with the development of merino sheep. The station reflected the pastoral development of the area to the north of the city.

This property was particularly noteworthy because it was owned by Charles Brown Fisher, the second son of James Hurtle Fisher, and one of South Australia's notable pastoralists and race horse breeders.

Fisher passed the property to Edward William Pitts, a former assistant Colonial Architect who extended the fame of the Levels as a Merino stud.

The estate of nearly 3000 acres was sold to H.W. Morphett at auction in December 1889.

It passed to the pastoral company, Elder Smith Goldsbrough Mort.

ARCHITECTURAL

Homestead

Size Single storey

Wall Materials Rubble walls with dressed stones quoins and surrounds.

Roof Form Hipped

Roof Material Corrugated galvanised iron

Window type Timber-framed sash

Other features Timber verandah posts with concave corrugated iron roof.

The homestead retained a fine interior, with semi-circular glazing over hall doors, plaster and timber skirtings, cedar architraves and doors, tiled foyer and marble fireplaces.

The homestead is of typical mid-to-late Victorian villa design. It has verandahs on four sides, tiled floor and french windows at the front, bracketted sills elsewhere. It is symmetrical in plan around a central hall and entry.

Stables

Size Single storey, but comprising two blocks

Wall Materials Random rubble, brick quoins and surrounds

Roof Form Gabled

Roof Material Corrugated galvanised iron

At the time of listing the stables were described as being of vernacular design and built as two blocks of rubble stone and with projecting gables at the ends. The south side was roofed but open, the north side was enclosed with stable doors. The stables were stone paved throughout with a stone forecourt on the north side. The interior features harness hooks and hay racks. The accommodation areas had timber floors, plaster walls and timber ceilings with fire places and sky lights.

The stables have been converted for use as office accommodation.

REFERENCES

State Heritage Branch Files

The Levels Homestead and Stables

SUPPLEMENTARY INFORMATION

CIRCUMSTANCES

The item was nominated for inclusion on the Register of State Heritage Items on 6 July 1978. It was placed on the Interim List on 27 January 1983 and the Register on 1 September 1983.

The complex has since been incorporated into the development of the Technology Park at the Levels, though new developments there have effectively divorced the stables from the homestead.

INTEGRITY

The integrity of this item is very high. A toilet has been added to the house, but it is at the rear and does not compromise the building's excellent condition and detailing. The stables have been altered but their integrity remains high.

ENVIRONMENT / PLANNING IMPLICATIONS

The complex was not a landmark feature but reflected a typical arrangement of pastoral buildings.

The Levels Homestead and Stables

Address Levels Road, The Levels, 5095
Allotment Nos 101+103
Section 2185
Hundred Yatala
CT Nos 4190/299+300
Local Government Area Salisbury
Ward Levels
Boundary The items and the are in their immediate vicinity
Owner(s) Government of South Australia
State Heritage Status Register of State Heritage Items
Other Assessments Nil

Current Use Offices

Condition Exterior Good

Known Threats Nil

Conservation action identified Nil

Associated item(s) Nil

Comments

This item is already included on the Register of State Heritage Items. It was visited but not examined during the course of this project. The information is included here for the sake of completeness and has been taken from the nomination reports of the State Heritage Branch.

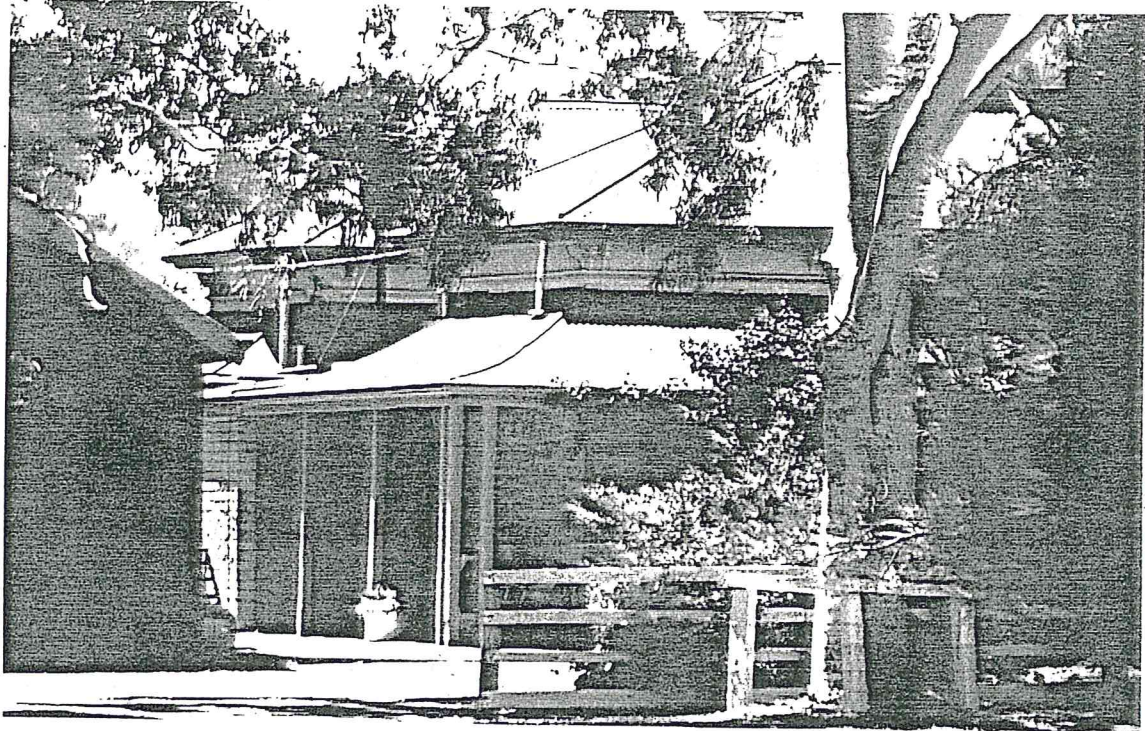
The Levels Homestead and Stables

Film / Neg Number SHS 7 / 14

Direction of View To the north-east

Photographer Peter Donovan

Subject Name Levels Homestead



Film / Neg Number SHS 5 / 35

Direction of View To the east

Photographer Peter Donovan

Subject Name Levels Stables

