

HERITAGE
SOUTH AUSTRALIA
Department For Environment
and Heritage
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BRIGHTON HERITAGE REVIEW

1998

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1.0 INTRODUCTION

1.1 Background to Review

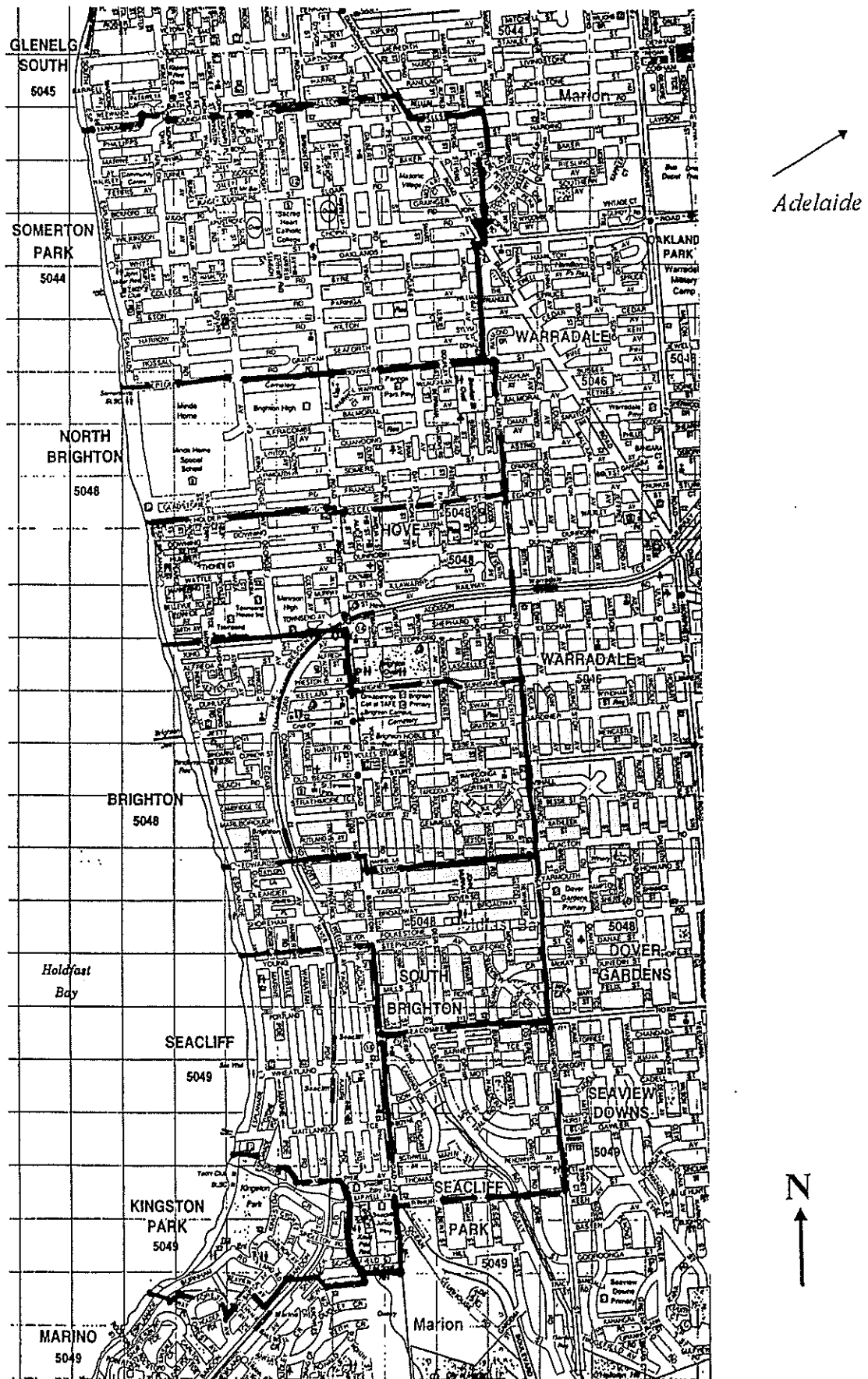
This review of heritage places within the boundaries of the former City of Brighton is part of the ongoing reassessment of the heritage assets within the amalgamated area of the Holdfast Bay Council. It follows on from the review of heritage places and preparation of policies for the former Glenelg Council area which was undertaken during late 1996 and 1997. The review of all heritage assets within the amalgamated Council area will enable the preparation of a comprehensive Heritage Plan Amendment Report to be undertaken for the Holdfast Bay Council.

1.2 Review Process

This review was undertaken by Conservation and Heritage Consultants McDougall & Vines, and was based on the Heritage Survey undertaken in 1988-91 by Averil Holt and John Dallwitz as part of the State Heritage Survey Program. The earlier Survey identified a large number of places and classified each as either of State or local heritage value. Several of the places classified as State were included in the State Heritage Register (Refer Section 4). There was no legal protection possible for any other Heritage places until the Development Act 1993 provided for the creation of Local Heritage schedules within Council's Development Plan, through the inclusion of places which fulfilled the criteria set out in the Act.

The aim of this current review is to determine places and areas of both local and State heritage value using the previous survey as a guide and formulating assessments of places and areas in a similar manner to those undertaken for the *Glenelg Heritage Review*. This will ensure that consistent documentation is available for the preparation of a Heritage Plan Amendment Report for the whole of Holdfast Bay Council area.

Some variations from the list of heritage places originally identified in the 1988-91 survey have occurred due to demolition, or loss of integrity. Some decisions were also made as to the ability of Council to protect the perceived heritage value of some previously identified places under the provisions of the Development Act. For such places, recognition in the original survey was considered to be sufficient.



Location Plan - Brighton
Extent of Area Surveyed

2.0 RECOMMENDATIONS OF HERITAGE REVIEW

2.1 Planning Recommendations

It is recommended that a combined Heritage Plan Amendment Report for Glenelg and Brighton be prepared to incorporate the places identified within this report and the Glenelg Review as places of local heritage value.

No further State Heritage Places or conservation areas have been recommended for Brighton.

One hundred and eleven local heritage places, including reserves, in the Brighton area are recommended to be scheduled within the Heritage PAR as places of local heritage value according to the criteria of assessment of local heritage places included in the Development Act, 1993. These places are as follows:

Brighton

- Row of Eucalypts, Alfreda Street
- House (Athelney), 2 Athelney Avenue
- House, 6 Bindarra Road
- Row of Stone Pine Trees, 410-420 Brighton Road
- Institute Library, 411 Brighton Road
- Brighton Public School & Residence, 442 Brighton Road
- Uniting Church And Hall, 443 Brighton Road
- Anglican Church Complex, 444 Brighton Road
- Three Moreton Bay Fig Trees, 448 Brighton Road
- Former Police Station & Cells, 507 Brighton Road
- Attached Shops & Residence, 20-20a Cedar Avenue
- House, 40 Cedar Avenue
- Rows of Pines, Commercial Road & Cedar Avenue
- Windsor Theatre & Freemasons Lodge, 1 Commercial Road
- House (Former Coach House), 3 Dunluce Avenue
- House, 2 Elm Street
- Shop and Flats (Pier Buildings), 136 Esplanade
- War Memorial & Drinking Fountain, Esplanade
- House, 154 Esplanade
- House, 156 Esplanade
- House, 158 Esplanade
- House, 161 Esplanade
- Telephone Exchange, 1 Hartley Road
- Uniting Church Parsonage, 2 Jetty Road
- House, 4 Jetty Road
- Former Residence (Ringwood), 14 Jetty Road
- Shop & Attached Residence, 47 Jetty Road
- Butcher's Shop, 49 Jetty Road
- Two Storeyed Shops, 67-69 Jetty Road
- Three attached Shops, 71, 73, 73a Jetty Road
- Brighton Bowling Club Memorial Gates, 11-17 Keelara Street
- House, 15 Margate Street
- House, 9 Old Beach Road
- St. Jude's Rectory, 14 Old Beach Road
- Church Offices, 15 Old Beach Road
- House, 21 Old Beach Road
- House, 28 Sturt Road
- House (Wiluna), 42 Sturt Road
- House, 34 The Crescent
- House (Dunluce), 12 Yester Avenue

Hove

- Vehicle Repair Workshop, 377 Brighton Road
- House, 387 Brighton Road
- Former Town Hall, 388 Brighton Road
- Former Post Office, 389 Brighton Road
- House, 8 Downing Street
- House (Tower House), 58 Downing Street
- Attached Cottages, 66-68 Downing Street
- Attached Cottages, 70-70a Downing Street
- House (Alwyndor) & Garden, 48-50 Dunrobin Road
- Cottages, 2 Hulbert Street
- Cottage, 21 Illawarra Avenue
- Houses (S.A.H.T.), 34-42 Shephard Street

Kingston Park

- Stone Jetty, Esplanade
- Kingston Park, Monument, Spring and Norfolk Island Pine Trees, Kingston Caravan Park Reserve

North Brighton

- Brighton High School, 305-311 Brighton Road
- House (Former Gate House), 313 Brighton Road
- Avenue of River Red Gum Trees, Ilfracombe Avenue
- Frank Hayward House, Minda Home, 12-16 King George Avenue
- Good Neighbour Garden Reserve, 37 Vincent Street
- House (Woodhurst), 3 Warwick Court

Seacliff

- House & Outbuildings, 3 Acacia Street
- War Memorial, Brighton Road
- Concrete Sea Wall & Rotunda Relics, Esplanade
- Seacliff Hotel, 221 Esplanade
- Brighton & Seacliff Yacht Club, 241 Esplanade
- Seacliff Presbyterian Church Hall, 29 Kauri Parade
- Centenary Reserve and Bus Shelter, 40a Kauri Parade
- 'Zig Zag' Pedestrian Ramp, Maitland Terrace
- House (Former Little Company of Mary Convent), 23 Marine Parade
- House, 53 Marine Parade
- House, 40 Myrtle Road
- Row Housing, 2-8 Wheatland Street
- Uniting Church, 5 Wheatland Street
- Former Police Station & Cells, 9 Wheatland Street
- Former Shop & Residence, 10 Wheatland Street
- Public Square and Moreton Bay Fig Trees, 33 Wheatland Street
- Attached Shops & Former Hall, 35-37 Wheatland Street
- House, 43 Wheatland Street
- Shops, 44-46 Wheatland Street
- House, 11 Young Street

Seacliff Park

- Canary Island Date Palm, Rear Garden, 6 Mann Street
- House, 18 Mann Street

Somerton Park

- Masonic Memorial Village Complex, 1a Baker Street
- House, 26 Boundary Road
- House & Former Bus Depot, 222 Brighton Road
- Row of six attached Shops, 247-257 Brighton Road
- North Brighton Cemetery, 301 Brighton Road
- House, 81 College Road
- Houses, 2, 4, 6, 8, 10, 12 North Street
- Apartments, 20 Phillipps Street
- House, 21 Phillipps Street
- Apartments, 22 Phillipps Street
- Military Police Company Complex, 32a Scarborough Street
- Row Of Moreton Bay Fig Trees, 42-48 Scarborough Street
- House (Former 'Fairfield' Quarters), 3 Stimson Grove
- Stables, 12-14 Sullivan Street
- Apartments, 6 Tarlton Street
- House, 21 Tarlton Street
- House, 25 Tarlton Street
- Pump House, 33 Tarlton Street
- House, 53 Tarlton Street
- Apartments (West Lynton), 55 Tarlton Street
- House (Inverurie), 23 Walkers Road
- House, 65 Walkers Road
- House (Somerlea), 75 Whyte Street
- House, 3 Yarrum Grove

South Brighton

- House, 561 Brighton Road
- Olive Grove Relics, Broadway
- Dover Square Gardens, 45a Broadway
- House, 43 Edwards Street
- Olive Grove Relics, 36-42 Folkestone Road

2.2 Conservation and Management Recommendations**2.2.1 Glenelg Heritage Review**

The conservation and management recommendations set out here for Brighton are specific to the places identified in this report. General recommendations for the whole of Holdfast Bay are the same as those prepared for the *Glenelg Heritage Review* and those earlier recommendations should be referred to in conjunction with this report. (see *Glenelg Heritage Review*, Section 4 - Ongoing Management Strategies)

2.2.2 Cemeteries

Conservation Management Plans are required for North Brighton Cemetery (proposed Local Heritage Place) and St Jude's Cemetery (State Heritage Registered Place). These Management Plans should include advice on maintenance, planting and landscaping of the cemetery areas, and repair techniques for damaged graves and headstones. The issues of vandalism and security will also need consideration.

2.2.3 Open Public Spaces

Management plans are required which will ensure the retention of the heritage values of significant open spaces and reserves within Brighton. These include:

- the Centenary Reserve and remnant of early 1839 subdivision square, at the intersection of Wheatland Street and Kauri Parade, Seacliff
- Good Neighbour Garden Reserve, 37 Vincent Street, North Brighton
- Dover Square, Broadway, South Brighton

2.2.4 Foreshore and Coastal Areas

Overall Management Plans and strategies for the conservation and interpretation of these significant foreshore and coastal elements are required:

- Kingston Park including the early stone jetty and "Pat and Charlie", the two Norfolk Island Pines.
- Seacliff Rotunda Relics.
- Remnant natural sand dunes associated with the beach at Minda Home.

2.2.5 Significant Avenues of Trees

Throughout Brighton there are notable avenues of trees, many of which were privately planted but are now on Council property in road reserves and nature strips, which will require careful management due to their Local Heritage value. These include:

- The row of Red River Gums either side of Ilfracombe Avenue, North Brighton, marking the former driveway to Lawn House (now part of Minda Home).
- The numerous rows of Stone Pines in Brighton associated with the development of the Adelaide to Willunga Railway (1912-1915).
- Olive trees dating from the 1930s which remain in Broadway and Folkestone Avenue, South Brighton which are remnants of an important early industrial activity.
- The Moreton Bay Figs lining the Sacred Heart School Oval in Scarborough Street, Somerton Park.
- The three Moreton Bay Figs associated with St Jude's Church and Cemetery, Brighton Road, Brighton.

2.2.6 Interpretation of Heritage for Visitors

Where appropriate, places identified as having heritage value within Brighton will need interpretation so that their history and significance can be understood by visitors and tourists. This should form part of the overall Tourism strategy for the whole of the Holdfast Bay Council and include links with the Aboriginal Tjilbrulke Trail.

2.2.7 Other Conservation Recommendations

These should accord with those recommended in the Glenelg Review, including conservation and development advice for owners of local heritage places and publication of Conservation Guidelines.

3.0 BRIEF THEMATIC HISTORY OF BRIGHTON

3.1 Introduction

The area covered by the former City of Brighton forms an important part of the residential suburbs of greater metropolitan Adelaide as it is closely associated with the development of the coastal area of Holdfast Bay south of Glenelg. The Heritage Survey undertaken between 1988 and 1991 contains a brief chronological history of the Brighton area. The Council-commissioned history of the City of Brighton, *The Vanishing Sands* by Averil G. Holt was published in November 1991 by the City of Brighton as a commemorative publication. The previous official history of Brighton, published in 1958, had been prepared by H.A.F. Taylor. These histories were used as the sources for the thematic history in this report.

The following outline history is based on the themes developed for the Principal Australian Historic Themes Project developed under the National Heritage Coordination Strategy of the Australian Heritage Commission. These themes have been adapted substantially for use in assessing Brighton's history, and they also accord with the themes developed in the State Historic Preservation Plan of the early 1980s. The scope of this project did not include the consideration of pre-European settlement patterns of the Aboriginal residents within what became the Brighton Council area. However, the issue of Aboriginal Heritage Sites is under consideration by the City of Holdfast Bay and should be considered as an adjunct study to this report.

3.2 Land and Settlement

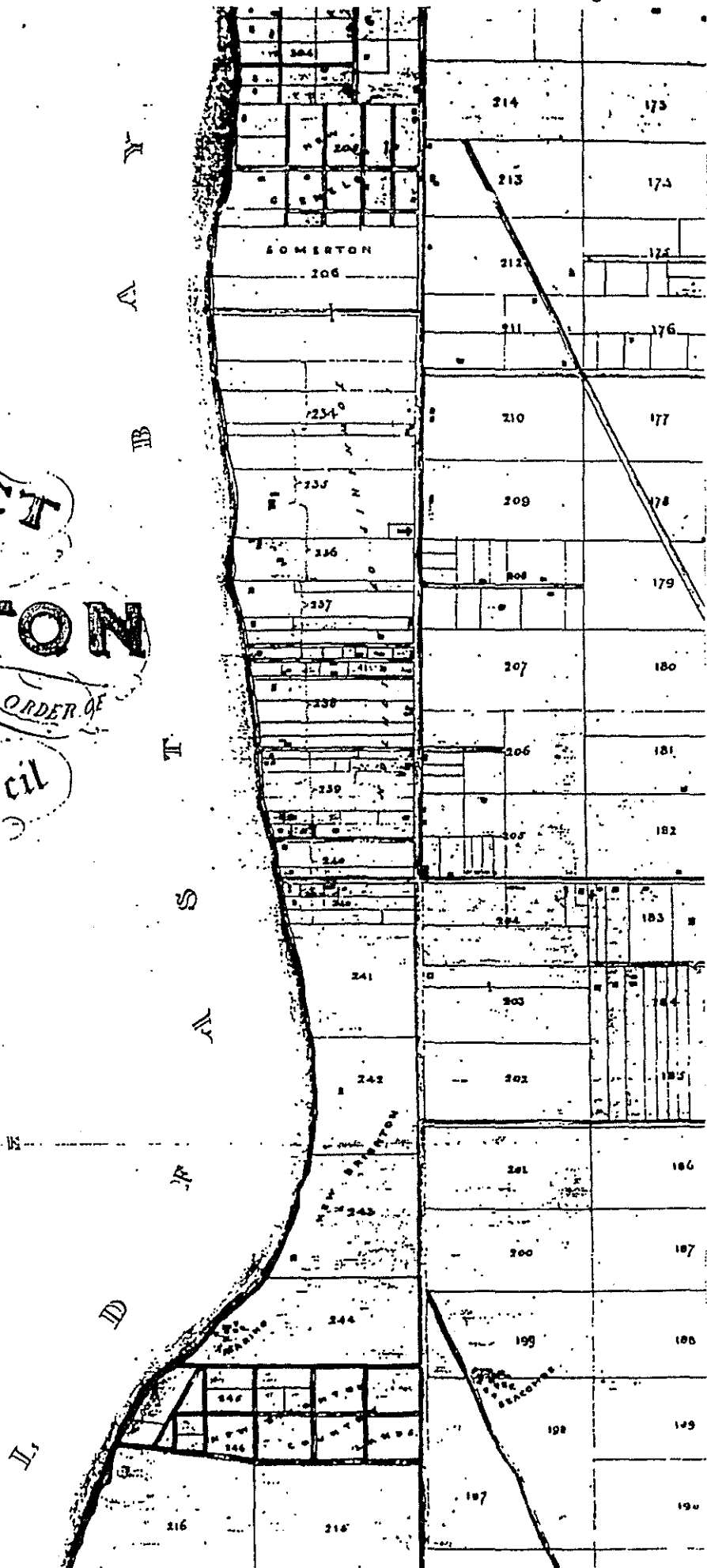
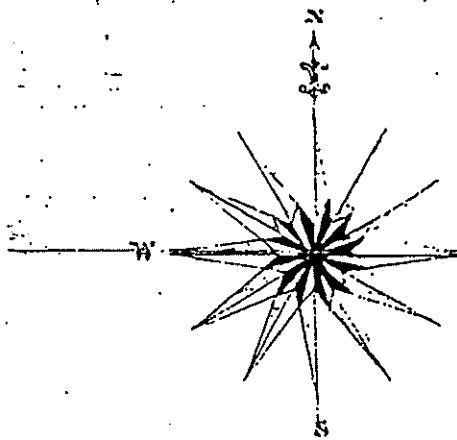
The Brighton District was surveyed by Colonel William Light, as Survey B of the land south of Adelaide, and divided up into Sections by December 1838. The land between Brighton Road and the coast was the first area to be selected. Eight of the twelve Sections which make up the coastal part of Brighton were granted to Matthew Smith, a solicitor, of Adelaide. In March of 1839 he selected Sections 234 to 239 and also Sections 242 and 243, which he subdivided as New Brighton (but which later became Seacliff). Smith also selected Sections 245 and 246 which were then known as the New Brighton Country Lands and are now Marino and Marino Rocks, outside the Holdfast Bay area. For Smith, these Brighton Sections were an extension of the land holdings he owned in Glenelg.

Most of the Brighton Sections were then subdivided into twelve acre allotments running from the coast to Brighton Road, except for the Seacliff Sections 242 and 243. These Smith divided into over 360 allotments of a quarter acre each, bisected by a grid pattern of roads and highlighted with three squares. These smaller allotments were not popular and even after twenty years there were only five dwellings erected on the two Sections.

Other investors selected the remaining coastal Sections in 1839. George Strickland Kingston selected Section 244 and William H. Neale took up Section 241 and also Section 240 in association with Abraham Davies and W Williams.

The Sections east of Brighton Road were not taken up until 1841-2, when the economy of the Colony had recovered from the 1840 Depression. Brighton generally was subdivided into smaller lots apart from a few larger estates, notably George Strickland Kingston's Marino on Section 244, and Edward Stephens' Seacombe Estate on Section 200-201. Despite Matthew Smith's intention to establish a fishing village on his New Brighton subdivision of Sections 241, 242 and 243, this did not occur, and the main village development was centred around the Jetty Road, Brighton Road, Sturt Road intersections.

MAP
OF THE
DISTRICT
BRIGHTON
PREPARED BY ORDER OF
THE
District Council
1854



1854 Survey indicating the subdivision of Brighton Sections (LTO)

There was slow subdivision of Brighton from the 1850s through to the turn of the century, but the opening of the railway from Adelaide to Willunga in 1912/13 provided impetus for more intensive subdivision, particularly along the line of the railway. In the post First World War period between 1920 and 1924 the number of dwellings constructed in Brighton doubled.

Many significant estates along the seafront were also subdivided between 1915 and 1925 and with the formation of the Esplanade off Jetty Road in 1920 this land was more easily accessible.

The issue of Town Planning and subdivision control was foremost in Council's mind from 1915 onwards and the presence of Charles C. Reade as Town Planning Adviser to the South Australian Government meant that concepts of modern town planning were implemented whenever possible in Brighton. The subdivision of Seacombe Park and Kingston Park was a direct result. Another area subdivided at this time included the Athelney/Dunluce area in Brighton, although this area did not exhibit the Garden Suburb principles espoused by Reade.

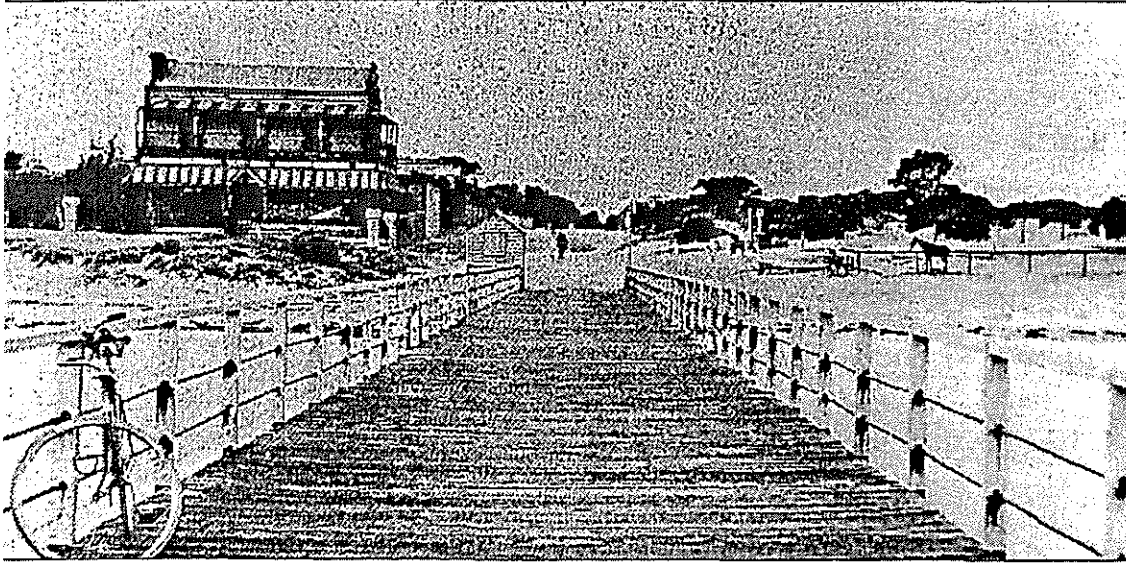
From the Second World War onwards more land to the east of Brighton Road, previously farms and vineyards, was subdivided and much of the land bought by ex-servicemen. In 1946 the first houses built for sale by the South Australian Housing Trust were erected in this less settled eastern side. This development cemented Brighton's character as a mainly residential area and a suburb of greater metropolitan Adelaide.

With closer settlement the natural environment was irrevocably altered. The coastal sand dune system was seriously degraded by white settlement and activity and this sand was a constant problem as housing spread through the area close to the beach. Very little of the natural coastal environment has been retained in Brighton, with the notable exception of the sand dunes fronting Minda Home (along the sea edge of Section 235). Kingston Park, part of G.S. Kingston's original estate, was purchased by the Government in 1924 as a National Reserve. This land was essentially undeveloped and retains some of its original qualities.

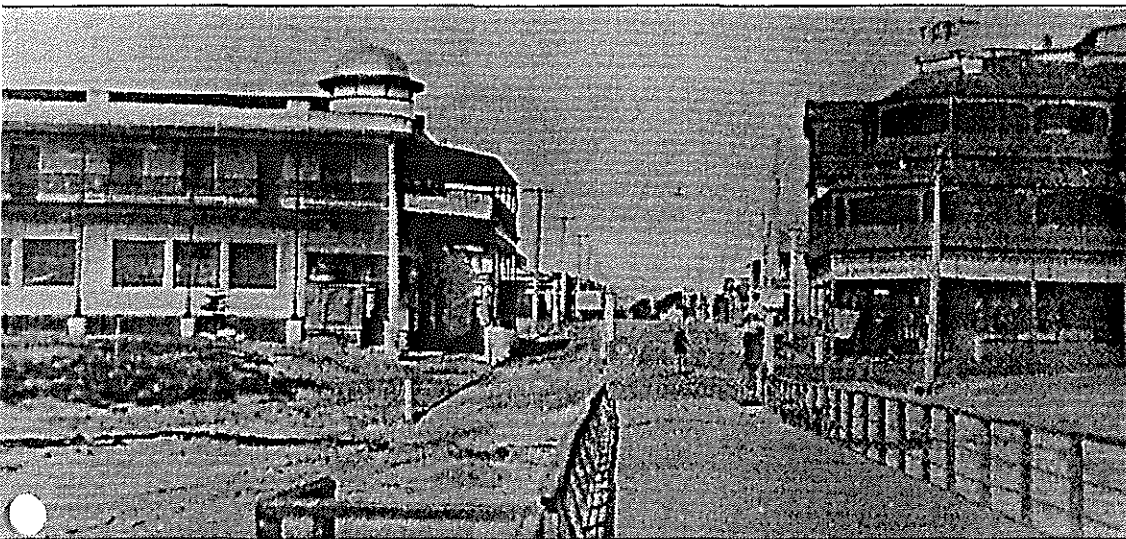
3.3 Primary Production

During the 1840s and 1850s the majority of the land in the Brighton district was used for agricultural purposes. The South Australian Land Returns of 1844 indicated that there were a number of small farmers settled in the Brighton area growing wheat and barley, and raising small numbers of livestock. An early flour mill was constructed in Sturt Road, but this burnt down in 1857. By 1851, the description of Brighton in the *SA Register* included both small holding farms and larger estates such as Edward Stephens' Seacombe.

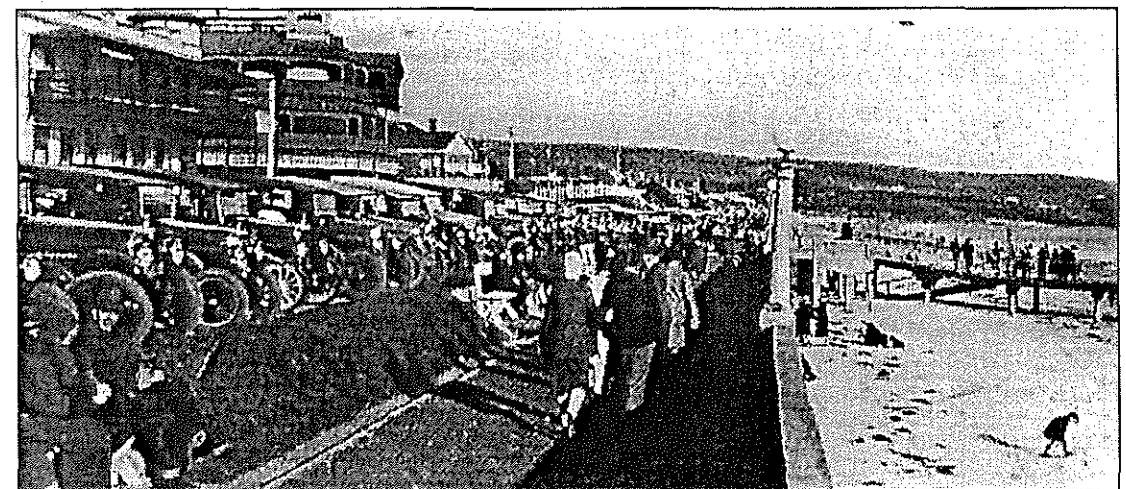
The South Australian Company opened a bluestone quarry in 1840 in the hills further south of the New Brighton Country Lands and this provided some opportunity for employment of local residents. As with other early agricultural areas, farming yields for wheat production fell drastically in a very short time in Brighton and intensive grain growing was not a long term activity. The other important horticultural activity was the establishment of vineyards, usually associated with the larger estates, mainly on the eastern side of Brighton Road. Both Stephens and Kingston had notable vineyards on their properties. However, with the growth of Brighton as a settlement the dominant form of land use was residential.



The jetty and sand dunes in 1888 (with the Guest House)



The beginnings of commercial development: the Pier Buildings and the Grosvenor Hotel in 1924



The Esplanade extended and foreshore sea wall built by 1926

Brighton Jetty & Foreshore

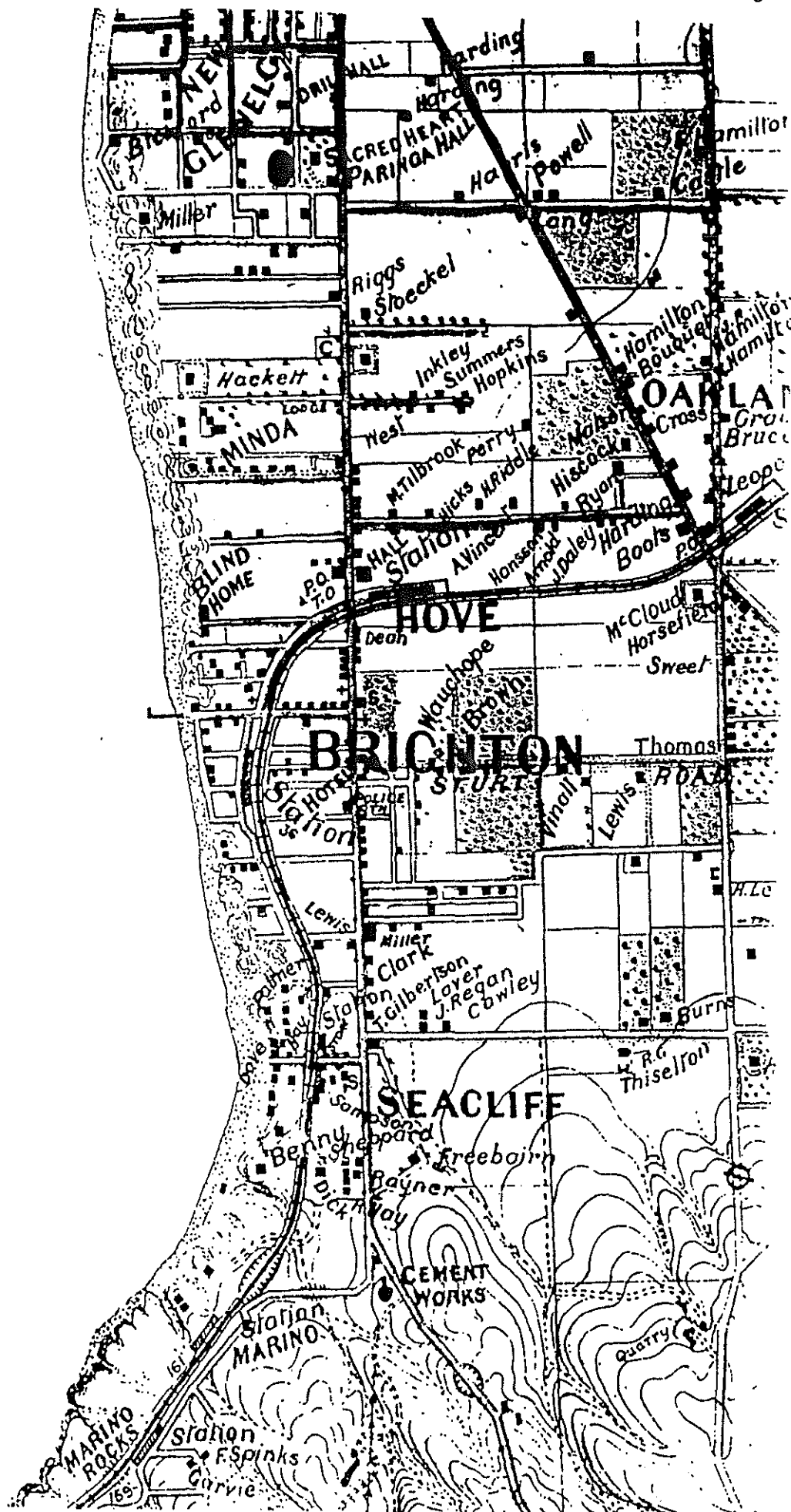
3.4 Transport and Communications

Initially the main road connecting Adelaide to Brighton and areas further south was Brighton Road surveyed with the subdivision of the district. The coastal strip of Brighton Sections was isolated from the main road by a series of high sand dunes and only slowly were roads pushed through from Brighton Road to the coast. Many arguments were put forward about the importance of these connecting roads in terms of further availability of land for subdivision and settlement and the value of access to the sea front. Over time Jetty Road, King Street, Shoreham Road and Whyte Street were cut through the sand hills. The most important was the connection of Edward Street, opened in 1918, which provided for some drainage of the area behind the sand dunes also. The concept of a north-south coastal road as an Esplanade along the seafront was often mooted, and this was constructed in stages from the 1880s onwards.

In 1879 a railway along the foreshore from Glenelg to Marino was constructed as the first public transport system linking Brighton to Glenelg. This used the public coastal land, now the Esplanade, and the construction of the line caused a large amount of controversy. The Glenelg and South Coast Tramway Company operated along the foreshore for sixteen months and during that time suffered a series of set-backs including constant sand drifting across the tracks and a series of accidents which resulted in fatalities. The line closed on 22 April 1880 and the company was wound up in July. The unsuccessful coastal railway was replaced by horse drawn trams along Brighton Road, and in 1885 the Glenelg, Brighton and Marino Tramway Company began functioning. The horse drawn tramway service continued along Brighton Road until it was replaced by both the railway from the city and the increasing use of the motor car. The Glenelg, Brighton and Marino Tramway Company was not acquired by the Municipal Tramways Trust (formed in 1906). This meant that no electric tramway service was provided for Brighton and the main public transport system developed as a motor bus service from Glenelg.

The Adelaide to Willunga Railway Line was constructed as far as Brighton by 1913 and Brighton Station was opened in November of that year and extended further south to Willunga by 1915. This line remained a single track until after World War II when the extensive suburban development to the south created a need for greater rail services and in 1957 the track was duplicated to Brighton and new diesel rail cars used on the service. Over time, the stations along the railway within the Brighton area have been reorganised and relocated. The original weatherboard Brighton Station was demolished in the mid-1970s along with its attractive gardens which were considered one of the beauty spots of the town.

At the foreshore, the Brighton Jetty was completed in 1886 and was erected by the Brighton Municipal Corporation. However, the jetty needed constant attention to repair storm damage and the Marine and Harbours Board took over management of the jetty in 1910. An earlier bid to create a harbour at Marino had not been successful. Consequently, the jetty had been built to attract visitors to the town and did not fulfil a serious maritime use, but was the focus of recreation on Brighton's beaches, particularly after the construction of the railway to Brighton.



The 1920 Edmunds Series map of Brighton showing limited extent of Esplanade (LTO)

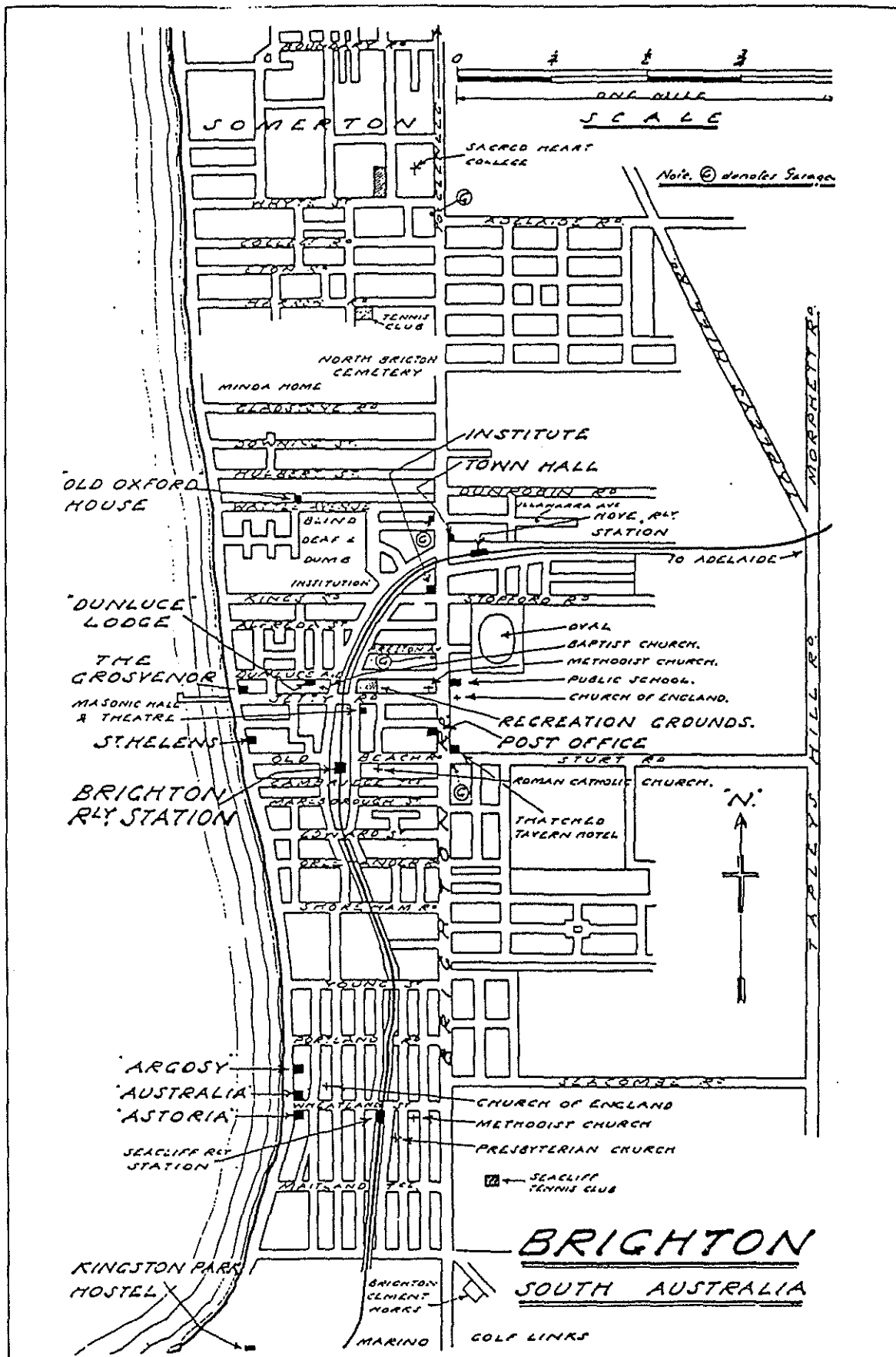
3.5 People, Social Life and Organisations

Brighton's social development has parallels to that of Glenelg to its immediate north as both have grown into a substantial residential suburbs, with the initial attraction being the pleasant seaside character. Like Glenelg, a significant part of Brighton's early population, particularly during the 1870s consisted of wealthy residents who used their houses along the beach front as summer retreats. There were, however, many settlers of more limited means who lived and worked permanently in the Brighton area from the earliest days of settlement.

The first church building and a burial ground in Brighton were opened in 1843 on part of Michael Featherstone's land in Section 236. The church was originally a Union Chapel and then was used by the Congregationalists from 1851 onwards, but is now demolished. However, the burial ground, now the North Brighton Cemetery, was taken over by the Brighton Corporation in 1898. The Methodists constructed a chapel in 1847 further to the east of the cemetery. The other significant early church in Brighton was the Episcopal Church of St Jude (Anglican) which was first constructed in 1854 opposite the Jetty Road/Brighton Road intersection. Both of these churches remain, although sections of St Jude's have been re-developed, while the Uniting Church is substantially intact. Other churches were constructed within the municipality to serve the growing numbers of members of the various denominations.

Educational and social facilities also developed quickly as the needs of Brighton settlers grew. Private schools were established prior to the opening of the Brighton Public School in 1880. Many of the early schools were boarding establishments, so that children could be educated "away from the heat and dust of early Adelaide". After the passing of the Education Act in 1875, Brighton Public School was constructed on Brighton Road in 1880 as part of a programme of school building throughout the State. The Brighton school also included a headmaster's residence alongside. This school became the main educational facility in the district as the small private schools were closed. It was not until the 1920s that Hopetoun School opened in the Hall behind St Jude's Church. This small school, run by the Fleming sisters, Dorothy and Winifred, functioned until 1962. Other important educational facilities established between 1910-1920 included the St Joseph's Church School and the Marist Brothers Sacred Heart College in the former Cudmore property Paringa Hall. Brighton High School was opened in 1952.

Hotels and guest houses were important in providing meals and accommodation for visitors to Brighton, particularly during the summer holiday period. In the early 1850s as Brighton gained popularity as a small holiday resort, it had four Inns, three on the main road and one near the sand hills. Of these early hotels, only one has continued in its original use, the Brighton Hotel on Brighton Road, although even that has been altered significantly over time. The other hotels have either been demolished or re-used for other purposes. With the development of the Esplanade and the Jetty, hotels and facilities were constructed along the foreshore including the guest house/kiosk at the Brighton Jetty which became the Grosvenor Hotel (now the Esplanade). The Pier Buildings, opposite the hotel and constructed in 1922 were also associated with the rise in popularity of the Brighton foreshore. The development of Seacliff, also during the early 1920s, saw the Australia (now Seacliff) Hotel and other residential cafes and guest houses, such as the now demolished Argosy and Astoria, develop along the newly extended Esplanade. Also associated with the development of the Esplanade was the creation of the Seacliff Rotunda and the expansion of the Brighton and Seacliff Yacht Club, with their clubrooms built in 1927. These developments emphasised the fact that beachside activities were very important in the social life of Brighton, and attracted many visitors to the area. A theatre for moving pictures was developed as part of the Masonic Lodge in Commercial Road, Brighton in the 1920s.



Brighton in 1935-36: indicating most of the places associated with recreation and holiday accommodation (many of which no longer exist)
(Brighton Institute Publication)

Sporting activities related to the sea are also significant social events in Brighton and the Brighton and Seacliff Yacht Club was one of the first to develop immediately after the First World War. Somerton Sailing Club was formed officially after the Second World War. The Brighton Jetty and the Seacliff Rotunda were the focus of New Years Day gala events for many years and surf lifesaving clubs were formed after the 1930s.

The Brighton Oval on Brighton Road, the focus of various sporting activities, was established when Council purchased the land in 1919. This became the home of the Football Club and many other sporting clubs. Bowling clubs were also quite active in Brighton and, after developing on private greens, the Brighton Bowling Club was formed in 1911 and the Club House and greens in Keelara Street were established in 1919. Various tennis clubs and cricket clubs functioned in different suburbs of Brighton and these have continued to be an important part of sporting and social activity in the municipality.

Brighton was the location of a number of philanthropic institutions and two major ones continue to function. Minda Home Incorporated, established in 1898 initially in Fullarton, was the result of the realisation that intellectually disabled children could benefit from special care and education. The property at Brighton was purchased in 1909 and had been the large estate of John Hodgkiss. Hodgkiss' property was developed as the institution and in 1911 it became known as Minda Home Incorporated. Minda was an important focus of donations and fundraising in the district.

The South Australian Institute of the Blind, Deaf and Dumb established in 1874 in what later became Townsend House. This Institute was only the third such establishment in Australia when it commenced.

Various other social institutions were established in Brighton from the 1920s onwards including the Seaforth Convalescent Home and the Seaforth Children's Home. However, these have been relocated and the buildings demolished. Similarly the Somerton Home for Crippled Children, which was begun in 1939, was closed in 1976 and the original Bickford Mansion in which it was established was demolished.

General community health care in Brighton was initially the responsibility of the local Board of Health and as in Glenelg hospital care was available in private homes or houses which had been converted to private hospitals. One of the major providers of hospital care was Dr M.E. Goode in his hospital Bindarra in Jetty Road close to the current location of the Council offices. Similarly aged care was provided initially in private houses adapted for the function and the most notable of these was Alwyndor established by Mrs Dorothy Cheater in Dunrobin Road, Hove. This has since become a Council managed, aged care home with day centre facilities also, and associated independent living accommodation units. Other private hospitals and nursing homes were run by individuals, but the major development in Brighton of this type of institution was the Masonic Memorial Village for the elderly opened in 1965, which provided independent living and nursing care within the one complex.

3.6 Government

The District Council of Brighton was formed in 1853 and included the townships of Glenelg, Brighton and Marion, but the association of these three areas was divided and the Corporate Town of Brighton was proclaimed on 25 November 1858. The initial meetings for Council took place in the Thatched House Tavern (later to become the Brighton Hotel).

Initially the Council was mainly concerned with the maintenance and construction of roads within the Council area, but an additional problem for Brighton was the sand dunes which

fronted the foreshore area and created a barrier between the sea and developed areas of the Council. As the Brighton community developed the issue of a Town Hall was pressing and the Town Hall on Brighton Road was constructed in 1869. This was the fourth Town Hall built in South Australia. Kensington and Norwood constructed the first Town Hall in 1859 followed by Adelaide and Port Adelaide in 1866. The Brighton Town Hall opened with a benefit concert for the building fund on 22 September 1869.

This hall also became the location for the Brighton Institute Reading Room and Library, an important social institution at the time. Other issues that concerned the Council during the 1870s and 1880s were the possibility of the development of an outer harbour at Marino and the construction of the jetty as an attraction to visitors. Unfortunately the outer harbour project came to nothing, but the jetty was constructed in 1886. With the opening of the Adelaide to Willunga Railway, subdivision and the control of standards and services provided in residential development became an issue for Council. Council had a close association with Charles C. Reade who was Town Planning Adviser to the Government and prepared South Australia's first Town Planning and Housing Bill in 1916.

The Brighton Council gave strong support to the passing of the Town Planning Act in 1920 and also set up a Town Planning Committee of Council which functioned until 1929 when the Town Planning Act was dismantled. The subdivision of Seacombe Park in 1921 is evidence of Reade's involvement in the Town Planning of Brighton. Brighton Council has also been concerned with the management of open spaces and reserves as well as the foreshore areas.

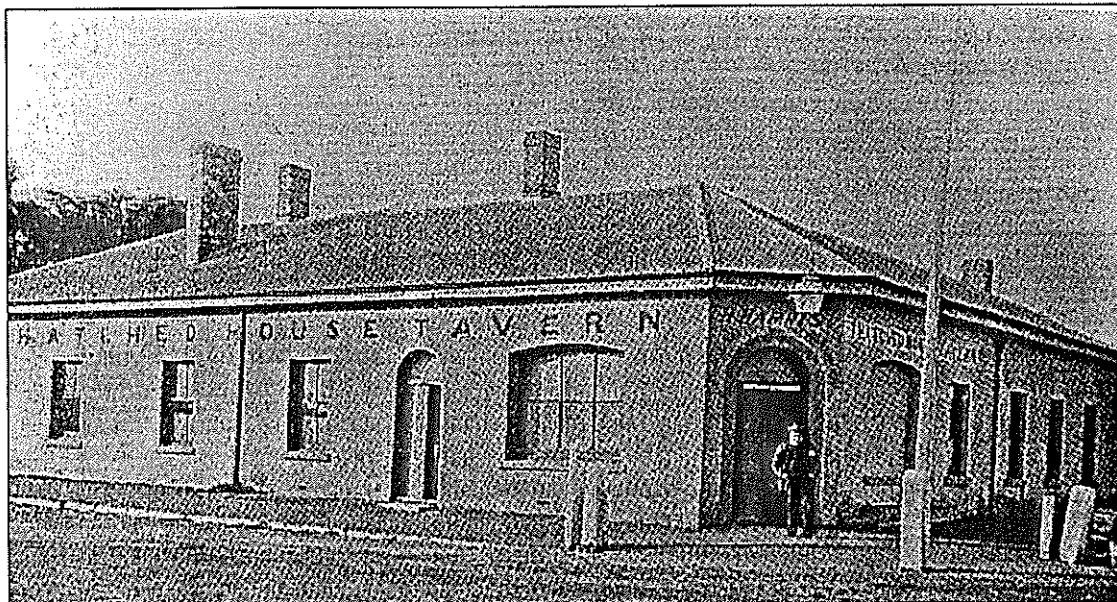
A major move for Council was to take on the building of the new civic buildings. After a number of years of use it was obvious in around 1921 that the original Town Hall was inadequate for the needs of the Council area and as the only public meeting place in Brighton. Much discussion and acrimonious accusations were generated by the plans for constructing a new Town Hall and Council Offices, and this went on through the 1920s, but by 1933 it was decided to undertake the construction of Municipal Offices and Council Chambers, and this building was opened in 1938. A City Hall was constructed in the 1950s adjacent to the Council Offices.

3.7 Work, Secondary Production and Service Industries

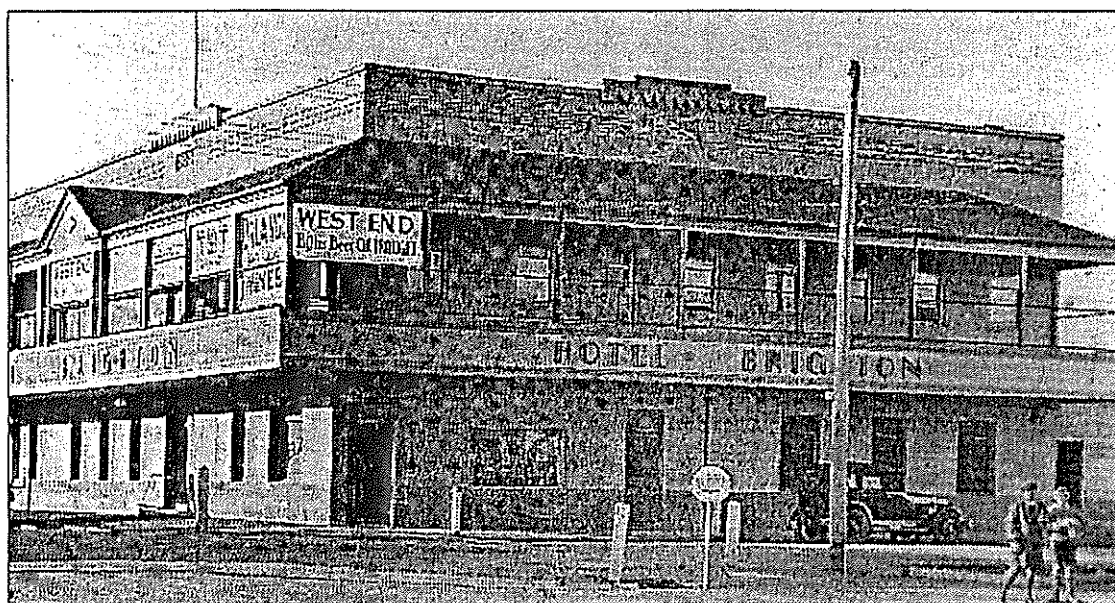
Brighton has not been a centre for industrial production of any major size. The main industrial concerns close by are associated with the stone quarries and the Adelaide and Brighton Cement Company both of which were located to the south of the Brighton city boundary.

Many of Brighton's residents were leading industrialists and merchants, particularly during the nineteenth century, but their residences were within Brighton, not their business concerns. Most of the service industries which developed in Brighton were associated with either services for residents or for visitors to the town during the summer holiday period. Hotels, guest houses and cafes were an important part of the services provided along the foreshore. Commercial development centred on Brighton Road with secondary centres on Jetty Road and Wheatland Road in Seacliff. Brighton Road has continued to grow and has become a major commercial strip and a very busy highway.

The development of shopping complexes such as Marion have had an effect on the commercial development of Brighton.



The Thatched House Tavern (1897) at the corner of Sturt and Brighton Roads in 1903



The Hotel Brighton after the addition of a second story and balcony in 1936



The Hotel Brighton in 1998 undergoing even more upgrading

**How Buildings Change Over Time
(or the progress of the Brighton Hotel)**

4.0 STATE HERITAGE PLACES

4.1 Places within Brighton on the State Heritage Register

These places are currently included on the State Heritage Register:

Brighton

- 14461 St Jude's Cemetery, 444 Brighton Road
- 14464 Council Offices and Council Chambers, 24 Jetty Road

Hove

- 10546 Townsend House, King George Avenue

Kingston Park

- 10617 Marino Homestead, 48 Kingston Court
- 14466 Wooden Windmill, 48 Kingston Court

North Brighton

- 10630 Minda Home Complex Brighton House
- 14474 Minda Home Complex Verco Building
- 14473 Minda Home Complex Rogerson Building

Seacliff

- 14465 Hardy House, 44 Maitland Terrace

Somerton Park

- 13837 Paringa Hall, Brighton Road
- 6628-14467 House, 20 Oaklands Road

4.2 Places Recommended for the State Heritage Register

No further places have been recommended for the State Heritage Register as a result of this review of heritage places in Brighton.

5.0 INDIVIDUAL LOCAL HERITAGE PLACES

5.1 List of Places Assessed

The following buildings have been assessed as Local Heritage Places within Brighton. These places have been identified through field work and the collation of information on places identified in previous surveys and assessments of Brighton's heritage:

Brighton

- Row of Eucalypts, Alfreda Street
- House (Athelney), 2 Athelney Avenue
- House, 6 Bindarra Road
- Row of Stone Pine Trees, 410-420 Brighton Road
- Institute Library, 411 Brighton Road
- Brighton Public School & Residence, 442 Brighton Road
- Uniting Church And Hall, 443 Brighton Road
- Anglican Church Complex, 444 Brighton Road
- Three Moreton Bay Fig Trees, 448 Brighton Road
- Former Police Station & Cells, 507 Brighton Road
- Attached Shops & Residence, 20-20a Cedar Avenue
- House, 40 Cedar Avenue
- Rows of Pines, Commercial Road & Cedar Avenue
- Windsor Theatre & Freemasons Lodge, 1 Commercial Road
- House (Former Coach House), 3 Dunluce Avenue
- House, 2 Elm Street
- Shop and Flats (Pier Buildings), 136 Esplanade
- War Memorial & Drinking Fountain, Esplanade
- House, 154 Esplanade
- House, 156 Esplanade
- House, 158 Esplanade
- House, 161 Esplanade
- Telephone Exchange, 1 Hartley Road
- Uniting Church Parsonage, 2 Jetty Road
- House, 4 Jetty Road
- Former Residence (Ringwood), 14 Jetty Road
- Shop & Attached Residence, 47 Jetty Road
- Butcher's Shop, 49 Jetty Road
- Two Storeyed Shops, 67-69 Jetty Road
- Three attached Shops, 71, 73, 73a Jetty Road
- Brighton Bowling Club Memorial Gates, 11-17 Keelara Street
- House, 15 Margate Street

- House, 9 Old Beach Road
- St. Jude's Rectory, 14 Old Beach Road
- Church Offices, 15 Old Beach Road
- House, 21 Old Beach Road
- House, 28 Sturt Road
- House (Wiluna), 42 Sturt Road
- House, 34 The Crescent
- House (Dunluce), 12 Yester Avenue

Hove

- Vehicle Repair Workshop, 377 Brighton Road
- House, 387 Brighton Road
- Former Town Hall, 388 Brighton Road
- Former Post Office, 389 Brighton Road
- House, 8 Downing Street
- House (Tower House), 58 Downing Street
- Attached Cottages, 66-68 Downing Street
- Attached Cottages, 70-70a Downing Street
- House (Alwyndor) & Garden, 48-50 Dunrobin Road
- Cottage, 2 Hulbert Street
- Cottage, 21 Illawarra Avenue
- Houses (S.A.H.T.), 34-42 Shephard Street

Kingston Park

- Stone Jetty, Esplanade
- Kingston Park, Monument, Spring and Norfolk Island Pine Trees, Kingston Caravan Park Reserve

North Brighton

- Brighton High School, 305-311 Brighton Road
- House (Former Gate House), 313 Brighton Road
- Avenue Of River Red Gum Trees, Ilfracombe Avenue
- Frank Hayward House, Minda Home, 12-16 King George Avenue
- Good Neighbour Garden Reserve, 37 Vincent Street
- House (Woodhurst), 3 Warwick Court

Seacliff

- House & Outbuildings, 3 Acacia Street
- War Memorial, Brighton Road
- Concrete Sea Wall & Rotunda Relics, Esplanade
- Seacliff Hotel, 221 Esplanade
- Brighton & Seacliff Yacht Club, 241 Esplanade
- Seacliff Presbyterian Church Hall, 29 Kauri Parade
- Centenary Reserve and Bus Shelter, 40a Kauri Parade
- 'Zig Zag' Pedestrian Ramp, Maitland Terrace
- House (Former Little Company Of Mary Convent), 23 Marine Parade
- House, 53 Marine Parade
- House, 40 Myrtle Road
- Row Housing, 2-8 Wheatland Street
- Uniting Church, 5 Wheatland Street
- Former Police Station & Cells, 9 Wheatland Street
- Former Shop & Residence, 10 Wheatland Street
- Public Square and Moreton Bay Fig Trees, 33 Wheatland Street
- Attached Shops & Former Hall, 35-37 Wheatland Street
- House, 43 Wheatland Street
- Shops, 44-46 Wheatland Street
- House, 11 Young Street

Seacliff Park

- Canary Island Date Palm, Rear Garden, 6 Mann Street
- House, 18 Mann Street

Somerton Park

- Masonic Memorial Village Complex, 1a Baker Street
- House, 26 Boundary Road
- House & Former Bus Depot, 222 Brighton Road
- Row of six attached Shops, 247-257 Brighton Road
- North Brighton Cemetery, 301 Brighton Road
- House, 81 College Road
- Houses, 2, 4, 6, 8, 10, 12 North Street
- Apartments, 20 Phillipps Street
- House, 21 Phillipps Street
- Apartments, 22 Phillipps Street
- Military Police Company Complex, 32a Scarborough Street
- Row Of Moreton Bay Fig Trees, 42-48 Scarborough Street

- House (Former 'Fairfield' Quarters), 3 Stimson Grove
- Stables, 12-14 Sullivan Street
- Apartments, 6 Tarlton Street
- House, 21 Tarlton Street
- House, 25 Tarlton Street
- Pump House, 33 Tarlton Street
- House, 53 Tarlton Street
- Apartments (West Lynton), 55 Tarlton Street
- House (Inverurie), 23 Walkers Road
- House, 65 Walkers Road
- House (Somerlea), 75 Whyte Street
- House, 3 Yarrum Grove

South Brighton

- House, 561 Brighton Road
- Olive Grove Relics, Broadway
- Dover Square Gardens, 45a Broadway
- House, 43 Edwards Street
- Olive Grove Relics, 36-42 Folkestone Road

5.2 Individual Building Assessment Sheets

NOTE:

The criteria for assessment noted on each assessment sheet are those included in the Development Act 1993 for places of local heritage value.

The criteria for places of local heritage are as follows:

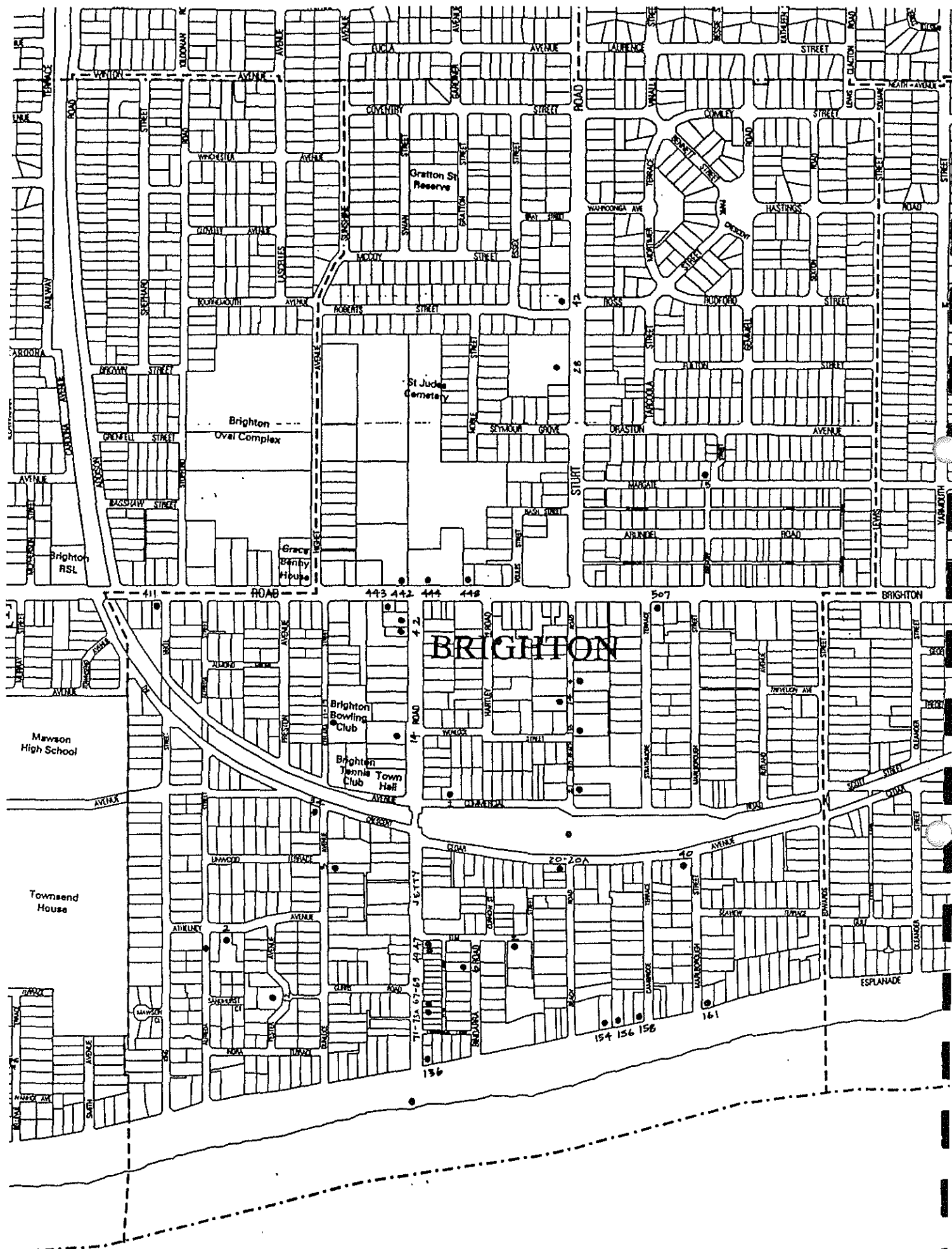
- a) it displays historical, economic or social themes that are of importance to the local area; or
- b) it represents customs or ways of life that are characteristic of the local area; or
- c) it has played an important part in the lives of local residents; or
- d) it displays aesthetic merit design characteristics or construction techniques of significance to the local area; or
- e) it is associated with a notable personality or event; or
- f) it is a notable landmark in the area.

Places identified as having **local heritage value** fulfil one or more of these criteria.

5.2.1 Brighton

The following places within Brighton have been assessed as having local heritage value:

- Row of Eucalypts, Alfreda Street
- House (Athelney), 2 Athelney Avenue
- House, 6 Bindarra Road
- Row of Stone Pine Trees, 410-420 Brighton Road
- Institute Library, 411 Brighton Road
- Brighton Public School & Residence, 442 Brighton Road
- Uniting Church And Hall, 443 Brighton Road
- Anglican Church Complex, 444 Brighton Road
- Three Moreton Bay Fig Trees, 448 Brighton Road
- Former Police Station & Cells, 507 Brighton Road
- Attached Shops & Residence, 20-20a Cedar Avenue
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- House, 34 The Crescent
- House (Dunluce), 12 Yester Avenue

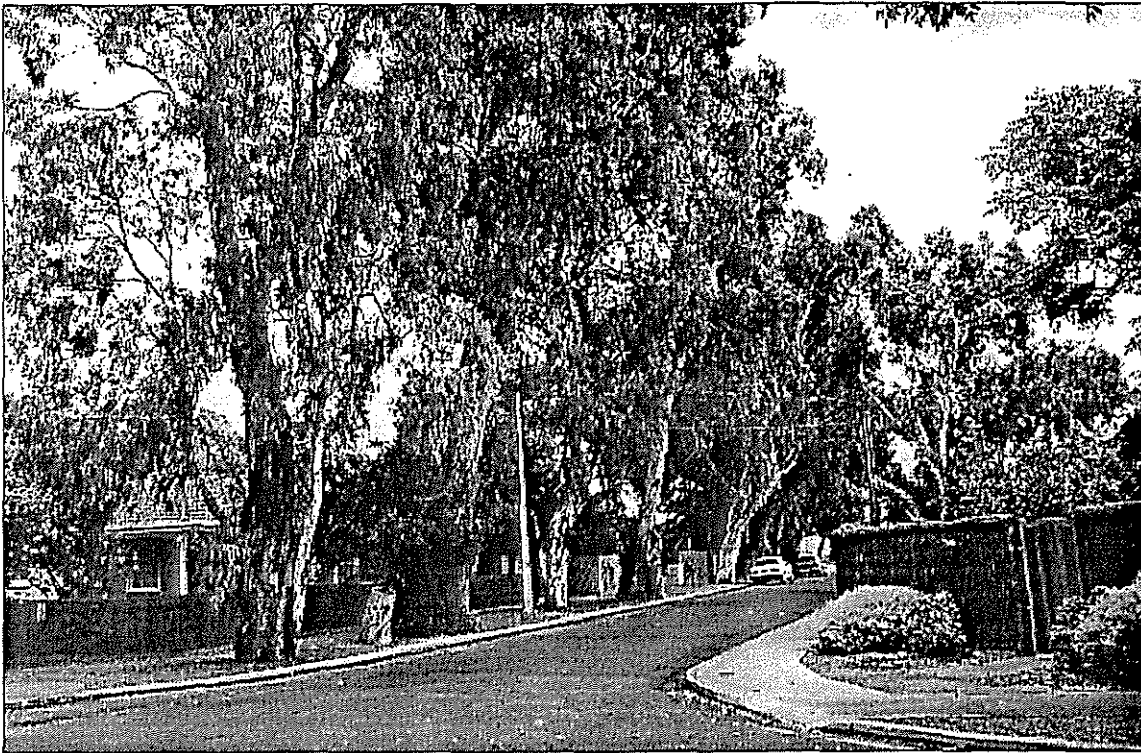


Location of Heritage Places in Brighton

**ROW OF EUCALYPTS
ALFREDA STREET, BRIGHTON**

Allot: Sect: 239

C.T.:



ANALYSIS: Six mature forest red gums (*Eucalyptus tereticornis*) and manna gums (*Eucalyptus viminalis*) remain in Alfreda Street. These trees were planted by Dr Alexander Stewart Paterson, Colonial Surgeon from 1870 to 1895, on his land associated with his beach residence Athelney, 2 Athelney Street, and were consequently planted during the 1880s when Paterson's house was constructed. This land was further subdivided in the 1920s.

RELEVANT CRITERIA: This row of gum trees fulfils criteria a, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The mature trees which remain should be included in the listing.

CONSERVATION RECOMMENDATIONS: The trees should be managed in a way which will ensure their health and longevity.

SOURCES OF INFORMATION: Brighton Heritage Survey, 1991

HOUSE (ATHELNEY)
2 ATHELNEY AVENUE, BRIGHTON

Allot: **Sect:** 239
C.T.: 3326/22



ANALYSIS: This house was constructed in the 1880s for the Paterson family, particularly Dr Alexander Stewart Paterson who was Resident Medical Officer in 1867 at the Parkside Lunatic Asylum. Dr Paterson was appointed Colonial Surgeon in 1870 and until he retired in 1895 he was the most influential medical officer in the public health system of South Australia. The house was built as a beach residence for the family and has remained in Paterson family ownership until the present time.

It is constructed of random stone and red brick with a corrugated iron roof and retains timber shutters on the French doors to the front verandah. The garden retains mature specimens of succulents typical of an early seaside garden.

The land around Athelney was subdivided by the Paterson family in the 1920s leaving Athelney as the oldest house in the area.

RELEVANT CRITERIA: Athelney fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, materials and detail of the earliest sections of the house.

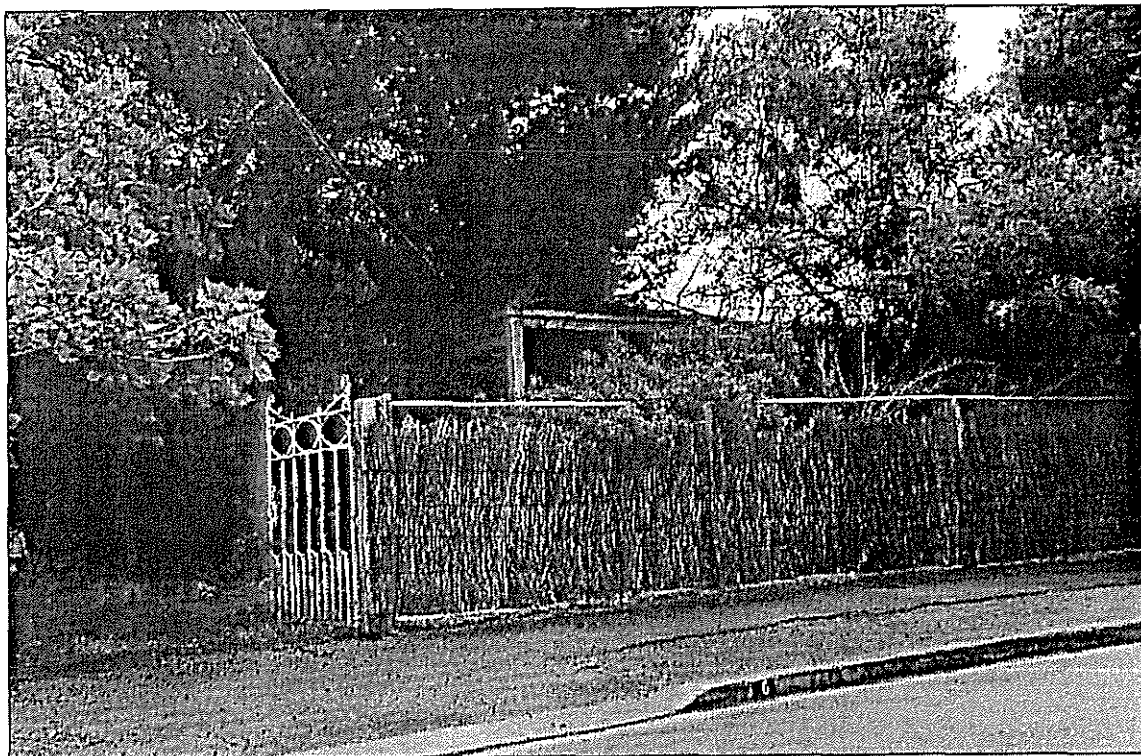
CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its currently excellent condition.

SOURCES OF INFORMATION: Brighton Heritage Survey, 1991

HOUSE
6 BINDARRA ROAD, BRIGHTON

Allot: Sect: 240

C.T.: 1017/53



ANALYSIS: This house would appear to date from the 1920s and is constructed of face red brick with an encompassing return verandah to the front section of the house. The original owners were the Darling family, prominent millers, grain merchants and agriculturalists, and it was constructed in the style of a country homestead, presumably as their beachside holiday home.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, original materials and detailing of the 1920s structure should be included in the listing.

CONSERVATION RECOMMENDATIONS: All works to the house should be in the nature of reinstatement of original detailing where possible, retention of face brick is recommended.

SOURCES OF INFORMATION: Brighton Heritage Survey, 1991

**ROW OF STONE PINE TREES
410-420 BRIGHTON ROAD, BRIGHTON**

Allot: Sect: 206

C.T.: 4066/715



ANALYSIS: Associated with the Brighton recreation area and oval this row of sixteen Stone Pines (*Pinus pinea*) is a significant landscape element. The land for the oval was purchased by Council in 1919 and it is believed that the trees were probably planted soon after this. These trees are one of a number of important rows of pines which exist throughout the Brighton district and which form important parts of the natural environment in Brighton.

RELEVANT CRITERIA: These trees fulfil criteria a and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

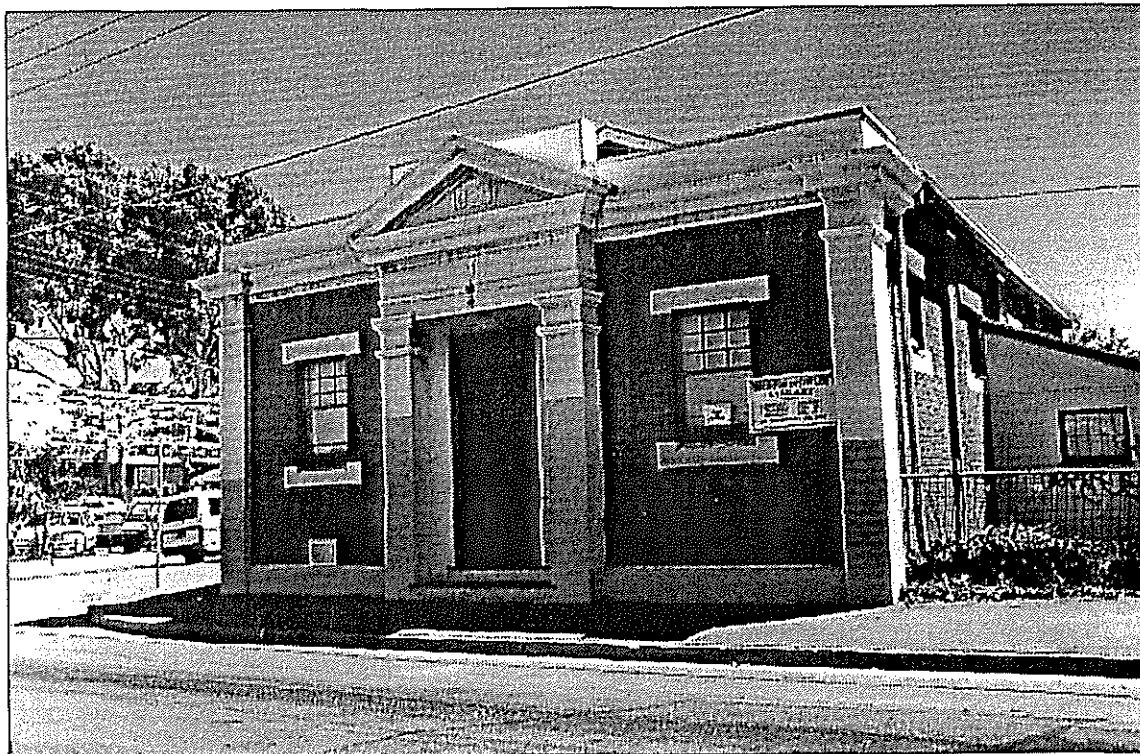
EXTENT OF LISTING: All sixteen trees in this row are included in the listing.

CONSERVATION RECOMMENDATIONS: The trees should be managed in a way which will ensure their health and longevity.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 209, 300.

INSTITUTE LIBRARY
411 BRIGHTON ROAD, BRIGHTON

Allot: Sect: 238
 C.T.: 1526/41



ANALYSIS: This small building was constructed in 1929 and retains its face brick walls with white rendered dressings.

The Brighton Library and Mechanics Institute was in operation from February 1870 and soon after that was established in the Town Hall on Brighton Road. In 1919 the Institute moved to a new building attached to the southern part of the Town Hall and then in 1929 this building, known as Bagshaw Hall was opened as the Brighton Institute Library. The hall was named after Miss N.Bagshaw who donated £100 towards its cost. The foundation stone was laid on 27 July 1929 by Mr J.H.Grundy (a former Mayor and generous civic benefactor) who also gave £550 towards the establishment of the library.

The building continues to function as a library and as an adjunct to the Brighton City Library. It is an example of the continuing tradition of the Mechanics Institute organisation's involvement in community education, and is one of very few still operating.

RELEVANT CRITERIA: The Institute Library fulfils criteria a, c and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

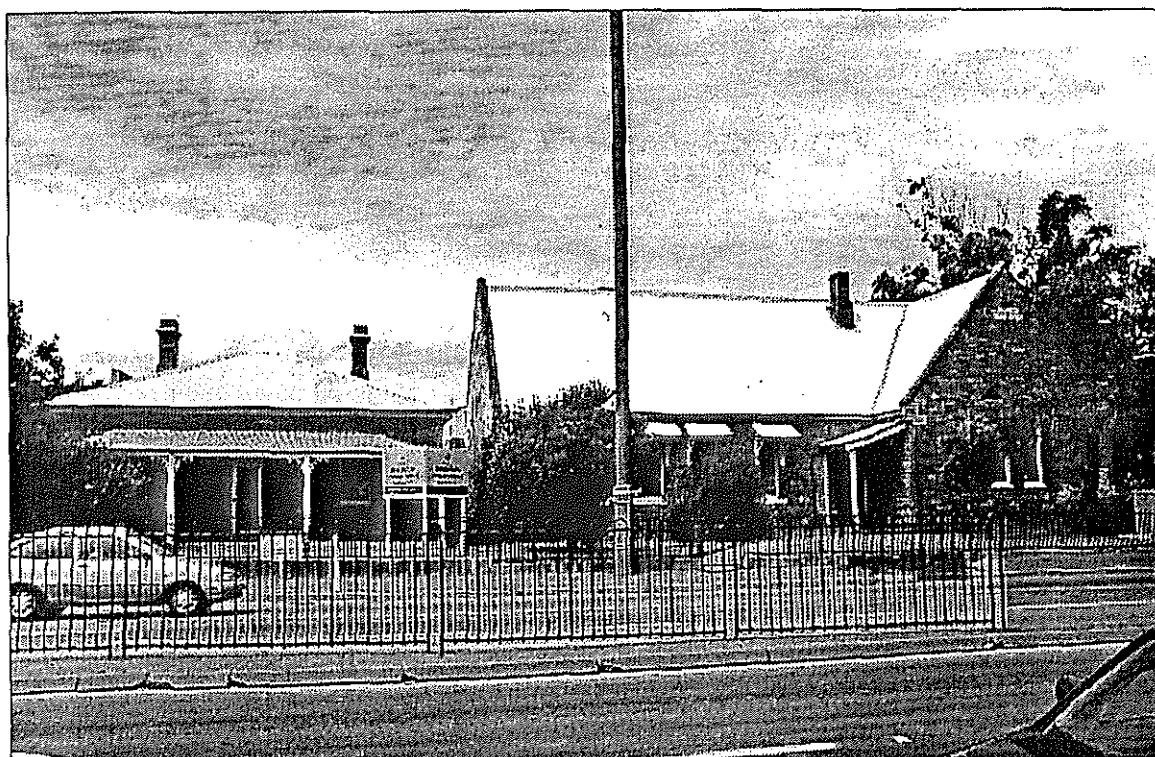
EXTENT OF LISTING: The external form, materials and detailing of the original 1929 building are included in the listing, particularly the render detailing and face red brick wall material.

CONSERVATION RECOMMENDATIONS: The building should retain its face red brickwork and when re-painting of the render detailing is considered, a consistent colour scheme should be employed, preferably pale cream as was typical of the 1920s.

SOURCES OF INFORMATION: Brighton Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, page 324-327

BRIGHTON PUBLIC SCHOOL & RESIDENCE
442 BRIGHTON ROAD, BRIGHTON

Allot: Sect: 205
 C.T.: 1605/34 & 1973/161



ANALYSIS: Brighton Public School was first established in 1880 and these buildings date from that time. The new school was part of an extensive building programme undertaken by the Government after the passing of the 1875 Education Act. The school was opened in September of 1880 with 104 pupils. It is typical of school buildings of that period with bluestone walls and brick dressings. The complex comprises the school building itself and adjacent headmaster's residence, both fronting Brighton Road. The school has expanded eastward and there are also 1920s structures on the site, but the most significant elements are the earliest building fronting Brighton Road. Both buildings have undergone conservation works and the paint has recently been removed from the bluestone facade of the headmaster's residence.

The early photograph of the school at the time of its opening indicates some small alterations have occurred including the rebuilding of the porch over the entrance, the construction of window hoods over the windows to the front elevation and the removal of some of the detail to the previously highly ornate brick chimneys. The building has also been re-roofed.

Brighton Public School and the headmaster's residence are an excellent example of the provision of educational facilities throughout the State during the late 1870s and early 1880s.

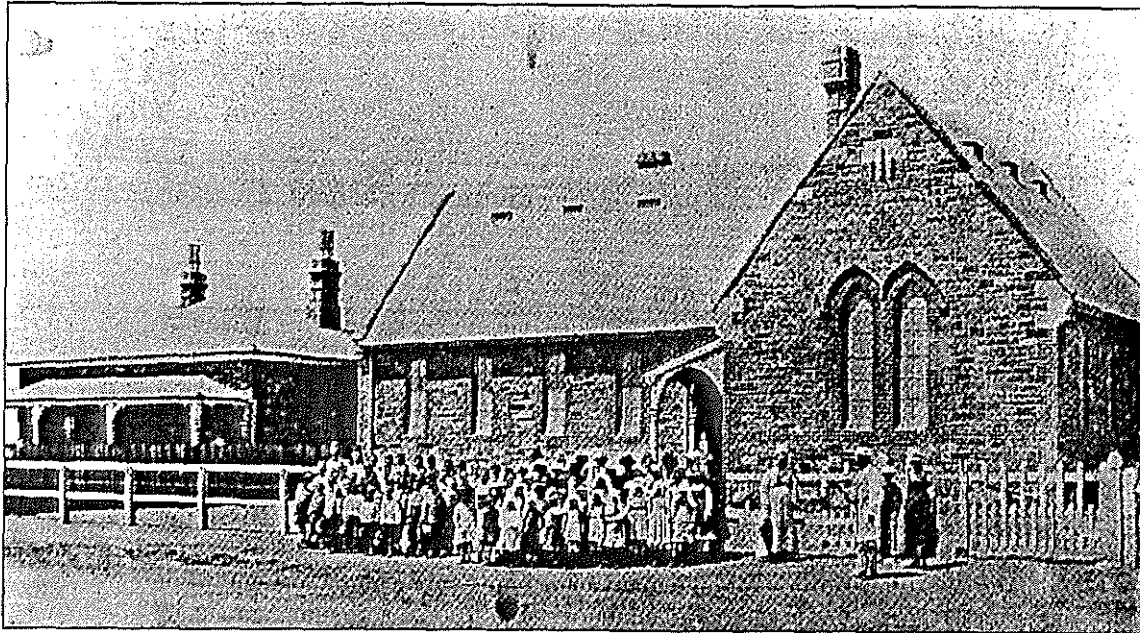
RELEVANT CRITERIA: The Brighton Public School and Headmaster's residence fulfil criteria a, c, d and f under Section 23 (4) of the Development Act 1993 as places of local heritage value.

EXTENT OF LISTING: The external form, materials and original detailing of both the school building and the headmaster's residence are included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained and all work undertaken on the building should be in the nature of conservation and reinstatement of original elements where possible.

BRIGHTON PUBLIC SCHOOL & RESIDENCE 442 BRIGHTON ROAD, BRIGHTON (cont)

SOURCES OF INFORMATION: Brighton Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 89 - 91



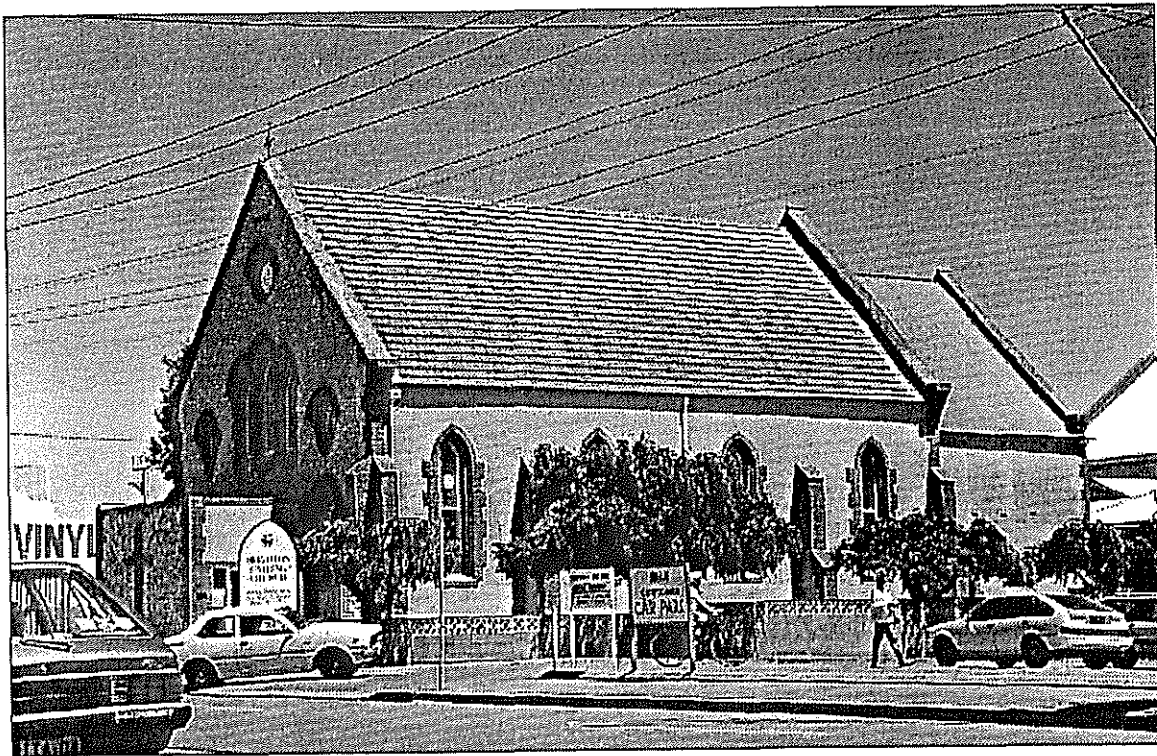
1880s photograph of the newly opened Brighton Public School (and Headmaster's Residence)
(City of Brighton Collection)



1920s school buildings (viewed from St Jude's Cemetery adjacent)

UNITING CHURCH AND HALL
443 BRIGHTON ROAD, BRIGHTON

Allot: Sect: 239
 C.T.: 2641/176



ANALYSIS: The Methodist congregation began worship in Brighton in the early 1840s and a new Wesleyan Methodist Chapel was erected on Brighton Road opposite the small Anglican Church of St Jude and opened in 1864. The land was donated by G.W.Chinner and the Church was constructed by Messrs Turner & Highet who were local Brighton builders. The building was constructed of local limestone with red brick dressings. The attached rear section of the Church was built in 1871 as a schoolroom and then in 1833 the separate hall was erected.

Early photographs indicate that entrance to the Church was through a simple pointed arch doorway in the centre of the front elevation. However, in 1966 an extended porch of square form was added utilising similar building materials. The early photograph also indicates the appearance of the original masonry fence along Brighton Road which no longer exists. The Church is now used by the Uniting Church.

The Church retains its face random limestone and unpainted brick dressings to the front elevation. However, the side walls have been skim rendered. The Church has a roof of terra cotta tiles to the front section and the rear section has been re-roof with corrugated red colorbond. The render to the coping edges of the gables is worn and requires replacing to prevent water penetration.

The Uniting Church remains an excellent example of an 1860s religious building constructed for the growing needs of the population of Brighton.

RELEVANT CRITERIA: The Uniting Church and Hall fulfils criteria a, c, d and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

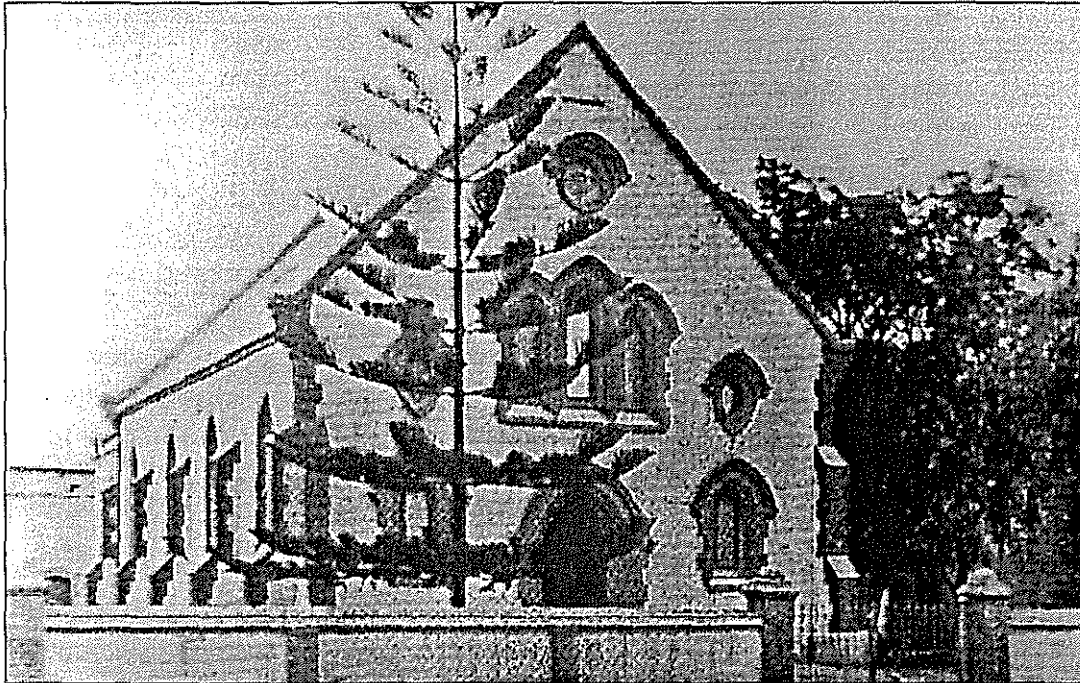
EXTENT OF LISTING: The external form, materials and original details of the Church and the associated hall are included in the listing. Later additions such as the front porch are not included.

UNITING CHURCH AND HALL

443 BRIGHTON ROAD, BRIGHTON (cont)

CONSERVATION RECOMMENDATIONS: The replacement of coping render, particularly to the front roof gable is recommended to prevent water penetration and deterioration of brickwork. In the long term consideration could be given to the removal of the front porch (if this is at all possible).

SOURCES OF INFORMATION: Brighton Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 54, 55

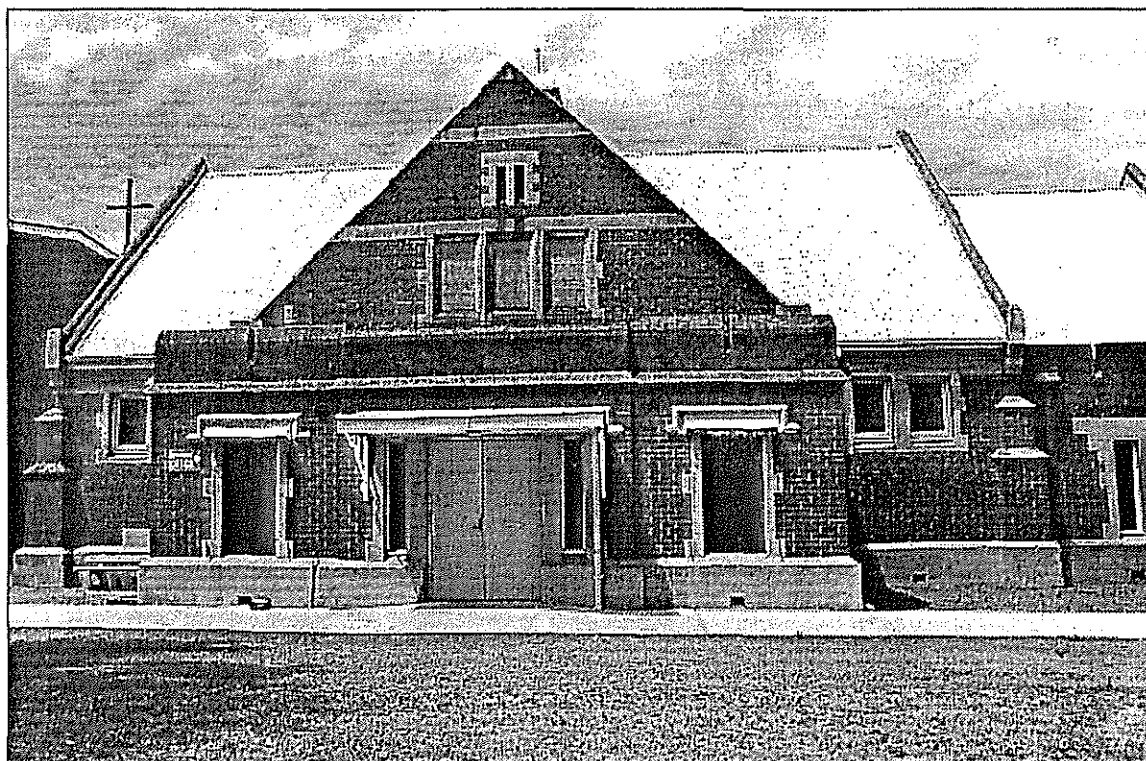


*Original appearance of Uniting Church (Wesleyan Methodist) and front fence circa 1890.
(City of Brighton Collection)*

ANGLICAN CHURCH COMPLEX
444 BRIGHTON ROAD, BRIGHTON

Allot: Sect: 205

C.T.: 4280/515



ANALYSIS: The buildings within the St Jude's complex have developed over time. St Jude's Church is a modern church constructed in 1963 which has been attached to the earlier chapel of the 1850s and its 1872 apses (refer 1962 photo). A significant building on the site is the 1932 Grundy Hall which includes the parish office fronting Brighton Road adjacent to the new church. The inscription of the Grundy Hall foundation stone reads "This stone was laid by W.K.Mallyon Esq JP, January 30th 1932". The French Memorial Hall with a foundation stone dated 1904 is behind the church office. This hall was financed by a donation from J.H.Grundy (Mayor of Brighton 1914-18) a generous civic benefactor. William K.Mallyon was the designer of the hall, and a close friend of Grundy. French Hall was the site of Houpeton School 1922 to 1962, which was founded and conducted by Misses Dorothy and Winifred Fleming.

St Jude's was the first Anglican Church in Brighton and this complex has grown since the opening of the original chapel in 1854. With the Wesleyan Methodist Church St Jude's was the most important centre of religious activities in the Brighton community. St Jude's Church is also associated with the cemetery behind which is a State Heritage Registered place.

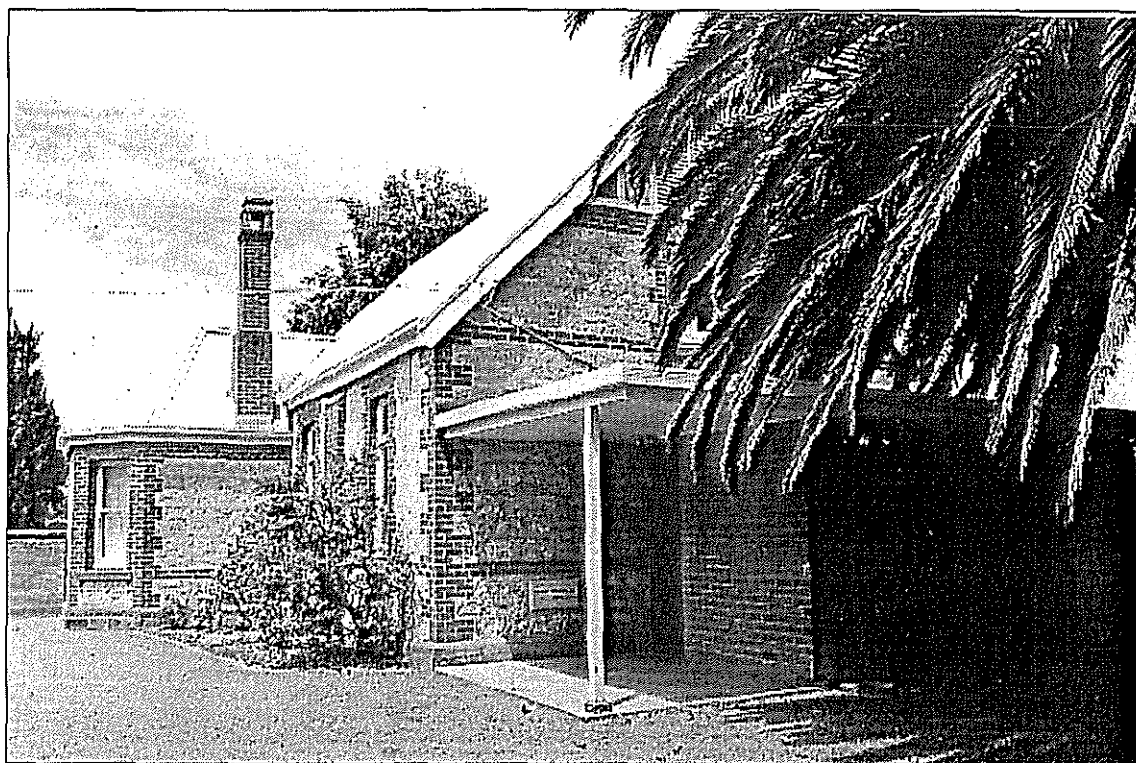
RELEVANT CRITERIA: The Anglican Church Complex fulfils criteria a, c, d and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, detail and original materials of Grundy Hall (1932), French Hall (1904) and the earliest rear sections of St Jude's Church are included in the listing.

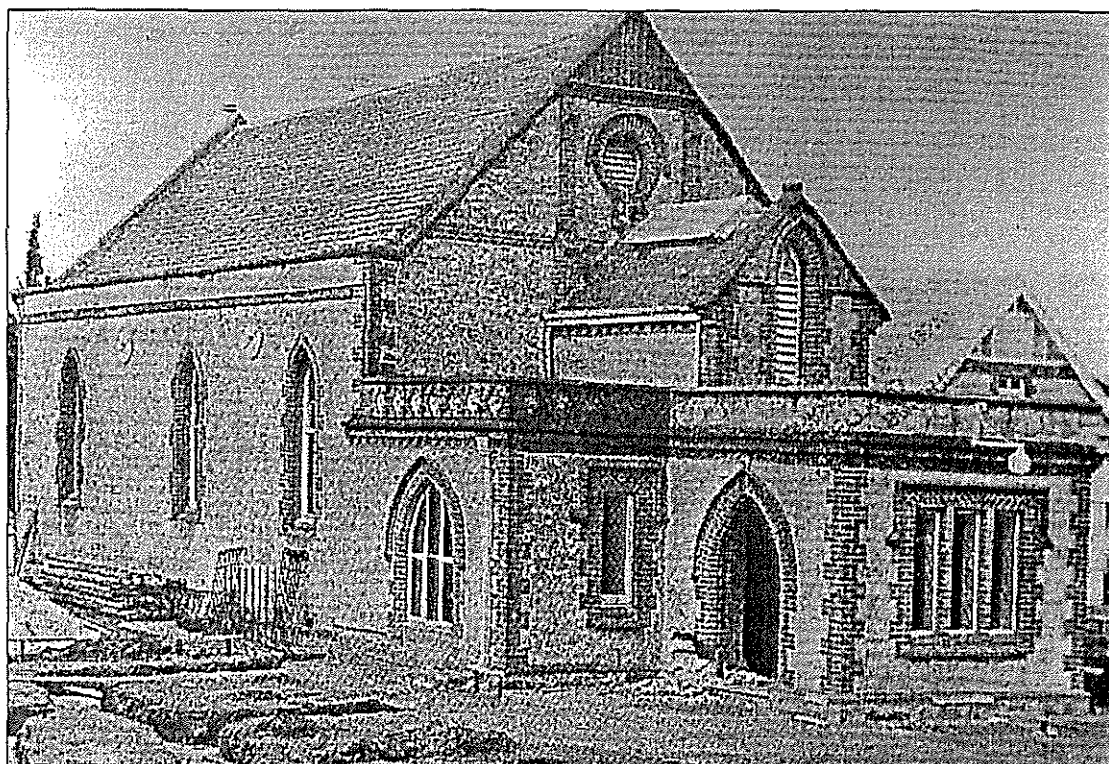
CONSERVATION RECOMMENDATIONS: All work to these buildings should be in the nature of conservation and they should continue to be well maintained. It is important to retain the face brickwork and face stone of these earlier structures.

SOURCES OF INFORMATION: Brighton Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 55-60.

ANGLICAN CHURCH COMPLEX 444 BRIGHTON ROAD, BRIGHTON (cont)



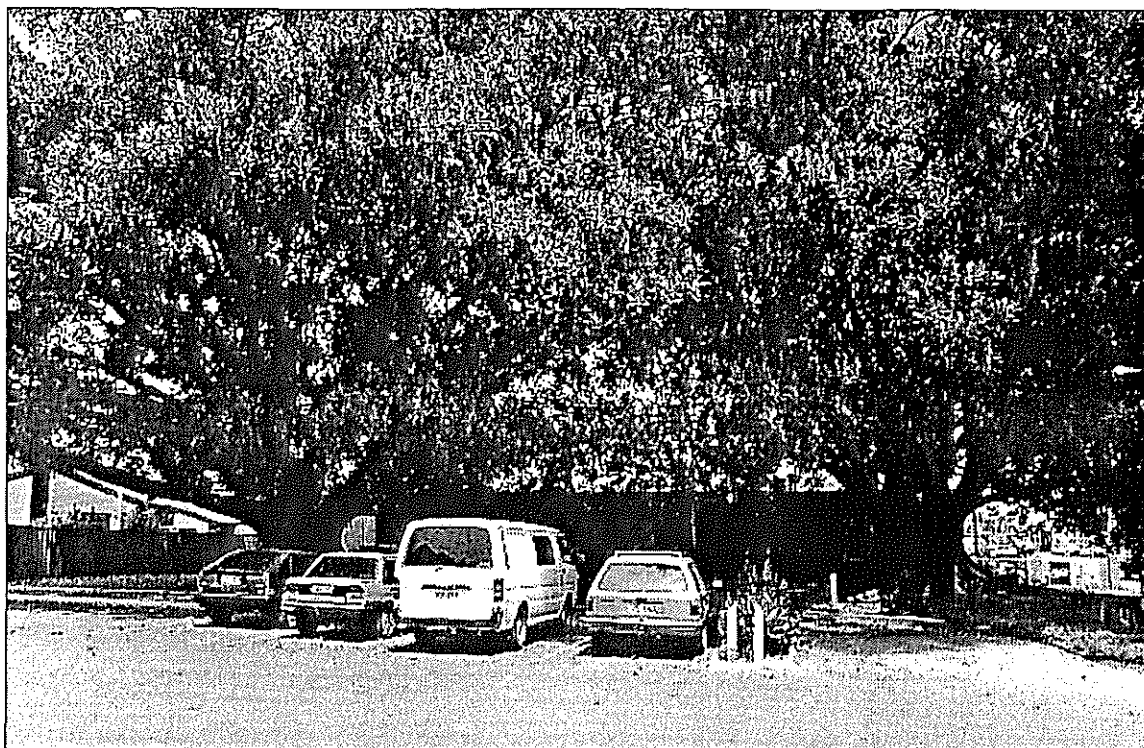
The French Memorial Hall



*St Jude's in c1962 before the construction of the new Church
(Source: Averil G Holt, *The Vanishing Sands*, 1991)*

THREE MORETON BAY FIG TREES
448 BRIGHTON ROAD, BRIGHTON

Allot: Sect: 205
C.T.: 4230/517



ANALYSIS: These three mature Moreton Bay Fig Trees (*Ficus macrophylla*) are a major landmark along Brighton Road and they are closely associated with the St Jude's Anglican Church Complex and the Cemetery behind. It is believed they were probably planted by William Voules Brown who was owner of the Thatched House Tavern from 1851 until 1893. This hotel became known as the Brighton Hotel. Voules was also the owner and manager of St Jude's Cemetery behind the Church. These trees are now on property owned by Council, and are an important natural element along Brighton Road.

RELEVANT CRITERIA: The Moreton Bay Fig Trees fulfil criteria a, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The three trees in their entirety, and an appropriate curtilage, are included in the listing.

CONSERVATION RECOMMENDATIONS: The trees should be cared for in a manner which will ensure their health and longevity.

SOURCES OF INFORMATION: Brighton Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991

FORMER POLICE STATION & CELLS 507 BRIGHTON ROAD, BRIGHTON

Allot: Sect: 240
C.T.:



ANALYSIS: Brighton was brought under the Police Act in 1870 which meant that the Corporation had to provide police protection for the town. This was initially undertaken in association with the Glenelg Corporation, then in June 1878 a mounted Constable was stationed in Brighton. The mid-1880s Recession meant that the Brighton Station was closed. In 1906 this new Police Station (with incorporated residence) was built on the corner of Brighton Road and Strathmont Terrace, with a single stable and double cells in the station yard. The building itself is typical of turn of the century public buildings, and although it has not functioned as a Police Station since 1976 the building still retains its face red brickwork and render detailing. The roof has been replaced with lightweight roofing tiles and the building is now used as a Solicitor's Office. The building itself is indicative of the increase in Government services for communities during the early years of the twentieth century.

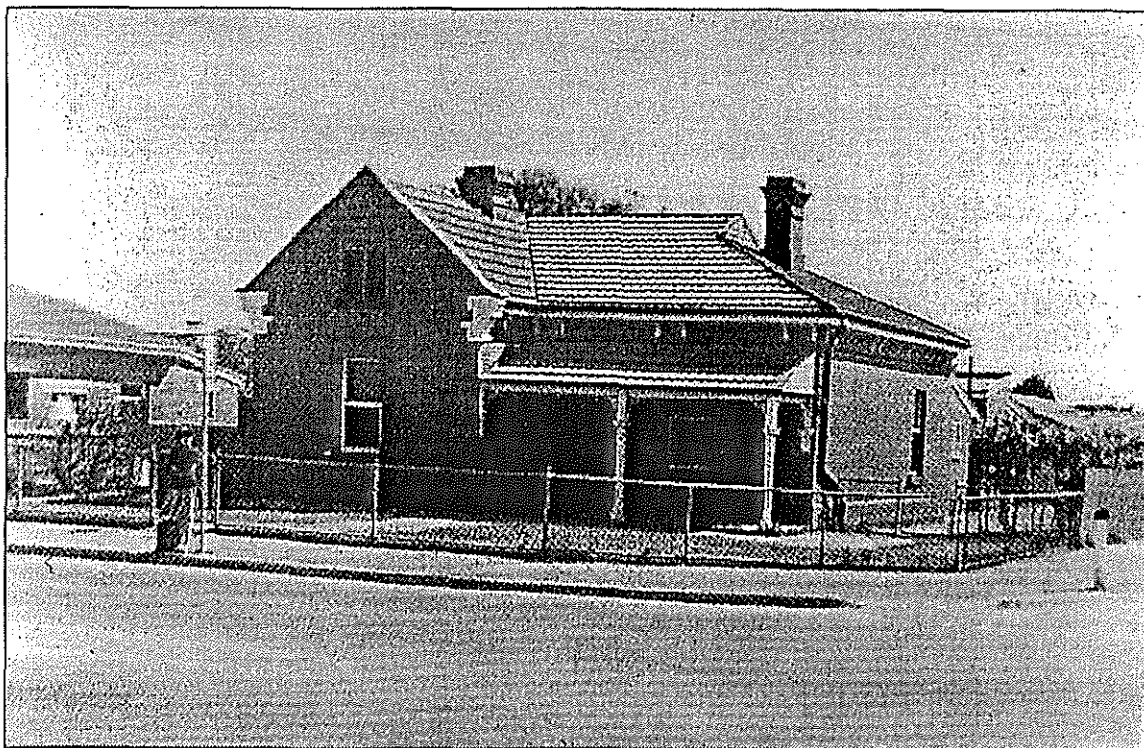
RELEVANT CRITERIA: The former Police Station fulfils criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, materials and original detailing of the former Police Station should be included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its current excellent condition. In the long term the replacement of the roofing tiles with more appropriate corrugated iron could be considered.

SOURCES OF INFORMATION: Brighton Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 351-355.

FORMER POLICE STATION & CELLS 507 BRIGHTON ROAD, BRIGHTON (cont)



Police Station before decommissioning in 1976
(Source: Holt, Averil G, *The Vanishing Sands*, 1991)

ATTACHED SHOPS & RESIDENCE
20-20a CEDAR AVENUE, BRIGHTON

Allot: Sect: 240

C.T.: 4219/513



ANALYSIS: The property was owned in 1922 by Charles Giltrap, a carpenter and then purchased by David E. Ellis in 1924. This small commercial development therefore dates from 1923-4 when Ellis, a fruiterer and confectioner built two shops and a five roomed dwelling. This was located opposite Brighton Railway Station and was popular with day trippers to the beach due to its proximity to the railway.

The building is a typical chamfered shopfront addressing both Cedar Avenue and Beach Road and it retains much of its original detailing including dark olive green tiles to a height of approximately 1.5 metres on the corner elements and the second shop further down towards the house along Cedar Avenue. The shop design is a pitched roof behind a typical 1920s stepped parapet which has been rendered and painted. A suspended awning which was part of the original design has been removed although evidence of its location remains on the walls and it can be seen in early photographs.

This corner shop is one of few which remain of a once common form of commercial activity throughout Brighton and Glenelg. The building is of face brick which has more recently been painted.

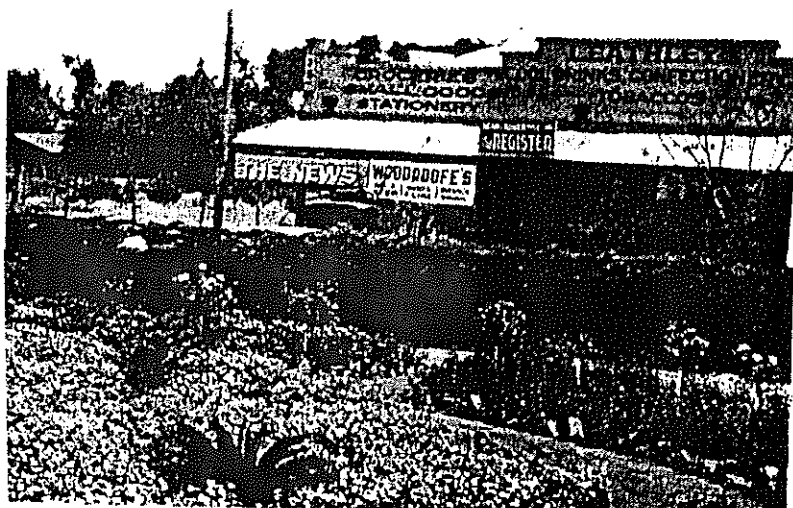
RELEVANT CRITERIA: The attached shops and residence fulfil criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, materials and original detailing, particularly the tiled shopfronts and chamfered entrance doors to the corner shop are included in the listing.

ATTACHED SHOPS & RESIDENCE 20-20a CEDAR AVENUE, BRIGHTON (cont)

CONSERVATION RECOMMENDATIONS: Recent upgrading has meant more appropriate signs in the corner elements of the parapet. More controlled signs on the rest of the shop would be appropriate. The building should be painted in a consistent colour scheme to highlight its architectural elements. In the long term, the reinstatement of the suspended awning could be considered.

SOURCES OF INFORMATION: LTO Title Records
Brighton Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 253.



The building with verandah intact, c 1950
(Source: City of Brighton Collection)

HOUSE
40 CEDAR AVENUE, BRIGHTON

Allot: **Sect:** 240
C.T.: 1307/186



ANALYSIS: This highly elaborate and extremely detailed residence is an excellent example of the transition between Federation style and Bungalow style housing. The house retains a high degree of original detailing and utilises a whole range of constructional materials including hard-burnt dark bricks for verandah pillars, random bluestone balustrade walls to the verandah (which may not be original), face red brick for the walls of the house and terra cotta Marseille tiled roof. The house has a projecting turret corner element and typical gable ended wings to the southern and northern frontages.

Cedar Avenue was subdivided after 1913 when the Adelaide to Brighton Railway was opened and this house dates from that time. The property was owned by agents E.C.Saunders and E.Ashby in 1900 and then in 1918 the property passed to Joseph Hatfield Grundy whose occupation was given on the title as "importer". J.H.Gundy was mayor of Brighton from 1914 and a director of the firm of Grundy Brothers, who were manufacturing jewellers and importers of druggist supplies. Grundy was Mayor of Brighton at the time of the opening of the Adelaide to Willunga Railway in 1915. Grundy Hall at St Jude's Church is named in honour of him. It is interesting to note that in 1923 the property was purchased by Sarah Oakley Mallyon, who was the wife of William Mallyon, a close friend of Grundy. Mallyon was also a self-taught architect and designed Grundy Hall and possibly this house also.

RELEVANT CRITERIA: This house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, materials and original detailing of the house are included in the listing, particularly the Marseille tiled roof and terra cotta tiled tower roof and all face brick and stonework.

HOUSE

40 CEDAR AVENUE, BRIGHTON (cont)

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in excellent condition as it is currently.

SOURCES OF INFORMATION: LTO Title Records
Brighton Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 118.

ROWS OF PINES

Allot:

Sect: 240

COMMERCIAL ROAD & CEDAR AVENUE, BRIGHTON

C.T.:



ANALYSIS: These significant rows of mature pine trees are associated with the establishment of the Adelaide to Brighton section of the Adelaide to Willunga Railway Line which opened in 1913. The railway line curved through Brighton and in the section south of Jetty Road reserves were created either side of the line and substantial planting of rows of trees took place. These trees are a significant landscape element and their continuity and consistency are notable.

RELEVANT CRITERIA: These rows of trees fulfil criteria a and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: All trees planted in formal avenues are included in the listing.

CONSERVATION RECOMMENDATIONS: The trees should be managed in a way which will ensure their health and longevity. Council should determine an appropriate management policy for these important reserve plantings and others in Council care..

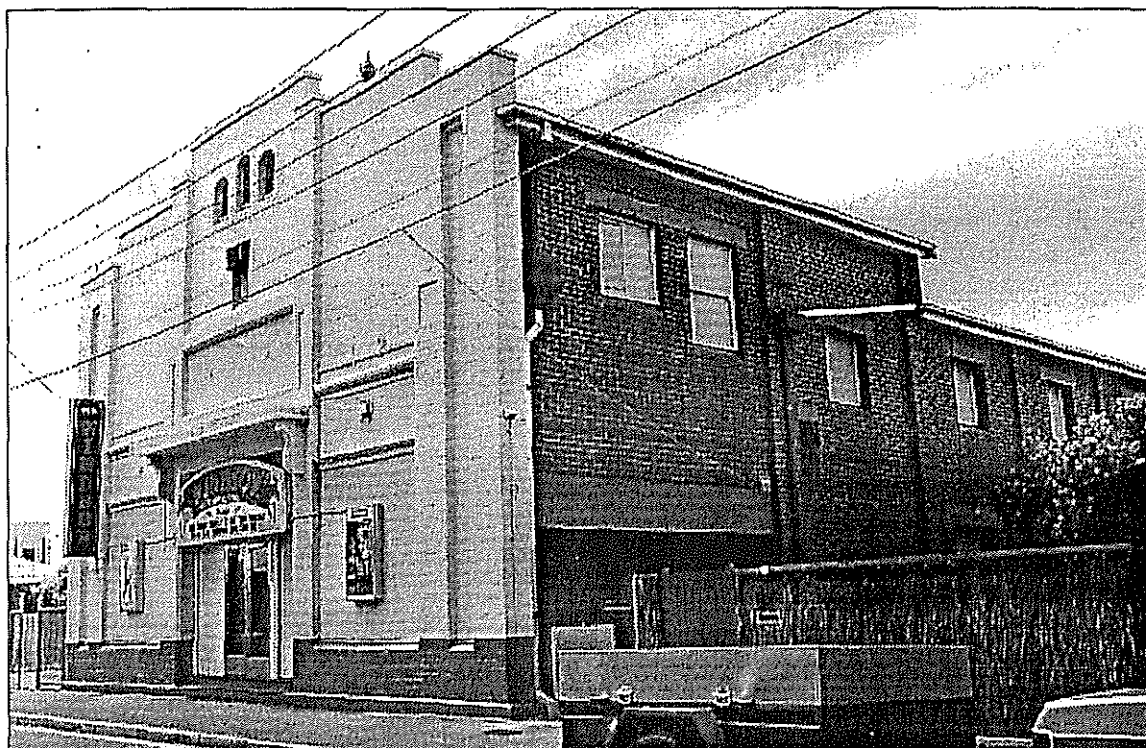
SOURCES OF INFORMATION: Site Visit, January 1998
Holt, Averil G, *The Vanishing Sands*, 1991, page 218-220.

WINDSOR THEATRE & FREEMASONS LODGE
1 COMMERCIAL ROAD, BRIGHTON

Allot:

Sect: 240

C.T.: 1822/34



ANALYSIS: This building was constructed in 1925 by the Masonic Lodge Number 108. The architect was A.C.Sremple and the building cost £3,844. The front section was used as a community hall and then leased as a picture theatre a few years later and called the Brighton Picture Theatre. The Cunnew family leased the hall from 1933 and changed the name of the theatre to the Windsor. The Cunnew's owned the Windsor at Parkside and four other theatres. In 1935 in cooperation with the Masonic Lodge, they added the front section of the building, which incorporated a new dress circle and increased the seating capacity from 412 to 600. In the 1960s the Freemasons re-purchased the building, but since 1968 onwards the showing of films has continued.

The facade of the building incorporates attached pilasters, a stepped parapet line and a vestigial balcony form over the front entrance. The front section has been painted but the rear sections retain their face red brickwork and concrete lintels. The theatre and lodge is an interesting structure with combined community use, indicative of the growth of Brighton during the 1920s and 30s and the provision of local facilities for residents.

RELEVANT CRITERIA: The Windsor Theatre and Freemasons Lodge fulfils criteria a, c and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form of the structure including the front elevational details are included in the listing.

CONSERVATION RECOMMENDATIONS: In the long term a reconsideration of the colour scheme of the facade of the building could include picking out of architectural elements and details, and removal of paint from brickwork.

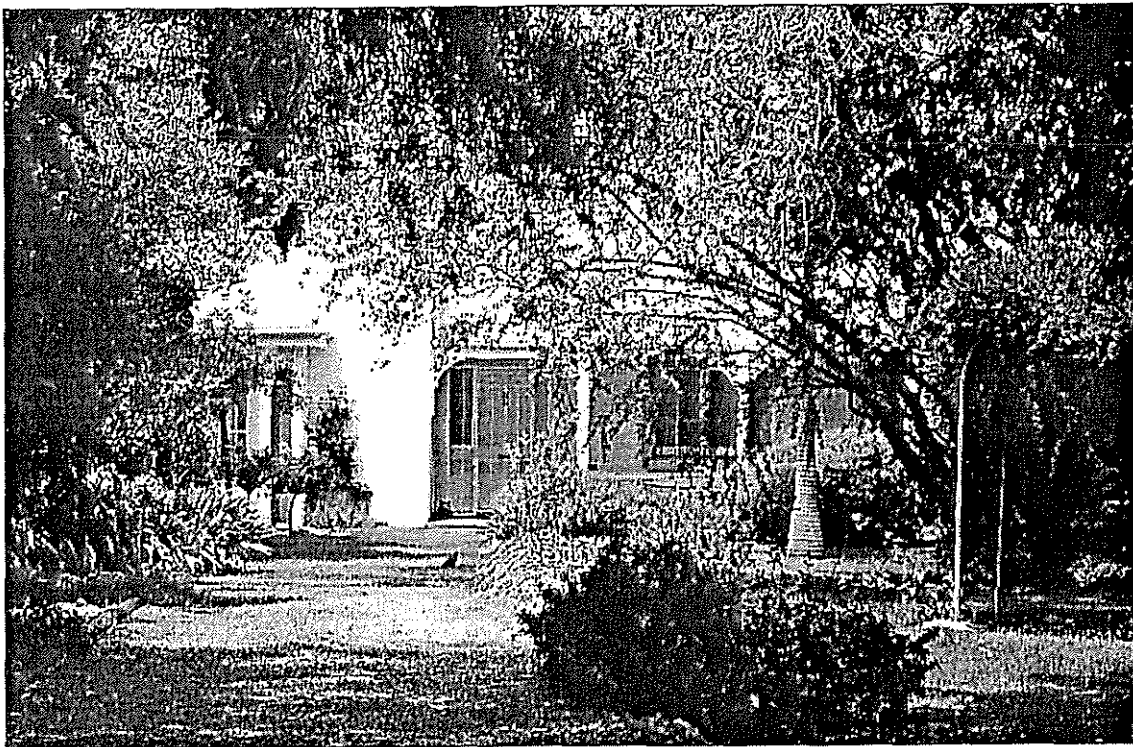
SOURCES OF INFORMATION: Heritage Survey, 1991

Holt, Averil G, *The Vanishing Sands*, 1991, page 264.

**HOUSE (FORMER COACH HOUSE)
3 DUNLUCE AVENUE, BRIGHTON**

Allot: Sect: 239

C.T.: 3910/95



ANALYSIS: This small residence was initially associated with the adjacent property The Olives (now demolished), which was constructed in the early 1850s by S.R.Hall and sold to the Chinner family in 1857. In 1922 when the property was subdivided this coach house became a separate residence. Now that The Olives no longer exists this residence is the only physical relic of the occupation of Hall and the Chinner family in this area, and is significant for those associations as well as its early date of construction.

The house retains much physical evidence of its early construction including divided pane casement windows, early Victorian door joinery and other similar elements.

RELEVANT CRITERIA: The former coach house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

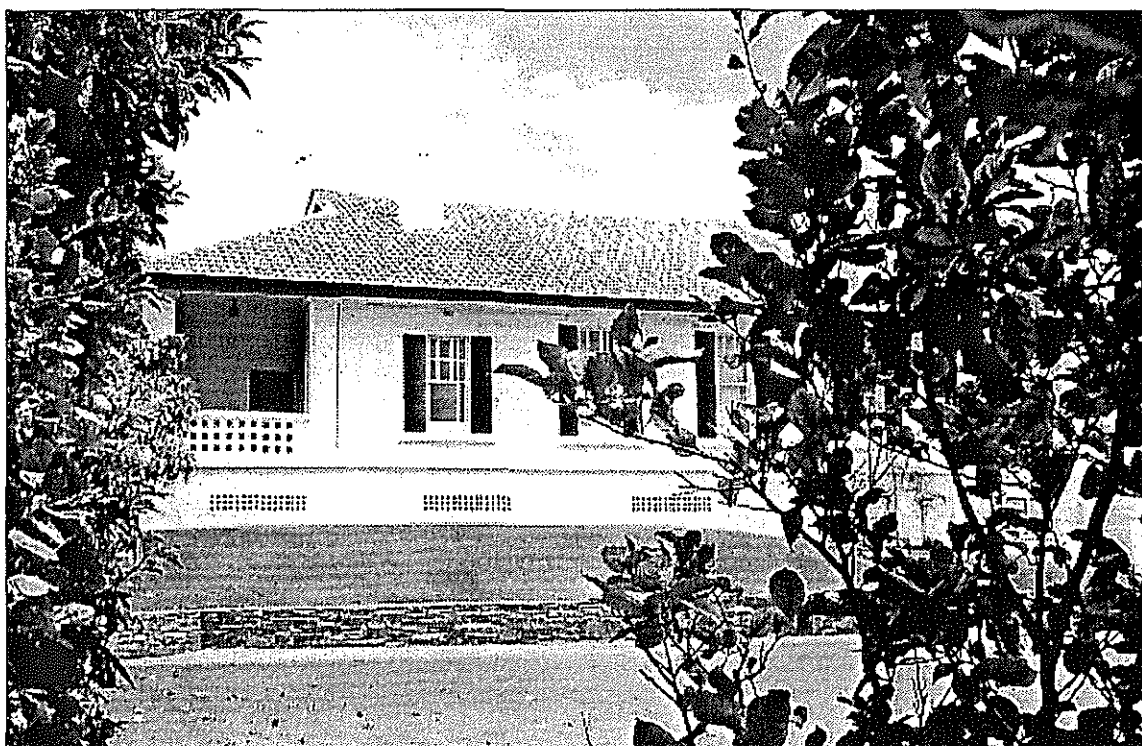
EXTENT OF LISTING: The external form, detailing and materials of the earliest sections of the house are included in the listing.

CONSERVATION RECOMMENDATIONS: It is recommended that the house continue to be maintained in its current good condition and that works to the building should be in the nature of conservation of early materials and elements to retain its historic value.

SOURCES OF INFORMATION: Heritage Survey, 1991.
Holt, Averil G, *The Vanishing Sands*, 1991, *passim*

HOUSE
2 ELM STREET, BRIGHTON

Allot: Sect: 240
 C.T.: 1168/192



ANALYSIS: An elegant simple two storeyed house designed by Charles Reade and constructed for him (although he never actually lived in the house). It was built in 1920 of concrete blocks which were rendered, and have been painted white, and has timber shutters and other elements picked out in a dark green. It was constructed by builders Davis, Brown & Company and cost £1,500. Charles Reade was town planner and administrator of Australia's first State Town Planning Department in South Australia. He gave a public lecture at the Adelaide Town Hall in October of 1914 and Brighton Council arranged for Reade to lecture at Brighton on 16 August 1915. He subsequently gave another talk at Brighton in 1917 entitled "Can Brighton be Town Planned?"

In 1920 Reade had this house built to his own design and it incorporated deep cupboards for his maps and plans. Due to the severe alterations made to his proposed Town Planning Legislation by the government of the time, Reade took leave of absence from his Town Planning position in 1920 to work in Malaya and did not return to Australia.

Although Reade is significant in State Heritage terms the fact that he did not actually reside in this house limits its State significance. However, the uniqueness of its design and its associations with Reade and his links with Brighton town planning make it significant to the local area.

RELEVANT CRITERIA: The house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, detailing and materials of the house are included in the listing.

HOUSE

2 ELM STREET, BRIGHTON (cont)

CONSERVATION RECOMMENDATIONS: The building should be maintained in its current excellent condition. Any alterations or extensions undertaken should respect the original intent of Reade's design.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 236-7.

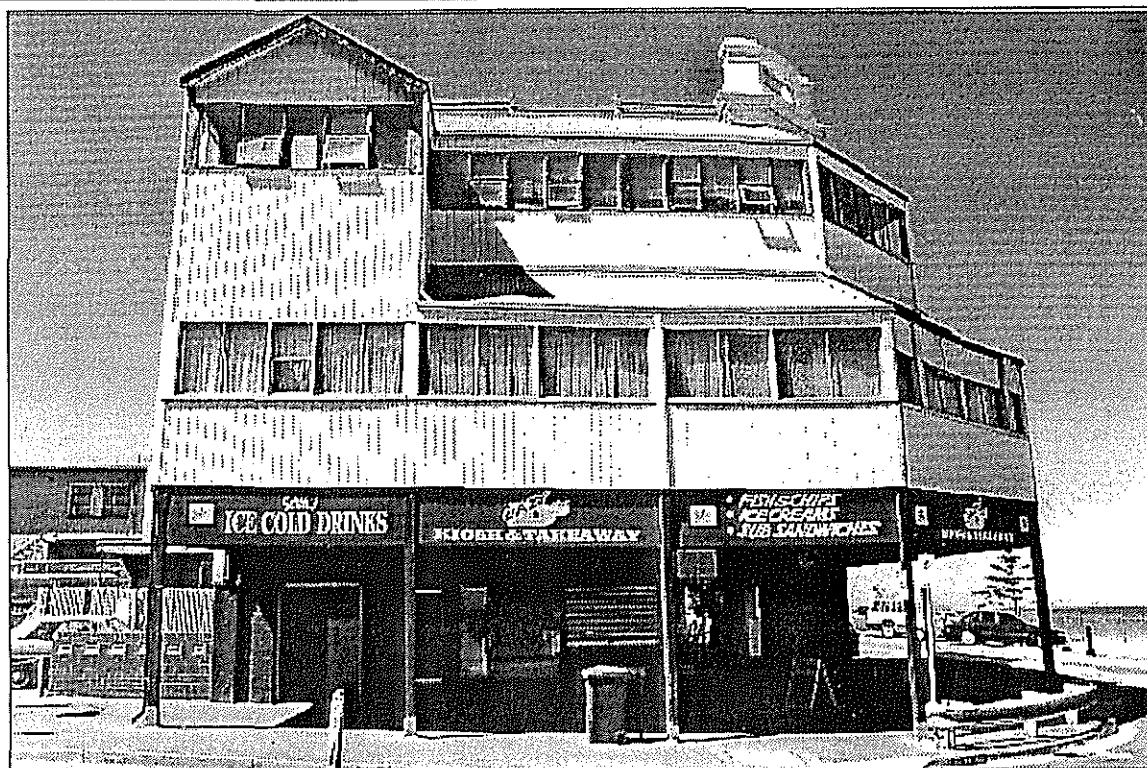


The house at 2 Elm Street soon after completion, circa 1925
(Reproduced in Holt, page 380)

SHOP AND FLATS (PIER BUILDINGS) 136 ESPLANADE, BRIGHTON

Allot: Sect: 240

C.T.: 3746/188



ANALYSIS: The Pier Buildings were constructed in 1922 by Jackman and Treloar who were real estate agents and had associations with Garlick and Jackman, Architects. The building is described as containing shops and offices on the ground floor with two storeys of furnished holiday flats above. There was also a large restaurant in the basement. The holiday flats had wide expanses of open balconies looking out to sea.

This three storey structure has had its upper levels of verandah enclosed with profiled sheeting and windows which alters its external appearance significantly. However, the main structure of the verandah is discernible and detailing such as bracketing to the verandah gable ends, the timber railing to the roof terrace and the corner open parapet element are still retained. The Pier Buildings were the first major structure along the Esplanade and resulted in the redevelopment of the old Kiosk on the opposite corner of Jetty Road into what became the Grosvenor Hotel and then the Esplanade Hotel. The Pier Buildings are important physical evidence of the holiday activities associated with the Brighton Jetty, particularly from the 1920s onward.

RELEVANT CRITERIA: The shop and flats fulfil criteria a, b, c and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, material and all original details which remain of the Pier Buildings are included in the listing. Later elements such as infill to verandahs and alterations to shopfronts are not included.

CONSERVATION RECOMMENDATIONS: This building requires maintenance. In the long term, the reinstatement of open verandahs with original detailing, as indicated in early photographs would be appropriate and a period colour scheme should be developed for the building at this time.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991.

SHOP AND FLATS (PIER BUILDINGS) 136 ESPLANADE, BRIGHTON (cont)



View of Pier Buildings along Esplanade (looking South)



*The Pier Buildings soon after completion in 1922
(Source: City of Brighton Collection)*

WAR MEMORIAL & DRINKING FOUNTAIN ESPLANADE, BRIGHTON

Allot: Sect: 239-40

C.T.: Foreshore Reserve



ANALYSIS: The original **War Memorial Arch** was dedicated in 1936 as the Brighton War Memorial after the First World War and has continued to be used as the War Memorial for the district.

The appearance of the original arch can be seen in early photographs, but unfortunately in 1963 the arch was seriously damaged by storms and a new memorial arch was constructed following a similar design to the original, although it is of slightly different proportions. The new arch was dedicated on 19 April 1964, the 49th anniversary of the Anzac Landing. The new arch was designed by architects Bevan, Rutt and Roberts, while the original arch was designed by J.D.Lyons of Prospect, who was the winner of a competition run by Council at the time. The tablets on the arch contain 114 names of those from the Brighton District who served in the First World War, 22 of whom were killed. Although not the original arch, the symbolic value of the structure remains, and as such has important social value for Brighton as a memorial of the War Service of members of the local community.

Also associated with the Arch of Remembrance is a **Memorial Drinking Fountain** erected in 1926 to the memory of Mrs Primrose Whyte (a notable swimming teacher) who was killed in a shark attack in March of 1926.

RELEVANT CRITERIA: The War Memorial and Drinking Fountain fulfil criteria a, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall form of the arch and attached tablets and decoration should be included in the listing for the arch. The entire form of the fountain should also be included.

WAR MEMORIAL & DRINKING FOUNTAIN ESPLANADE, BRIGHTON (cont)

CONSERVATION RECOMMENDATIONS: Both the arch and the fountain should continue to be maintained in good condition. Any repairs undertaken to the “glamorock gemstone” plaster to the arch should be done in a similar material matching exactly in colour the surface of the arch.

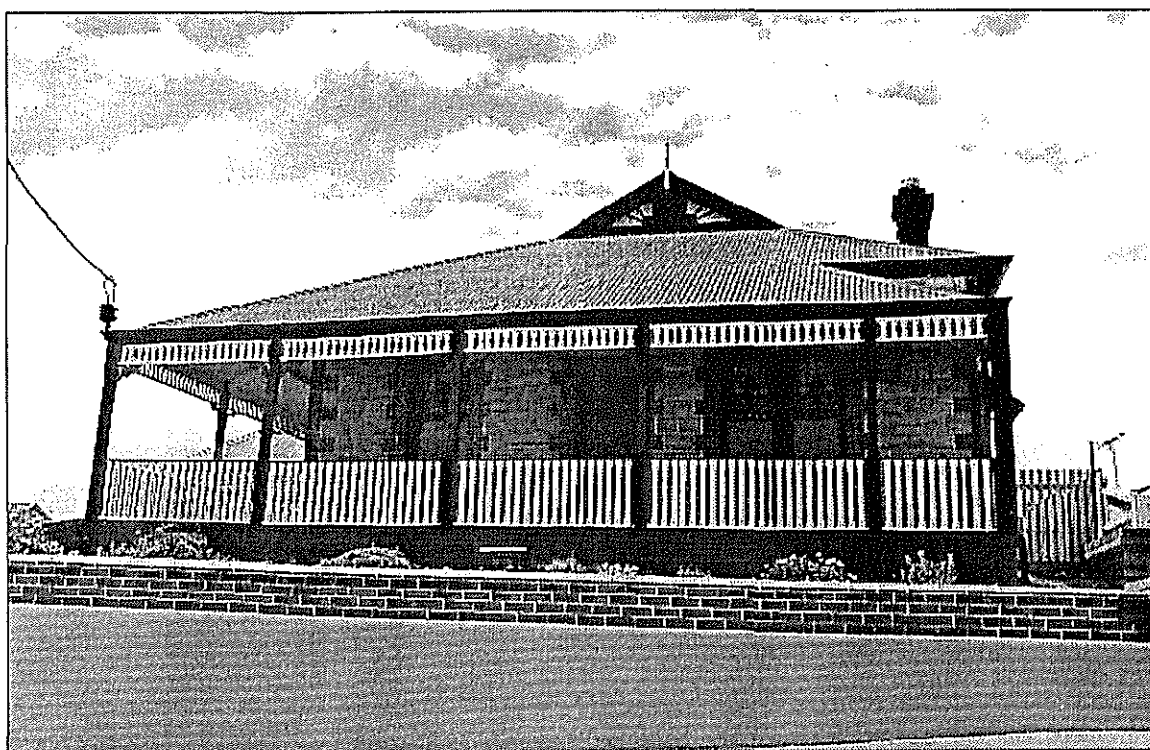
SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, pages 286-290.



The original Arch of Remembrance, Brighton Jetty, prior to storm damage and rebuilding in 1963-4
(Source: City of Brighton Collection)

HOUSE
154 ESPLANADE, BRIGHTON

Allot: Sect: 240
 C.T.: 3666/131



ANALYSIS: This house was constructed in 1913 by Dorothy C. Somerville's father. Miss Somerville was an eminent solicitor in South Australia and practiced from 1925. The house retains its unpainted brick and freestone walls and its distinctive verandah form and window hoods to the side walls. The land around the Somerville house has recently been subdivided leaving a very small curtilage to the dwelling.

This house is an excellent example of a seaside residence constructed in the early years of the twentieth century and exhibits detailing typical of that time.

RELEVANT CRITERIA: This house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, materials and original detailing of the house is included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in excellent condition and should retain its face stone and brickwork.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE
156 ESPLANADE, BRIGHTON

Allot: Sect: 240
 C.T.: 1982/39



ANALYSIS: This house was constructed around 1900 for Dr H.Swift. It is built of random stone with brick quoins and window and door dressings, and incorporates a return verandah on all three sides of the front elevation facing the sea. The windows retain their timber shutters but the walls and chimney have been recently painted. The house also retains all of its timber verandah detailing and the chamfered posts creating octagonal forms are particularly elegant. The original eau-de-nil under-verandah roof colour to the verandah roof lining is visible as the current paint is peeling.

This house is an excellent example of a typical verandahed beach side residence constructed along the Esplanade at the turn of the century.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

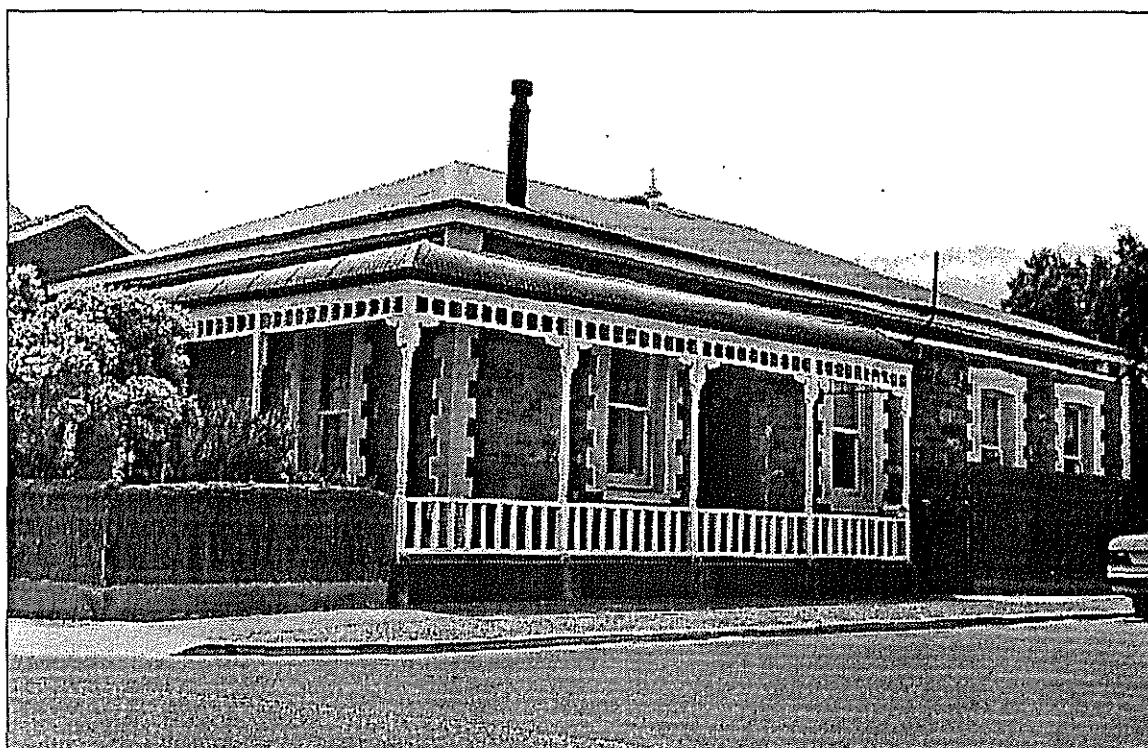
EXTENT OF LISTING: The external form, materials and original detailing of the 1900s house is included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be well maintained as it is currently. The reinstatement of the original under-verandah colour as evidenced by the colour visible due to peeling paint could be reinstated in the long term.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE
158 ESPLANADE, BRIGHTON

Allot: **Sect:** 240
C.T.: 660/3



ANALYSIS: This house is constructed of random dressed bluestone with painted brick quoins and window and door dressings, a return bull nose verandah across the front and an interesting timber finial to the central ridge of the roof. Although flats now it was formerly the property of the Anglican diocese of Adelaide and was bequeathed to the Church in 1918 by Mrs E.W.Van Senden and Miss F.M.Richardson in memory of Miss Amy Richardson and Mr W.W.Van Senden. The house was used for the clergy of the diocese as a holiday home, particularly for those working in country districts, and as missionaries.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, materials and original detailing of the 1918 structure should be included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be well maintained and should retain its face bluestone walls.

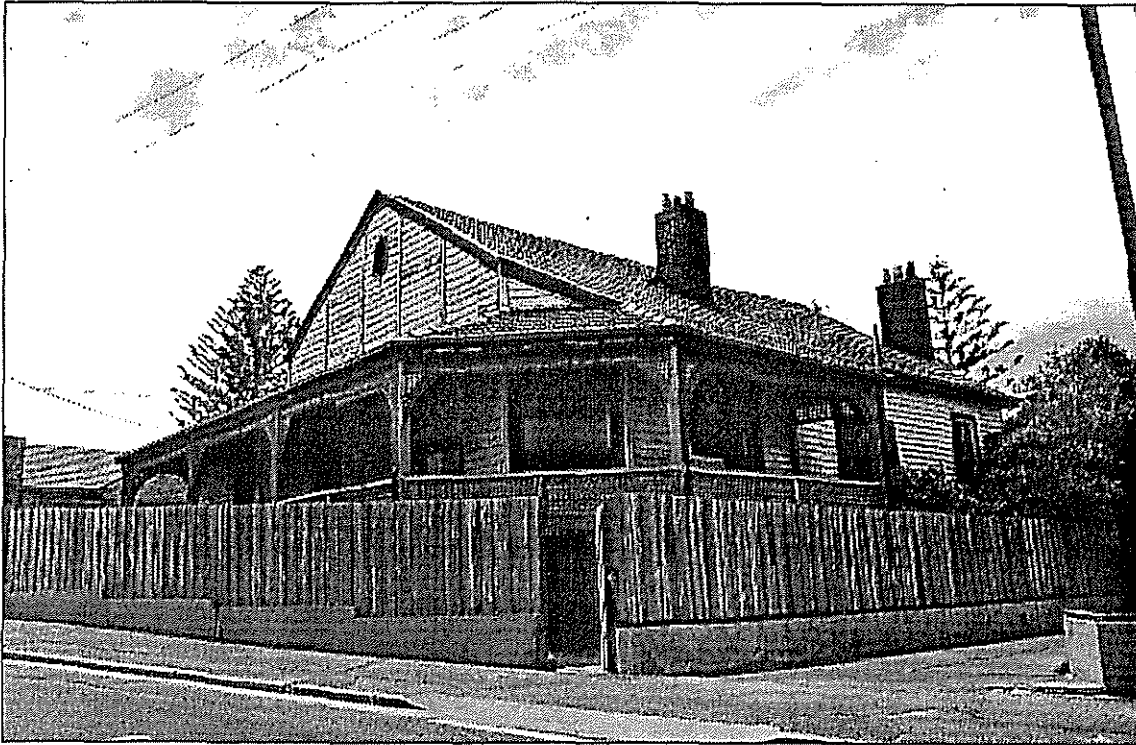
SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE

161 ESPLANADE, BRIGHTON

Allot: Sect: 240

C.T.: 3275/65



ANALYSIS: This house is a distinctive timber framed and timber clad weatherboard beach house apparently imported (probably in kit form) from Canada. It was constructed for Doctor Charles Todd as a beach house. Todd purchased the land in 1913, so the house was probably constructed at that time. Dr Todd was the son of Sir Charles Todd (surveyor of the Overland Telegraph Line) and was secretary of the South Australian Medical Board between 1896 and 1910. Originally it featured unpainted western red cedar weather board wall cladding, a weathervane, a flagpole and well in the garden, and a dumb waiter from beneath the house to the kitchen. There was also a coach house, which no longer exists, with coaches entering from street level off Marlborough Street. The Todd family also had a private bathing box on the beach. During the 1930s the house was disposed as two flats, but still retains a large amount of its original features. It is now a single residence again. The weatherboard walls were painted at some point.

The house is an unusual example of a purpose built beach house during the early years of the twentieth century and is significant for its distinctive form and materials.

RELEVANT CRITERIA: This house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

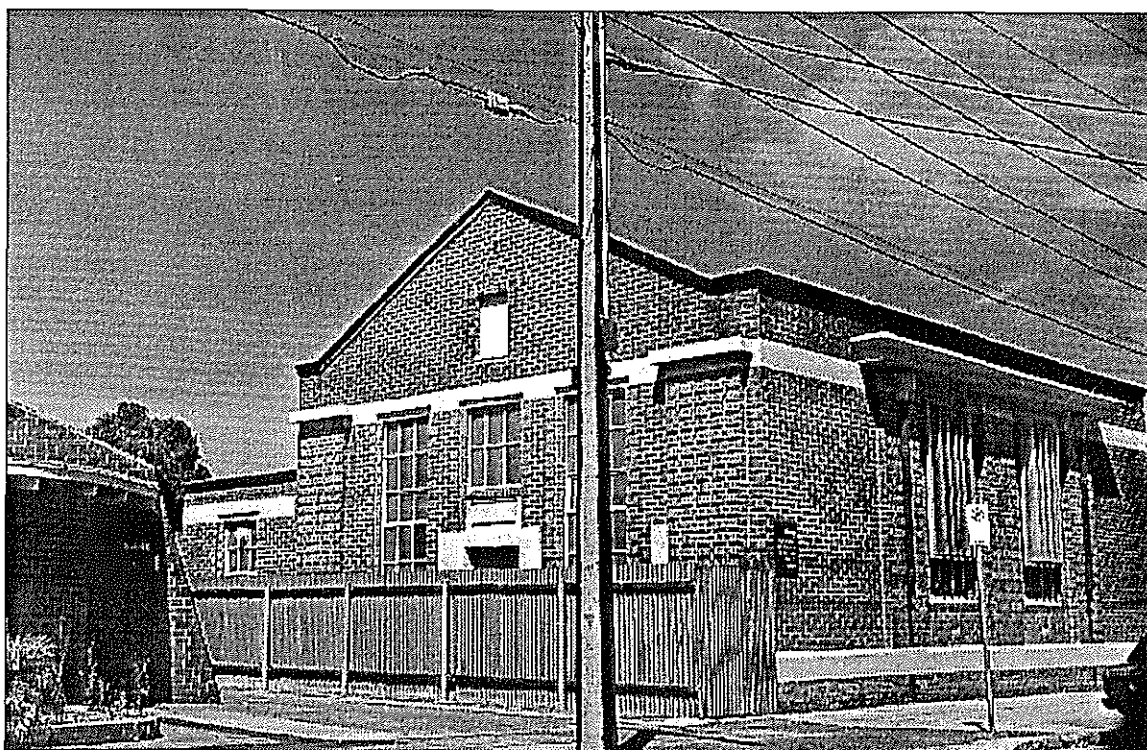
EXTENT OF LISTING: The overall form and original materials and detailing of the circa 1913 house are included in the listing.

CONSERVATION RECOMMENDATIONS: All work on this house should be in the nature of conservation and all original construction materials should be retained wherever possible.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 245
Medical Journal of Australia, 8 June 1917 (obit)

**TELEPHONE EXCHANGE
1 HARTLEY ROAD, BRIGHTON**

Allot: Sect: 240
C.T.: 3762/137



ANALYSIS: The telephone exchange is constructed in face red brick and the earliest section is closest to Brighton Road. It retains its original detailing, although later louvres have been attached to external windows. The telephone exchange is evidence of an upgrade of facilities for the expanding community in the Brighton area during the 1920s, as this exchange built in 1927 was the first automatic telephone exchange in Brighton.

RELEVANT CRITERIA: The Telephone Exchange fulfils criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall form and detailing of the Telephone Exchange is included in the listing, particularly the face red brick finish to the building and the projecting render detailing of the north wall.

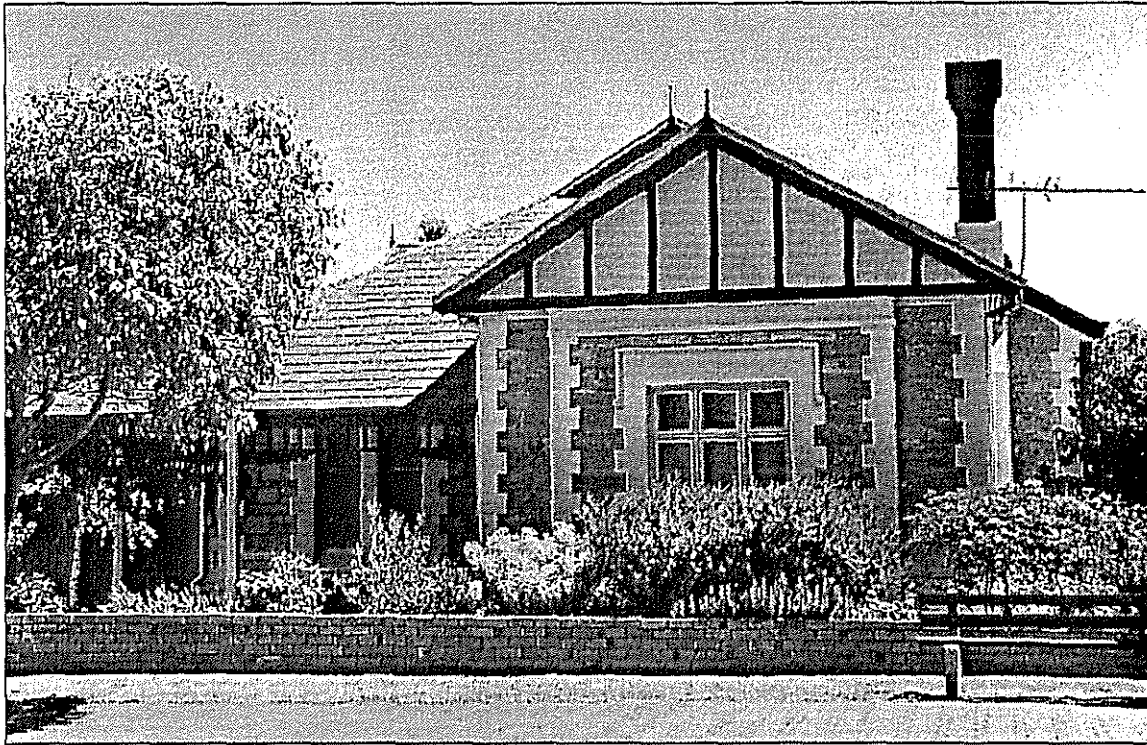
CONSERVATION RECOMMENDATIONS: In the long term the removal of the window louvres could be considered. No paint should be applied to the brick surface.

SOURCES OF INFORMATION: Heritage Survey, 1991

**UNITING CHURCH PARSONAGE
2 JETTY ROAD, BRIGHTON**

Allot: Sect: 239

C.T.: 409/6



ANALYSIS: This house was constructed in 1913 as the Methodist Parsonage and is part of the adjacent Uniting Church Complex on Brighton Road.

The house is extremely well maintained and is a good example of the simple Edwardian domestic architecture of the Adelaide suburbs during this period. It retains its face stone and the raised quoins and window dressings have been painted. The house has been re-roofed in asbestos tiles, while originally it probably would have had terra cotta Marseille tiles. The period of the house's construction was one of intensive subdivision in Brighton, particularly in those areas close to the proposed Adelaide to Willunga Railway Line.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, original materials and detailing of the 1913 house should be included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. Face stonework should be conserved and any further work undertaken on the house should be in the nature of conservation.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 234.

HOUSE
4 JETTY ROAD, BRIGHTON

Allot: **Sect:** 239
C.T.:



ANALYSIS: This is an extremely good example of an idiosyncratic circa 1910 residence constructed in face brick with strong verandah elements, face red brickwork, distinctive gable elements, and terra cotta roof tiles. It is currently extremely well cared for.

The period of the house's construction was one of intensive subdivision in Brighton, particularly in those areas close to the proposed Adelaide to Willunga Railway Line.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form, original materials and details of the earliest section of the house, particularly the face red brick and terra cotta tiled roof, should be included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current condition. Any further work undertaken on the house should be in the nature of conservation.

SOURCES OF INFORMATION: Site Visit, January 1998

**FORMER RESIDENCE (RINGWOOD)
14 JETTY ROAD, BRIGHTON**

Allot: Sect: 239

C.T.: 4026/560



ANALYSIS: This large bungalow of the early 1920s was built in 1924 for Dr Matthew E. Goode who was Honorary Surgeon and Physician to the South Australian Institute for the Blind, Deaf and Dumb from 1925 to 1956. The period of the house's construction was one of intensive subdivision in Brighton, particularly in those areas close to the proposed Adelaide to Willunga Railway Line. Before the Second World War the building adjacent was used as a hospital by Dr Goode (known as Bindarra) and in 1966 Ringwood was converted to a private geriatric hospital by Winifred Hassell. Ringwood has been owned by Council since 1975, and it now functions as the Brighton Community Centre. Under the care of the Council the house has been well maintained and externally it retains all of its original elements and details dating from its date of construction, particularly the face random limestone walls and terra cotta Marseille tiled roof.

RELEVANT CRITERIA: This house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

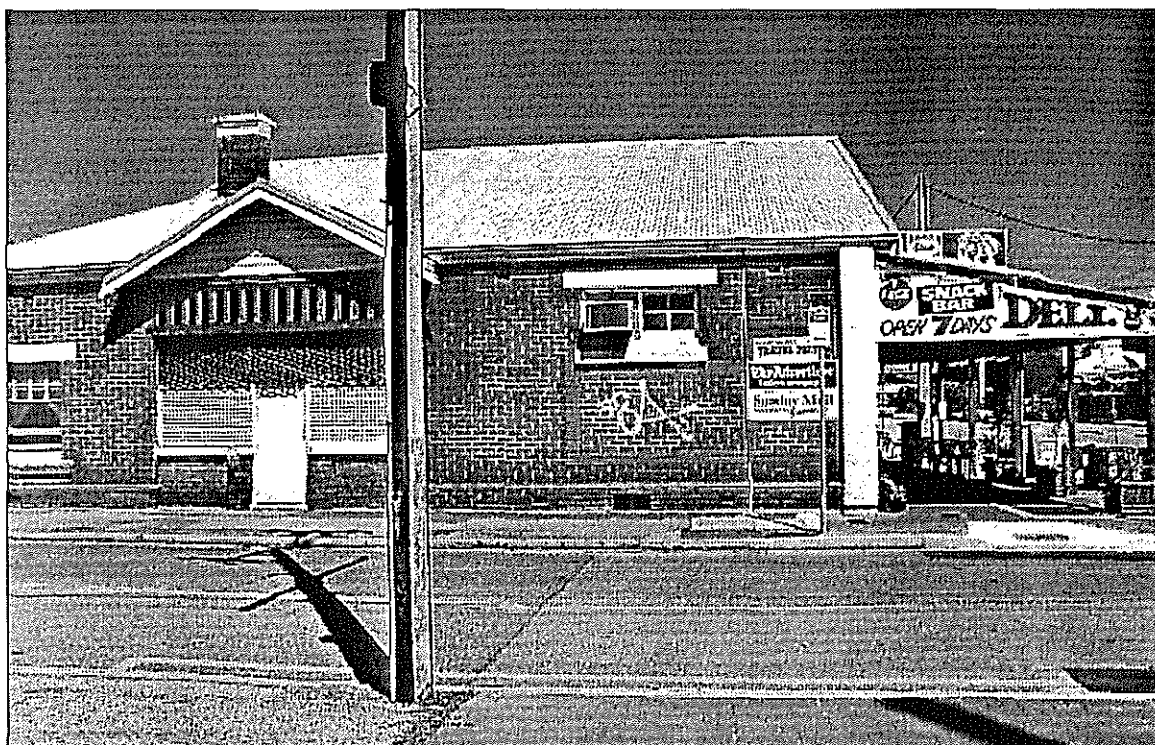
EXTENT OF LISTING: The overall external form, original materials and details of the 1924 house should be included in the listing.

CONSERVATION RECOMMENDATIONS: Council should continue to maintain the house in good condition and any adaptation for further community use should be undertaken with care to ensure that the architectural qualities of the house are not compromised.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, pages 245 & 340.

SHOP & ATTACHED RESIDENCE
47 JETTY ROAD, BRIGHTON

Allot: Sect: 240
 C.T.: 946/197



ANALYSIS: This residence and shop were constructed in 1922 by F.R.Oliver for his grocery business. The building retains a large degree of original detailing including the side entrance into the residence from Elm Street and the original bull-nose verandah over the shop front. The gable end to the shop above the verandah has recently been re-clad and lost its typical strapping. There are two business premises in this building, as well as the residence. There is a shop with a low stallboard and chamfered entry and also a more professional entrance on the west side of the main shop.

This small shop is typical of commercial developments during the 1920s, particularly along Jetty Road in Brighton and Wheatland Road in Seacliff, during the time of the most intense subdivision in these areas and the consequent growth of residential development and increase in population.

RELEVANT CRITERIA: This shop and attached residence fulfils criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and materials and original detailing of the shop and house are included in the listing, particularly the face red brickwork, timber elements and bullnose verandah over the footpath and any original shopfront detailing.

CONSERVATION RECOMMENDATIONS: The building should continue to be carefully maintained, and any work on the structure should be in the nature of conservation of original elements, or reinstatement of details now missing.

SOURCES OF INFORMATION: Heritage Survey, 1991 (note incorrect date given for shop)
 Holt, Averil G, *The Vanishing Sands*, 1991, page 253.

BUTCHER'S SHOP
49 JETTY ROAD, BRIGHTON

Allot: Sect: 240
 C.T.: 1282/115



ANALYSIS: This is a small single storey shop which was constructed by a Mr Pullin in the early 1920s for use as a butcher's shop and it retains its tiled stallboard and timber and metal shop windows. It also has a very simple single pitched straight verandah over the footpath, which is typical of shops of this period.

This shop is one of several which were constructed along Jetty Road during the 1920s in the period of most intense subdivision of this area, and consequent increase in population.

RELEVANT CRITERIA: This shop fulfils criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall form of the single storey section of the shop including the parapet, verandah, tiles and other shopfront details are included in the listing.

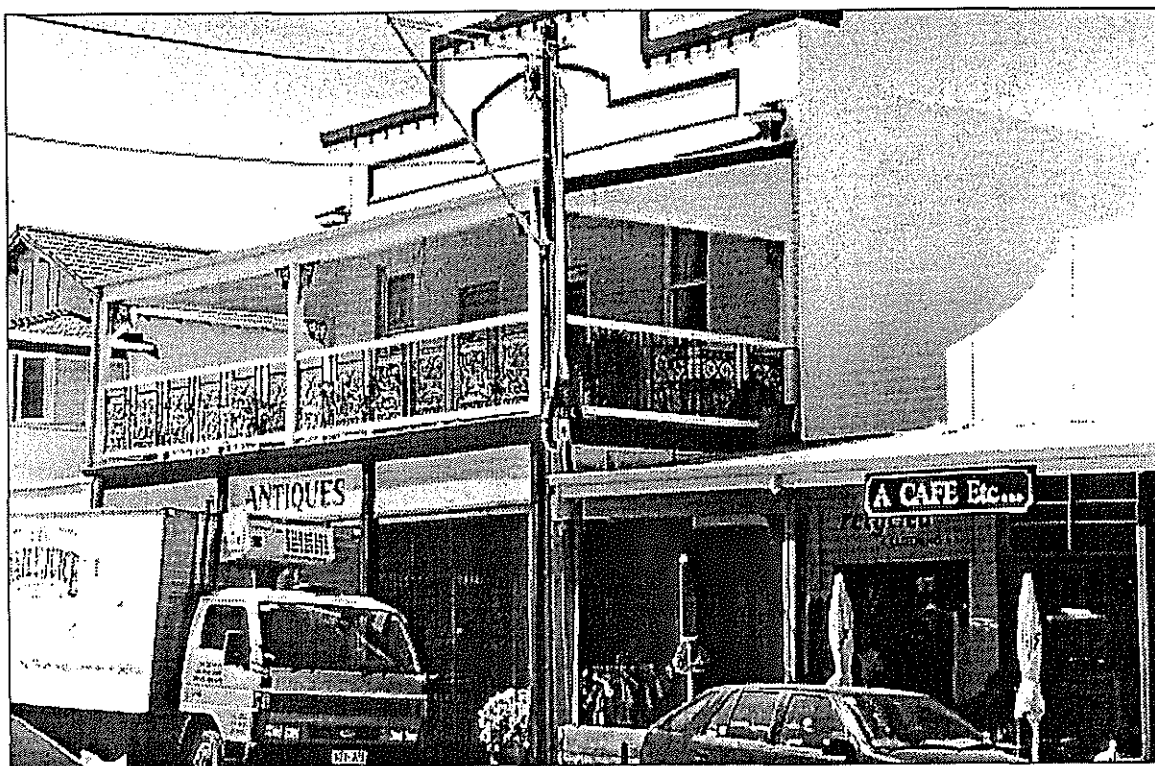
CONSERVATION RECOMMENDATIONS: Any work undertaken on the shopfront should retain the significant elements of the structure and any change of use should respect the functional qualities of the original butcher's shop.

SOURCES OF INFORMATION: Heritage Survey, 1991 (note incorrect date)
 Holt, Averil G, *The Vanishing Sands*, 1991, page 253.

TWO STOREYED SHOPS 67-69 JETTY ROAD, BRIGHTON

Allot: Sect: 240

C.T.: 953/45



ANALYSIS: This pair of two storeyed shops was constructed by Joseph Alfred McCloud in 1924. McCloud had decided to build shops in Jetty Road rather than Brighton Road, due to the burgeoning prosperity of this area at this time. The shops are constructed in brick with a strong projecting parapet with an incised panel. The verandah has recently been reinstated to its original open form. The shops have been used for various purposes but originally were mainly greengrocers serving the needs of the immediate population.

RELEVANT CRITERIA: These shops fulfil criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and detailing of the two storey shops as well as any elements remaining from the 1920s of the original shopfronts and the verandah elements are included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its current excellent condition and any further work should continue this conservation approach.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 253.

**THREE ATTACHED SHOPS
71, 73, 73a JETTY ROAD, BRIGHTON**

Allot: Sect: 240

C.T.: 947/1



ANALYSIS: This row of three single storey shops were initially developed by Harry Southcott in 1914 when he constructed a large wooden asbestos room for a tea room attached to his residence. In 1921 this hall was converted to a billiard hall which was then in 1950 converted into two shops (number 71). The adjacent shops were constructed in the 1920s when Jetty Road began to develop as a commercial area. It is interesting that the original tea rooms have now been re-adapted for cafe use. These shops retain their shaped parapets but various elements have been rebuilt including verandahs and shopfronts.

Although much changed, these shops are indicative of the commercial development of Jetty Road, particularly during the 1920s with the growth of population after intense subdivision.

RELEVANT CRITERIA: This shop fulfils criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: Any original elements which remain from the 1920s should be included in the listing.

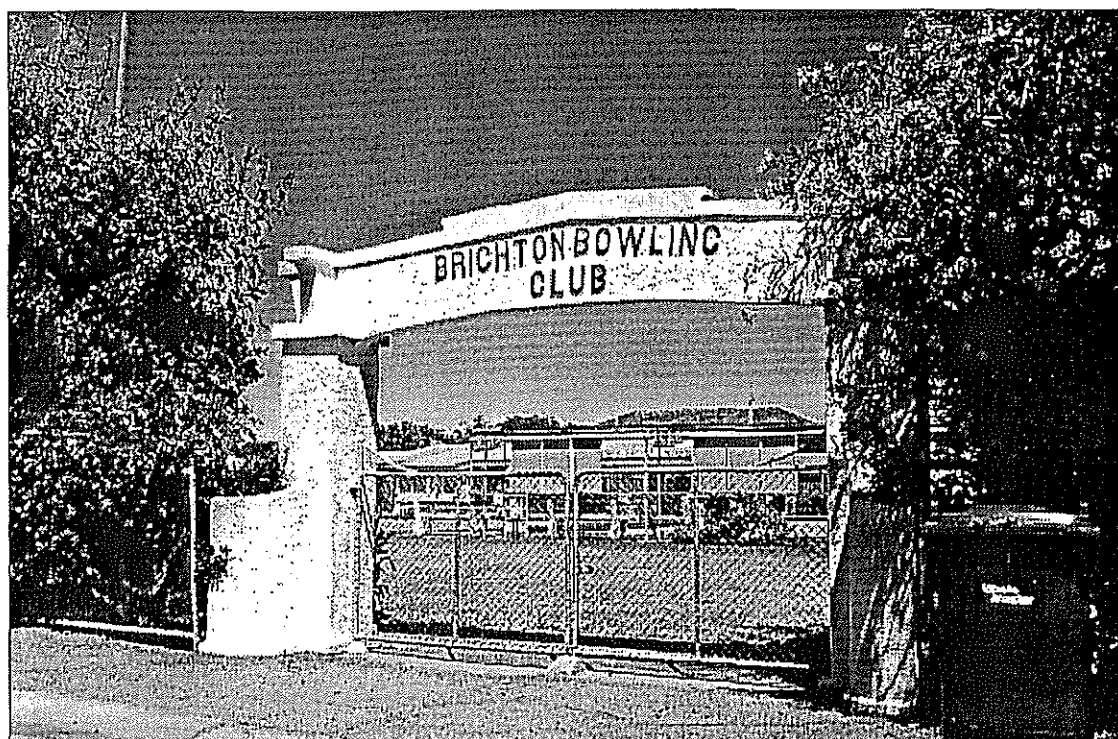
CONSERVATION RECOMMENDATIONS: Further upgrading of these shops should be undertaken with reference to original elements which remain and consideration of 1920s design elements.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 249.

BRIGHTON BOWLING CLUB MEMORIAL GATES
11-17 KEELARA STREET, BRIGHTON

Allot: Sect: 239

C.T.: 1107/99, 1274/160



ANALYSIS: The Brighton Bowling Club was formed in 1911 and land for six rinks was purchased in Keelara Street in 1919. A clubhouse was erected at that time, but this early structure no longer exists. However, the memorial gates were constructed in 1942 and these remain in good condition. The plaque on the gates indicates the nature of their commemoration "This gateway was presented to the Brighton Bowling Club by M.R. (Mick) Plunkett in memory of his wife Florence Maud."

Bowling has been an important part of recreational activities in Brighton since the early days of this century and many private bowling clubs existed as well as the public links.

RELEVANT CRITERIA: This gateway fulfils criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

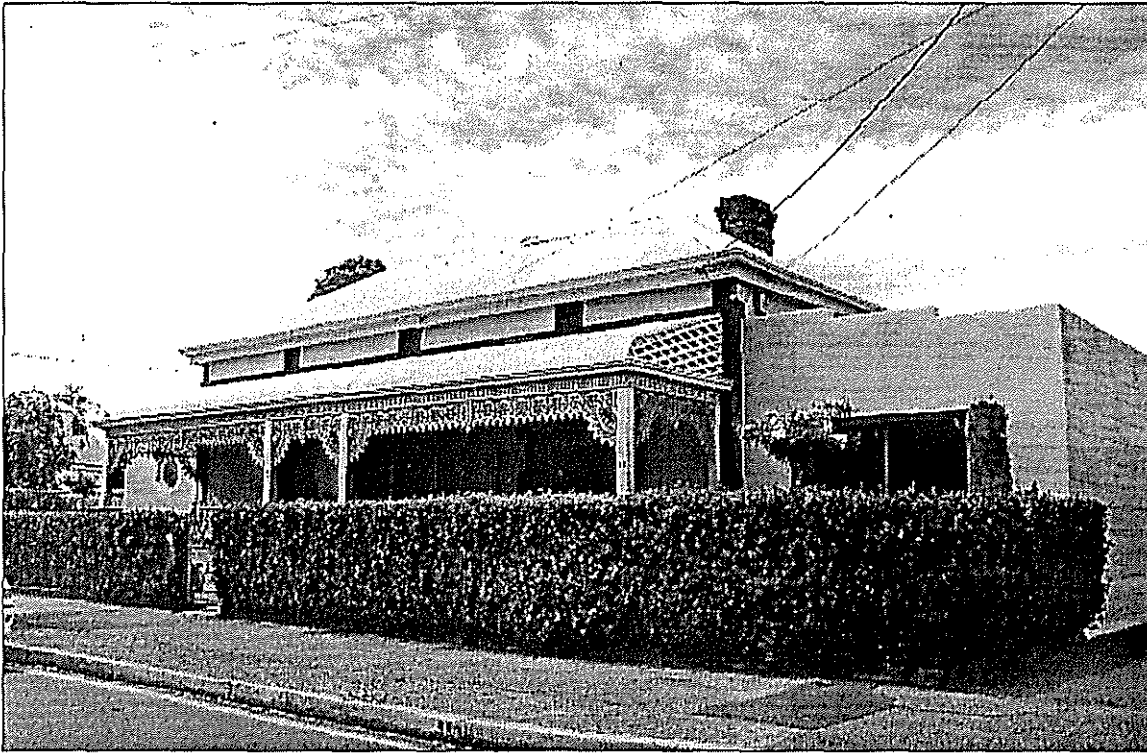
EXTENT OF LISTING: The Memorial Gates to the Brighton Bowling Club including their rendered finish should be included in the listing.

CONSERVATION RECOMMENDATIONS: The Gates should continue to be maintained in their current excellent condition.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 360.

HOUSE
15 MARGATE STREET, BRIGHTON

Allot: Sect: 204
C.T.: 642/6



ANALYSIS: A small simple cottage constructed later in the nineteenth century, probably around 1899 by Joseph Boots, a labourer. There is also a well constructed in the early years of the twentieth century by William Kerse. The house is a good example of a turn of the century cottage and retains a large amount of its original detailing, and is currently very well maintained. A later cement block addition to the side has become part of the house.

Currently the land adjacent on the north of the house is available for sale and redevelopment.

RELEVANT CRITERIA: This house fulfils criteria a, b and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, original materials and detailing of the circa 1889 cottage are included in the listing. The additions to either side of the house are not part of the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE
9 OLD BEACH ROAD, BRIGHTON

Allot: **Sect:** 240
C.T.: 2120/17



ANALYSIS: This house is an excellent example of a return verandahed villa with an asymmetrical front. Of particular note is the finely cut bluestone work to the walls which is retained in original condition, although the previously unpainted brick quoins and window dressings have been painted red. The house retains other original elements including a well detailed verandah and gable end to the projecting bay. This house is an excellent example of its type and is indicative of the period of subdivision of this area of Brighton.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, original materials and details of the residence are included in the listing.

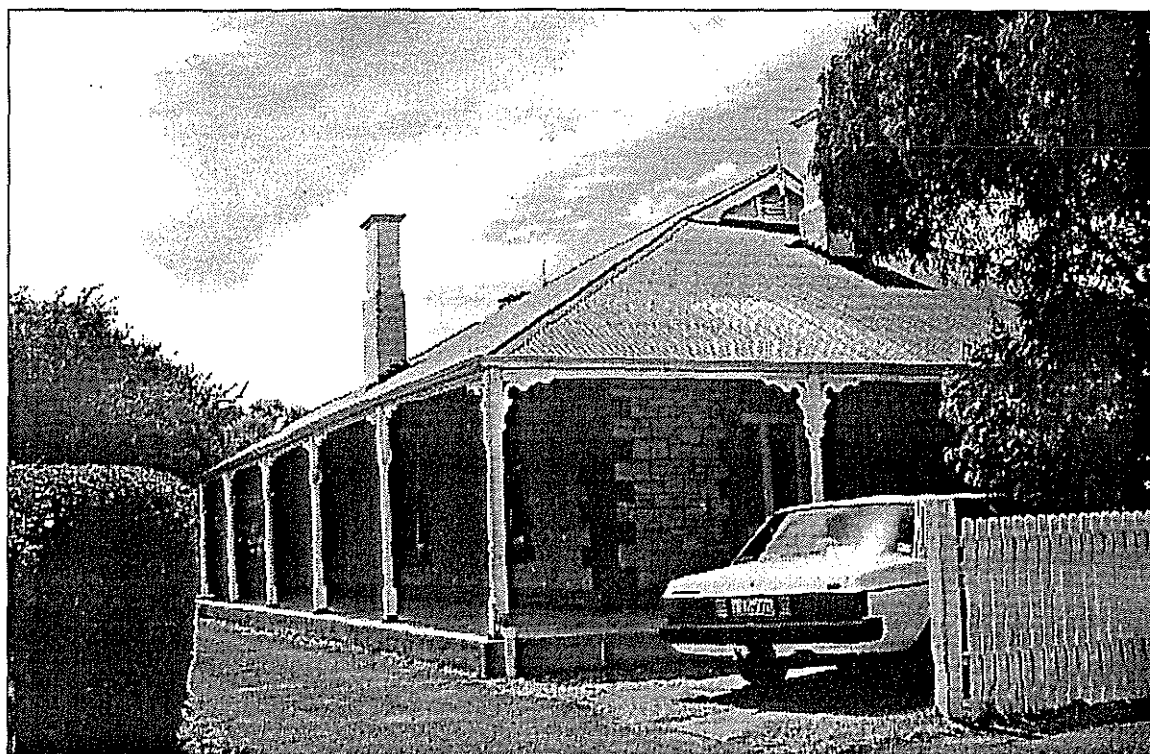
CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition.

SOURCES OF INFORMATION: Heritage Survey, 1991

ST. JUDE'S RECTORY
14 OLD BEACH ROAD, BRIGHTON

Allot: Sect: 240

C.T.: 2098/53



ANALYSIS: The Rectory for St Jude's was constructed in 1913 by William Collier and John Hight who were in partnership as builders at the time. Collier also constructed the Methodist Manse in Jetty Road in the same year and it is interesting to note that these buildings are quite different in roof and verandah form, although contemporaneous.

This was the first rectory constructed for St Jude's and it is built in face random limestone with brick quoins and window and door dressings. The most significant feature of the design is the straight pitched form of the roof which extends to incorporate the encircling verandah. The house is maintained in good condition although the verandah floor has been re-finished in concrete. The building has also been re-roofed recently.

St Jude's rectory is indicative of the provision of residential accommodation for Anglican ministers in line with other religious denominations at this time, when the population of Brighton was increasing.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

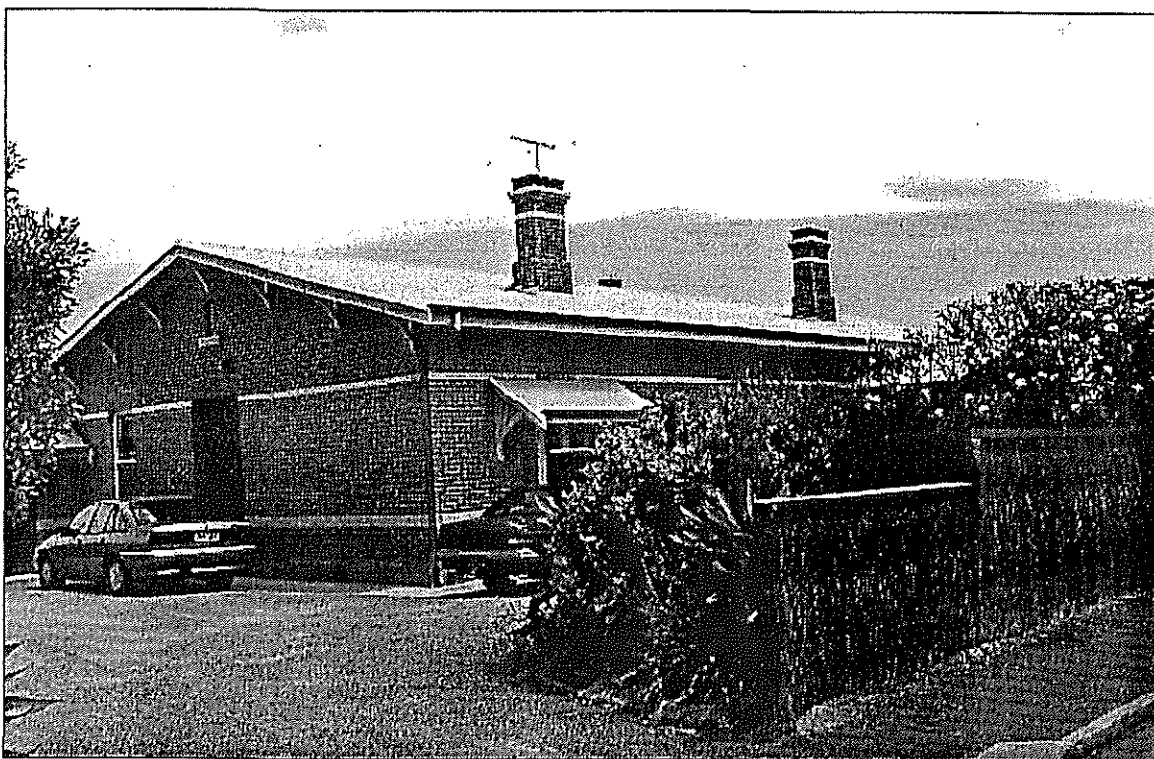
EXTENT OF LISTING: The overall external form, original materials and detailing of the 1913 house are included in the listing.

CONSERVATION RECOMMENDATIONS: Any further works undertaken on the house should be in the nature of conservation of original materials and detailing, and the house should continue to be well maintained, as is currently the case.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 247.

CHURCH OFFICES
15 OLD BEACH ROAD, BRIGHTON

Allot: Sect: 240
 C.T.:



ANALYSIS: This building was constructed originally as the residence and surgery of Dr Hecker. Dr Hecker began a practice from this building in 1913, and this was the first practice available for Brighton residents who had previously had to consult with doctors at Glenelg. In 1954 Dr Hecker's residence and surgery were purchased by the Catholic Church as accommodation for two assistant priests in St Joseph's Parish. The building is now used as Church Offices, but its original use as a doctor's surgery, with the attached room to the western side, is still obvious.

The house is constructed in an interesting linear form with face red brick highlighted by narrow bands of yellow brick. The quality of the brickwork is quite high.

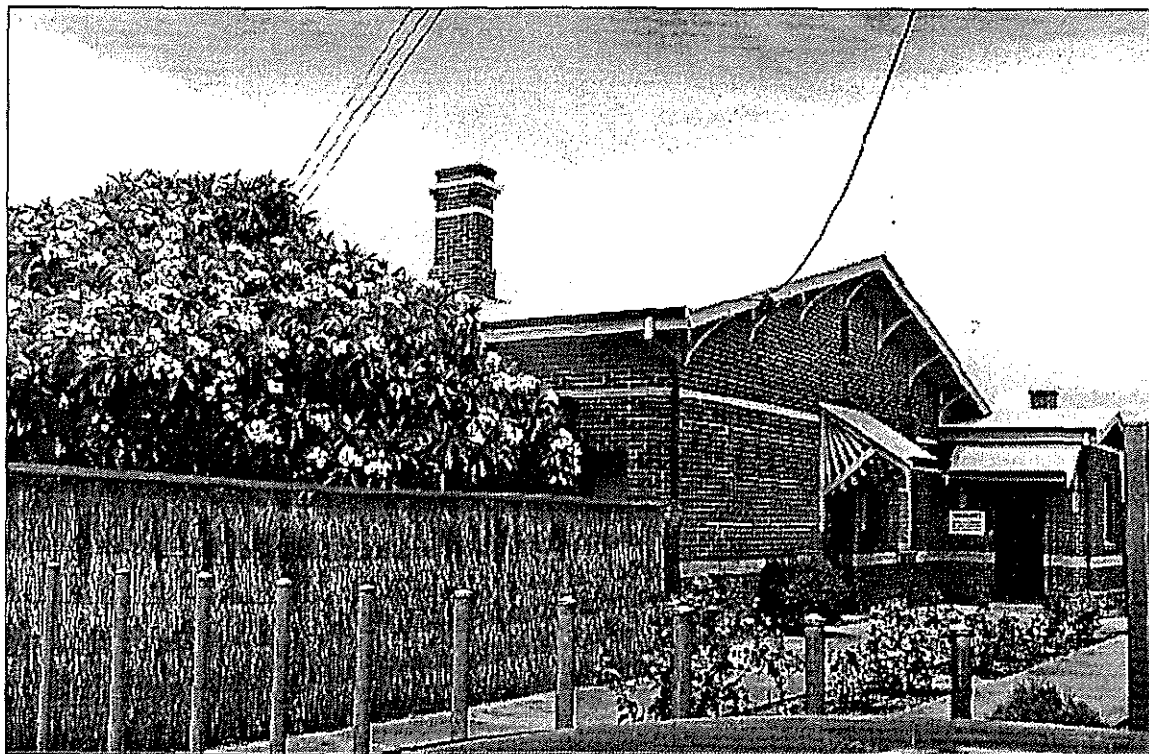
RELEVANT CRITERIA: The Church Offices fulfil criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall form and original materials and details to the circa 1913 building is included in the listing.

CONSERVATION RECOMMENDATIONS: The building is currently well maintained and any further upgrading or works to the building should respect the original architectural form and detailing of the structure.

SOURCES OF INFORMATION: Holt, Averil G, *The Vanishing Sands*, 1991, pages 266 and 269.

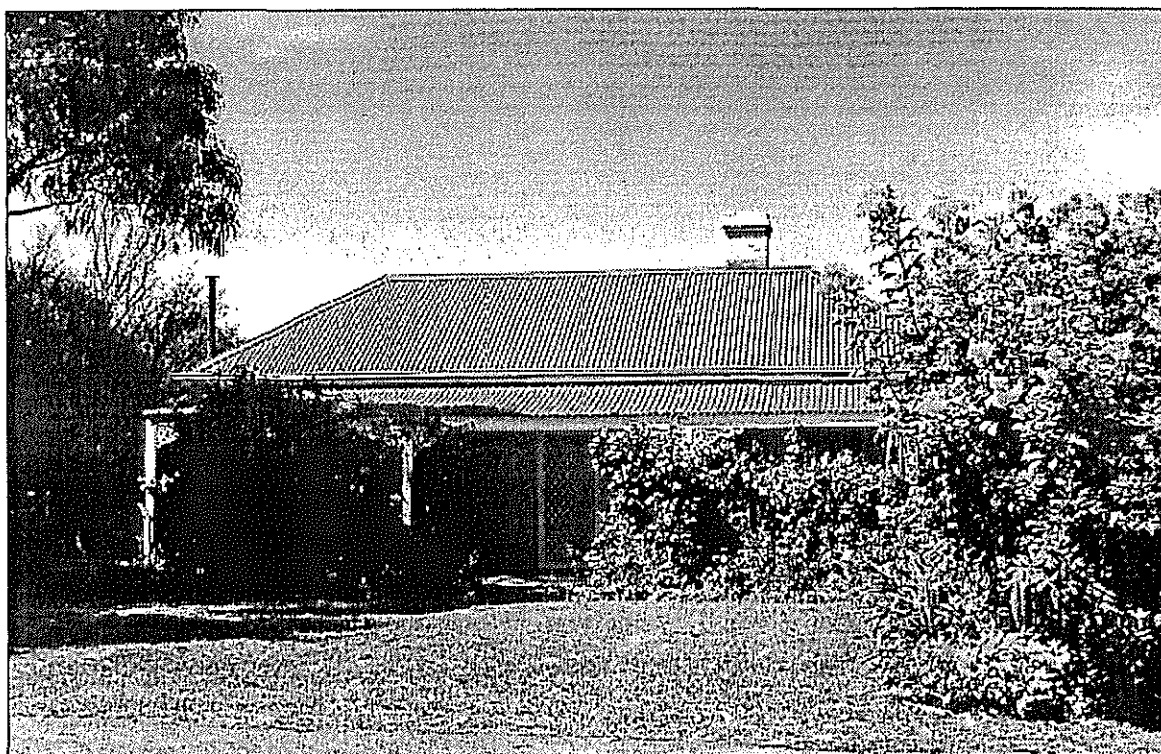
CHURCH OFFICES
15 OLD BEACH ROAD, BRIGHTON (cont)



Side entrance to former doctor's consulting rooms

HOUSE
21 OLD BEACH ROAD, BRIGHTON

Allot: Sect: 240
 C.T.: 578/103



ANALYSIS: This small cottage was identified as a scarce surviving example of the vernacular architecture of the 1840s in the previous Heritage Survey. It is a small low scaled cottage with a hipped roof and retains its early timber joinery to windows and doors. The walls have been rendered and recently painted but they are constructed of local limestone rubble. This cottage was built by Henry Highet, who was a builder of several of the earliest structures in Brighton. Highet was also associated with the first hotel in Brighton, the Thatched House Cottage, and he took out a licence for this property in 1846. Highet's own house, which he constructed at New Brighton in 1851, known as Stoneywood, has been demolished. This cottage is one of three which he constructed in Old Beach Road in about 1849 and this is the only survivor of the original three.

RELEVANT CRITERIA: This house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and detailing of the 1840s cottage are included in the listing.

CONSERVATION RECOMMENDATIONS: The cottage should continue to be well maintained. Care should be taken to monitor rising damp in the walls to ensure that no damage is done to the building fabric due to moisture penetration. Any further works to the building should be in the nature of conservation and the reinstatement of original character and detailing.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, *passim*.

HOUSE
28 STURT ROAD, BRIGHTON

Allot: Sect: 205
C.T.: 4012/402



ANALYSIS: In 1920 Charles Patrick Wauchope and his wife Wilhamina bought this property from the widow of Thomas Pritchard and constructed this major residence. Charles Wauchope was a director of the firm Balfour and Wauchope. The house is a large gentlemen's residence constructed with masonry walls and a slate roof capped with terra cotta ridge tiling. It is typical of larger residences constructed immediately after the First World War.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

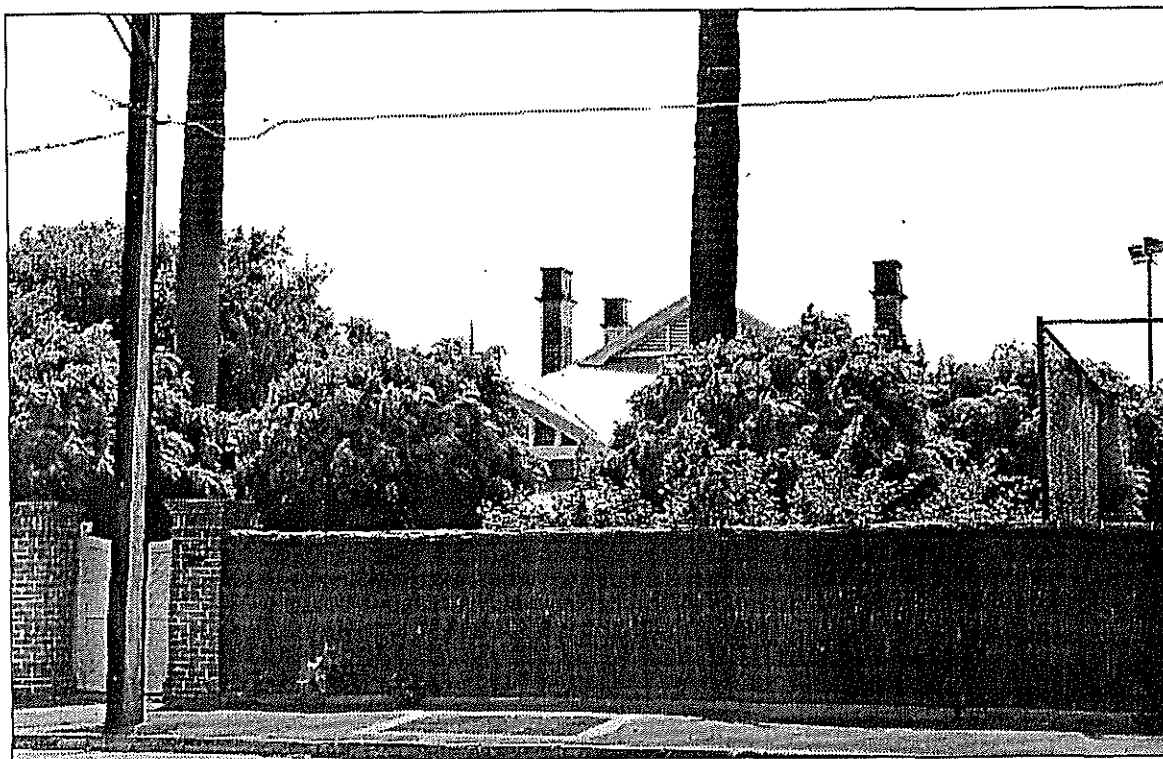
EXTENT OF LISTING: The overall external form, architectural detailing and styling of the 1920 house is included in the listing.

CONSERVATION RECOMMENDATIONS: Any work undertaken to the original sections of the house should be in the nature of conservation and alterations and additions should respect the original character of the dwelling.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 245.

HOUSE (WILUNA)
42 STURT ROAD, BRIGHTON

Allot: Sect: 205
 C.T.: 4169/659



ANALYSIS: This is a substantial brick and limestone house, the limestone being quarried at Seacliff. It was constructed in 1904 by J.A.Voules-Brown who was Town Clerk of Brighton from 1879 to 1882. Voules-Brown was in Darwin from 1882 until 1904 and was Clerk of the Palmerston District Council and ran various businesses in the Northern Territory and in Western Australia. When he retired in 1904 he moved back to Brighton and built Wiluna (the name of this house) on a forty acre property where he grew fruit and almond trees and vines. After his wife's death he sold the property to Keith Rainsford and moved to Jetty Road where he died in 1945 aged 93. Much of the land around Wiluna has been subdivided, but the house itself is currently extremely well cared for and retains a large degree of original detailing including its face red brickwork.

RELEVANT CRITERIA: This house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, original materials and detailing of the house should be included in the listing, particularly face red brickwork, unpainted render to chimneys and other significant architectural elements related to the style of the house.

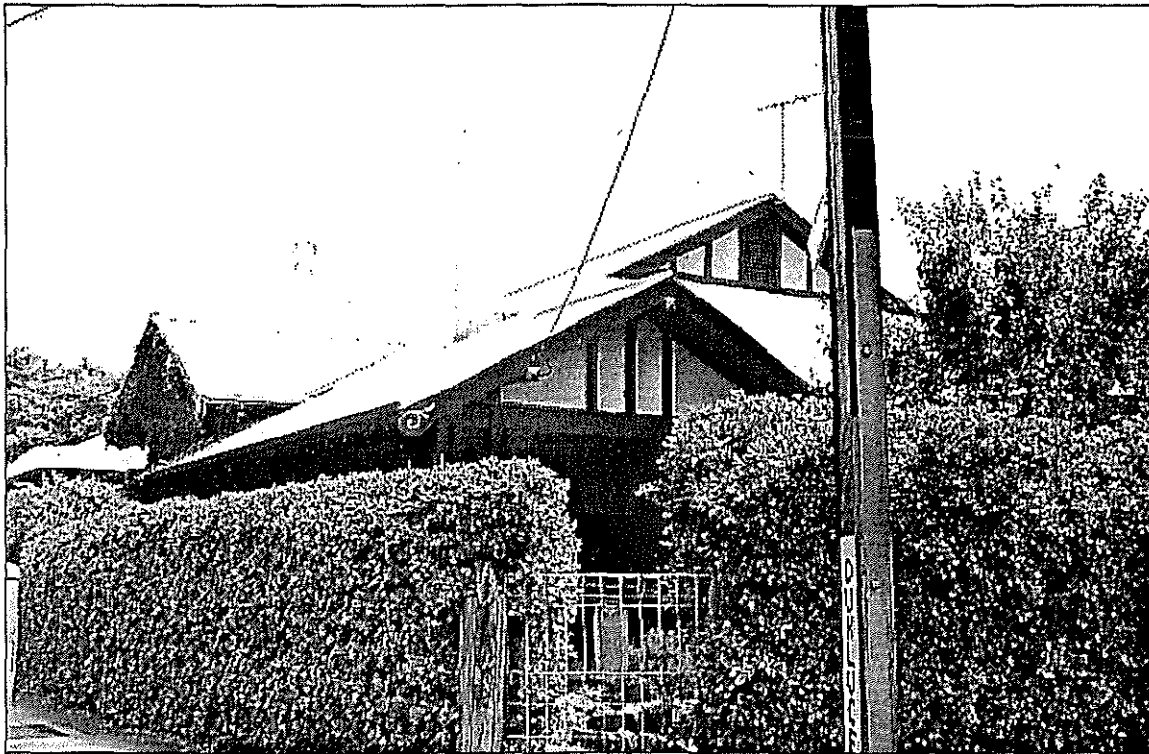
CONSERVATION RECOMMENDATIONS: The house should continue to be carefully maintained and any further works on the dwelling should be in the nature of conservation.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 126.

HOUSE
34 THE CRESCENT, BRIGHTON

Allot: Sect: 239

C.T.: 1022/116



ANALYSIS: The subdivision of the allotments around Dunluce House in 1913 provided a number of building blocks for development. This house was constructed around 1914 and is typical of its time with strapped barge boards, timber fretwork detailing and typical Tecoma hedge. It was constructed for Ernest Anthoney, a school teacher, who was elected to Brighton Council in 1919 and was Mayor in 1923-24. He was also a member of the South Australian Parliament for thirty years.

The house is exceptionally well maintained and also retains its typical hedging and garden layout from the 1920s.

RELEVANT CRITERIA: This house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

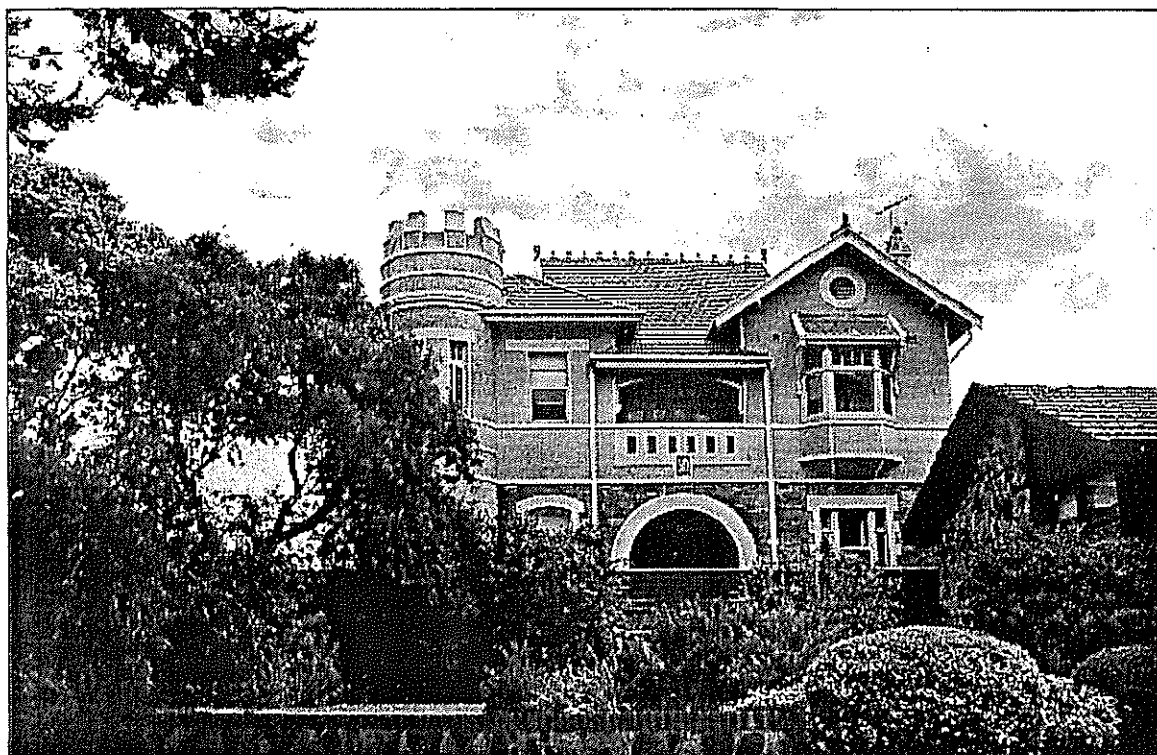
EXTENT OF LISTING: The overall external form, original materials and detailing of the 1914 house is to be included in the listing, any later additions or alterations do not form part of the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition.

SOURCES OF INFORMATION: LTO Records
 Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 118.

HOUSE (DUNLUCE)
12 YESTER AVENUE, BRIGHTON

Allot: Sect: 239
 C.T.: 3356/19



ANALYSIS: This large house was constructed in 1912 by Fricker's Builders for the Reverend Alexander Macully who was the incumbent of St Jude's Anglican Church from 1905 to 1908. Macully, a man of private means, had purchased a twelve acre strip of land in Section 239 from the Catholic Church at the turn of the century.

The design is apparently based on a wing of Dunluce Castle in Antrim, Northern Ireland and incorporates a castellated round corner tower into an overall baronial style residence. The ground floor external walls are dressed bluestone and the upper walls spatterdash rendered masonry. The house retains a terra cotta tiled roof and ridge detailing. Typical baronial elements include the semi-circular arched entrance way and the projecting oriel window to the gable ended bay on the northern side. The house is constructed in an elevated position and incorporates a large two level verandah on the seaward side. The parapets to the rear walls are also castellated continuing the castle like idiom of the design. The land around the house has been sold off in stages, particularly in the 1920s for more intense subdivision.

RELEVANT CRITERIA: Dunluce fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and details are included in the listing, particularly the terra cotta tiled roof, the render detailing and the face bluestone walling of the structure.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 265.

HOUSE (DUNLUCE)
12 YESTER AVENUE, BRIGHTON (cont)



View of Dunluce from the South

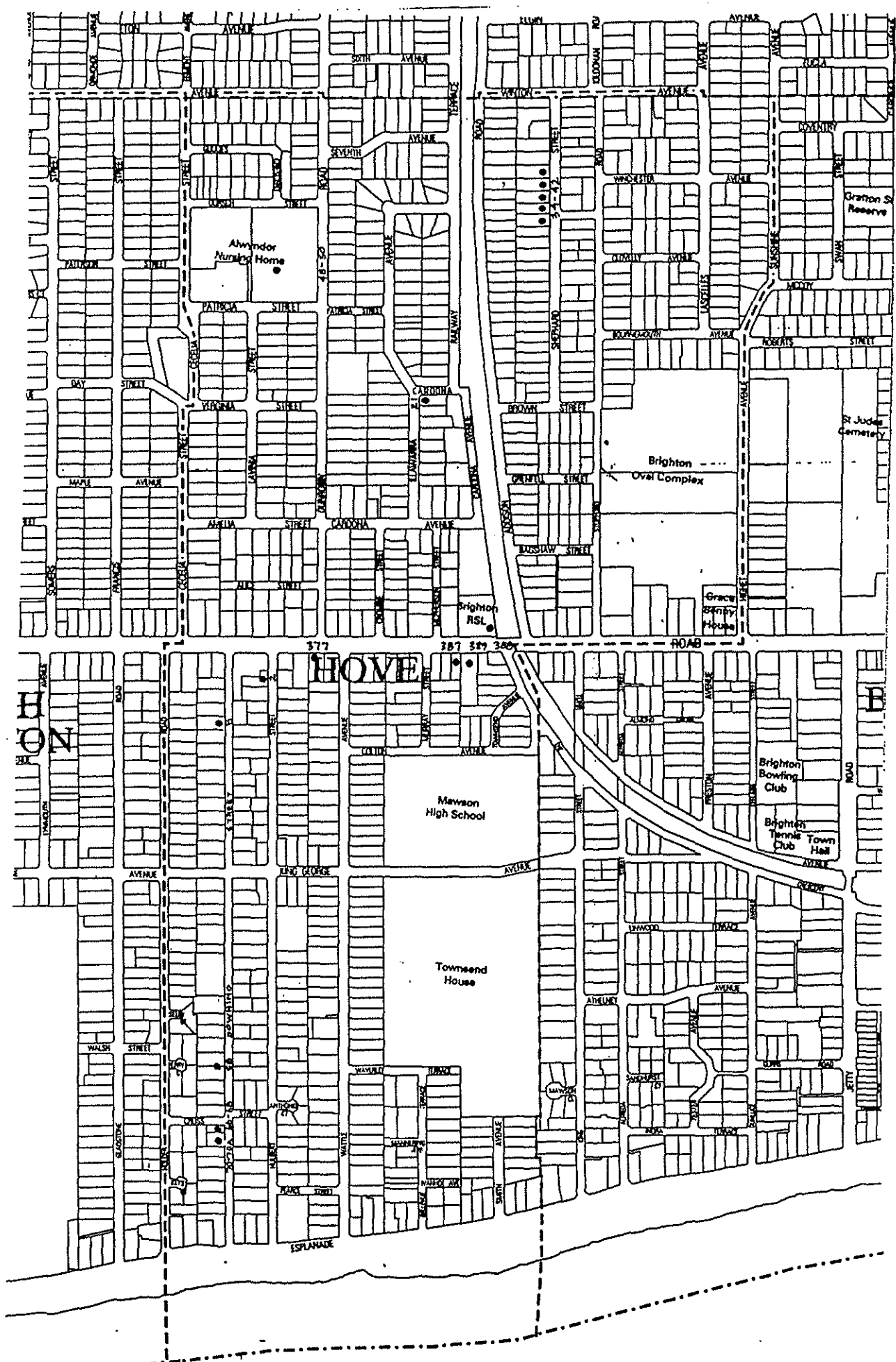


View of Dunluce from the West

5.2.2 Hove

The following places within Hove have been assessed as having local heritage value:

- Vehicle Repair Workshop, 377 Brighton Road
- House, 387 Brighton Road
- Former Town Hall, 388 Brighton Road
- Former Post Office, 389 Brighton Road
- House, 8 Downing Street
- House (Tower House), 58 Downing Street
- Attached Cottages, 66-68 Downing Street
- Attached Cottages, 70-70a Downing Street
- House (Alwyndor) & Garden, 48-50 Dunrobin Road
- Cottage, 2 Hulbert Street
- Cottage, 21 Illawarra Avenue
- Houses (S.A.H.T.), 34-42 Shephard Street



Location of Heritage Places in Hove

VEHICLE REPAIR WORKSHOP 377 BRIGHTON ROAD, HOVE

Allot: Sect: 237

C.T.: 1270/183



ANALYSIS: This complex of buildings was established as a motor garage and petrol station by Harold W. Driver who owned the property from 1936 onwards. Driver also operated a hire car service from this location.

The small complex retains evidence of its construction as a pre-War motor garage and petrol station. The structure comprises three attached sections, one of masonry with two attached corrugated iron sections, all with gable ends facing Brighton Road. The northern most section retains its Doric entrance columns which indicate the use of this section of the building as a petrol station. It continues to be used as a car repair workshop and has recently been re-painted and re-furnished in an attractive and consistent colour scheme. These buildings represent the last surviving motor vehicle workshop of the pre-Second World War in the district.

RELEVANT CRITERIA: The vehicle repair workshop fulfils criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

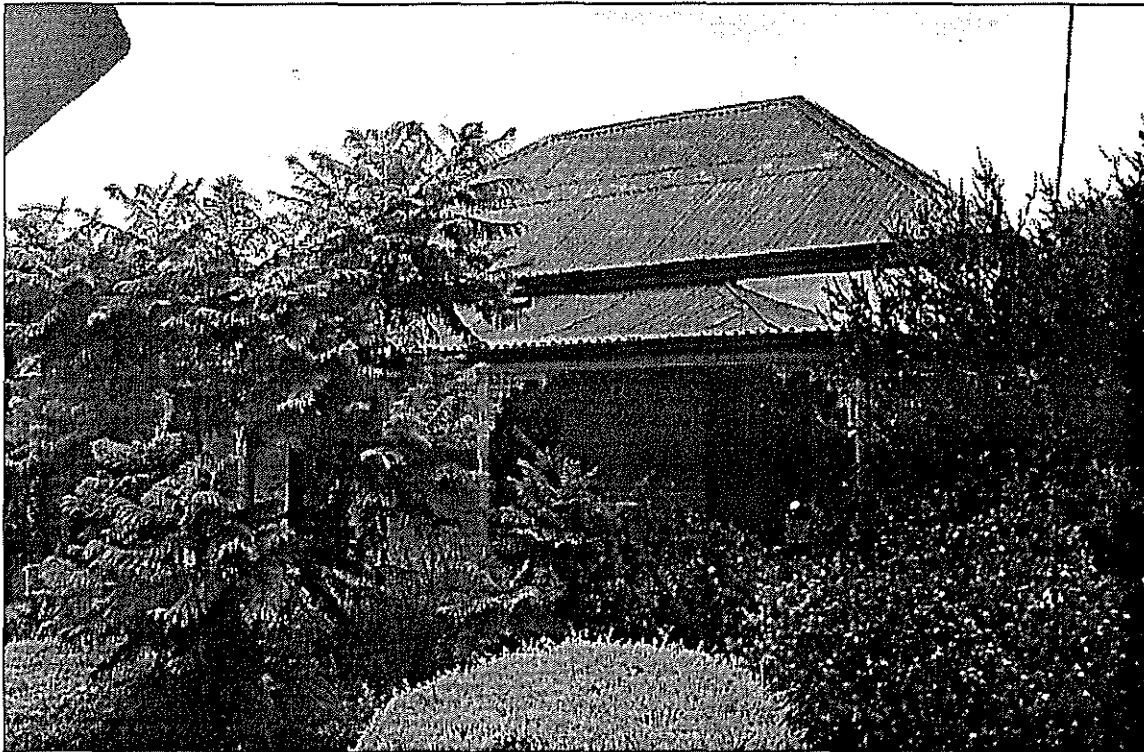
EXTENT OF LISTING: All three sections of the complex are included in the listing, particularly the two northern sections which are constructed in corrugated iron and retain their original elements including the concrete columns, gable ends, barge boards and finials.

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained as is currently the case. In the long term the replacement in corrugated iron of the cladding on the tilt-a-door to the central section could be considered.

SOURCES OF INFORMATION: Heritage Survey, 1991
LTO Records.

HOUSE
387 BRIGHTON ROAD, HOVE

Allot: Sect: 238
C.T.: 2371/67



ANALYSIS: This small house is typical of early cottages in this area of Brighton. The form and scale of the building indicates that it was constructed probably around 1860 and is one of a few which remain from this period. It had apparently been allowed to deteriorate. However, it has been carefully renovated and is now currently used as a Doctor's Surgery. It retains its overall early form, roof shape and much early verandah detail, although parts of the verandah have been renewed. It is significant as a representative of early housing in Brighton.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and any original materials and details which remain are included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained and original elements conserved. Any further adaptation of the building should respect its domestic qualities and any additions should be undertaken to the rear and in a sympathetic manner.

SOURCES OF INFORMATION: Heritage Survey, 1991

**FORMER TOWN HALL
388 BRIGHTON ROAD, HOVE**

Allot: Sect: 206

C.T.: 3405/175



ANALYSIS: The core of the current structure of this building is the original Brighton Town Hall which served as Council Chambers and meeting hall from the time it was constructed in 1869. Initially the building was a free standing simple hall constructed of limestone, and on the front elevation was lined to represent dressed stone. The entrance to the hall was marked by a projecting porch which was flanked by pairs of blind semi-circular headed niches. The hall originally had a front fence of stone with brick entrance pillars and iron entrance gates and lantern. The plans for the hall were prepared for Council by George Highet, who went on to build the hall.

Minor additions were made within a short time for a small rear room, doors for the front porch and a stage internally. The Town Hall continued to be used, incorporating the Institute Library until 1937 when it was leased to the RSL after the new Council Chambers were built in Jetty Road. The building itself has been rendered and painted, and unsympathetic additions made to accommodate the RSL Bowling Club as can be seen by comparing it with the early photograph of the structure.

RELEVANT CRITERIA: This former Town Hall fulfils criteria a, c, d, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: Despite its undoubted significance the integrity of this building is low due to all the external additions which have been undertaken. The earliest section of the hall including the limestone walls and gable ended roof structure are included in the listing. Later additions and alterations including roofing material are not included.

CONSERVATION RECOMMENDATIONS: Any works to the 1860s and 70s sections of this building should be undertaken with a view to reinstating any original detailing possible.

FORMER TOWN HALL 388 BRIGHTON ROAD, HOVE (cont)

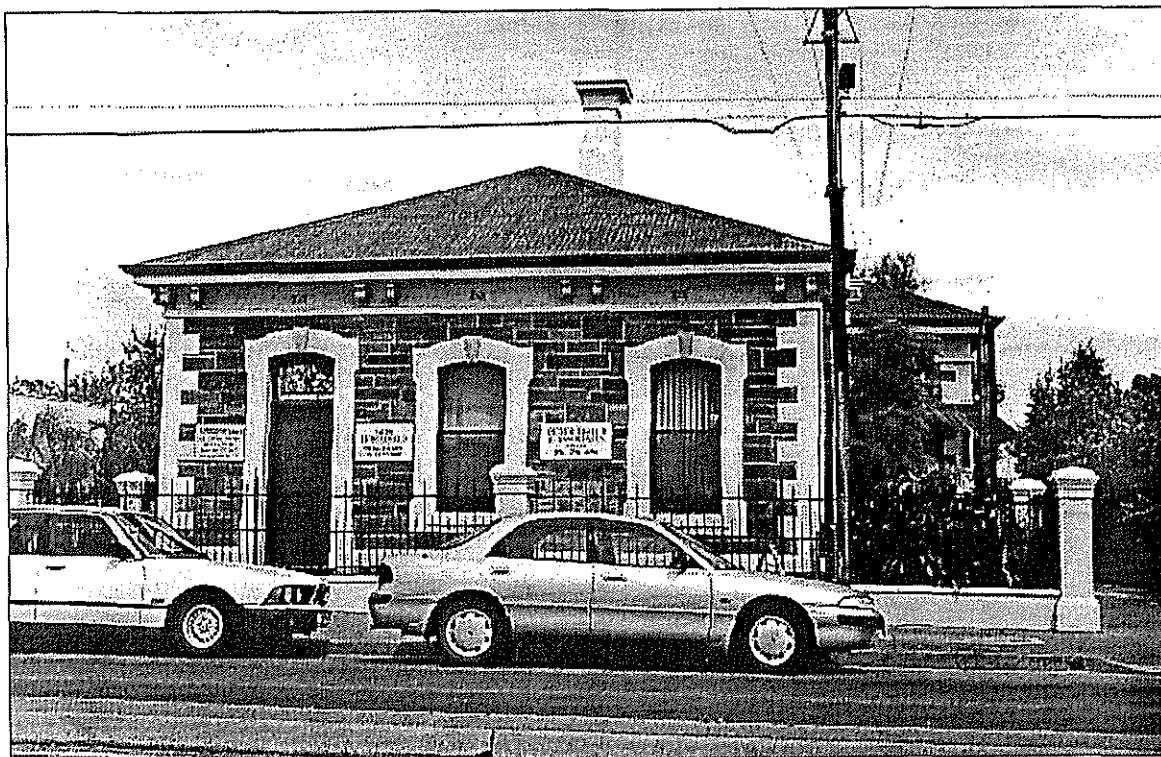
SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 223-5.



The Town Hall (c1900) indicating the original appearance of the Brighton Road elevation
(Source: City of Brighton Collection)

**FORMER POST OFFICE
389 BRIGHTON ROAD, HOVE**

Allot: Sect: 238
C.T.: 451/85



ANALYSIS: This elegant building is constructed in face bluestone with rendered dressings and was the first official Brighton Post Office constructed in 1886.

In 1916 it was also used for the first telephone exchange. A new Post Office was built further south along Brighton Road in 1923. This building is now used as commercial premises. It has had a later, small verandah added, but is retained in excellent condition. It is indicative of 1880s public buildings and also indicates the growth of the Brighton district during that period.

RELEVANT CRITERIA: This former Post Office fulfils criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and details of the former Post Office should be included in the listing, particularly the face bluestone and other elements typical of the period of its construction.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its current excellent condition. Any further adaptation or alterations should be undertaken in a manner which does not compromise the architectural qualities of the building.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE
8 DOWNING STREET, HOVE

Allot: Sect: 237
C.T.: 4181/897



ANALYSIS: This house is a typical random limestone and brick dwelling of a style dating from the turn of the century. It retains timber verandah brackets and un-painted brick quoining and window dressings. It is indicative of a type of residential buildings constructed on the parts of Matthew Smith's first selection of Sections which were subdivided in the late nineteenth century.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

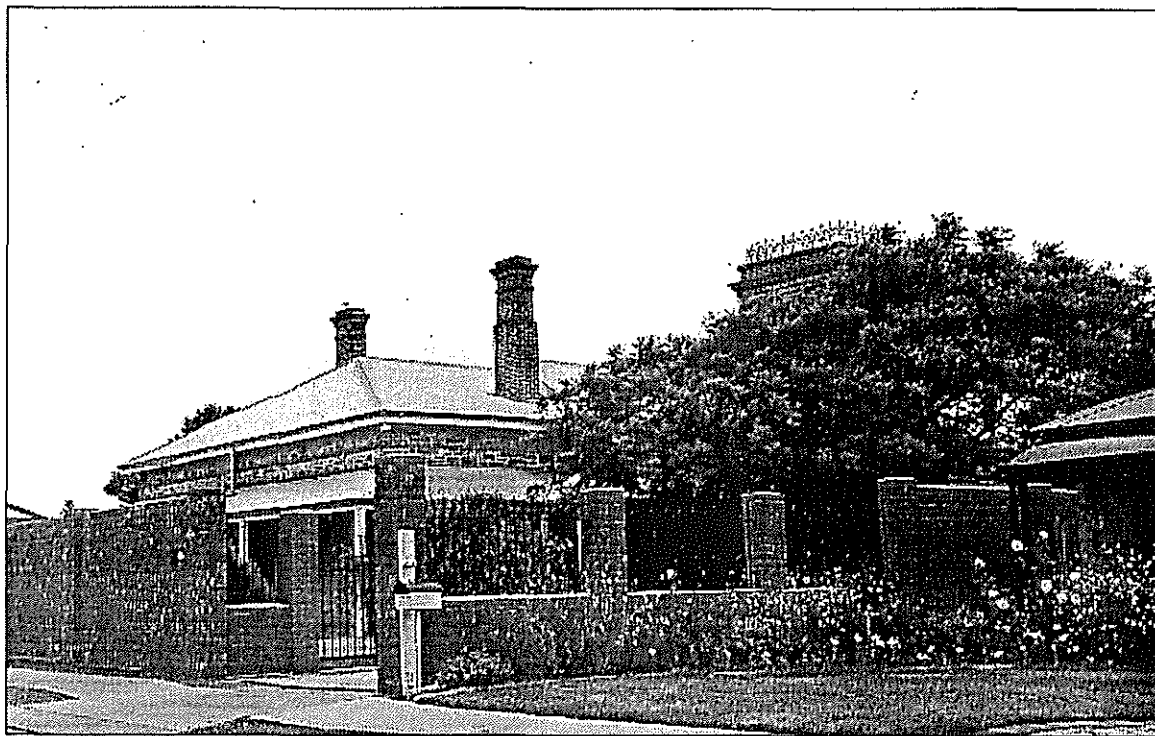
EXTENT OF LISTING: The overall external form, original materials and detailing are included in the listing, particularly the face limestone and red brick wall materials, and chimney structure.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE (TOWER HOUSE)
58 DOWNING STREET, HOVE

Allot: Sect: 237
 C.T.: 2352/36



ANALYSIS: This house is so named due to its elegant square tower surmounting the entrance which faces east on the block (and does not relate to Downing Street as such). The brickwork to the top of the tower is exemplary in the quality of its detailing.

The house itself is constructed of coursed random bluestone with fine brick quoining window dressings and chimneys. The house retains a low services wing attached to the rear of the main house. The house was constructed by Asmus Clausen, a timber merchant from Port Adelaide in the 1880s. Various members of significant families in Brighton, including William Silver, the Mayor of Brighton during 1900 and 1905, and Judge J.H.Barber, have resided in the house.

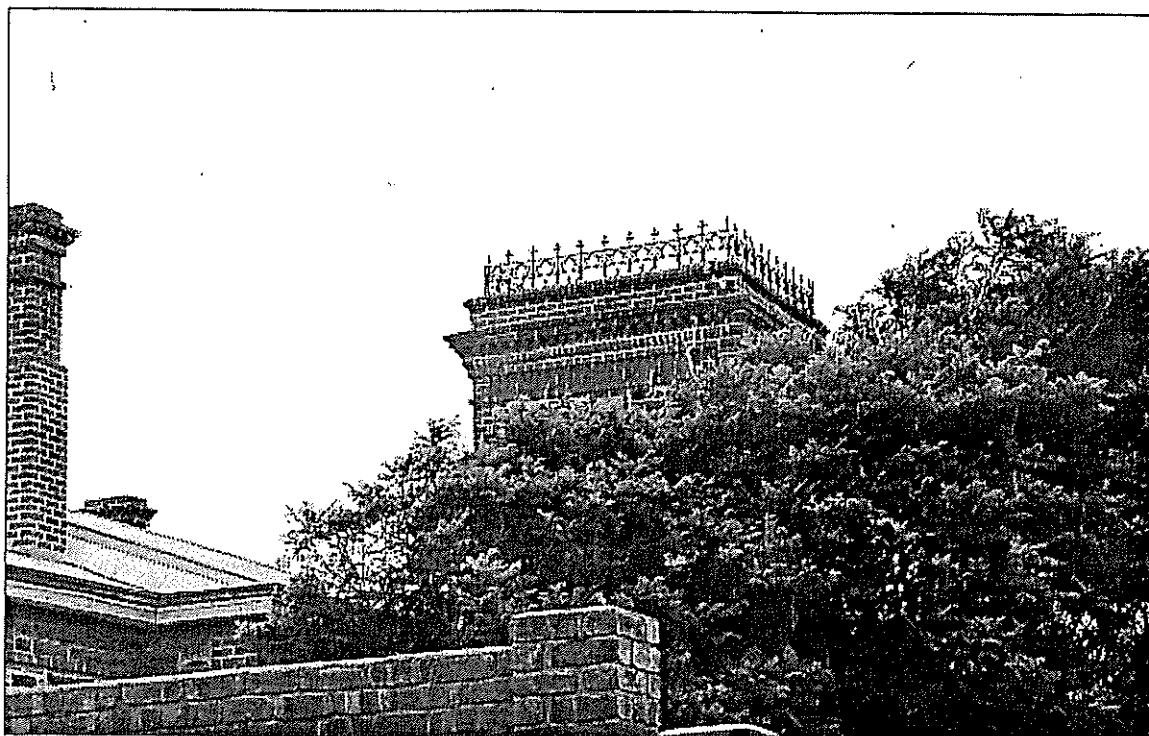
RELEVANT CRITERIA: Tower House fulfils criteria a, d and e under Section.23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form of the 1880s structure including the attached rear extensions are included in the listing. This particularly includes face brickwork and face stone to walls, brick chimneys and cast iron detailing to the top of the tower.

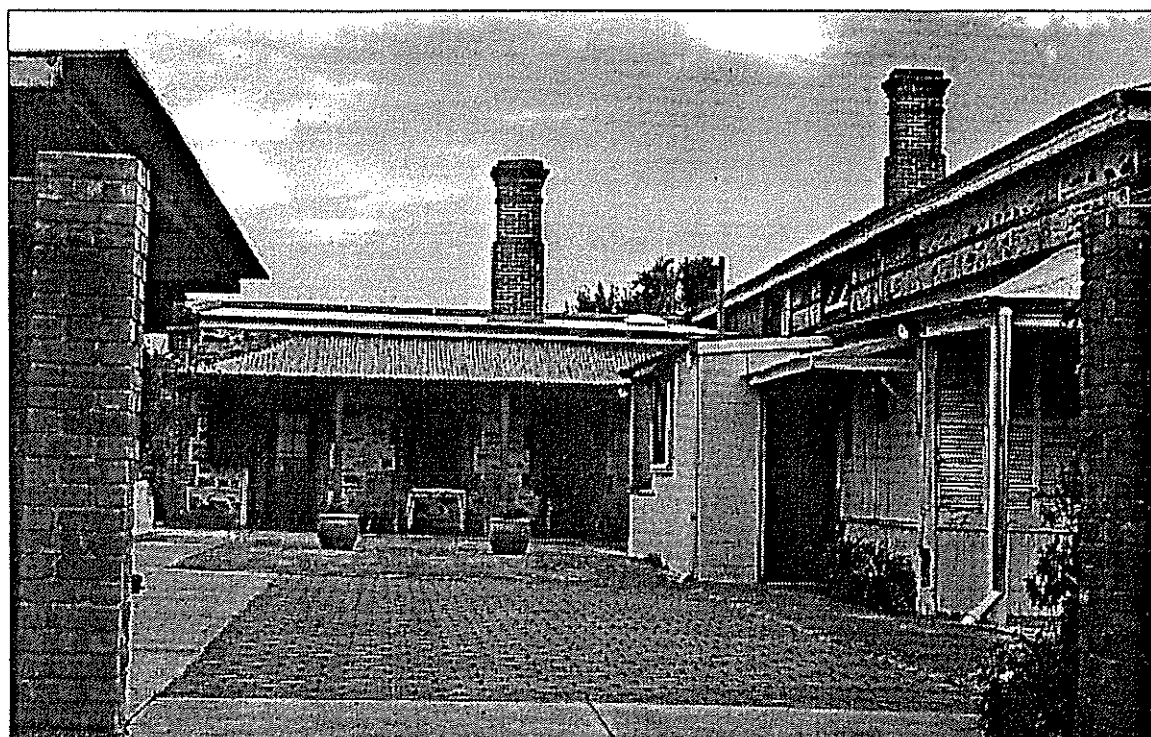
CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. Any works undertaken to the earliest sections of the building should be in the nature of conservation.

SOURCES OF INFORMATION: Heritage Survey, 1991
 LTO Records

HOUSE (TOWER HOUSE)
58 DOWNING STREET, HOVE (cont)



Tower elements



Rear service wing

**ATTACHED COTTAGES
66-68 DOWNING STREET, HOVE**

Allot: Sect: 237
C.T.: 4194/168-9



ANALYSIS: A pair of small cottages with recently rendered walls over earlier brick and stone. The houses retain their divided pane windows and timber joinery. A later verandah supported on brick pillars with a brick balustrade wall has been constructed.

RELEVANT CRITERIA: These cottages fulfil criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and any original materials and detailing that remains should be included in the listing.

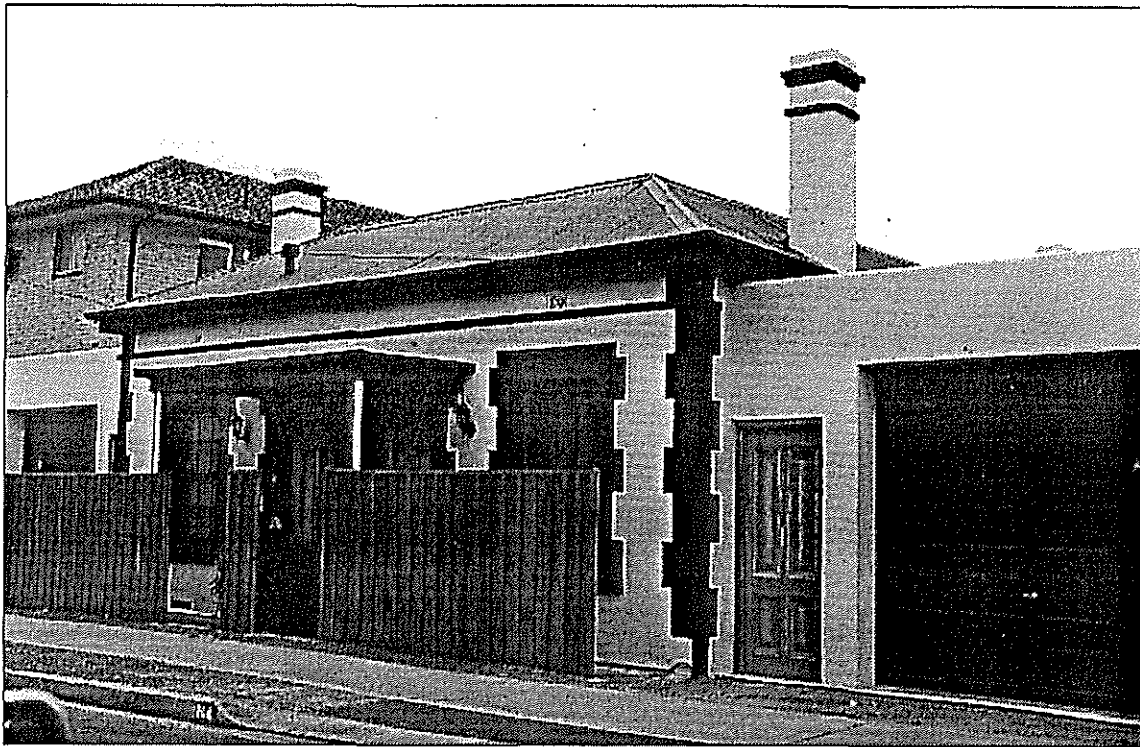
CONSERVATION RECOMMENDATIONS: Any further work on these houses should be in the nature of conservation and the restatement of detailing which would have been typical of the houses at the time of construction.

SOURCES OF INFORMATION: Heritage Survey, 1991

ATTACHED COTTAGES
70-70A DOWNING STREET, HOVE

Allot: Sect: 237

C.T.: 4108/157-8



ANALYSIS: A pair of small attached cottages which have been rendered, although they retain evidence of brick quoining and window dressings. The cottages have had garages added either side, but retain their brick chimneys. A later porch has been constructed over the two central entrance doors. Note: the garages have been added since the 1991 survey.

RELEVANT CRITERIA: These cottages fulfil criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and any original materials and detailing that remains should be included in the listing.

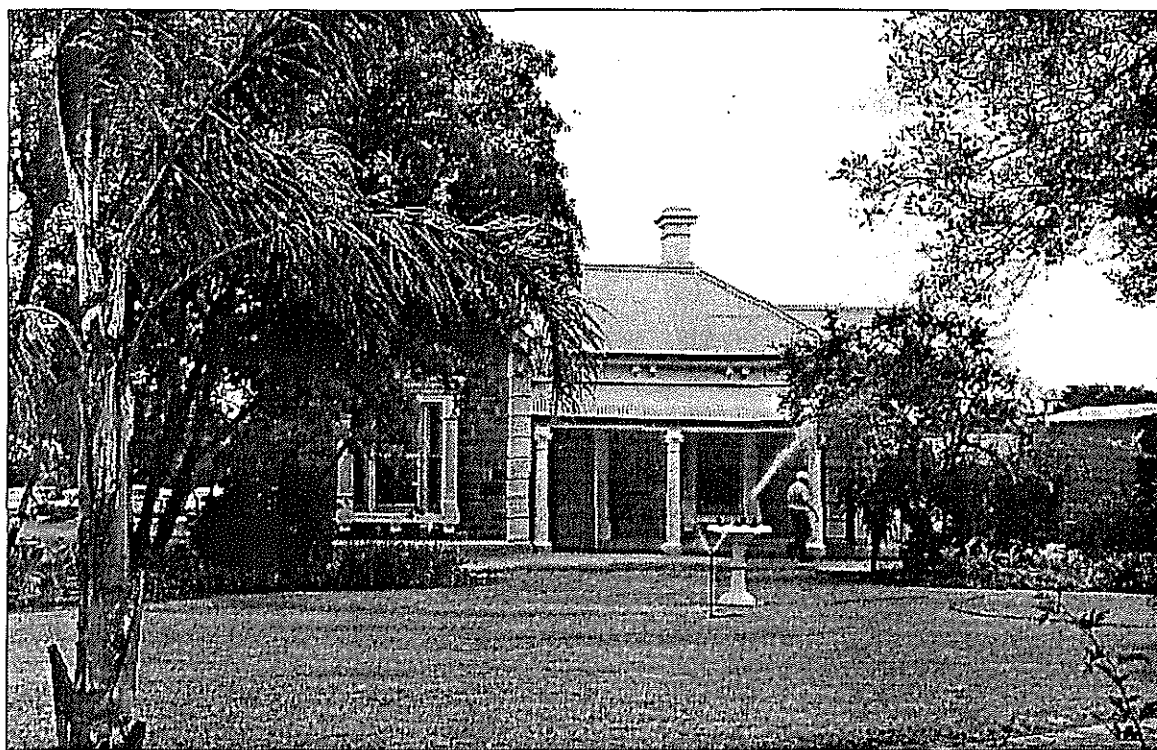
CONSERVATION RECOMMENDATIONS: Any further work on these houses should be in the nature of conservation and the restatement of detailing which would have been typical of the houses at the time of construction.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE (ALWYNDOR) & GARDEN
48-50 DUNROBIN ROAD, HOVE

Allot: Sect: 207

C.T.: 4008/675



ANALYSIS: Alwyndor is a small typical turn of the century asymmetrical villa constructed in dressed random bluestone with ornate rendered window dressings and quoins. The house was constructed in 1900 for Henry Percival Riddle by the local builder William Collier. Riddle resided in the house until his death in 1943. Riddle's land passed to his daughter, Mrs Dorothy Cheater and she proposed in 1971 to subdivide seven acres of land in Dunrobin Road. Mrs Cheater had been using Alwyndor for aged people's care since 1946, and in 1971 she sold four acres to Council, and a Trust was established to form the Nursing Home. Mrs Cheater died in 1988. The house now forms the core of a Council owned nursing home and day centre.

Alwyndor was the first Local Government run nursing home in Australia. The house retains a large degree of original fabric, particularly to the front elevation. Elements of the garden such as a pair of pergolas also remain intact. Its original outbuildings also included a corrugated iron garage and rear shed which were located behind the house, but recently have been demolished.

RELEVANT CRITERIA: Alwyndor fulfils criteria a, c and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form of the 1900 house including face bluestone and render detailing should be included in the listing.

CONSERVATION RECOMMENDATIONS: Any further development of the nursing home site and construction of further buildings should provide a sufficient curtilage around the original house and outbuildings to ensure the domestic architectural qualities are not lost. Elements of the front garden which remain from earlier periods should be carefully conserved.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 333-5.

HOUSE (ALWYNDOR) & GARDEN

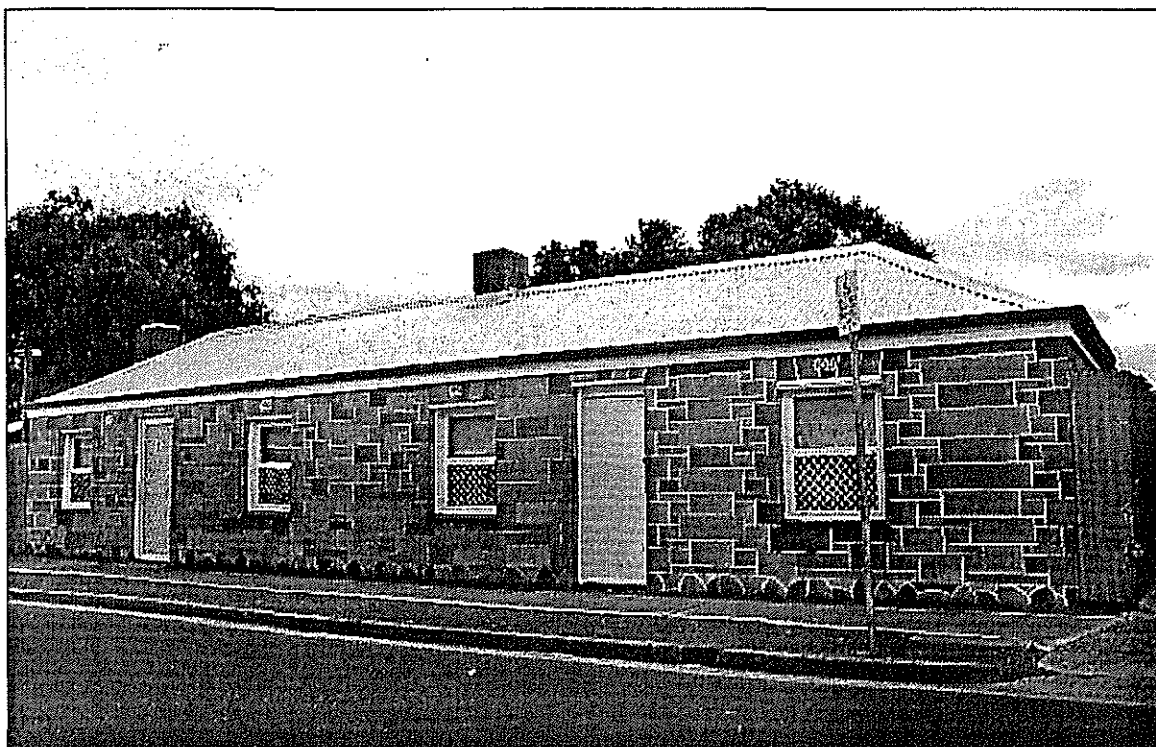
48-50 DUNROBIN ROAD, HOVE (cont)



Alwyndor garden

COTTAGES 2 HULBERT STREET, HOVE

Allot: Sect: 237
C.T.: 1682/41



ANALYSIS: This pair of small cottages retains its low scale and simple detailing indicative of the early years of the settlement of this area of Brighton. It is believed they were constructed in 1849 at the same time as the Brighton Inn which was located nearby and demolished in 1974. The buildings have most recently been re-rendered and scribed in an inappropriate finish. However, they retain their overall simplicity of scale and style.

RELEVANT CRITERIA: These cottages fulfil criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and any original detailing which remains to these cottages should be included in the listing.

CONSERVATION RECOMMENDATIONS: In the long term the re-painting of the elevation with a cementitious paint such as Boncote to even out the varied colours of the current render surface could be considered. No verandah should be added to this street elevation.

SOURCES OF INFORMATION: Heritage Survey, 1991
LTO Records

COTTAGE
21 ILLAWARRA AVENUE, HOVE

Allot: Sect: 207

C.T.: 5359/18



ANALYSIS: The significance of this small timber framed cottage lies in the fact that the cladding used is sheet metal simulating weatherboard. This was manufactured by Simpsons during the early 1900s and this is a rare example still remaining of this type of cladding material. The house was constructed probably at the turn of the century as the roof form indicates, but has had its original corrugated iron roof replaced with textured metal roof tiles. An unusual garage arrangement has been added to the western end of the cottage, but the house still retains its original form.

RELEVANT CRITERIA: The cottage fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

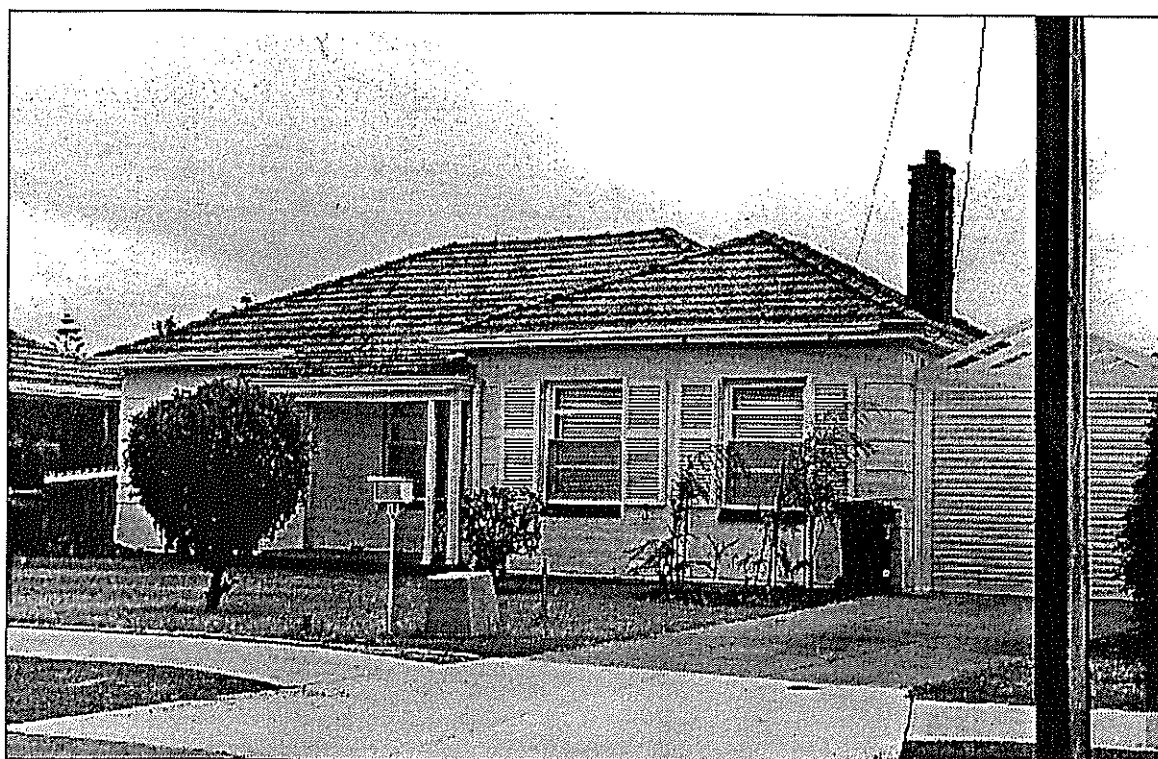
EXTENT OF LISTING: The overall external form of the cottage should be retained, particularly the metal weatherboard cladding. Any alterations or additions which have already occurred such as changes to the windows, doors, roof and guttering are not included in the listing.

CONSERVATION RECOMMENDATIONS: Any further work on this house should be in the nature of conservation, particularly of the metal wall cladding.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSES (S.A.H.T.)
34-42 SHEPHARD STREET, HOVE

Allot: Sect: 206
 C.T.s: 1919/83, 1919/82, 1916/32, 4205/76, 4205/77



42 Shephard Street

ANALYSIS: This group of five houses was part of a subdivision that was established by the South Australian Housing Trust in 1946 as their first venture into the construction of houses for private sale. Previous to this the Housing Trust had built only houses for rental. Each of the houses in the group are of different design compared to previous construction by the Housing Trust where rental houses were identical in design. These houses were constructed in brick, some were painted prior to sale and the designs were developed by J.S.Hall, Architect and constructed by E.S.Marshall, Builder. The houses are modest in proportion, but carefully detailed and constitute an intact streetscape with few alterations since the date of original construction.

The houses are representative of the post-Second World War building boom in Brighton, particularly east of Brighton Road, and the move into constructing housing for sale by the South Australian Housing Trust at this time.

RELEVANT CRITERIA: These houses fulfil criteria a, c, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

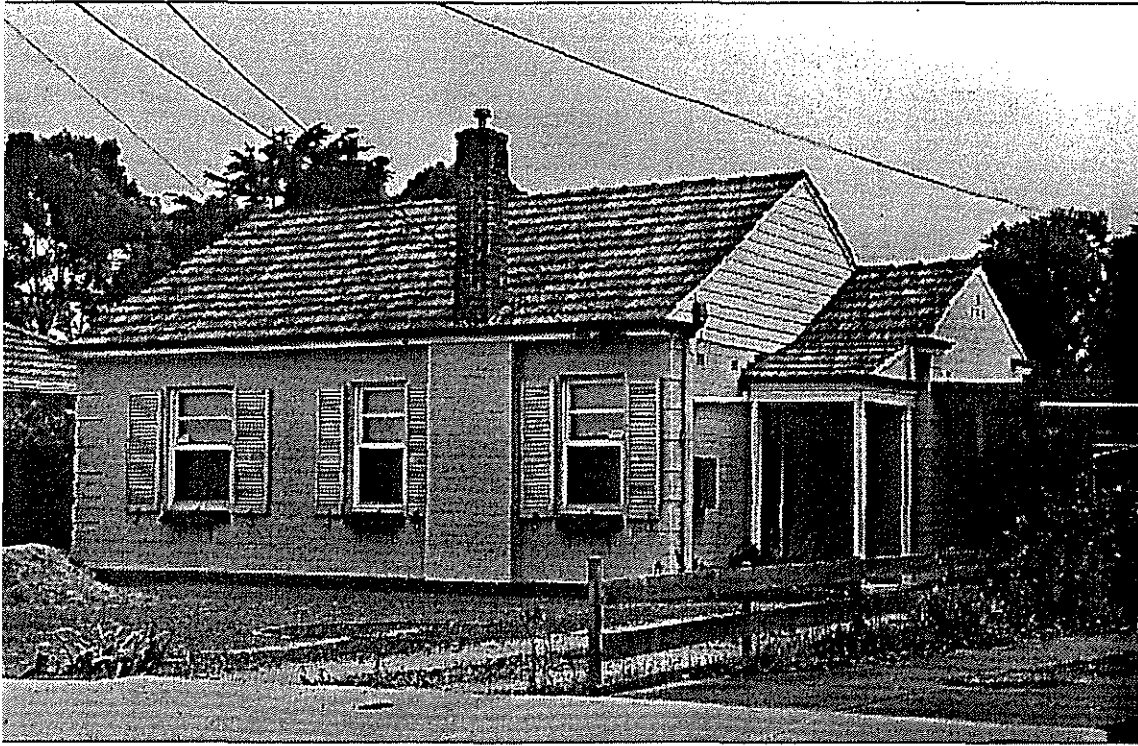
EXTENT OF LISTING: The overall external form and original material and detailing of the 1946 houses are included in the listing. The listing does not include any later additions such as carports and garages.

CONSERVATION RECOMMENDATIONS: Any work to the original sections of these houses should be in the nature of conservation wherever possible, such as the retention of face red brick where these remain. Any extensions or alterations should be undertaken in a manner which is sympathetic to the original architectural design of the houses and does not alter the general proportions of the buildings when viewed from the street.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 209, 300.

HOUSES (S.A.H.T.)
34-42 SHEPARD STREET, HOVE (cont)

X



34 Shephard Street

X



36 Shephard Street

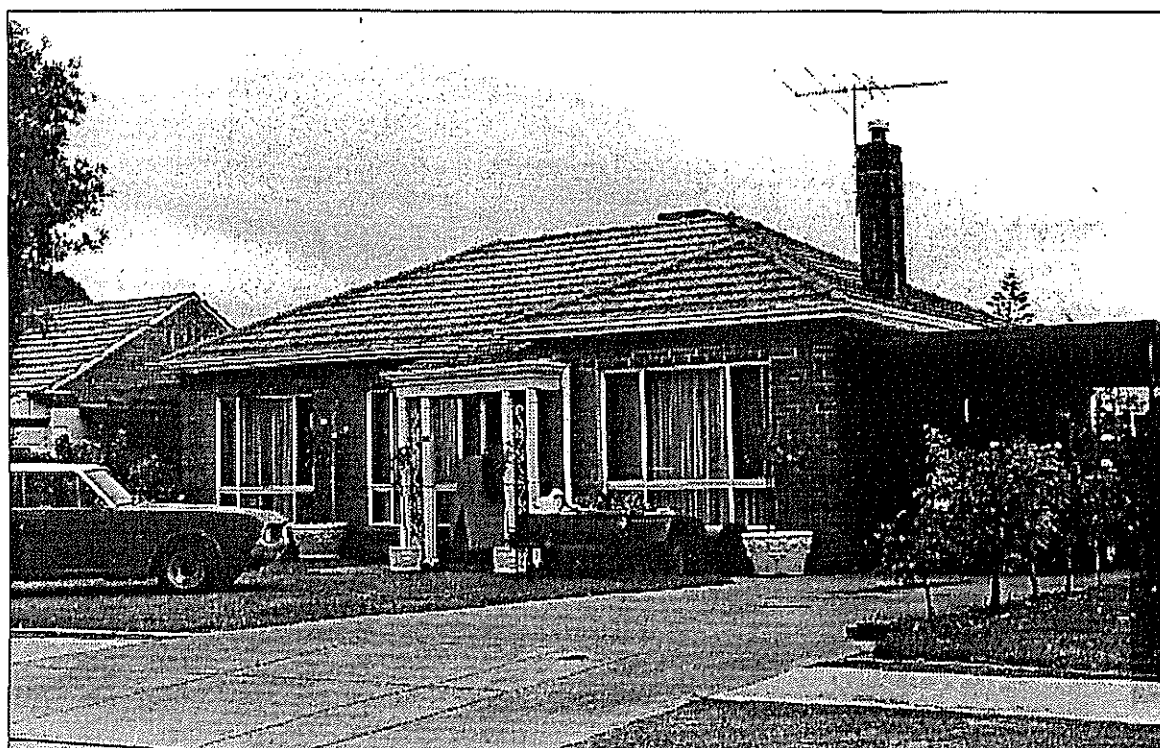
/

HOUSES (S.A.H.T.)

34-42 SHEPHARD STREET, HOVE (cont)



38 Shephard Street



40 Shephard Street

5.2.3 Kingston Park

The following places within Kingston Park have been assessed as having local heritage value:

- Stone Jetty, Esplanade
- Kingston Park, Monument, Spring and Norfolk Island Pine Trees, Kingston Caravan Park Reserve

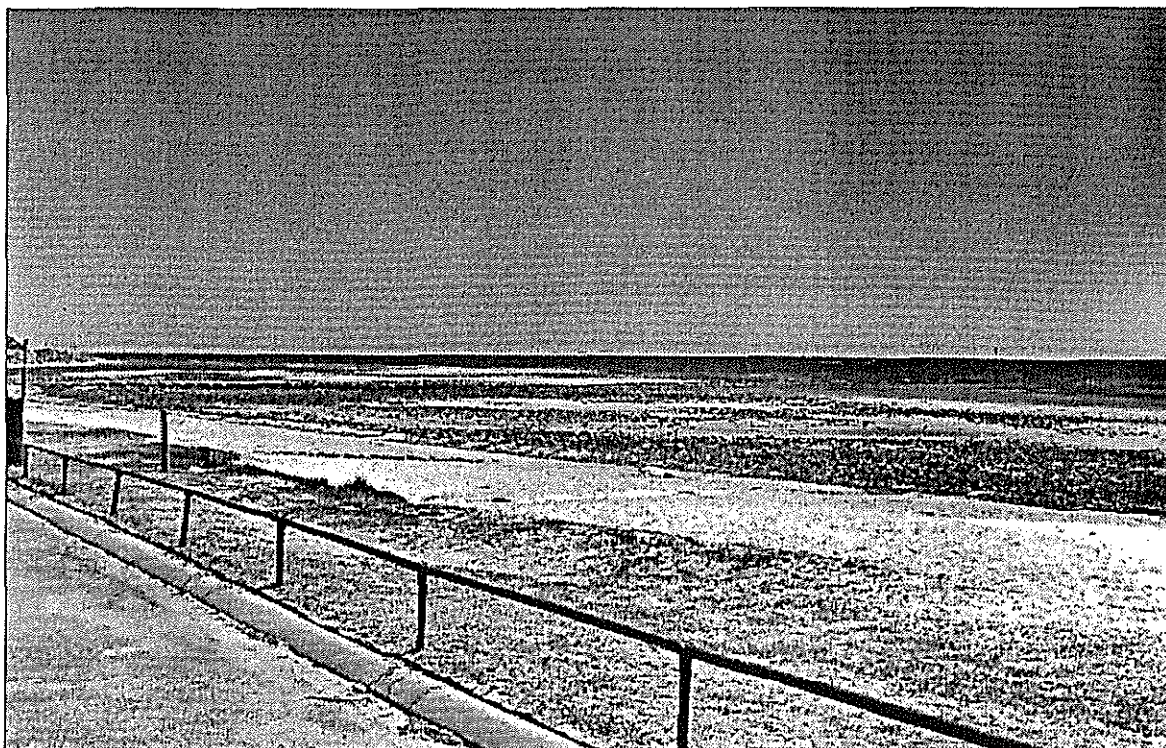


Location of Heritage Places in Kingston Park

STONE JETTY ESPLANADE, KINGSTON PARK

Allot: Sect: offshore 244

C.T.:



ANALYSIS: A stone jetty was constructed in this section of Holdfast Bay now known as Marino Rocks in 1840 by the South Australian Company, in order to load stone from the Company's quarry in Sections 250 and 251 further south. The pier operated for a short time but by mid-1841 major building works ceased during the Depression of that time and the need for stone was significantly reduced. However, many of the early buildings in Port Adelaide were constructed in this stone by the South Australian Company prior to the Depression. The jetty currently appears only as a projecting platform of rocks into the sea at low tide, but recently the line of the jetty has been marked by the positioning of a row of large rocks along its extent. There is a warning light standard marking the end of the jetty projection.

This is a very early coastal shipping facility which is associated with the South Australian Company.

RELEVANT CRITERIA: The stone jetty fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

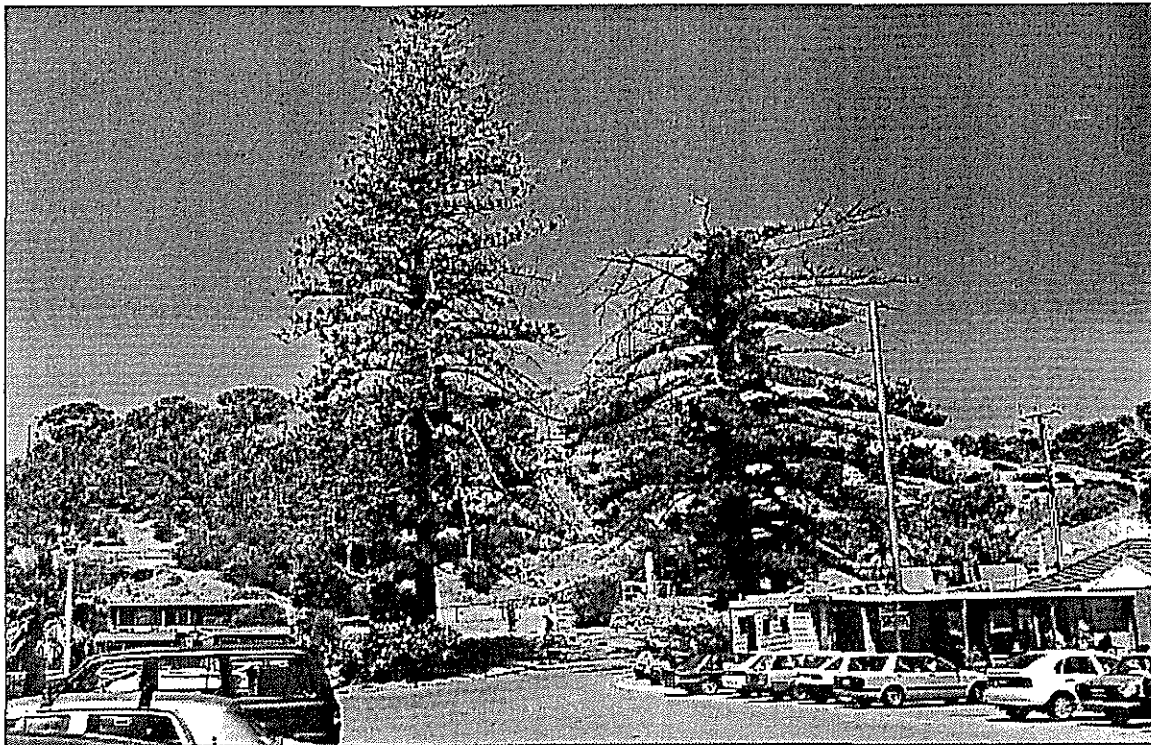
EXTENT OF LISTING: The projection of the jetty and any evidence of the shipping facility that remains should be included in the listing.

CONSERVATION RECOMMENDATIONS: The general line of the jetty should be retained.

SOURCES OF INFORMATION: Heritage Survey, 1991

**KINGSTON PARK, MONUMENT, SPRING
AND NORFOLK ISLAND PINE TREES
KINGSTON CARAVAN PARK RESERVE**

Allot: Sect: 244
C.T.: 1383/159



ANALYSIS: Kingston Park, as a recreational area, has existed since 1924 when the State Government purchased part of the Marino Estate (the beach side property of George Strickland Kingston). Twenty acres of the foreshore were declared a National Reserve and in 1927 the park was opened as a national pleasure resort and the residence was let as refreshment rooms and as a tourist hostel. The house is now on the State Heritage Register, but the foreshore park is significant for its association with the Kingston family.

The Park contains two Norfolk Island pines which were planted in the 1850s by George Strickland Kingston and his two sons Charles Cameron and Strickland Gough, who was known as Pat. The pines were therefore known locally as Pat and Charlie, and have been a distinctive landmark along this point along the southern metropolitan coast since that time. The site also has strong associations for the Kaurna Aboriginal people of the Adelaide Plains as there is a spring associated with the story of Tjilbruke and the site has remained one of high significance to the aboriginal people. This significance has been noted by the erection of the Tjilbruke Monument, which was unveiled by the Governor in 1972.

RELEVANT CRITERIA: Kingston Park and its associated elements fulfils criteria a, c, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The whole of Kingston Park and all the identified significant elements within it should be included in the listing.

CONSERVATION RECOMMENDATIONS: A Conservation Management Plan for the significant elements of the Park should be prepared by Council, in particular the management of the Norfolk Island Pines and the Tjilbruke Spring should be incorporated into the Management Plan.

KINGSTON PARK, MONUMENT, SPRING AND NORFOLK ISLAND PINE TREES KINGSTON CARAVAN PARK RESERVE (cont)

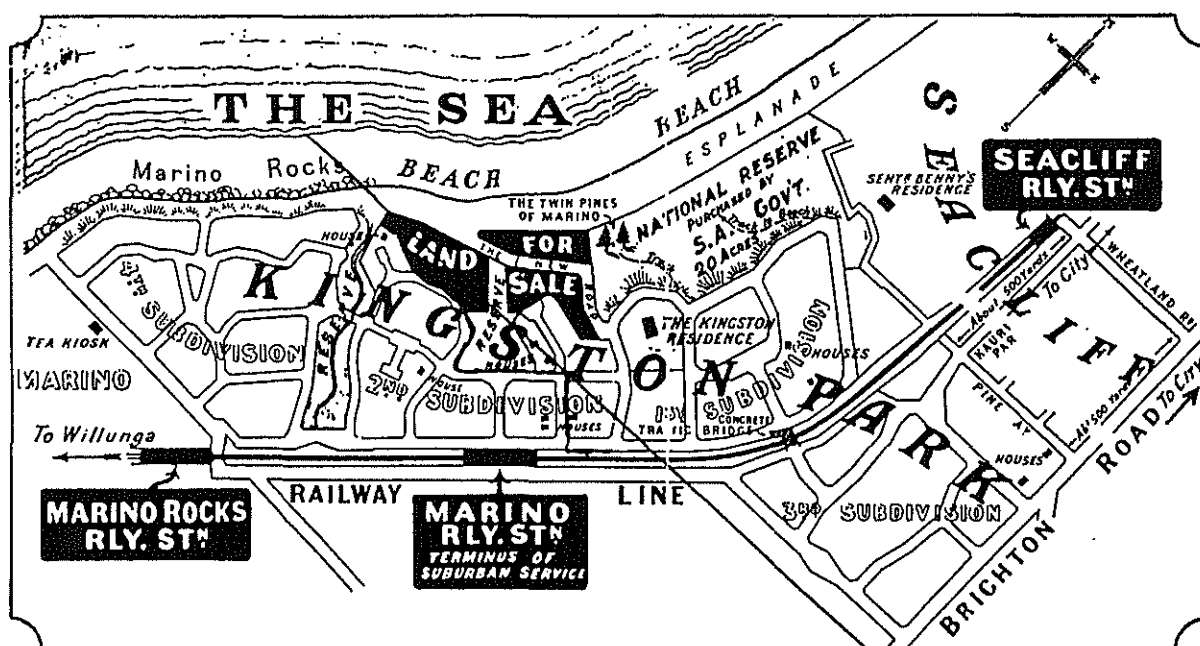
SOURCES OF INFORMATION: Heritage Survey, 1991

Holt, Averil G, *The Vanishing Sands*, 1991, page 142.



THE HISTORICAL PINES, "PAT" AND "CHARLIE," SEACLIFF.

(Source: *Progressive Adelaide*, 1936)

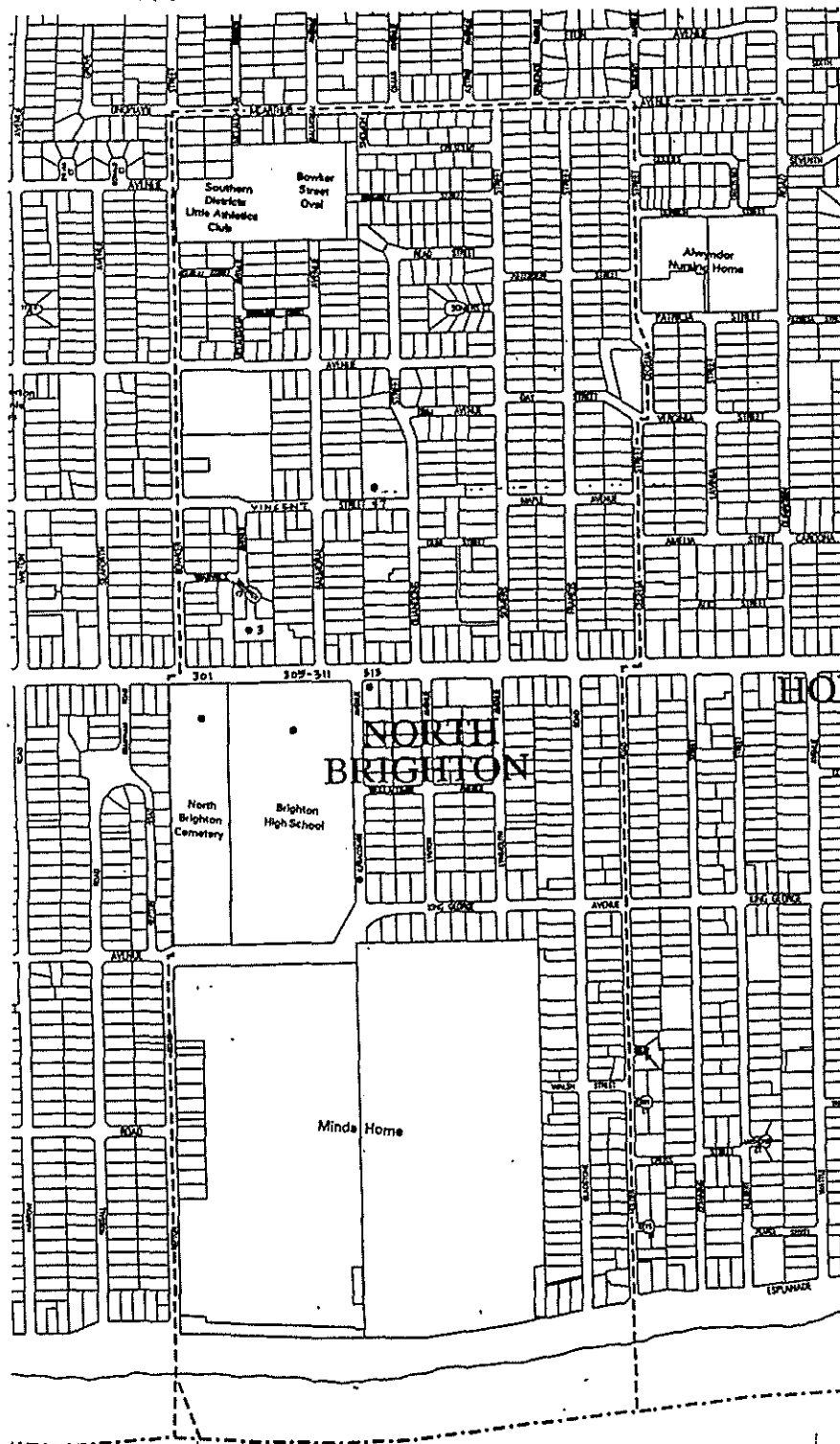


Kingston Park subdivision including the National Reserve, 1924
(reproduced in Holt, page 240)

5.2.4 North Brighton

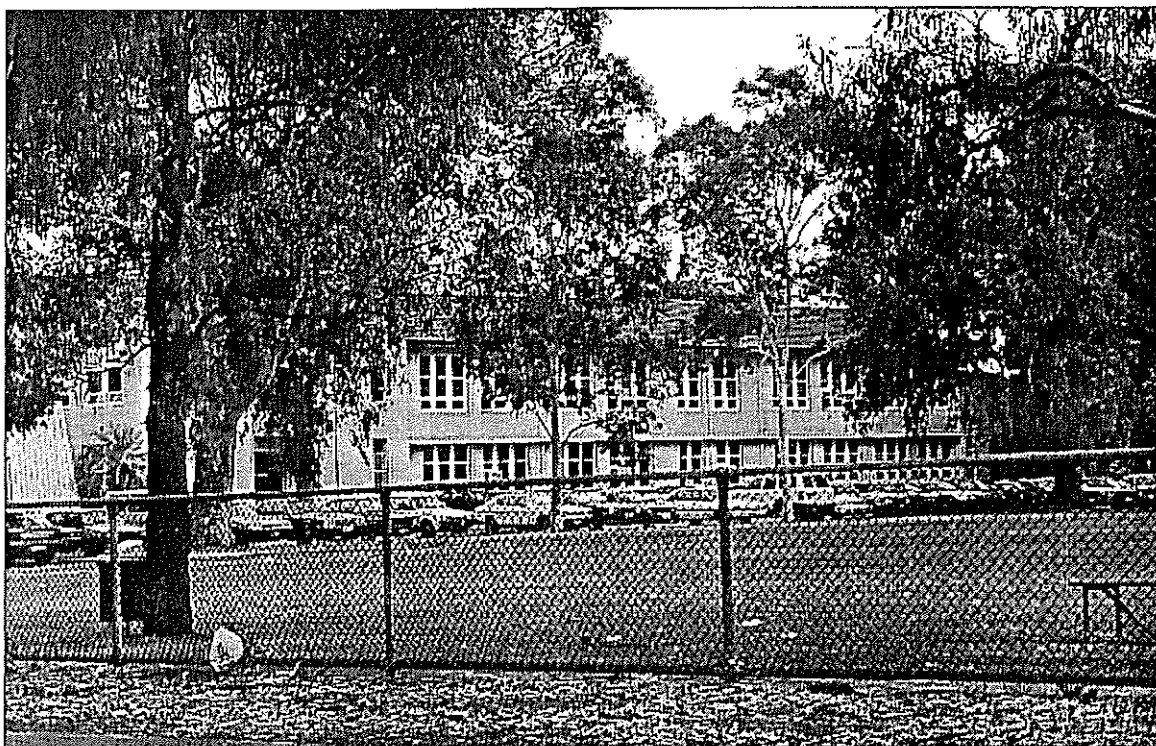
The following places within North Brighton have been assessed as having local heritage value:

- Brighton High School, 305-311 Brighton Road
- House (Former Gate House), 313 Brighton Road
- Avenue of River Red Gum Trees, Ilfracombe Avenue
- Frank Hayward House, Minda Home, 12-16 King George Avenue
- Good Neighbour Garden Reserve, 37 Vincent Street
- House (Woodhurst), 3 Warwick Court



Location of Heritage Places in North Brighton

BRIGHTON HIGH SCHOOL
305-311 BRIGHTON ROAD, NORTH BRIGHTON Allot: Sect: 235
 C.T.: 2206/96



ANALYSIS: The earliest section of this school was constructed in 1952 and exhibits typical post-War Education Department building detailing, with rendered masonry walls, terra cotta tiled roof, large tripartite and double windows (allowing for full light penetration) and a notable corner element containing staircase and communication links.

When the school opened it had 219 students and 11 staff, but within ten years student numbers had risen to 1,400. As the original building was planned for 400 students, extensions have been made to the building over time, and in 1971 a large assembly hall was built, and in 1986 a gymnasium which was also intended for community use. The school was built on land that had been given by Miss Isobel May Hackett to Brighton Corporation for a public park and recreational area, but the land was subsequently transferred to the Education Department for use for the High School.

RELEVANT CRITERIA: The Brighton High School fulfils criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

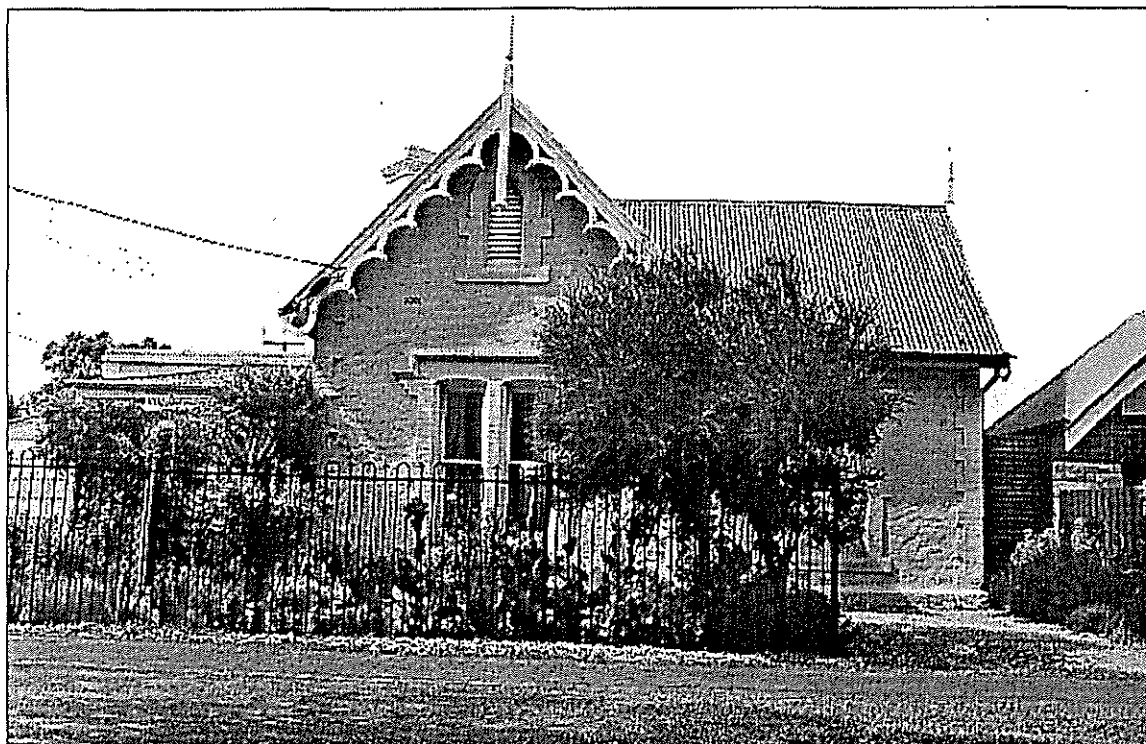
EXTENT OF LISTING: The 1952 section of the building should be included in the listing.

CONSERVATION RECOMMENDATIONS: All works undertaken to the 1952 section of the structure should respect the original architectural intent of the building whilst accommodating changes as required for current educational practice.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 319.

HOUSE (FORMER GATE HOUSE)
313 BRIGHTON ROAD, NORTH BRIGHTON

Allot: Sect: 236
 C.T.: 2544/30



ANALYSIS: This small cottage was constructed in around 1860 at the entrance of the driveway off Brighton Road to John Hodgkiss's Lawn House (which is now part of Minda Home to the west). The driveway was renamed Ilfracombe Avenue with further subdivision. Hodgkiss constructed Lawn House in 1860 and this gate house is considered to be contemporaneous with the main house. It is indicative of the scale of Hodgkiss's estate. Hodgkiss was a wealthy businessman and influential local identity who settled in Brighton in 1860. He was a member of the Legislative Council from 1866 to 1872 and a Mayor of Brighton for various periods totalling twenty years. He operated the horse drawn tram which serviced Brighton Road from Glenelg to Brighton during the period 1882 to 1913.

This small cottage is constructed of random sandstone with brick dressings to windows and quoins. It appears to have been built in two stages with the main part exhibiting a steeply pitched gabled roof with Gothic revival barge boards and a small single room skillion attached to the eastern side linked to a rear gable ended room (originally the coach house).

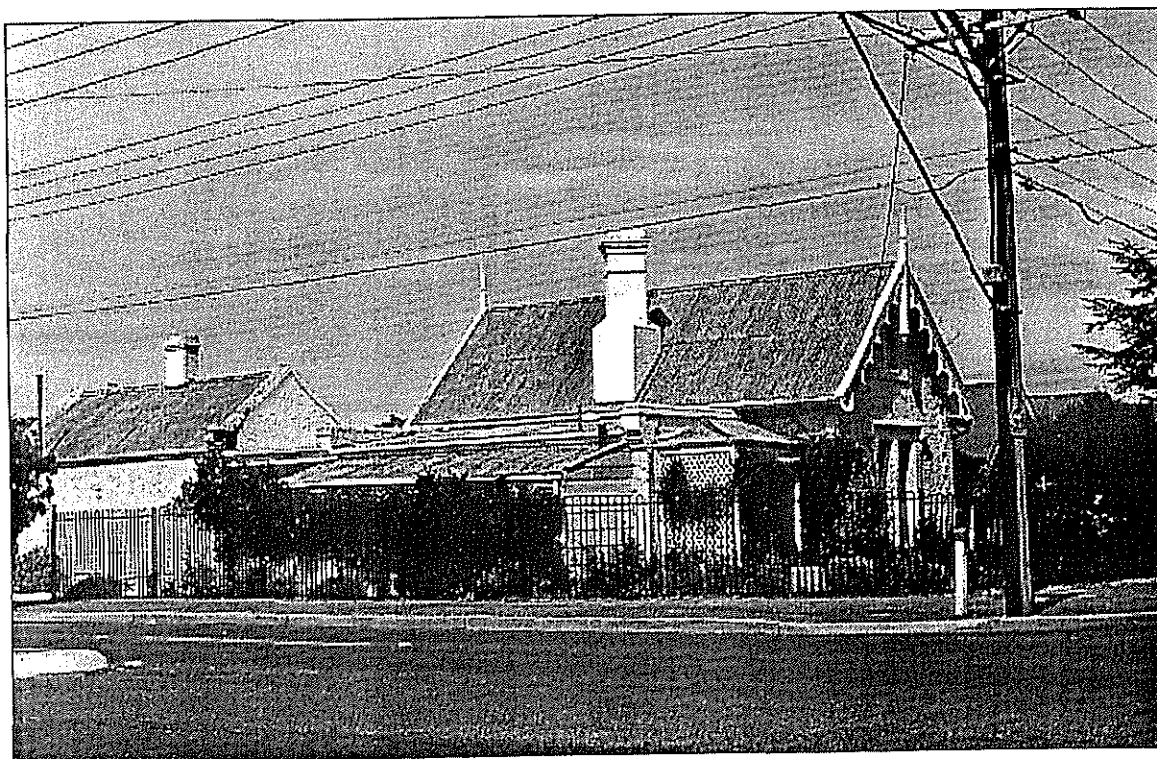
RELEVANT CRITERIA: The former Gate House fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form of all sections of the earliest building are included in the listing, particularly the notable timber elements to the gable end barge board and entrance porch to the rear section.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current good condition. In the long term the removal of paint from limestone and brick wall surfaces could be considered.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, *passim*, particularly 112-3.

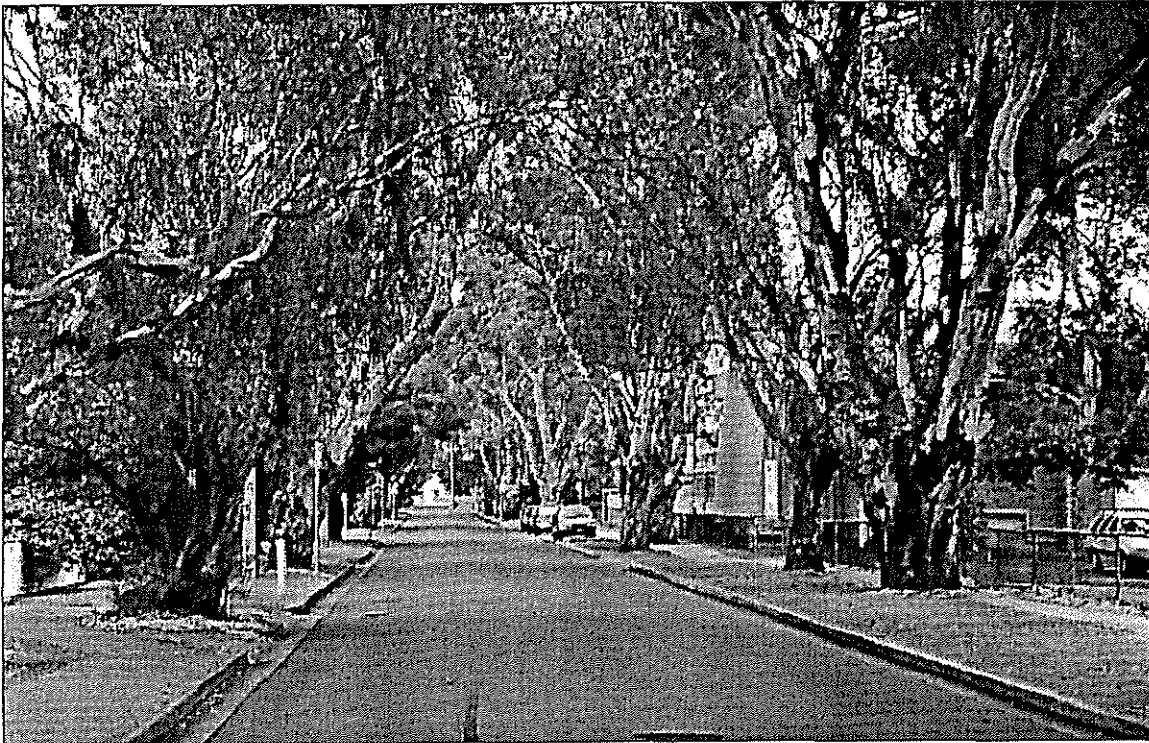
HOUSE (FORMER GATE HOUSE)
313 BRIGHTON ROAD, NORTH BRIGHTON (cont)



View of the former gate house from Brighton Road showing the coach house to the rear

AVENUE OF RIVER RED GUM TREES
ILFRACOMBE AVENUE, NORTH BRIGHTON

Allot: Sect: 236
 C.T.:



ANALYSIS: Ilfracombe Avenue is edged for its full length by mature River Red Gums (*Eucalyptus camaldulensis*) which are maintained by the Brighton Council. This is a distinctive avenue of mature native trees within the Council area. These trees originally marked the drive to Lawn House, home of John Hodgkiss. These trees were donated to local land holders by Brighton Council during the 1860s and are important to indicate the extent of Hodgkiss's land holdings in Brighton during that time.

RELEVANT CRITERIA: The avenue of River Red Gums fulfils criteria a, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: All mature River Red Gums along Ilfracombe Avenue form part of this listing.

CONSERVATION RECOMMENDATIONS: Council should manage the trees in a way which maintains their health and longevity.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, *passim*.

FRANK HAYWARD HOUSE, MINDA HOME

Allot:

Sect: 236

12-16 KING GEORGE AVENUE, NORTH BRIGHTON

C.T.: 4185/431



ANALYSIS: Frank Hayward House, one of the buildings which forms part of Minda Home Incorporated, was originally constructed by John Hodgkiss in 1860 and named Lawn House. Hodgkiss was a prominent early Brighton settler who established a substantial estate on Section 236 on land which he had purchased from John Colton. Hodgkiss was active in civic affairs in Brighton from 1860 up to 1877 and was Mayor during some of that time. Hodgkiss was also a member of the Legislative Council during 1866-72 and 1878-84. By 1877 Hodgkiss owned all the land from what is now King Street to College Road, as he had been part of the consortium which was promoting the development of the Beach Railway during the 1870s.

In 1909 the property was bought by Minda Home Incorporated from Hodgkiss's niece Mrs James Samuel Prockter. Lawn House was used as Minda Home until new accommodation was constructed. It now serves as the administration centre and was named the Frank Hayward Building after one of many generous benefactors to Minda Home. Other elements within the Minda Home Complex have been included on the State Heritage Register, but Lawn House was assessed as having local heritage value, rather than State heritage value and is included in this Review of Local Heritage Places in Brighton.

The house itself was a simple, symmetrical structure, built of locally quarried limestone and elaborated with rendered pilasters and a projecting portico supported on four simple, square Doric columns. It is an elegant house design of a notably early date and has had additions and alterations undertaken to it to convert it from residential use to use as part of Minda Home. The early photograph taken circa 1880 indicates the appearance of the house when used as a residence and most notably the verandah has been reduced to only the portico. Its associations with John Hodgkiss and its later adaptations for use in one of the most important institutional complexes in Brighton give Lawn House a high degree of local heritage value.

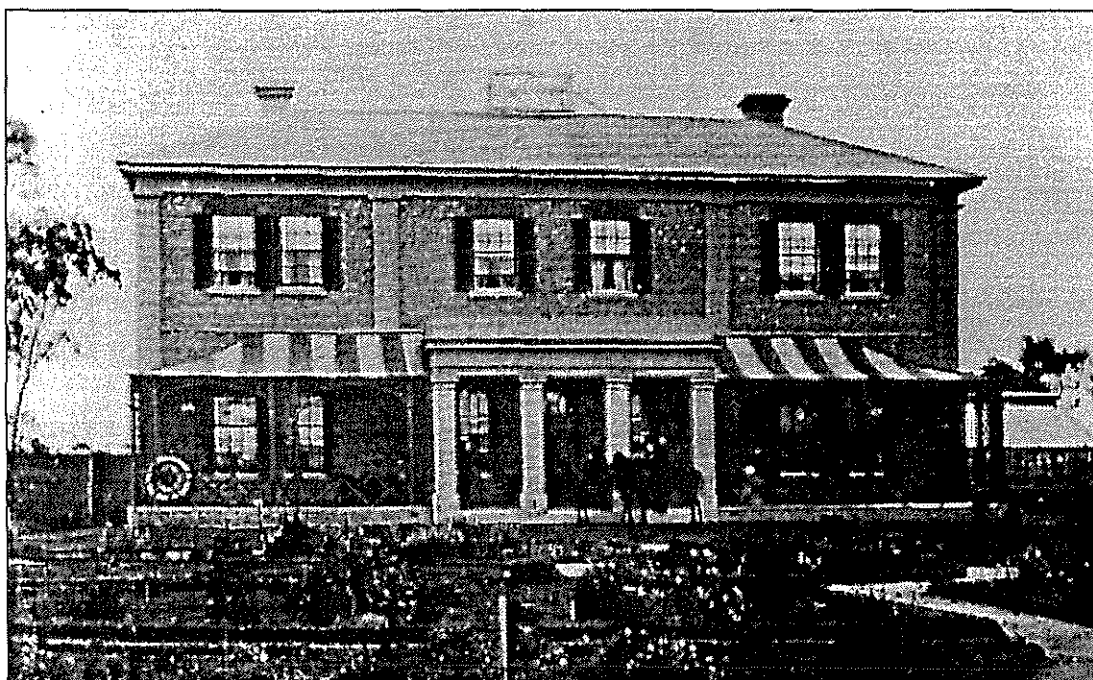
FRANK HAYWARD HOUSE, MINDA HOME 12-16 KING GEORGE AVENUE, NORTH BRIGHTON (cont)

RELEVANT CRITERIA: Lawn House fulfils criteria a, c, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, original materials and detailing which remain of the 1860s residence are included in the listing. Any later additions or alterations are not part of the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. Any work done to the earliest section of the house should be in the nature of conservation or original materials. Reinstatement of early detailing could be considered in the long term.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands, passim*.
State Heritage Branch Assessment of Minda Home Incorporated
Robin Taylor, Architectural Appendix for Minda Home Complex, 1991



*Lawn House home of John Hodgkiss, constructed 1860, in circa 1880.
(Source: City of Brighton Collection)*

GOOD NEIGHBOUR GARDEN RESERVE
37 VINCENT STREET, NORTH BRIGHTON

Allot: Sect: 208
C.T.: 1980/6



ANALYSIS: This Reserve was established in 1964 by the Brighton Council and a consortium of groups forming the Good Neighbour Council of South Australia. The Reserve was laid out over a re-claimed pug-hole and contains a variety of planting with no specifically notable species, but the major feature of the area is the wide expanses of lawn. At the centre of the Reserve is a commemorative plaque highlighting the role of the Good Neighbour Council in assisting newly arrived emigrants after World War II.

RELEVANT CRITERIA: The Good Neighbour Garden Reserve fulfils criteria a and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The full extent of the Garden Reserve area is included in the listing.

CONSERVATION RECOMMENDATIONS: An appropriate management strategy should be developed to fully utilise this community open space.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE (WOODHURST)
3 WARWICK COURT, NORTH BRIGHTON

Allot: Sect: 209
 C.T.: 2644/186



ANALYSIS: Woodhurst is a significant turn of the century residence constructed by John James Sauerbier, a Brighton Councillor, after he purchased the property in 1901, from the estate of John Hodgkiss. The house was built on a forty acre property which supported both paddocks and horse training. The house originally faced Brighton Road, but the allotments along the road have been sold off for commercial development.

The house is an excellent example of domestic architectural design of the Federation period with a loggia style verandah included under the main roof and surrounded by square columns. The capitals of the columns contain incised anthemion decoration in the render work. The house also retains an elegant arched entrance portico with projecting gable and highly moulded chimneys. The walls are dressed bluestone and the verandah continues around the front three main elevations of the house.

RELEVANT CRITERIA: Woodhurst fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form of the original 1901 house should be included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition.

SOURCES OF INFORMATION: Heritage Survey, 1991
 LTO Records

5.2.5 Seacliff

The following places within Seacliff have been assessed as having local heritage value:

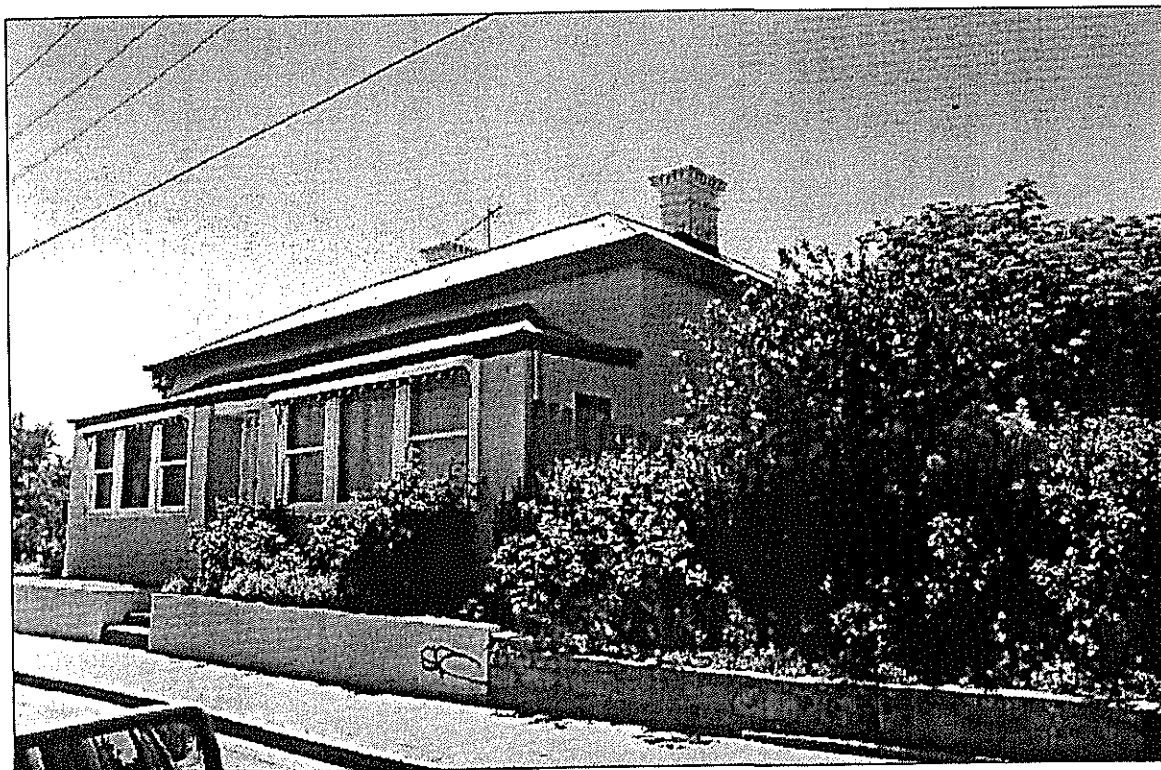
- House & Outbuildings, 3 Acacia Street
- War Memorial, Brighton Road
- Concrete Sea Wall & Rotunda Relics, Esplanade
- Seacliff Hotel, 221 Esplanade
- Brighton & Seacliff Yacht Club, 241 Esplanade
- Seacliff Presbyterian Church Hall, 29 Kauri Parade
- Centenary Reserve and Bus Shelter, 40a Kauri Parade
- 'Zig Zag' Pedestrian Ramp, Maitland Terrace
- House (Former Little Company Of Mary Convent), 23 Marine Parade
- House, 53 Marine Parade
- House, 40 Myrtle Road
- Row Housing, 2-8 Wheatland Street
- Uniting Church, 5 Wheatland Street
- Former Police Station & Cells, 9 Wheatland Street
- Former Shop & Residence, 10 Wheatland Street
- Public Square and Moreton Bay Fig Trees, 33 Wheatland Street
- Attached Shops & Former Hall, 35-37 Wheatland Street
- House, 43 Wheatland Street
- Shops, 44-46 Wheatland Street
- House, 11 Young Street

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HOUSE & OUTBUILDINGS
3 ACACIA STREET, SEACLIFF

Allot: Sect: 242

C.T.: 2746/35



ANALYSIS: This property was developed in the 1870s and retains its extensive early outbuildings initially constructed as stables. The house is built of masonry, which has been painted. The front verandah to the house has been enclosed but the original roof line is retained. The outbuildings are constructed of brick with corrugated iron roofs. This is an interesting property from the 1870s which has retained physical evidence of its original use.

RELEVANT CRITERIA: This property fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form of the house and outbuildings including original materials and detailing is included in the listing. The listing does not include later alterations and additions such as the infill of the verandah.

CONSERVATION RECOMMENDATIONS: In the long term the reinstatement of an open verandah to the front of the house should be considered. Any adaptation to the outbuildings should be undertaken with an awareness of their original function.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE & OUTBUILDINGS

3 ACACIA STREET, SEACLIFF (cont)

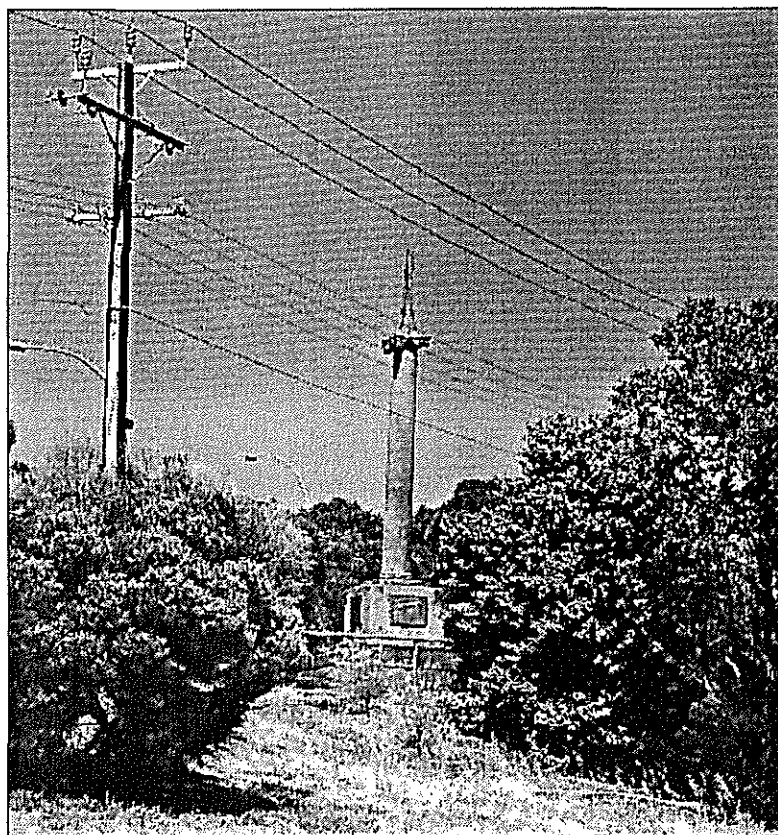


Former stables at 3 Acacia Street

WAR MEMORIAL BRIGHTON ROAD, SEACLIFF

Allot: Sect: 244

C.T.: Foreshore Reserve



ANALYSIS: The Brighton Cement Company War Memorial was the first erected in the district to commemorate the service of Brighton residents in the First World War. The Cement Company Memorial was designed by Garlick and Jackman Architects and is a twenty-eight foot ionic column surmounted by three bronze rifles. The plinth of the memorial contains plaques inscribed with the names of the thirty employees who served in the War and the dedication reads "Erected by the South Australian Portland Cement Company Limited in honour of the brave men from these works who voluntarily enlisted for active service for King and Country during the Great War 1914-19".

The Company originally erected the memorial at the junction of Ocean Boulevard and Brighton Road within the boundary of their works. However, it was moved across Brighton Road to its present site on the western side by the Highways Department in 1984 because of roadworks. The monument is significant as it is one of the very few war memorials built in South Australia by a company, and was the first war memorial in the Brighton district. Later memorials included those along the Esplanade at Brighton Jetty and at Seacliff.

RELEVANT CRITERIA: This War Memorial fulfils criteria a, d, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The War Memorial and plinth and plaques are included in the listing.

WAR MEMORIAL BRIGHTON ROAD, SEACLIFF (cont)

CONSERVATION RECOMMENDATIONS: Careful inspection of the War Memorial should be undertaken to determine whether any conservation works are required to the structure, particularly the top elements of the column.

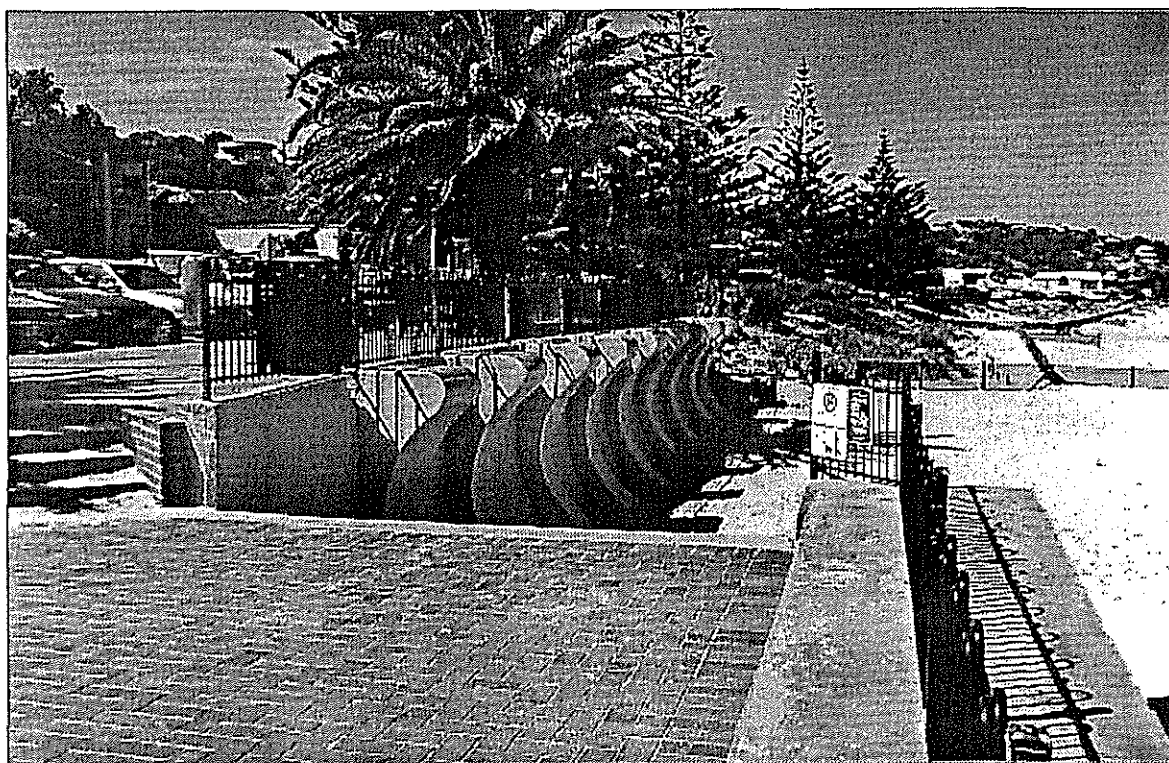
SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, pages 285 and 309.



Brighton Cement Company War Memorial - dedication 1920
(Source: City of Brighton Collection)

CONCRETE SEA WALL & ROTUNDA RELICS ESPLANADE, SEACLIFF

Allot: Sect: 242-3
C.T.: Foreshore Reserve



ANALYSIS: These distinctive curved concrete buffers and sea wall are the only elements remaining of the Seacliff Rotunda which was opened on 12 November 1927. The rotunda was a focus for seaside recreational activities for local residents and visitors for many years until, after successive storm damage, it was removed. Early photographs indicate the extent and original semi-circular form of the rotunda. The elements which remain are clearly indicative of its original extent. The rotunda was also the site of the Seacliff War Memorial Arch which was dedicated in 1931 and removed also.

The Rotunda and the now demolished Astoria Guest House and cafe on the Esplanade were associated with Mr Ibrahim H. Qurban who was an immigrant from Lebanon and arrived in Australia in 1892. In 1922 Qurban opened the Astoria as a residential cafe and then constructed, at his own cost, the Rotunda across the Esplanade, using the discarded concrete slats and piers from the Glenelg breakwater.

RELEVANT CRITERIA: The Rotunda relics fulfil criteria a, c, d, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: All elements which remain from the original structure, particularly the curved concrete buffers are included in the listing.

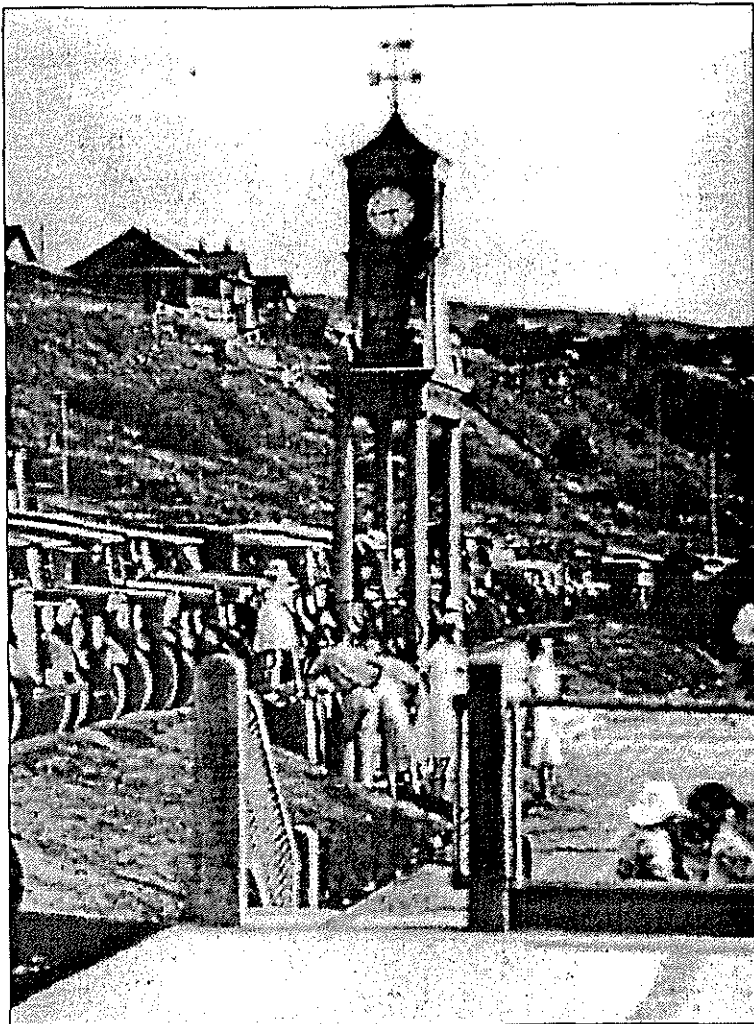
CONSERVATION RECOMMENDATIONS: Due to the original extent of the Rotunda it would be appropriate to install some form of interpretation sign to indicate to visitors the original form and extent of the Rotunda's structure, and the Seacliff foreshore.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 145.

CONCRETE SEA WALL & ROTUNDA RELICS ESPLANADE, SEACLIFF (cont)



Aerial view of Seacliff in c1938 indicates the extent of the Rotunda, and settlement in Seacliff generally
(Source: City of Brighton Collection)



Seacliff War Memorial Arch, located at the edge of the Rotunda, circa 1931
(Source: City of Brighton Collection)

SEACLIFF HOTEL
221 ESPLANADE, SEACLIFF

Allot: Sect: 242

C.T.: 3876/74



ANALYSIS: The Seacliff Hotel was constructed in 1927 as the Hotel Australia and it was licensed and renamed the Seacliff Hotel in 1935. It was associated with the Seacliff Rotunda Complex on the foreshore and retains its 1920 appearance. The land had been purchased by Harry Handby in 1920 following the development of other guest houses and cafes along the Esplanade, notably the Astoria and the Argosy, and Handby's son Jim constructed the Australia on the land his father had bought. (Jim Handby won the Magarey Medal for football in 1928.)

The Hotel Australia was the headquarters for the English Test Cricketers during the Adelaide Test of the 1935/36 tour and the hotel received great publicity for this. In 1937 the hotel was sold to T.F.Dollard Limited and renamed the Seacliff Hotel. This hotel was first constructed in 1927 as a three storey building with encircling verandahs. The third storey was removed after fire damage and the roof reconfigured, but the hotel itself remains a prominent landmark on the Seacliff foreshore as all other early hotels and guest houses have been subsequently demolished, usually after fire damage. The Seacliff Hotel is therefore significant as the only remaining element of a once highly developed Esplanade section of Seacliff, as early photographs indicate.

RELEVANT CRITERIA: The Seacliff Hotel fulfils criteria a, b, c and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

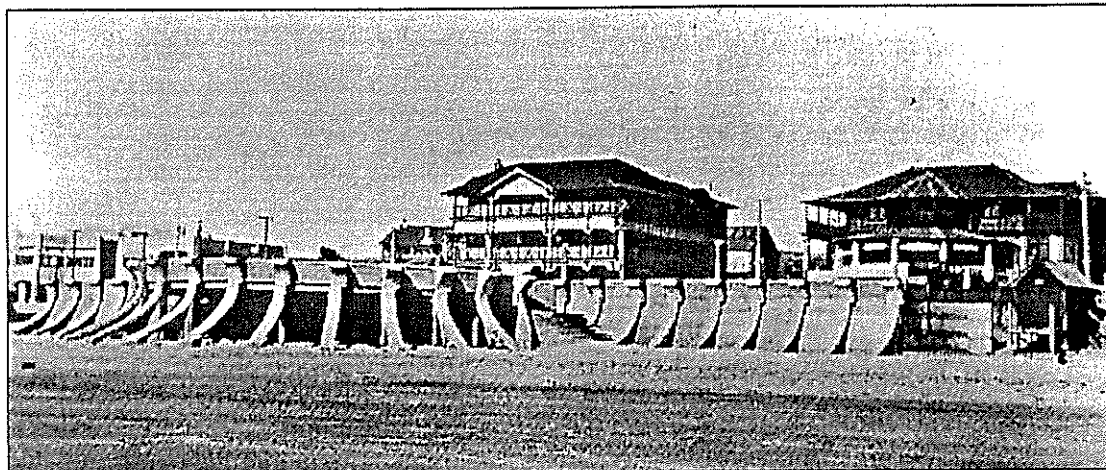
EXTENT OF LISTING: The remaining overall external form, particularly the enclosing verandahs and any original materials and detailing are included in the listing.

CONSERVATION RECOMMENDATIONS: The hotel should continue to be maintained in its current excellent condition. The reinstatement of some bracketing to the ground floor and first floor verandah posts could be considered (as is evidenced in early photographs).

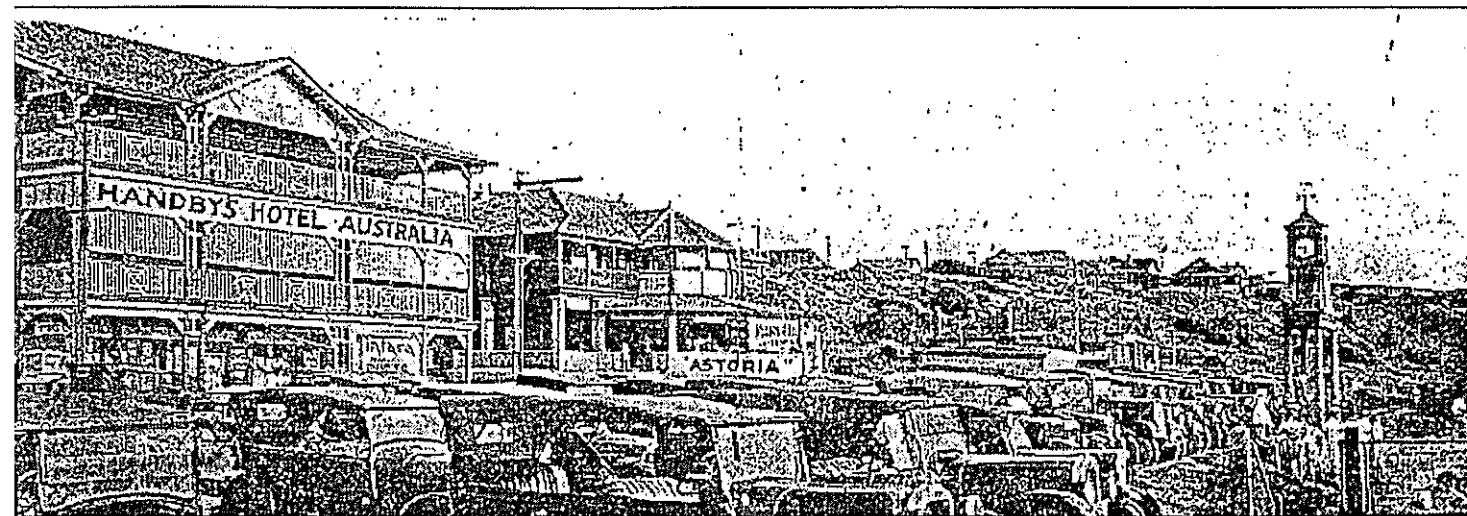
SEACLIFF HOTEL

221 ESPLANADE, SEACLIFF (cont)

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, pages 254-261.



*The Hotel Australia (now the Seacliff Hotel) and the Astoria Guesthouse
(now demolished) c 1927, across the Esplanade from the Rotunda.
(Source: City of Brighton Collection)*

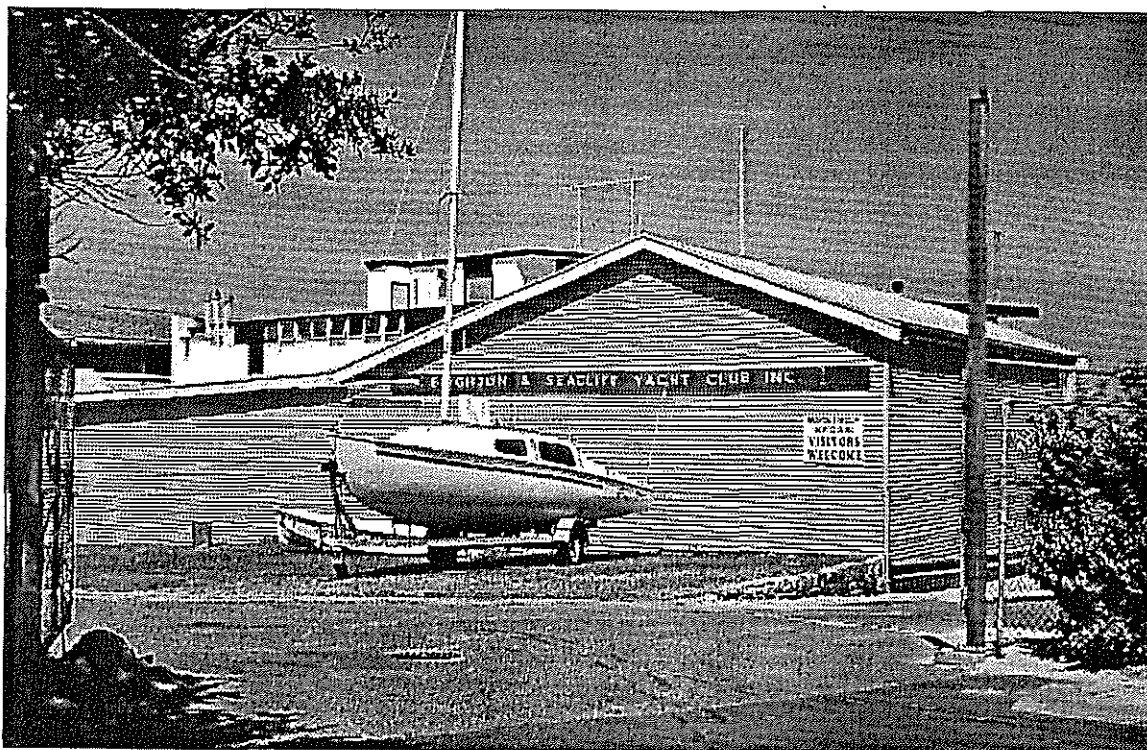


ESPLANADE, SEACLIFF, AS IT STANDS TO-DAY. SHOWING THE COMMANDING POSITION OF HOTEL AUSTRAL

(Source: Progressive Adelaide 1936)

BRIGHTON & SEACLIFF YACHT CLUB
241 ESPLANADE, SEACLIFF

Allot: Sect: 243
 C.T.: 1383/159



ANALYSIS: The combined Brighton and Seacliff Yacht Club was first formed in 1919 and in 1925 Mr T.M.Hardy, whose house is actually on the hill behind, successfully negotiated with the Minister for National Pleasure Resorts to lease a site in the Kingston Park National Reserve on which to build the clubrooms. The original clubhouse was built in 1927 - a corrugated iron shed - and this section of the Yacht Club remains. Other additions have been made including a memorial hall in 1957 and an upper deck in 1965. In 1966 the Club hosted the 505 Class World Championships.

The building complex including all stages of construction since 1927 is of some significance in the historical development of competitive sailing in Australia. It is also home club of several nationally and internationally renowned yachtsmen including Sir James Hardy. It is an important element of the recreational facilities provided for Brighton district residents since the opening up of the foreshore in this area in the 1920s. While all buildings are significant in terms of the development of the Yacht Club, the greatest significance should be accorded to the earliest building which reflects the initial stage of the Club

RELEVANT CRITERIA: The Yacht Club fulfils criteria a, c and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form and original details and materials of the corrugated iron 1920s Yacht Club building are included in the listing.

CONSERVATION RECOMMENDATIONS: All work to this section of the Yacht Club should be in the nature of conservation and any further additions should be undertaken to the later buildings in order to retain the integrity of this early section of the Club buildings.

BRIGHTON & SEACLIFF YACHT CLUB 241 ESPLANADE, SEACLIFF (cont)

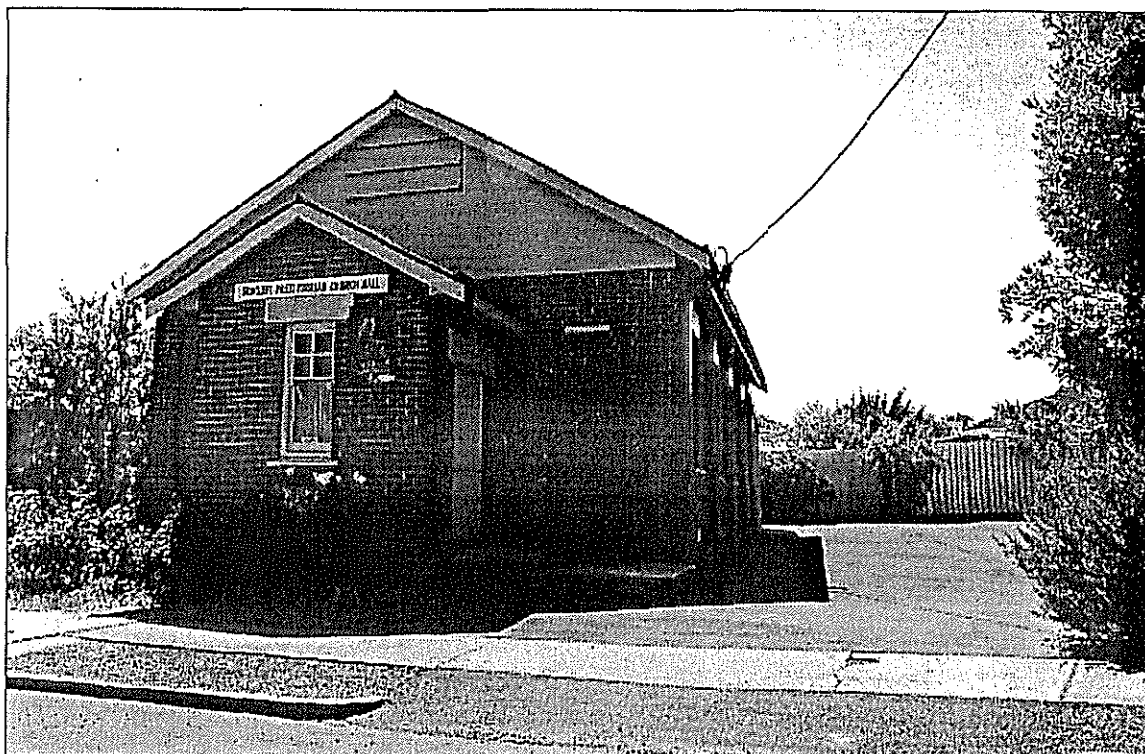
SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, pages 363-66.



The opening of the Yacht Club Rooms in 1927
(Source: City of Brighton Collection)

SEACLIFF PRESBYTERIAN CHURCH HALL
29 KAURI PARADE, SEACLIFF

Allot: Sect: 243
 C.T.:



ANALYSIS: The Presbyterians began holding services in Brighton in 1922 in the Wheatland Street Kiosk Hall and they shared this facility with All Saints Church of England Mission. This dedicated Presbyterian Church was built in 1924 in Kauri Parade and served as a church until the newer church was constructed recently, when the building then became the hall.

This is a small face brick red 1920s Church Hall and the foundation stone is dated 9 August 1924. It is typical of many institutional halls built in the 1920s and retains all its original finishes and detailing externally. It is indicative of the provision of facilities for religious worship in Brighton during the 1920s, at a period when the population was expanding.

RELEVANT CRITERIA: This Church/Hall fulfils criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

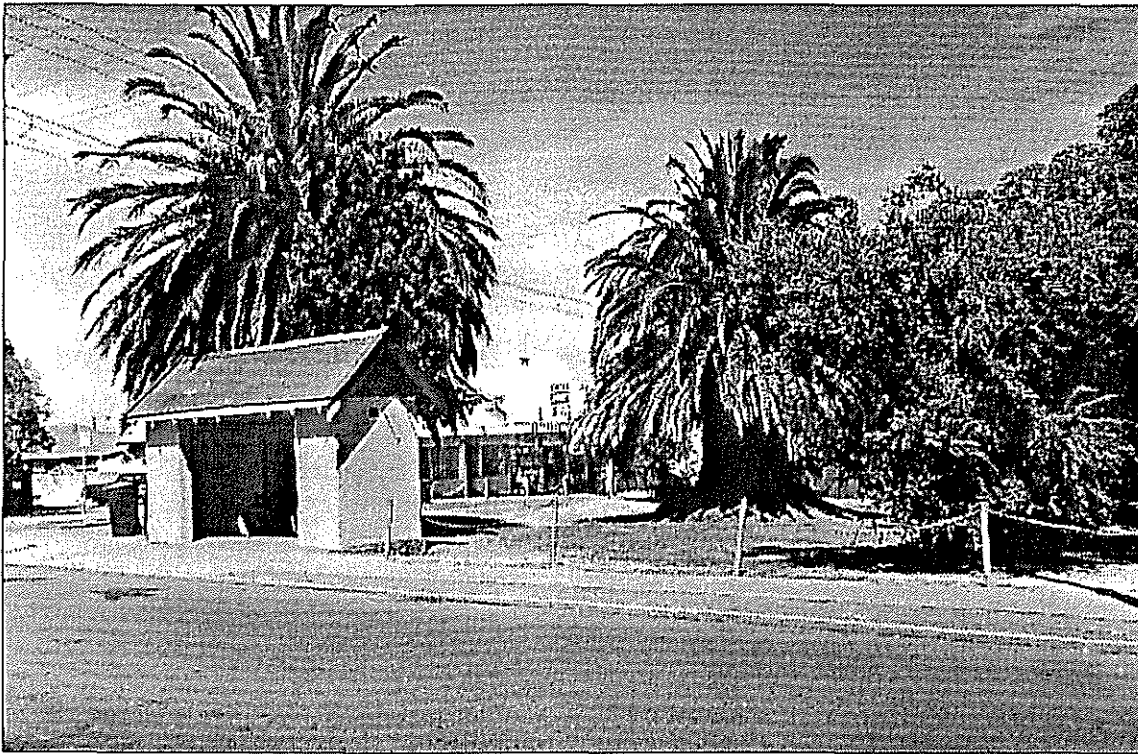
EXTENT OF LISTING: The overall external form and original materials and detailing of the hall are included in the listing, particularly face red brick and painted render details.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its current excellent condition and the face red brick should be retained.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 265.

**CENTENARY RESERVE AND BUS SHELTER
40a KAURI PARADE, SEACLIFF**

Allot: Sect: 242
C.T.:



ANALYSIS: The Centenary Reserve forms part of one of the original three public squares laid down by Matthew Smith in his subdivision of New Brighton (now Seacliff) in 1839. The Seacliff squares were disrupted by the construction of the Adelaide to Willunga Railway in 1913-15. In 1936 the Seacliff Progress Association developed this portion of the square as a garden commemorating the Centenary of the State.

The bus shelter itself is a small brick structure with a gabled corrugated iron roof set on a concrete footing.

The reserve retains three mature Canary Island Date Palms and a row of shrubs. There is little formal arrangement to the reserve and this area could benefit from careful management. The significance of this small park lies in the fact that along with the vacant land on the other side of Wheatland Street to the south, this is the only open space which remains of the original 1839 subdivision and gives an indication of the initial intention of Matthew Smith to provide open public land within his proposed residential development of this area at that early date.

RELEVANT CRITERIA: The Centenary Reserve and bus shelter fulfil criteria a, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The whole of the reserve area and current planting, and 1930s bus shelter is included in the listing.

CONSERVATION RECOMMENDATIONS: The bus shelter should continue to be maintained in its current form and carefully maintained. A roof gutter should be added to provide directed run off of rainwater from the roof. The reserve should be incorporated into a Management Plan for the whole of the remnant area of Smith Square.

SOURCES OF INFORMATION: Heritage Survey, 1991 /
Holt, Averil G, *The Vanishing Sands*, 1991, page 12.

'ZIG ZAG' PEDESTRIAN RAMP MAITLAND TERRACE, SEACLIFF

Allot: Sect: 243
C.T.: Road Reserve



ANALYSIS: In 1922 Maitland Terrace was extended through the sandhills to the beach creating a virtual gorge between the two houses already constructed on the crest of the sand dunes (the houses belonged to the Hardy and Hazelgrove families). The cutting left the houses in an unsafe position and the landowners took Council to Court. Council was obliged to refill the area between the houses and the Zig Zag Pedestrian Ramp was then constructed to allow access from Maitland Terrace to the beach. The new Ramp has in-built rest seats to assist pedestrians on their journey from the beach to the higher ground.

RELEVANT CRITERIA: The Zig Zag Pedestrian Ramp fulfils criteria a, c and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The full length of the Zig Zag Pedestrian Ramp is included in the listing.

CONSERVATION RECOMMENDATIONS: General maintenance of the ramp should be regularly undertaken.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 246.

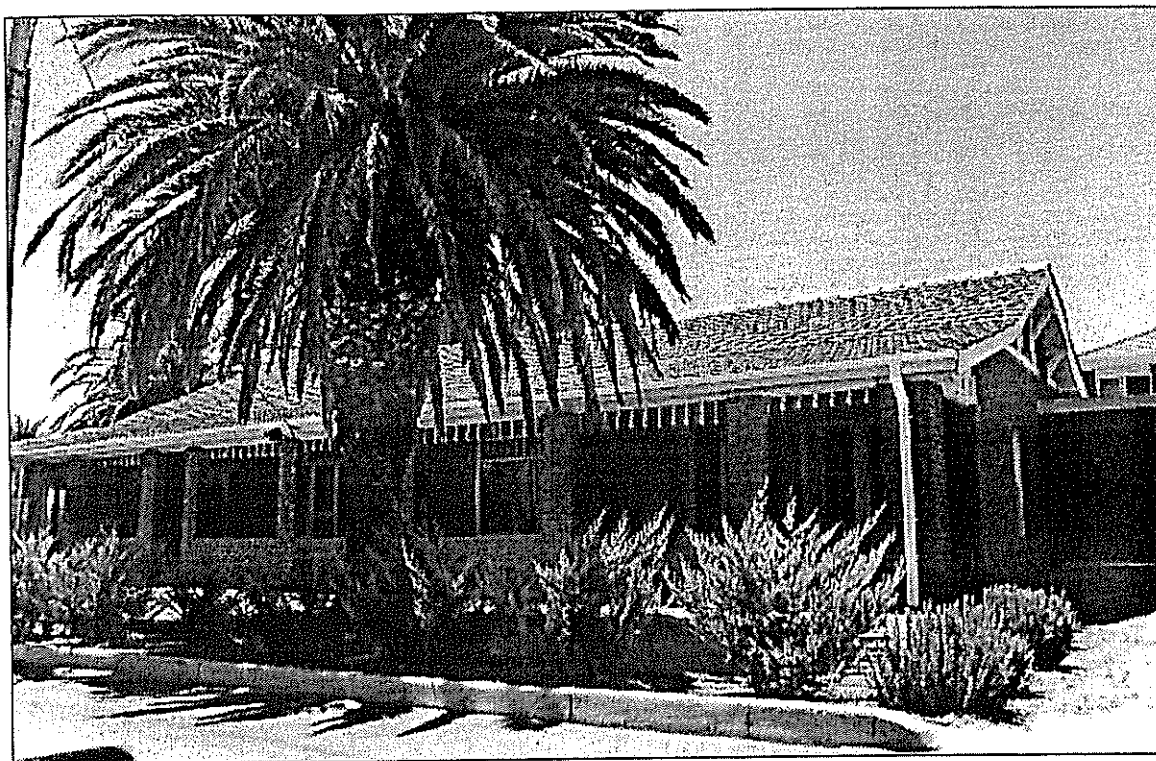
'ZIG ZAG' PEDESTRIAN RAMP MAITLAND TERRACE, SEACLIFF (cont)



*Maitland Terrace cutting to link with beach - 1922
- prior to construction of Zig Zag Pedestrian Ramp
(Source: City of Brighton Collection)*

**HOUSE (FORMER LITTLE COMPANY
OF MARY CONVENT)
23 MARINE PARADE, SEACLIFF**

Allot: **Sect:** 243
C.T.: 3581/50



ANALYSIS: This substantial red brick residence was built as a Convalescent Home for Roman Catholic Nursing Sisters of the Little Company of Mary probably during the 1920s or 1930s. It has since been converted to a private residence but retains evidence of its original use in its form and detailing.

RELEVANT CRITERIA: The Former Little Company of Mary Convent fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

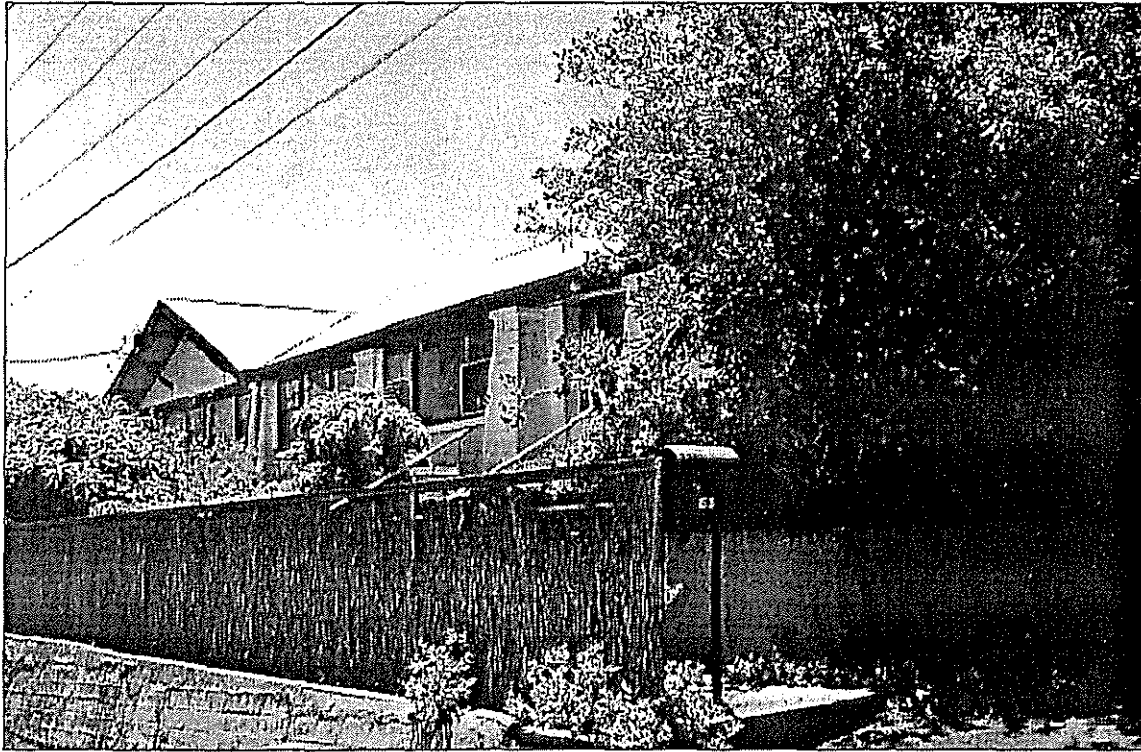
EXTENT OF LISTING: The overall external form, materials and detailing of the original building are included in the listing.

CONSERVATION RECOMMENDATIONS: The dwelling should continue to be maintained in its current excellent condition. Any further adaptation should respect the original form of the structure where possible.

SOURCES OF INFORMATION: Site Visit, January 1998
Heritage Survey, 1991

HOUSE
53 MARINE PARADE, SEACLIFF

Allot: Sect: 243
 C.T.: 3309/191



ANALYSIS: This is a typical beach house situated high on the sand dunes to take advantage of the view over St Vincent's Gulf. It would appear to have been constructed in the 1920s, and is visible in the aerial photo of Seacliff taken in circa 1938.

The house was the residence of well known South Australian writer, Ian Mudie, from around 1941 to 1950, during which time he wrote poems including references to the Brighton district. Mudie was also the historian of the Murray River paddleboat trade and the boatmen themselves. The significance of this house lies in its association with this noted author and poet.

RELEVANT CRITERIA: This house fulfils criteria a and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

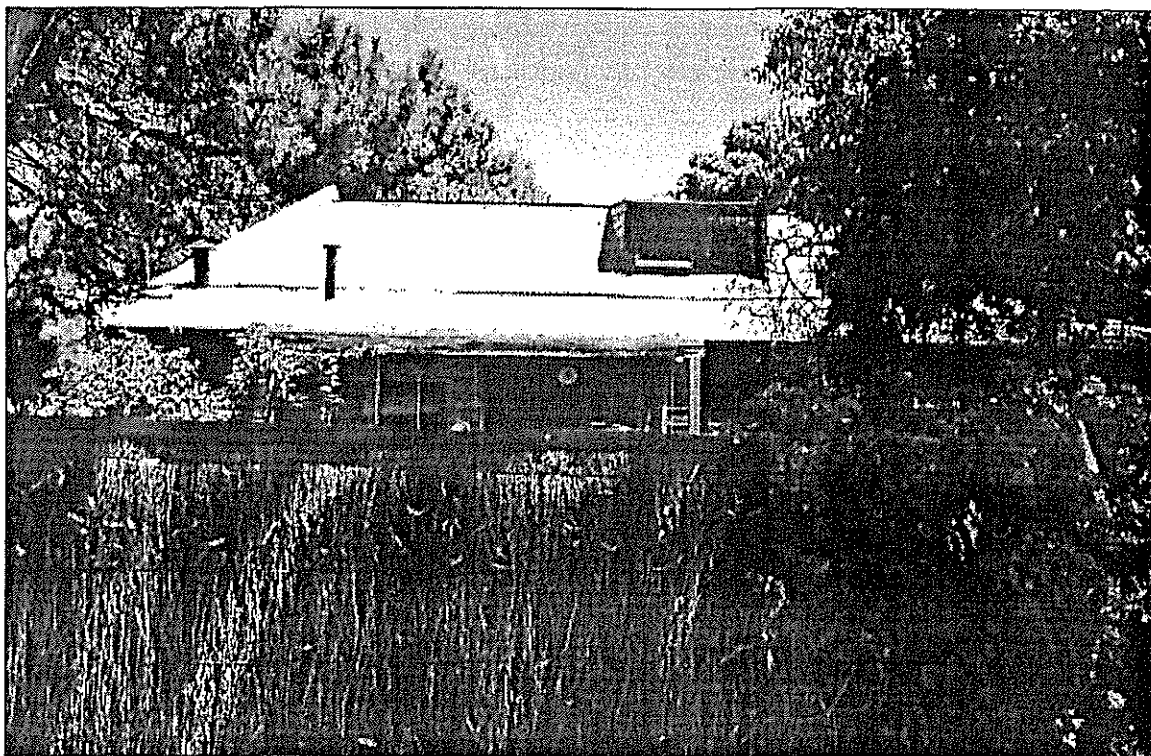
EXTENT OF LISTING: The overall external form, materials and detailing of the original building are included in the listing.

CONSERVATION RECOMMENDATIONS: The overall external form of the house should be retained if possible and any adaptations undertaken preferably to the rear. The association with the writer Ian Mudie should be interpreted through a plaque, possibly in the adjacent footpath.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE
40 MYRTLE ROAD, SEACLIFF

Allot: **Sect:** 242
C.T.: 1957/21



ANALYSIS: This house was originally constructed as a four roomed limestone cottage but it was extended to six rooms in 1904. The house has been the residence of David and Joan Dallwitz since 1956. Dallwitz is well known as an artist and jazz musician. It is a typical small cottage associated with the residential development of the sand ridge behind Seacliff foreshore, and was one of the earlier houses constructed in the district prior to the period of 1920s development of the area.

RELEVANT CRITERIA: This house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and any original materials and details that remain of the original cottage should be included in the listing.

CONSERVATION RECOMMENDATIONS: Any further alterations or extensions should be undertaken in a manner which respects the built qualities of the earliest section of the house.

SOURCES OF INFORMATION: Heritage Survey, 1991

ROW HOUSING
2-8 WHEATLAND STREET, SEACLIFF

Allot: 50 Sect: 242
 C.T.: 3775/80



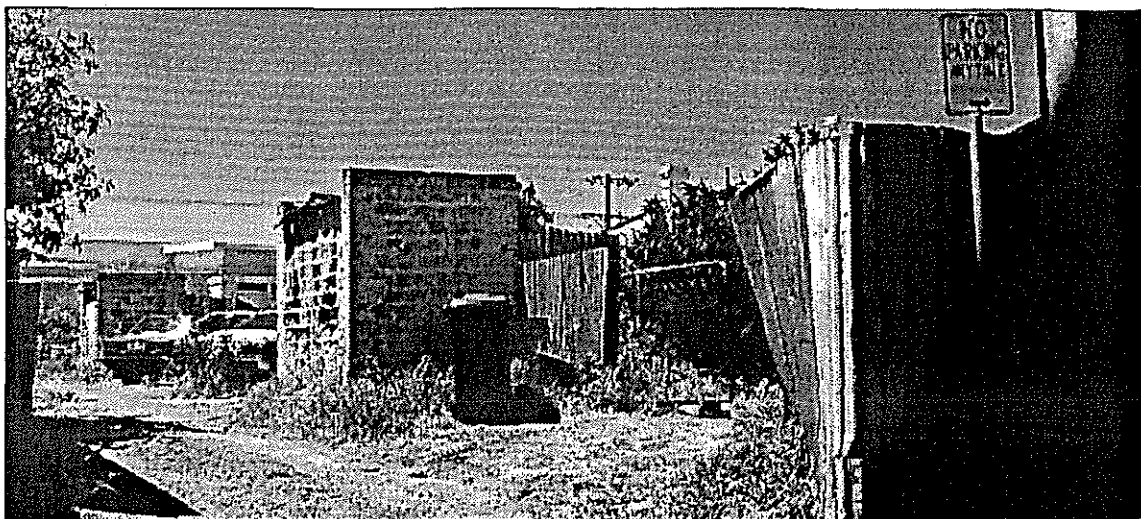
ANALYSIS: This row of eight attached cottages is constructed in two connected sets, stepped to accommodate the slope of the land. Each cottage is of symmetrical design with a central doorway and windows placed either side. The cottages are of single room depth with skillion attachments to the rear. The property retains its rear access lane and pairs of dilapidated privies at the end of each yard. The significance of these houses lies in their representation of a form not commonly found throughout the Brighton district. They would appear to date from circa 1870-80 (to be verified).

RELEVANT CRITERIA: This row housing fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, original materials and details which remain should be included in the listing.

CONSERVATION RECOMMENDATIONS: Any further alterations or extensions should be undertaken in a sympathetic manner to the rear. In the long term the reinstatement of an appropriate front fence, of picket or paling, could be considered.

SOURCES OF INFORMATION: Heritage Survey, 1991



UNITING CHURCH
5 WHEATLAND STREET, SEACLIFF

Allot: Sect: 243
 C.T.: 1073/182



ANALYSIS: This small and attractive church is constructed in scribed render with brick dressings using Marseille terra cotta tiles for the roof finish. It is a small gable ended church with a side square tower, detailed in a very attractive "Mission" style. It is a significant architectural element in the Seacliff area.

The foundation stone was laid in 1928 and the Church was described in *The Builder*, 11 Jan 1928. The architect was E.Lancelot Blight, and the design was based on a "Spanish design church" provided the Reverend Authur Lloyd who had returned from visiting England and the Continent. The building contractor was H.M.Pound. It was initially constructed as the Seacliff Methodist Church, and was known as such until the amalgamation of the denominations forming the Uniting Church.

It is representative of the provision of religious facilities for the growing population of Seacliff during the 1920s and is also an important architectural element in the area.

RELEVANT CRITERIA: The Uniting Church fulfils criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

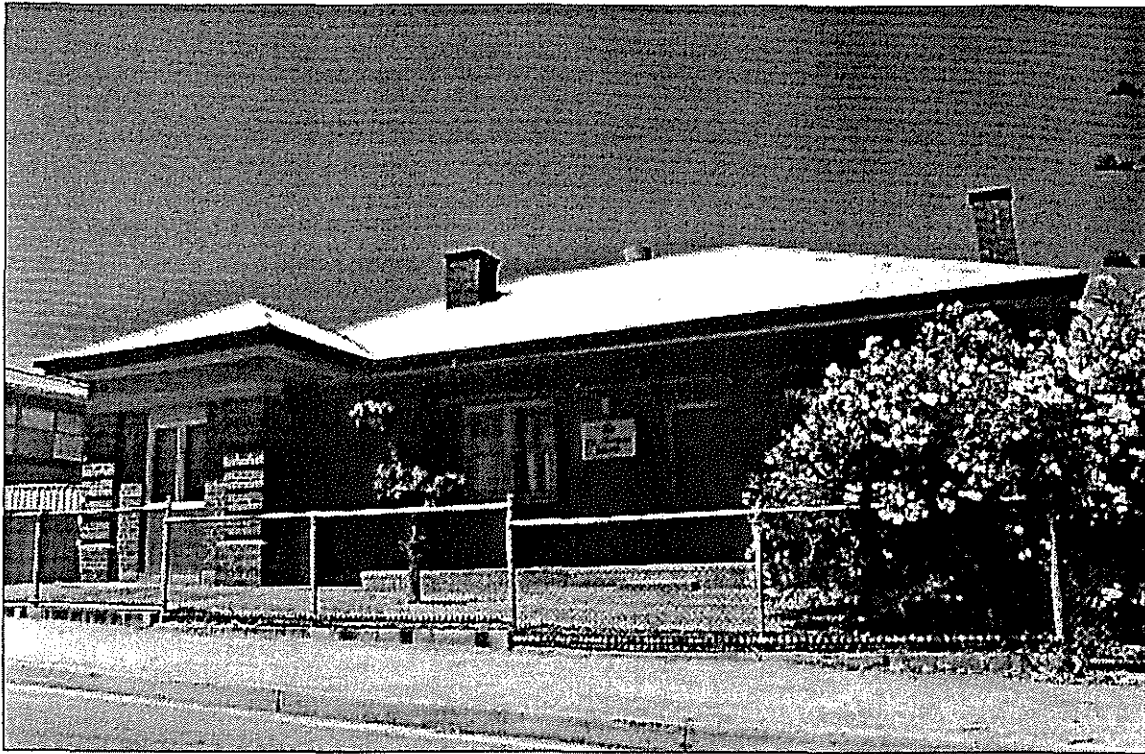
EXTENT OF LISTING: The overall external form, original materials and detailing of the 1928 Church are included in the listing. Later additions and alterations are not included.

CONSERVATION RECOMMENDATIONS: The Church should continue to be maintained in its current excellent condition and all original finishes retained.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 265
The Builder, 11 Jan 1928, page 14
 Seacliff Methodist Church Records (MLSA SRGH 33/12)

**FORMER POLICE STATION & CELLS
9 WHEATLAND STREET, SEACLIFF**

Allot: Sect: 243
C.T.: 1429/190



ANALYSIS: Currently run as a Fellowship House by the Uniting Church, the former Police Station was constructed in 1937. When the Police Station opened it was manned by a mounted policeman. This was customary for coastal towns because the sand hills and beach required a horse and policeman to supervise the area, prior to the dunes being developed for streets and housing. It closed in 1973 when the Darlington Headquarters opened and it was superseded. It now serves as a facility for the Uniting Church but remains a well maintained example of a small suburban former Police Station with an associated small cell block. The frontage to Wheatland Street and Yacca Road retains a significant Norfolk Island Pine.

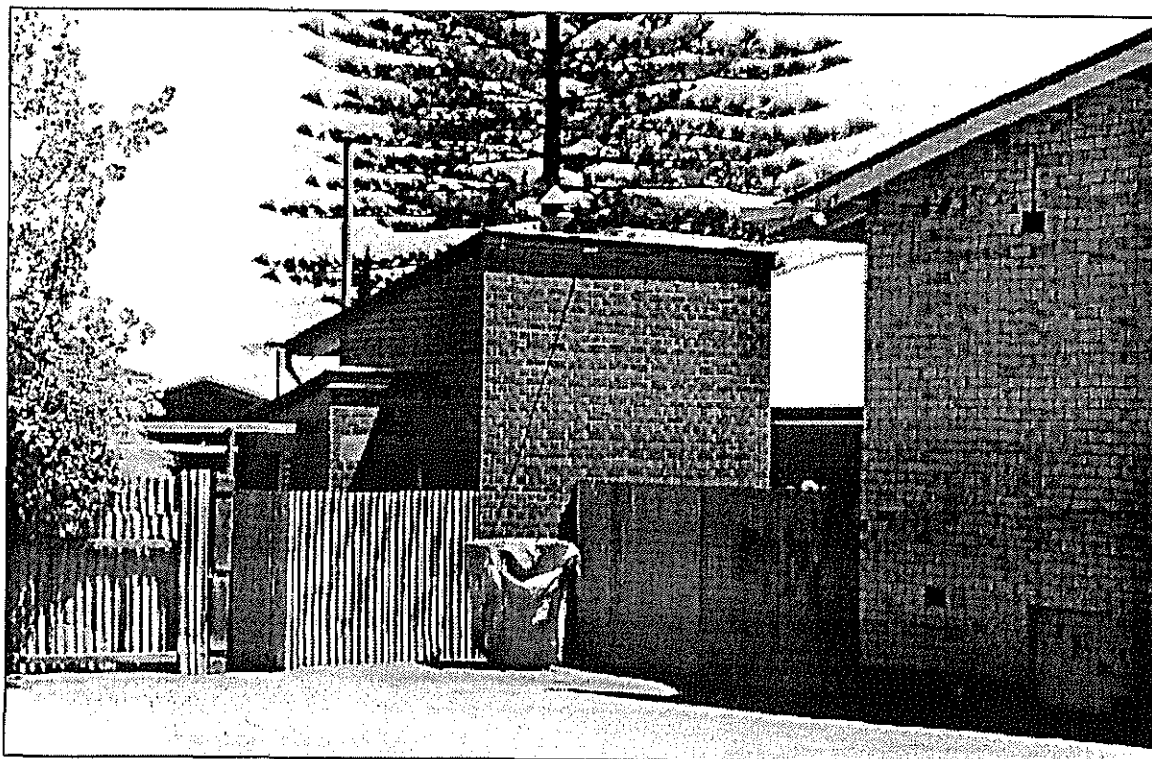
RELEVANT CRITERIA: The former Police Station fulfils criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, materials and original detailing of the Police Station and small cell block to the rear are included in the listing, particularly the use of face red brick.

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained. Any further adaptation should ideally respect the original form and architectural detailing of the Police Station.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 355.

FORMER POLICE STATION & CELLS 9 WHEATLAND STREET, SEACLIFF (cont)



Small cell block at rear of former Seacliff Police Station

**FORMER SHOP & RESIDENCE
10 WHEATLAND STREET, SEACLIFF**

Allot: Sect: 242
C.T.: 1323/181



ANALYSIS: This shop was opened in 1916 after the construction and opening of the railway from Adelaide to Willunga. (This extended the railway from Brighton.) It is an important example of local shopping facilities and its design is typical of the period, utilising face red brick and sandstone and gable end detailing, in an attached shop and residence. The form of the suspended awning would appear to be a later addition and possibly replaced a post-supported verandah which was damaged by traffic.

The shop retains clear evidence of its former use despite its conversion to a residence, as the shopfront and entry doors are still intact.

RELEVANT CRITERIA: The former shop and residence fulfils criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

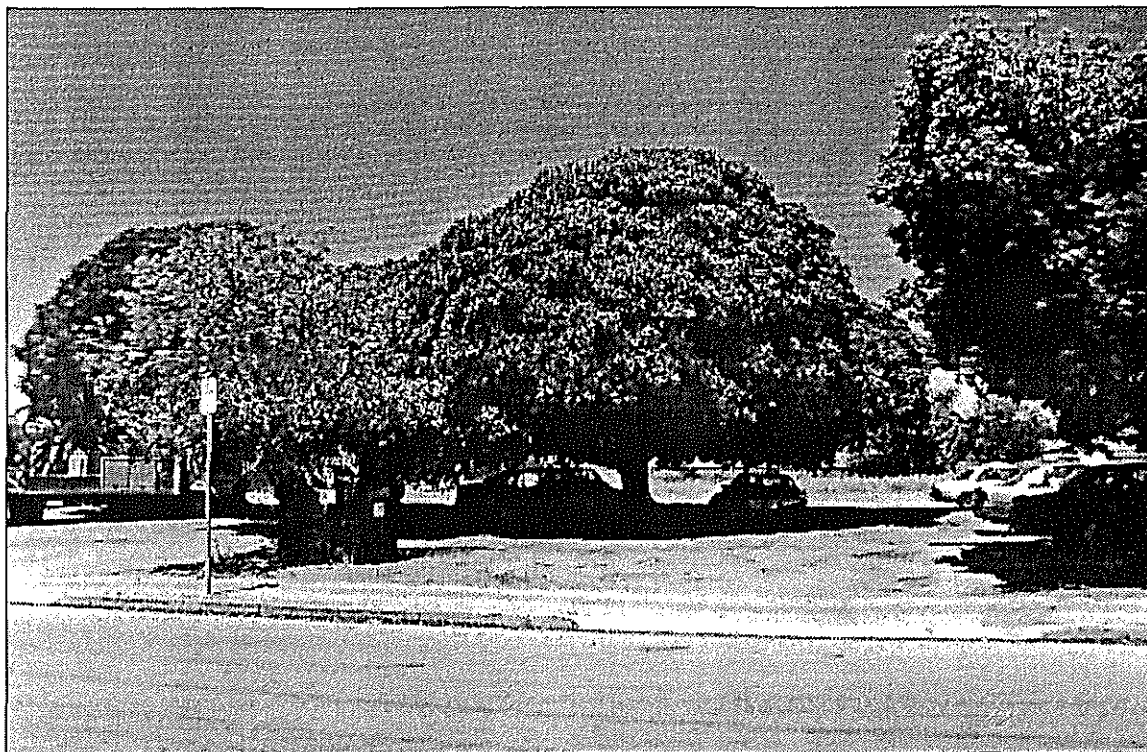
EXTENT OF LISTING: The overall external form and detailing of both the shop and attached residence are included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its current good condition. In the long term reuse as a retail outlet could be considered.

SOURCES OF INFORMATION: Heritage Survey, 1991

**PUBLIC SQUARE AND
MORETON BAY FIG TREES
33 WHEATLAND STREET, SEACLIFF**

Allot: Sect: 243
C.T.:



ANALYSIS: This vacant allotment, used as a car park, is actually a relic of one of three public squares laid down in 1839 by Matthew Smith in his subdivision of New Brighton (now Seacliff). The squares were disrupted by the Adelaide to Willunga Railway in 1913-15. This particular area contains mature Moreton Bay fig trees which provide shade for parking, but the rest of the area is unkempt and unused. This square provides an opportunity to rehabilitate some public space in the urban subdivision of Seacliff.

RELEVANT CRITERIA: The Public Square and Moreton Bay Fig Trees fulfil criteria a, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The whole of the existing allotment/reserve is included in the listing, particularly the mature trees on site.

CONSERVATION RECOMMENDATIONS: A Management Plan for the redevelopment and upgrading of this public space should be prepared and this should be linked to the upgrading of the Centenary Square across Wheatland Street which was also part of Smith's 1839 subdivision.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 12.

**ATTACHED SHOPS & FORMER HALL
35-37 WHEATLAND STREET, SEACLIFF**

Allot: Sect: 243
C.T.: 4099/823



ANALYSIS: These attached buildings were originally constructed as shops and a billiard hall by Arnold Folland who continued his father, Joseph's commercial enterprises in Wheatland Street. The billiard hall has since been converted to commercial use, but the 1920s character of the adjacent delicatessen is retained. Both these structures are important elements in the development of Wheatland Street as a local commercial centre during the 1920s.

RELEVANT CRITERIA: The attached shops and former hall fulfils criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

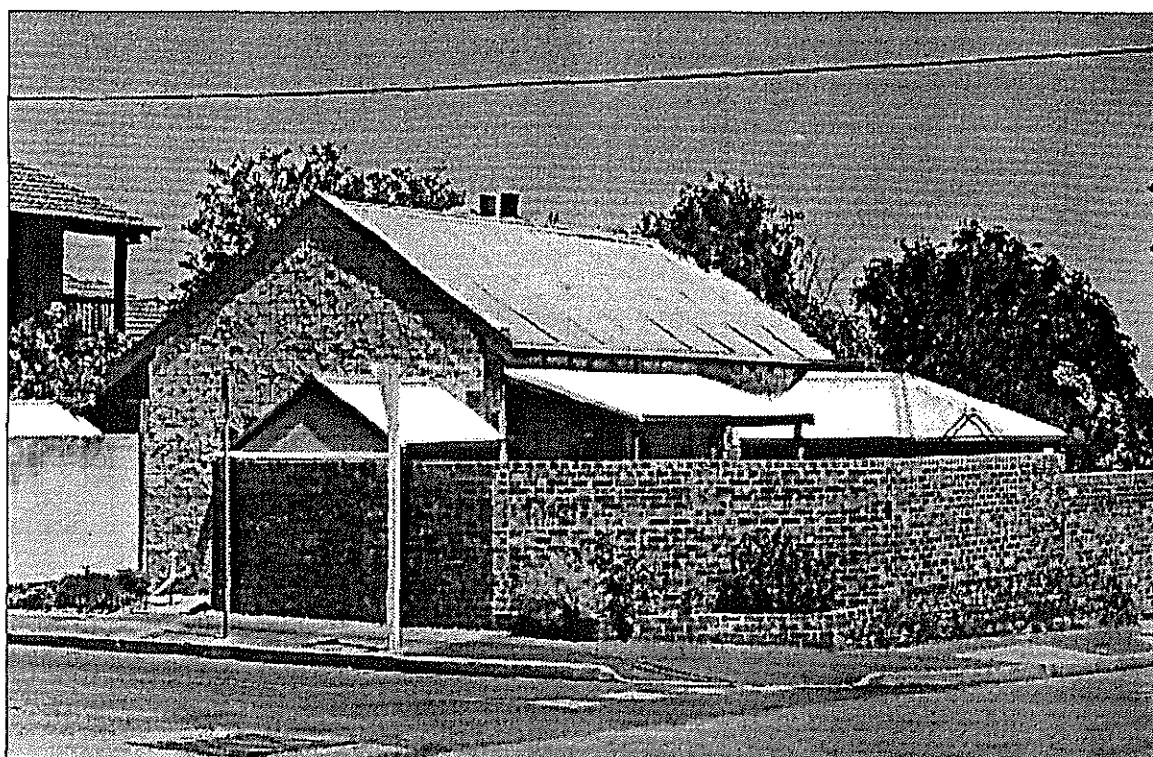
EXTENT OF LISTING: The overall external form of both of these attached buildings is included in the listing. The original shopfront details to Number 37 are also included. Any later alterations or additions are not part of the listing.

CONSERVATION RECOMMENDATIONS: In the long term, the reinstatement of shopfront detailing to Number 35 could be considered and a more appropriate verandah installed across both frontages.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 254.

HOUSE
43 WHEATLAND STREET, SEACLIFF

Allot: 263 Sect: 243
C.T.: 3765/114



ANALYSIS: This small limestone and pug cottage was built by Sam Wheatland in 1896 and Wheatland Street was named after him. A pair of shops was constructed in front of the cottage in 1937, but these have recently been removed and the cottage exposed and refurbished. The cottage is indicative of an earlier period of construction than the 1920s boom in Wheatland Street and its simple form and use of materials reinforce this.

RELEVANT CRITERIA: The house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and detailing of the 1896 cottage are included in the listing. Any recent additions or alterations do not form part of the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be refurbished and maintained in its current good condition.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 254.

SHOPS**44-46 WHEATLAND STREET, SEACLIFF**

Allot: 262 Sect: 242

C.T.: 1694/81



ANALYSIS: This group of corner shops forms an important part of the Wheatland Street commercial development of the 1920s and is a combination of a corner shop and adjacent shops. The shop at 46 Wheatland Street retains its original tiled stallboard and both sets of shops have notable parapets and suspended awnings from the time of their construction. New development behind these shops has left the original buildings intact. These are good examples of local shopping facilities in the Brighton area.

RELEVANT CRITERIA: These shops fulfil criteria a, c and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form of these shops including original materials and detailing which remain are included in the listing. The original parts of the suspended awnings and all original shopfront detailing that remains after the latest redevelopment are also included.

CONSERVATION RECOMMENDATIONS: Any further work to these shops should be in the nature of reinstatement of original detailing where possible. Original shopfronts should be retained.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 254.

SHOPS

44-46 WHEATLAND STREET, SEACLIFF (cont)



Original shopfront details remain to 46 Wheatland Street

HOUSE
11 YOUNG STREET, SEACLIFF

Allot: 99 Sect: 242
C.T.: 1708



ANALYSIS: This small cottage is evidence of early residential construction in this area and is built of limestone and brick. It has recently been painted white and the original construction materials are no longer easily discernible. It was dated at c1870s in the previous Heritage Survey.

RELEVANT CRITERIA: The house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

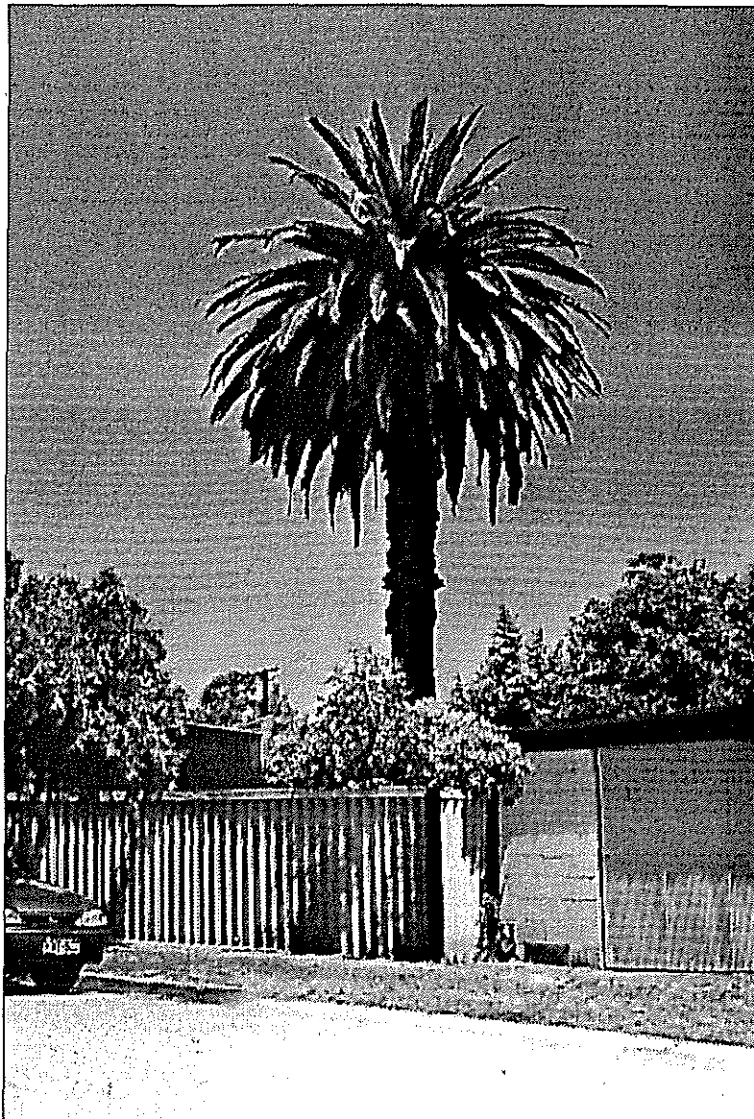
EXTENT OF LISTING: The overall external form and original materials and detailing where these remain are included in the listing. Any later additions such as the garage are not included.

CONSERVATION RECOMMENDATIONS: The cottage should continue to be well maintained. Care should be taken to monitor rising damp in the walls to ensure no damage is done to original fabric.

SOURCES OF INFORMATION: Heritage Survey, 1991

**CANARY ISLAND DATE PALM
REAR GARDEN, 6 MANN STREET
SEACLIFF PARK**

Allot: Sect: 200
C.T.: 3127/88



ANALYSIS: This palm tree was originally in the centre of a courtyard, surrounded by buildings on three sides within the Seacombe House complex and it is one of the only surviving relics of the demolished house and estate. Seacombe House was built in 1842 for Edward Stephens, a prominent banker and financier in early South Australia. The house was designed by George Strickland Kingston who at the time was Colonial Architect.

RELEVANT CRITERIA: The Canary Island Date Palm fulfils criteria a, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

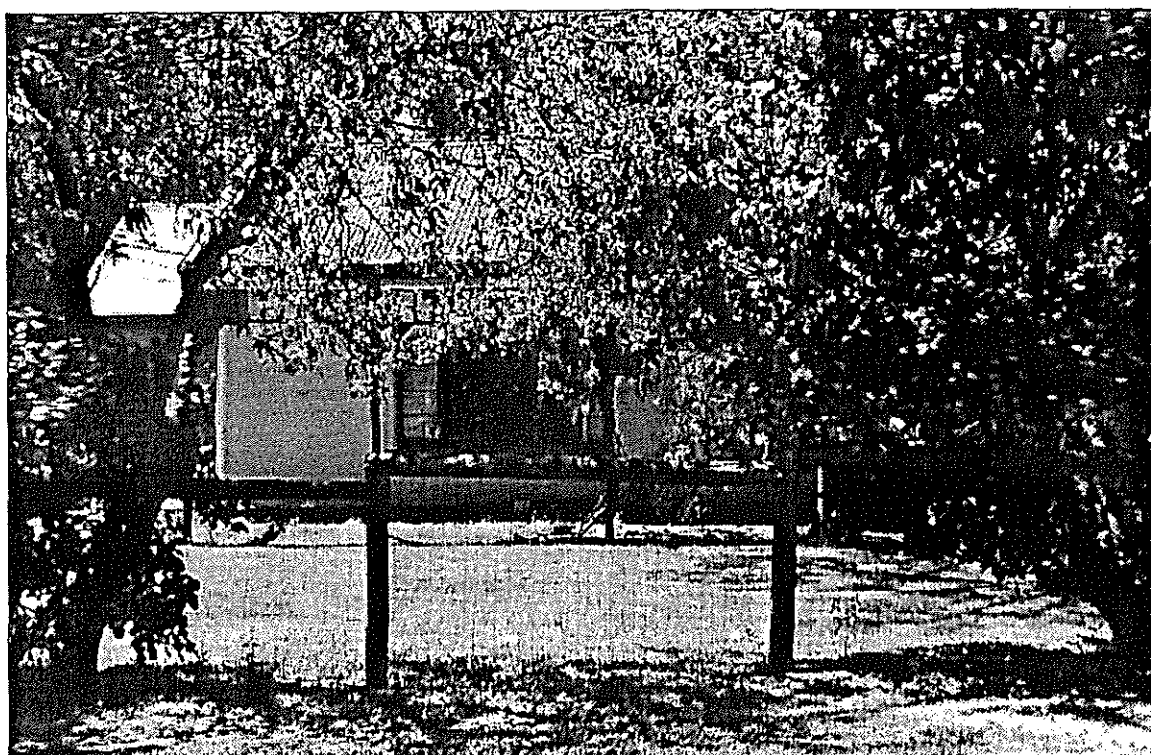
EXTENT OF LISTING: The Canary Island Date Palm is the subject of the listing.

CONSERVATION RECOMMENDATIONS: The tree should be retained as long as possible.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 17-19.

HOUSE
18 MANN STREET, SEACLIFF PARK

Allot: Sect: 200
C.T.: 2300/115



ANALYSIS: This building is all that remains of the Seacombe House complex and was converted from the stables of the house. There is very little to indicate its early date of construction apart from some evidence of thick walls and remaining early vegetation including a mature Peppercorn Tree (*Schinus mollus*).

The Seacombe estate was established by Edward Stephens in the early 1840s. He was a prominent banker and financier in early South Australia. Seacombe House was designed by George Strickland Kingston who at the time was Colonial Architect.

RELEVANT CRITERIA: This house fulfils criteria a and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form of the earliest part of the structure which formed the stables is included in the listing.

CONSERVATION RECOMMENDATIONS: All the earliest sections of this house should be retained and all work undertaken should be in the nature of conservation. The walls should be monitored to determine the level of moisture, and rising damp treated if required.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 17-19.

5.2.7 Somerton Park

The following places within Somerton Park have been assessed as having local heritage value:

- Masonic Memorial Village Complex, 1a Baker Street
- House, 26 Boundary Road
- House & Former Bus Depot, 222 Brighton Road
- Row of six attached Shops, 247-257 Brighton Road
- North Brighton Cemetery, 301 Brighton Road
- House, 81 College Road
- Houses, 2, 4, 6, 8, 10, 12 North Street
- Apartments, 20 Phillipps Street
- House, 21 Phillipps Street
- Apartments, 22 Phillipps Street
- Military Police Company Complex, 32a Scarborough Street
- Row Of Moreton Bay Fig Trees, 42-48 Scarborough Street
- House (Former 'Fairfield' Quarters), 3 Stimson Grove
- Stables, 12-14 Sullivan Street
- Apartments, 6 Tarlton Street
- House, 21 Tarlton Street
- House, 25 Tarlton Street
- Pump House, 33 Tarlton Street
- House, 53 Tarlton Street
- Apartments (West Lynton), 55 Tarlton Street
- House (Inverurie), 23 Walkers Road
- House, 65 Walkers Road
- House (Somerlea), 75 Whyte Street
- House, 3 Yarrum Grove

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MASONIC MEMORIAL VILLAGE COMPLEX
1A BAKER STREET, SOMERTON PARK

Allot: Sect: 211-2
 C.T.: 3816/84



ANALYSIS: This aged persons housing and nursing care complex was officially declared open on 6 February 1965, and was funded by the South Australian Freemasons and the Federal and State Governments. In 1971 a nursing home containing 44 beds was added, which was extended to 128 beds in 1980. The Memorial Village was the first in Brighton to provide independent living and nursing care within one complex, a concept utilised by later retirement homes in the district.

Its significance is in its memorial character as it was dedicated as a memorial to Australians who lost their lives in Wars since 1914, and it is considered one of the most substantial developments of its type in the State. The Memorial Village was an important part in the development of aged care facilities in Brighton.

RELEVANT CRITERIA: The Masonic Memorial Village Complex fulfils criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

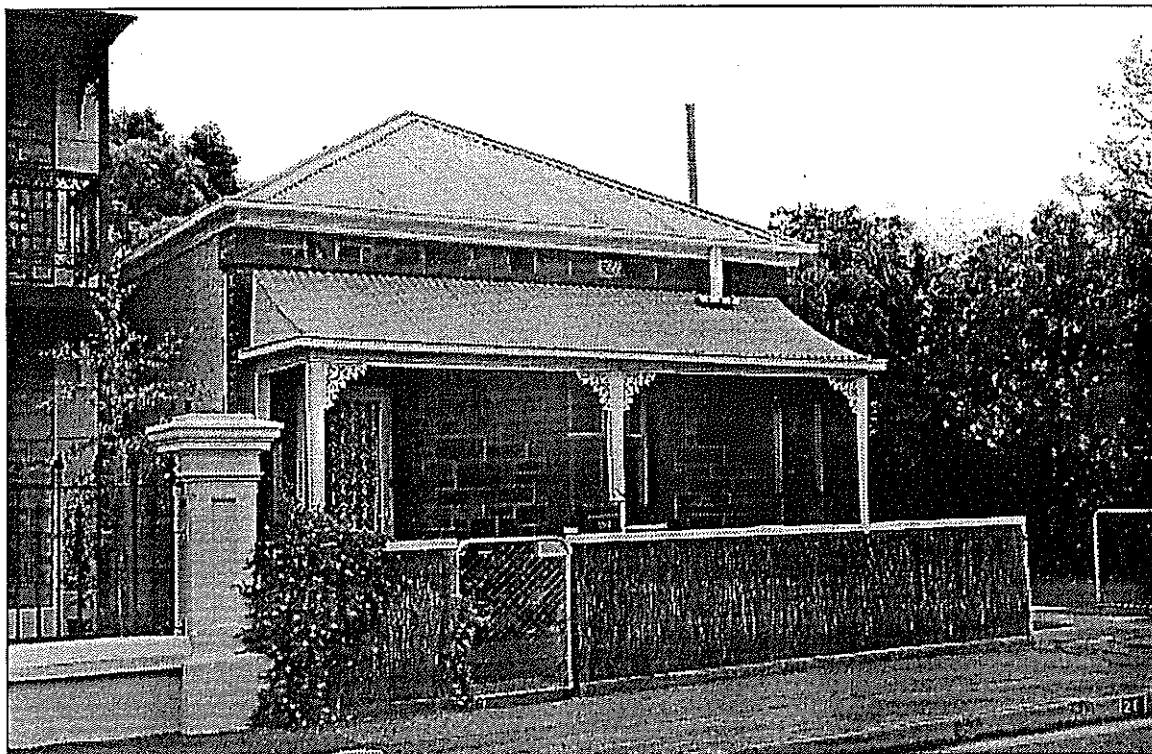
EXTENT OF LISTING: The overall extent of the village complex is included in the listing. Individual buildings are not separately identified.

CONSERVATION RECOMMENDATIONS: The Complex should continue to grow and be adapted for the required needs of residents. The retention of open space around the buildings is part of the concept of the complex and should be retained. An interpretation plaque would be an appropriate way of marking the heritage quality of the Village Complex.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 337.

HOUSE
26 BOUNDARY ROAD, SOMERTON PARK

Allot: **Sect:** 206
C.T.: 261/248



ANALYSIS: This small single fronted cottage with dressed bluestone front and random rubble walls retains its brick quoining and face stonework. This small cottage was identified in the earlier Heritage Survey as a good example of its type from the 1880s and 1890s. It is a typical single fronted small cottage, constructed for the less wealthy Brighton residents.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

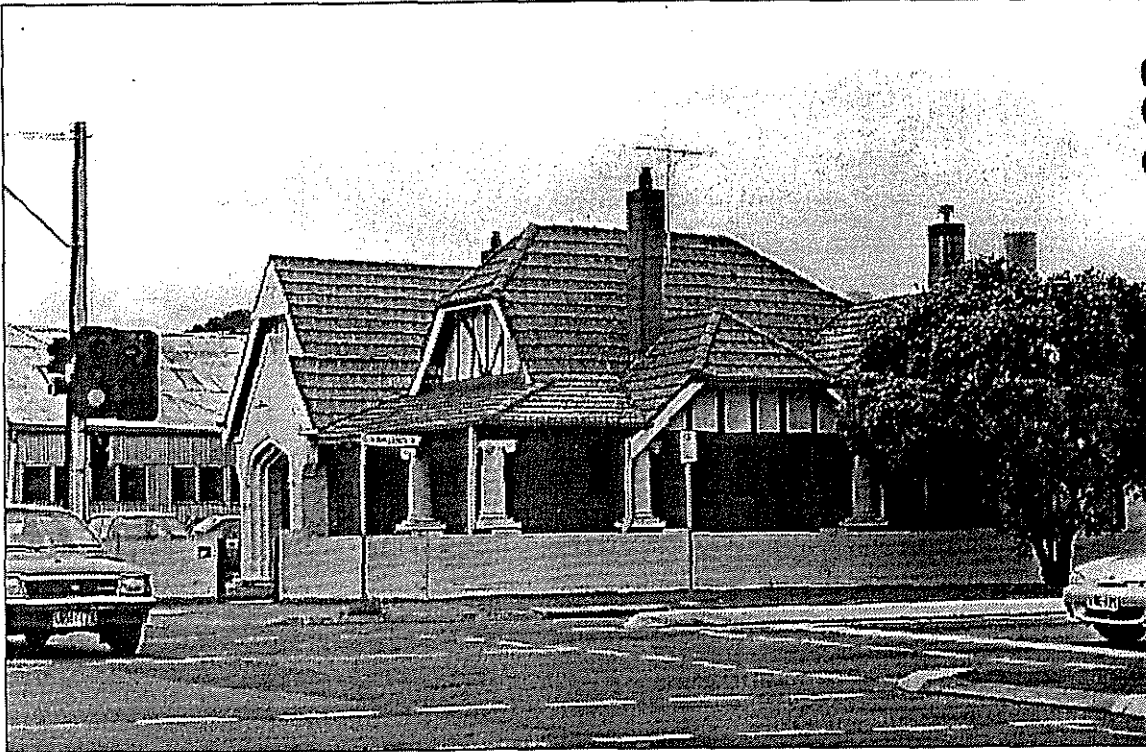
EXTENT OF LISTING: The overall form, original materials and details which remain are included in the listing.

CONSERVATION RECOMMENDATIONS: The cottage should continue to be maintained in its current good condition. Any further works to the building should be in the nature of conservation of original elements, and additions or extensions should be to the rear or set back at the side.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE & FORMER BUS DEPOT
222 BRIGHTON ROAD, SOMERTON PARK

Allot: Sect: 211
 C.T.: 1491/171



ANALYSIS: This typical Tudor fronted residence was constructed in 1935 by the builder George Fleet for owner R.E.Worthley. The adjacent corrugated garaging along Brighton Road was used for Worthley's local bus service between Seacliff and Glenelg which he operated from this location. The first motor bus service was operated by Stuart H.Bert from the 1920s and then Worthley began his bus service from his home building the substantial garaging in 1938 and 1942 for the growing business.

The service was continued by the family until its takeover by the State Transport Authority in 1975. The house itself is typical of 1930s Tudor houses and it retains much of its original domestic detailing, despite being converted for commercial uses. The former Bus Depot is indicative of the development of first private, and then public transport systems throughout Brighton in the 1930s. While the house is of interest as an excellent example of a 1930s Tudor style residence, the bus depot buildings are of more significance in local heritage terms for the Brighton district.

RELEVANT CRITERIA: The House and former Bus Depot fulfil criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, materials and original detailing, of both house and garage, particularly the industrial nature of the corrugated iron former Bus Depot, are included in the listing.

CONSERVATION RECOMMENDATIONS: The corrugated iron buildings should continue to be maintained and an appropriate use found for them which will allow for their retention. The residence should retain its domestic quality despite ongoing commercial use.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 215-6.

ROW OF SIX ATTACHED SHOPS
247-257 BRIGHTON ROAD, SOMERTON PARK

Allot: Sect: 234
 C.T.: 4241/331



ANALYSIS: This row of shops is typical of local shopping centres constructed after the War. This group was completed in 1949 and it retains a rendered parapet with a (non-functioning) clock, and cantilevered verandah. Many of the shopfronts remain intact with their stepped fronts and splayed entrances, metal covered timber framed windows and tiled stallboards. However, two or three of the shopfronts have been modernised and the original details removed. This type of group of shops is of no particular architectural merit, but is indicative of local shopping facilities of the 1940s-60s.

RELEVANT CRITERIA: The row of attached shops fulfils criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

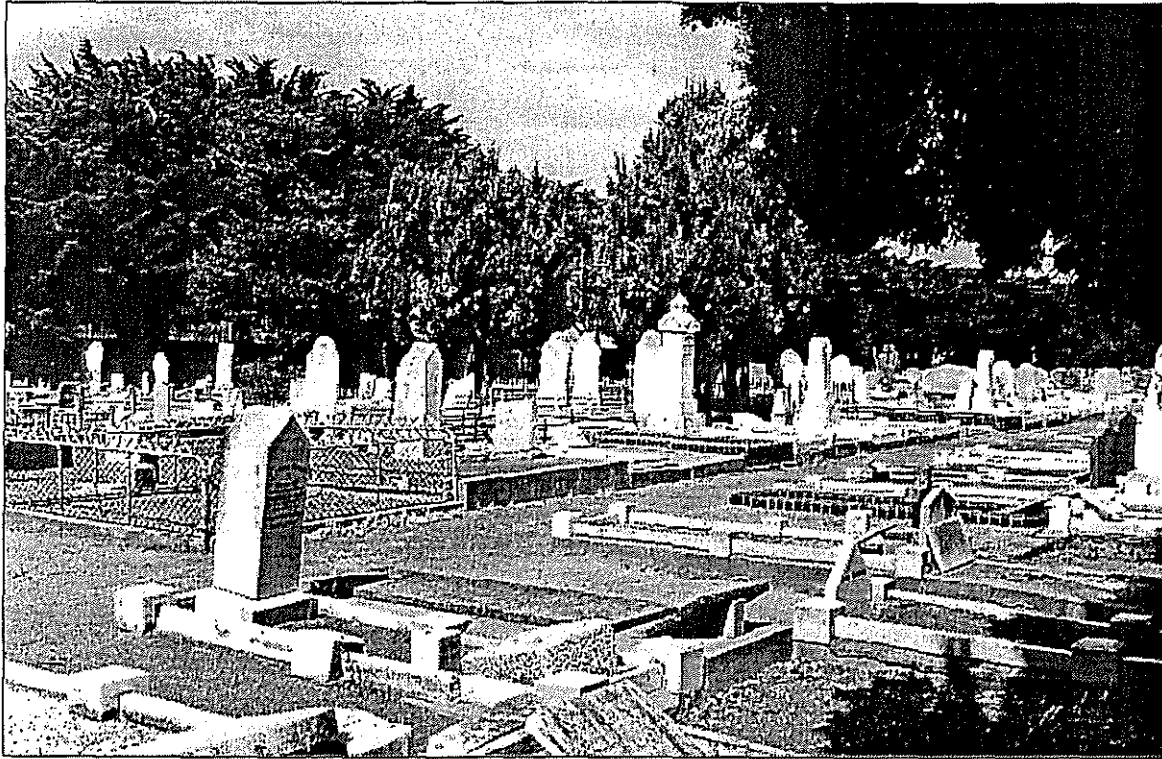
EXTENT OF LISTING: The overall external form, original materials and details where these remain are included in the listing, particularly original shopfront form and details.

CONSERVATION RECOMMENDATIONS: These shops should continue to be maintained and original details retained where possible. A consistent signage system for the whole run of shops would be appropriate.

SOURCES OF INFORMATION: Heritage Survey, 1991

NORTH BRIGHTON CEMETERY
301 BRIGHTON ROAD, SOMERTON PARK

Allot: Sect: 237
 C.T.: 1704/24



ANALYSIS: The North Brighton Cemetery fronts Brighton Road and is enclosed along the frontage by a yellow brick wall with wrought iron entrance gates constructed in the 1970s when Brighton Road was widened. The entry drive is flanked by cypresses and the cemetery is planted irregularly with similar trees. The earliest section of the cemetery lies in the south-east corner and has continued to expand through to King Georges Avenue. The southern and western boundaries are also planted with rows of cypresses. In the later western sections of the cemetery the central avenue is planted with Ash trees. The northern boundary has been altered, and mature cypress trees originally associated with the cemetery now lie within the property boundary of adjacent allotments.

The cemetery commenced use in 1843 as the burial ground associated with the Union Chapel. The Chapel and cemetery had been established on land donated by Michael Featherstone and was the first burial ground in the area. Many significant residents within the district including those from Glenelg, were buried at North Brighton. The care and management of the cemetery was transferred to Brighton Town Council in 1889, and it is an important record of burials over time.

Many of the early graves are in a state of disrepair with subsidence and damage to marble grave kerbing. Headstones to the earliest graves have also been damaged in places. Much of the damage to the marble headstones appears to be the result of vandalism. Some graves are surrounded by timber railings which have also deteriorated.

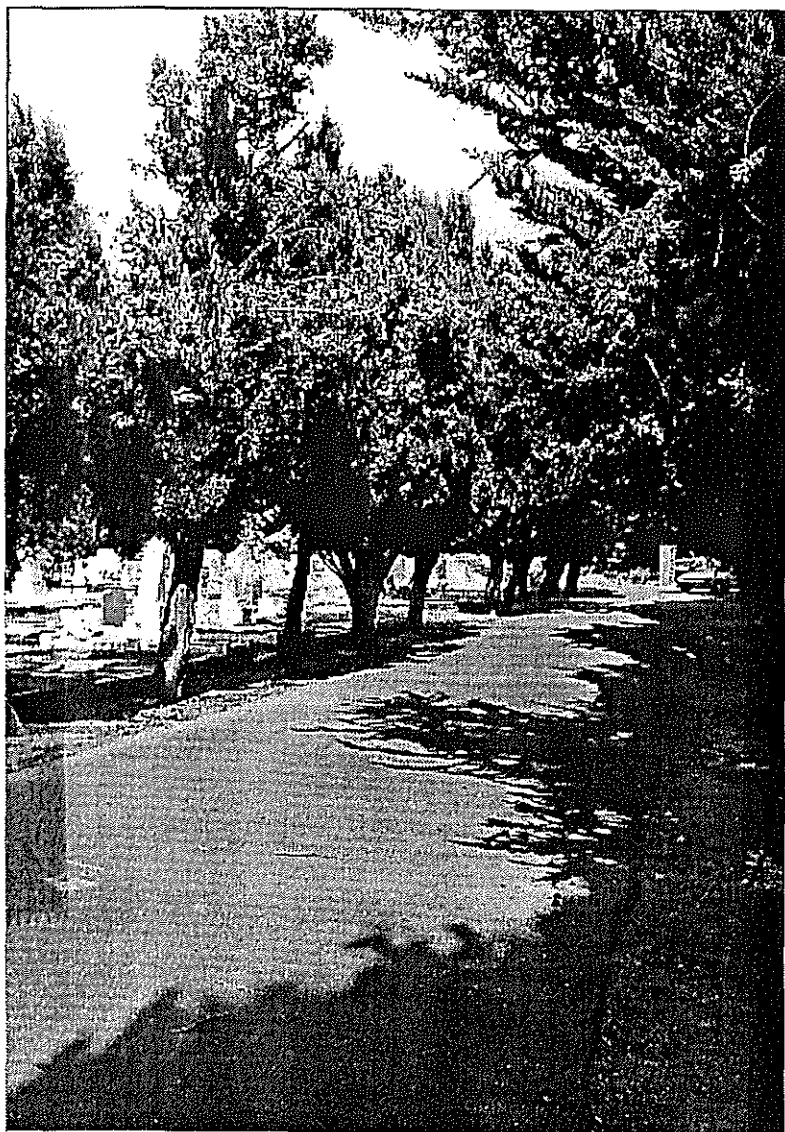
RELEVANT CRITERIA: The North Brighton Cemetery fulfils criteria a, c, d and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The earliest sections of the cemetery from Brighton Road through to the cypress row should be included in the listing including all graves, headstones and grave surrounds. The final extent of the listing should be determined through a Conservation Management Plan.

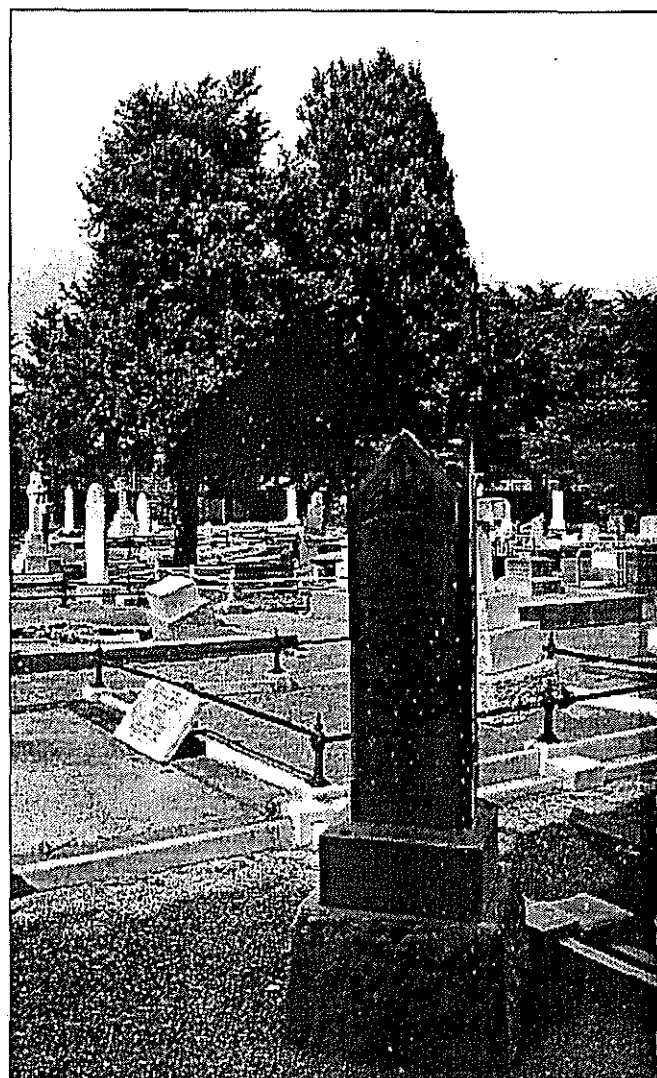
NORTH BRIGHTON CEMETERY 301 BRIGHTON ROAD, SOMERTON PARK (cont)

CONSERVATION RECOMMENDATIONS: A Conservation Management Plan, including a full dilapidation schedule, should be undertaken for the earliest section of the cemetery and a programme of repairs and maintenance be instituted.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 53.



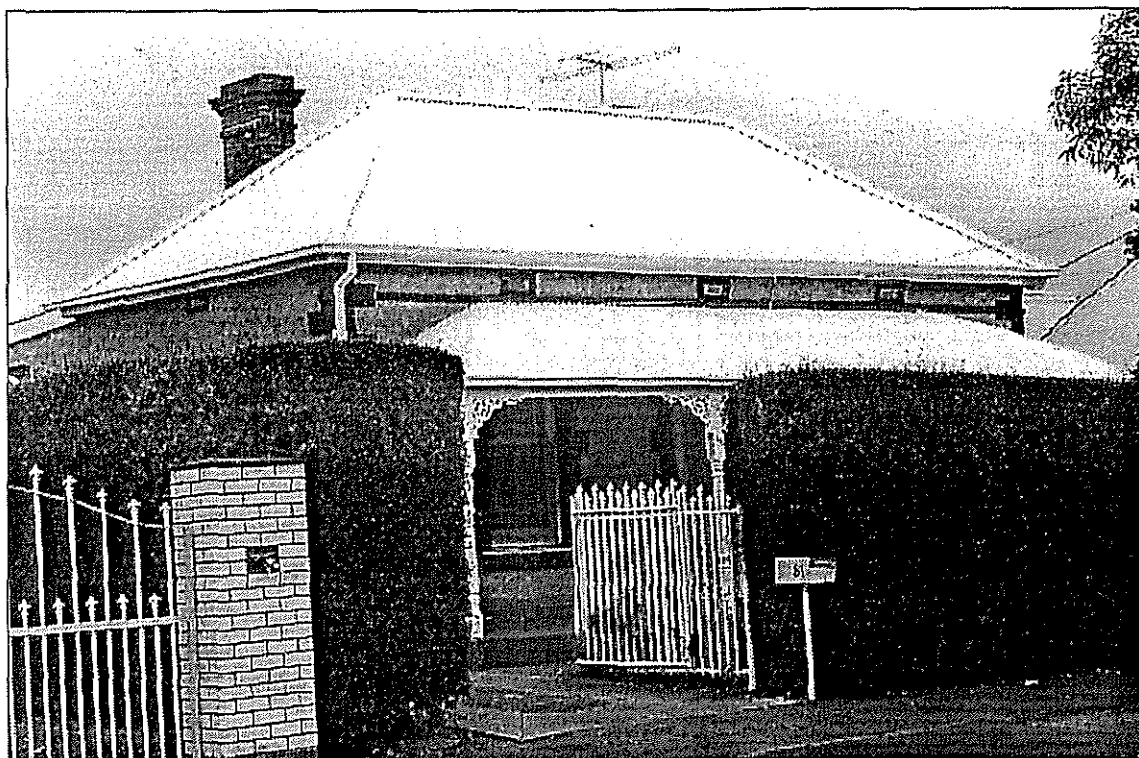
Avenue of Cypress



Section of Cemetery closest to Brighton Road

HOUSE
81 COLLEGE ROAD, SOMERTON PARK

Allot: Sect: 234
 C.T.: 4234/766



ANALYSIS: This is a small double fronted cottage constructed of face limestone with red brick quoins and window and door dressings. It has retained its original wall materials and not been painted. It is of simple design of two main rooms under the hipped roof with a rear skillion attached, and a prominent red brick chimney. The verandah form, while possibly later is of an appropriate design, and the verandah retains heavily turned timber posts.

This is an interesting example of a small cottage surrounded by larger and later villas and substantial residences.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, original materials and details of the cottage are included in the listing. Later extensions or alterations are not part of the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition and any further works undertaken should be in the nature of conservation or appropriate adaptation.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 217.

HOUSES

Allot:

Sect: 206

2, 4, 6, 8, 10, 12 NORTH STREET, SOMERTON PARK C.T.: various

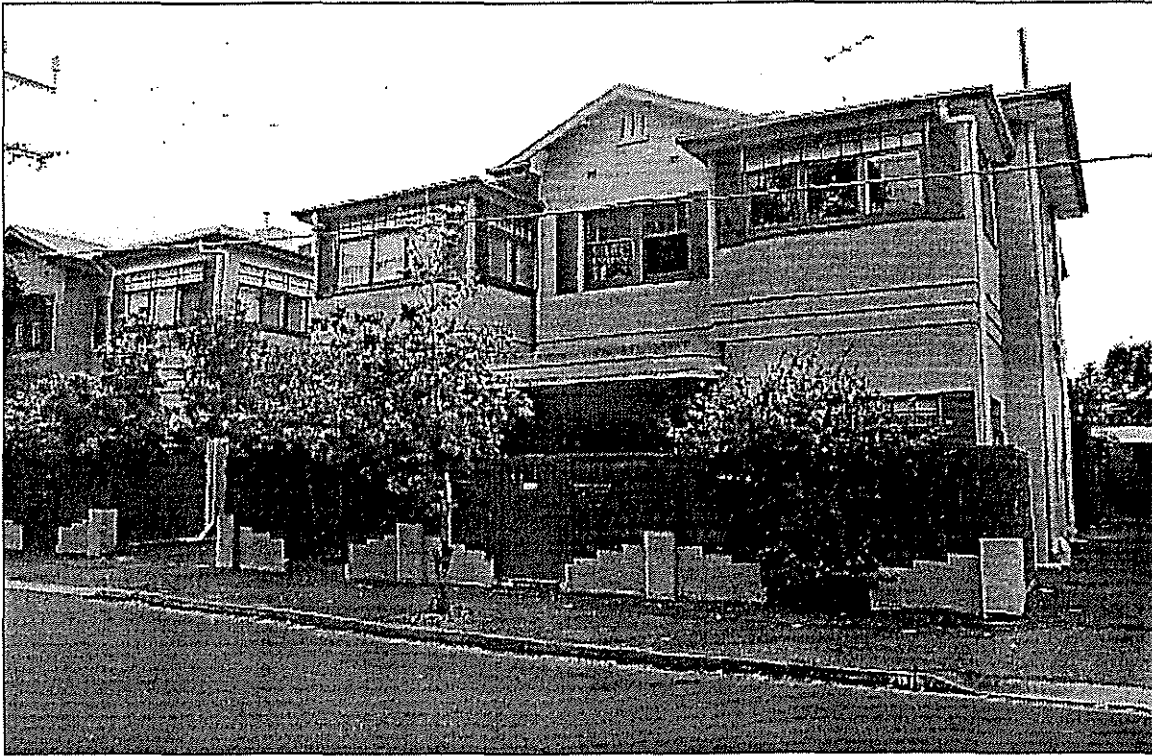
ANALYSIS: This group of six small cottages is interesting for its consistency of form. However, each of the cottages has been individually rendered or painted and none of them retain a high degree of original detailing, although their scale and form indicate an 1880s construction date. This group of houses is indicative of the scale of dwellings constructed for working men in Brighton during the 1880s.

RELEVANT CRITERIA: These houses fulfil criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: These houses should be retained as a group. The overall form and original materials and detailing of the houses should be retained where these still exist. Any alterations or extensions already undertaken to the houses do not form part of the listing.

CONSERVATION RECOMMENDATIONS: In the long term the reinstatement of appropriate materials and detailing to these houses is recommended. They should continue to be well maintained as is currently the case for the whole group.

SOURCES OF INFORMATION: Heritage Survey, 1991



ANALYSIS: An interesting block of four flats constructed in 1936 for D.W.Crozier by the builder E.F.Marshall. It is a pair with the adjacent block of four flats at number 22 Phillipps Street. The flats are constructed of rendered masonry with an interesting projecting central section at the entrance providing a lobby entry for the four apartments. Both pairs of flats have retained all original detailing including their masonry fence and have changed very little since the time of construction. These flats were indicative of a change of residential development from individual housing to groups of apartments in the immediate pre-Second World War period.

RELEVANT CRITERIA: These apartments fulfil criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and detailing of both blocks of flats are included in the listing. The original masonry elements of the fence are also significant. Any later additions or extensions are not included in the listing (for example the attached non-functional window shutters to the front elevations).

CONSERVATION RECOMMENDATIONS: The flats should continue to be carefully maintained and early reinforced concrete structures should be checked for water penetration, spalling and corrosion of iron elements.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 305.



ANALYSIS: This is a large bluestone mansion constructed in 1884 for William Herbert Phillipps who was a merchant banker at the time and President of the South Australian Institute for the Blind and Deaf and Dumb. Phillipps was knighted in 1929 for his involvement in this particular charity. The house was initially named Darrdurr. It retains its face bluestone masonry walls and typical moulded detail chimneys. However, the verandah would appear to have been replaced early in the twentieth century as it is of a typical timber form of that date (circa 1910-20). The house itself no longer retains its expansive garden setting as later subdivision has been undertaken and newer houses surround the main house which originally would have faced Tarlton Street.

This large house is indicative of the mansions of well to do and influential citizens who resided in Brighton, particularly during the boom period of the early 1880s.

RELEVANT CRITERIA: This house fulfils criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and detailing of the 1880s house and the later return verandah to the eastern part of the house are included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. It is recommended that it retain its face bluestone.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, pages 113 and 167.

APARTMENTS
22 PHILLIPPS STREET, SOMERTON PARK

Allot: Sect: 206
C.T.: 4139/642



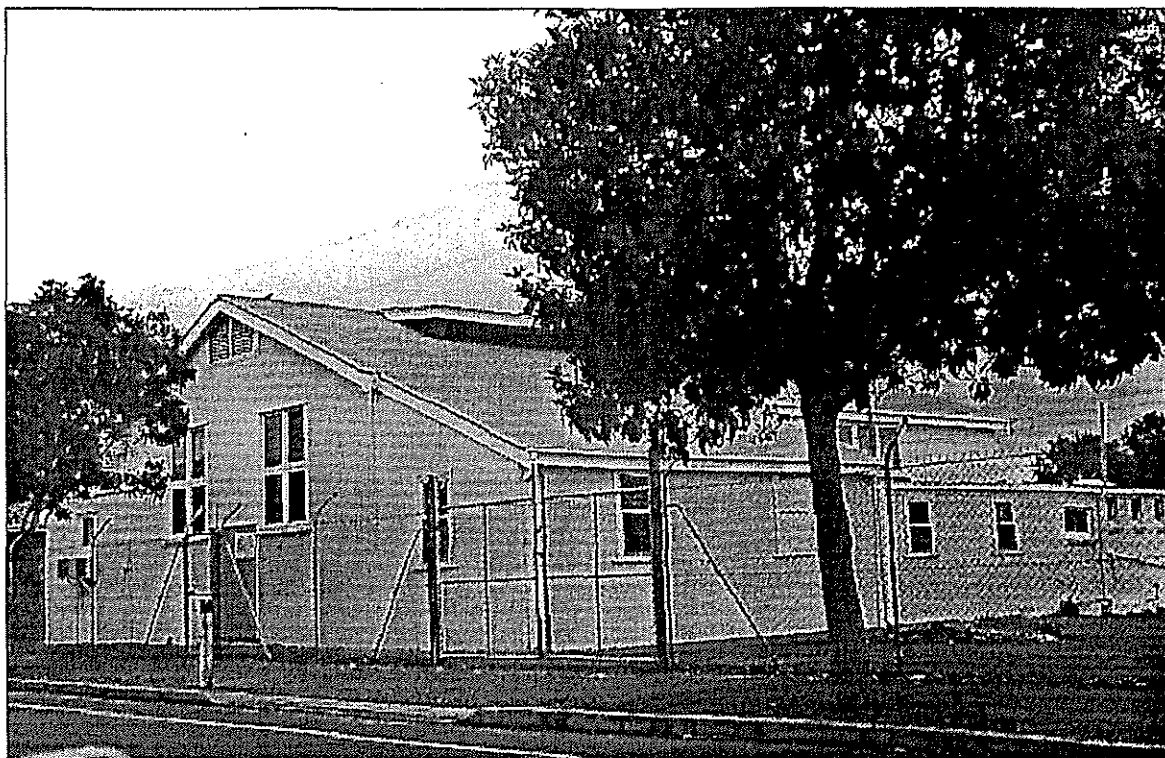
ANALYSIS: This block of four flats was constructed in 1936 for W.E.Taplin by builder, E.F.Marshall, and is exactly the same in design as the adjacent block at 20 Phillipps Street. The flats are constructed of rendered masonry with an interesting projecting central section at the entrance providing a lobby entry for the four apartments. Both pairs of flats have retained all original detailing including their masonry fence and have changed very little since the time of construction. These flats were indicative of a change of residential development from individual housing to groups of apartments in the immediate pre-Second World War period.

RELEVANT CRITERIA: These apartments fulfil criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and detailing of both blocks of flats are included in the listing. The original masonry elements of the fence are also significant. Any later additions or extensions are not included in the listing (for example the attached non-functional window shutters to the front elevations).

CONSERVATION RECOMMENDATIONS: The flats should continue to be carefully maintained and early reinforced concrete structures should be checked for water penetration, spalling and corrosion of iron elements.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 305.



ANALYSIS: This land was acquired by the Commonwealth of Australia in 1915 and the Drill Hall erected on it as part of a program of construction of military buildings in the early stages of the First World War. This complex consists of a large corrugated iron Drill Hall with associated small corrugated iron service buildings. The Drill Hall has had later brick ablution blocks added to it and the whole of the complex sits within a fenced compound on the corner of Gordon Street. There are a number of small buildings on the site including what appears to be an asbestos cement sheet residence in the north-west corner. This complex is the only military structure associated with the development of the Brighton area.

RELEVANT CRITERIA: The Military Police Company buildings fulfil criteria a, d and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall original extent of the Drill Hall only is included in the listing including original corrugated iron walls and roof structure. Any later additions or adaptations are not included.

CONSERVATION RECOMMENDATIONS: The overall external form of this structure should be retained and the building continue to be well maintained as it is currently.

SOURCES OF INFORMATION: Heritage Survey, 1991
LTO Records

ROW OF MORETON BAY FIG TREES
42-48 SCARBOROUGH STREET, SOMERTON PARK

Allot:

Sect: 206

C.T.: 539/117



ANALYSIS: This impressive row of mature Moreton Bay Fig Trees forms the edge boundary of the Sacred Heart College's oval along Scarborough Street and creates a dense canopied avenue which is an attractive and distinctive landmark. The trees are associated with Paringa Hall which now forms a major part of the Sacred Heart Campus, and it is probable that they were planted by J.F.Cudmore in the early 1880s, as they exhibit sufficient maturity for this early planting date. The figs are interspersed with an occasional Aleppo Pine Tree, and these rise above the fig canopy.

RELEVANT CRITERIA: The row of Moreton Bay Fig Trees fulfils criteria a, e and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The entire row of Moreton Bay Fig Trees is included in the listing.

CONSERVATION RECOMMENDATIONS: The trees should be managed in a way which will ensure their health and longevity. They are currently showing some signs of distress, possibly through lack of water.

SOURCES OF INFORMATION: Heritage Survey, 1991

**HOUSE (FORMER 'FAIRFIELD' QUARTERS)
3 STIMSON GROVE, SOMERTON PARK**

Allot: Sect: 234
C.T.: 4185/303



ANALYSIS: This small residence was built in the 1890s as living quarters for Fairfield Farm close by. Since the original Heritage Survey was undertaken in 1988 the house has been upgraded and renovated, although it still retains much of its original character. This early house is surrounded by later subdivision and new development. Its low scale and elongated nature are indicative of the type of dwellings constructed for staff associated with larger estates in the late Victorian period.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

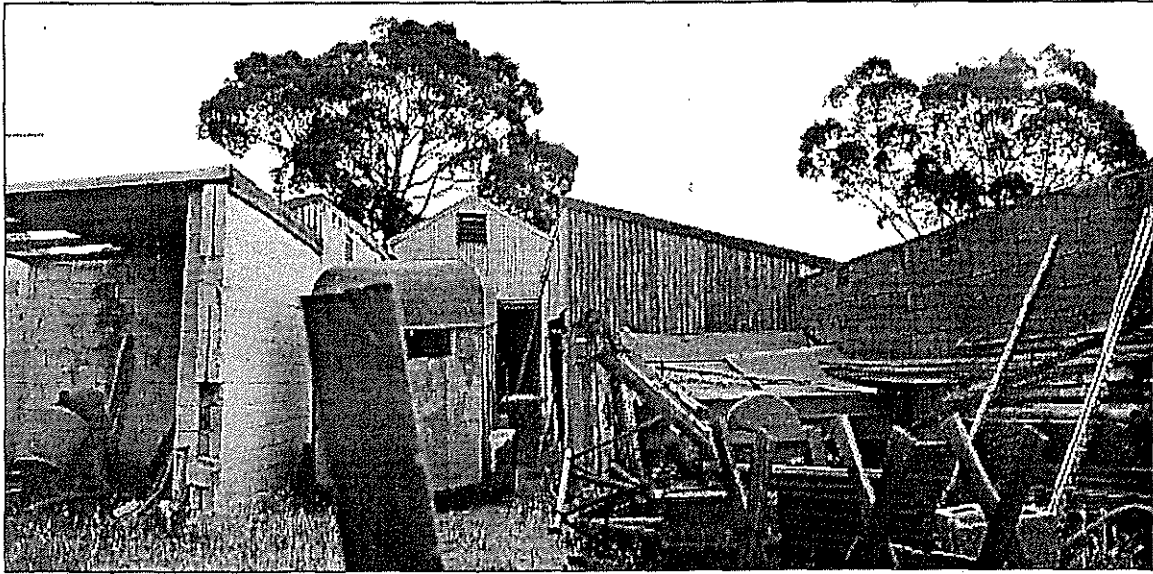
EXTENT OF LISTING: The overall external form and original materials and detailing are included in the listing including face limestone and brick to walls. Any later additions or adaptations are not included.

CONSERVATION RECOMMENDATIONS: The house should continue to be well maintained in its current excellent condition.

SOURCES OF INFORMATION: Heritage Survey, 1991

STABLES
12-14 SULLIVAN STREET, SOMERTON PARK

Allot: Sect: 212
 C.T.: 3108/195



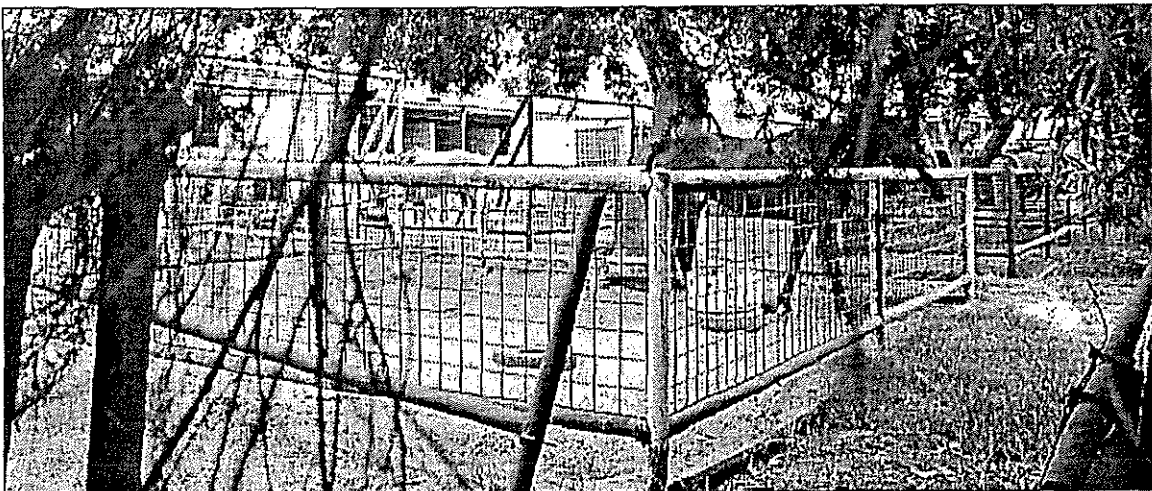
ANALYSIS: This large allotment contains early corrugated iron agricultural sheds dating from the 1890s and more recent constructions used to stable horses. Since the 1988 survey considerable changes have been made to the site. The group of horse stables formerly belonged to Ab MacDonald, and is a reminder of the more rural nature of the district of only thirty or forty years ago. The buildings were associated with horse racing and other equine activities at nearby Morphettville.

RELEVANT CRITERIA: The stables fulfil criteria a and b under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The earliest sections of the corrugated iron structures on the site are included in the listing. Any more recent alterations or adaptations are not included.

CONSERVATION RECOMMENDATIONS: It is unlikely that due to current land use regulations these stables will be able to be retained in this residential area. Therefore, in the long term, an appropriate interpretation sign should be erected on this site.

SOURCES OF INFORMATION: Heritage Survey, 1991



APARTMENTS
6 TARLTON STREET, SOMERTON PARK

Allot: Sect: 206
 C.T.: 4059/139



ANALYSIS: This substantial block of flats was constructed in 1936 for Joseph Kilgariff by builder E.F.Marshall. It was constructed in the same year as the blocks of flats adjacent in Phillipps Street. This block was constructed of brick with rendered trimmings and its typical projecting verandah bays. It retains its original form and is a significant example of this building type. This block of apartments was the first to be constructed in Glenelg and is indicative of a change in the type of residences from single dwellings to multiple dwelling blocks in the period immediately before the Second World War.

RELEVANT CRITERIA: The apartments fulfil criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and details of the 1936 block of flats are included in the listing as well as the original low sections of the masonry fence to both Tarlton Street and Phillipps Street.

CONSERVATION RECOMMENDATIONS: This block of flats should continue to be maintained in its current excellent condition and all further adaptations or alterations should respect the original architectural intent of the design.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 305.

HOUSE
21 TARLTON STREET, SOMERTON PARK

Allot: Sect: 206
C.T.: 2635/155



ANALYSIS: This expansive bungalow was constructed on land owned by the Cudmore family. In 1910 the property was given to Rosa Cudmore on her marriage to Reginald Bickford. The current appearance of the house dates from around 1927 when major alterations were carried out by Garlick & Jackman Architects, and a new bungalow style roof and verandah supported on Tuscan columns was the outcome. This house is extremely well maintained and has retained its distinctive character.

RELEVANT CRITERIA: The house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

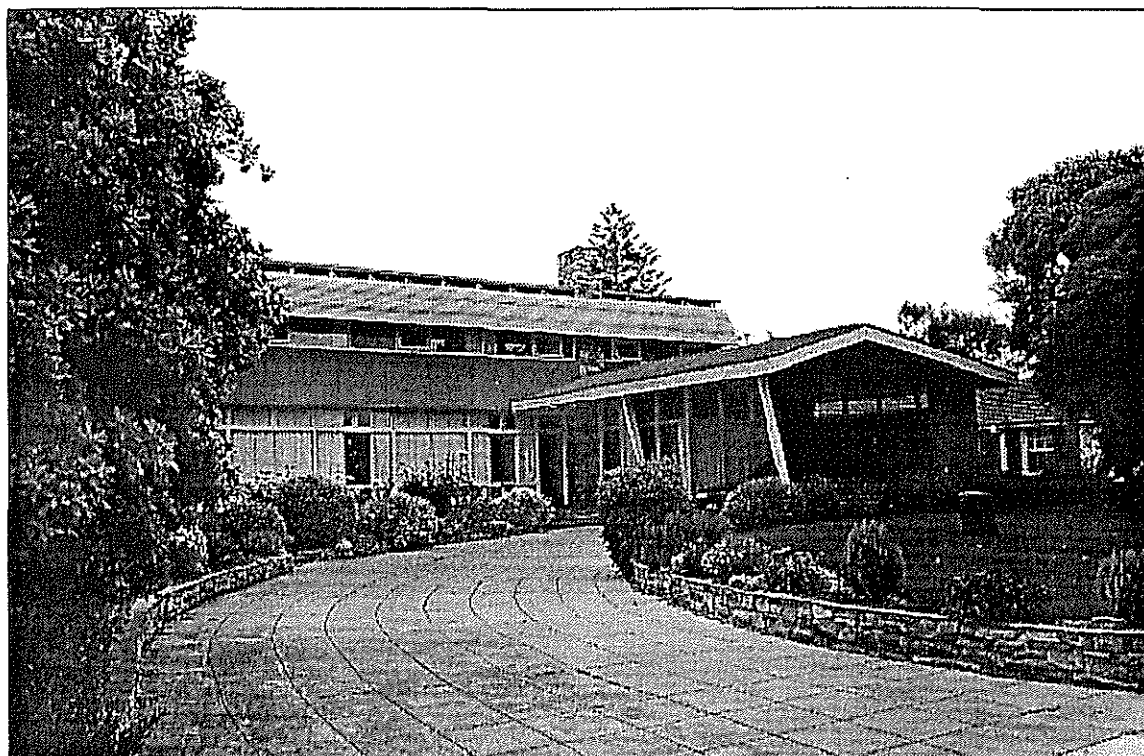
EXTENT OF LISTING: The overall external form and original materials and detailing of the main house are included in the listing, particularly the roof and verandah form. Later extensions and adaptations are not included.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. Any extensions or additions should be undertaken in a manner which respects the architectural intent of the 1927 house elements.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE
25 TARLTON STREET, SOMERTON PARK

Allot: **Sect:** 206
C.T.: 2635/153



ANALYSIS: This 1950s house, designed by builder R.H.Fife, was constructed by him in 1958. It is an idiosyncratic example of this particular style of house developed from American sources of the time. It incorporates pre-cast panelling, large areas of window glass, aluminium shading devices and metal and timber supports to the combined carport/entrance. The masonry construction is a mixture of bookleaf slate, bluestone, face brick and timber and glass panelling. The house has had screening blinds added to the upper level to protect the west facing glass of the strip windows, but remains in virtually original condition externally.

RELEVANT CRITERIA: The house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and materials and details dating from the time of construction in the 1950s are included in the listing.

CONSERVATION RECOMMENDATIONS: Any adaptation or extension to the house should be undertaken to the rear and respect the original architectural intent and design elements of the 1958 structure.

SOURCES OF INFORMATION: Heritage Survey, 1991

PUMP HOUSE
33 TARLTON STREET, SOMERTON PARK

Allot: **Sect:** 206
C.T.: 3792/186



ANALYSIS: This small pump house was constructed in 1930 of face red bricks with a terra cotta tiled roof. The predominant roof material of the surrounding houses at that time was Marseille tiled roofs and the use of similar materials is an obvious attempt to blend this small utilitarian building into the residential area. The pump house is associated with the improvement in the provision of reticulated water supply to Glenelg in the early 1930s.

RELEVANT CRITERIA: The pump house fulfils criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

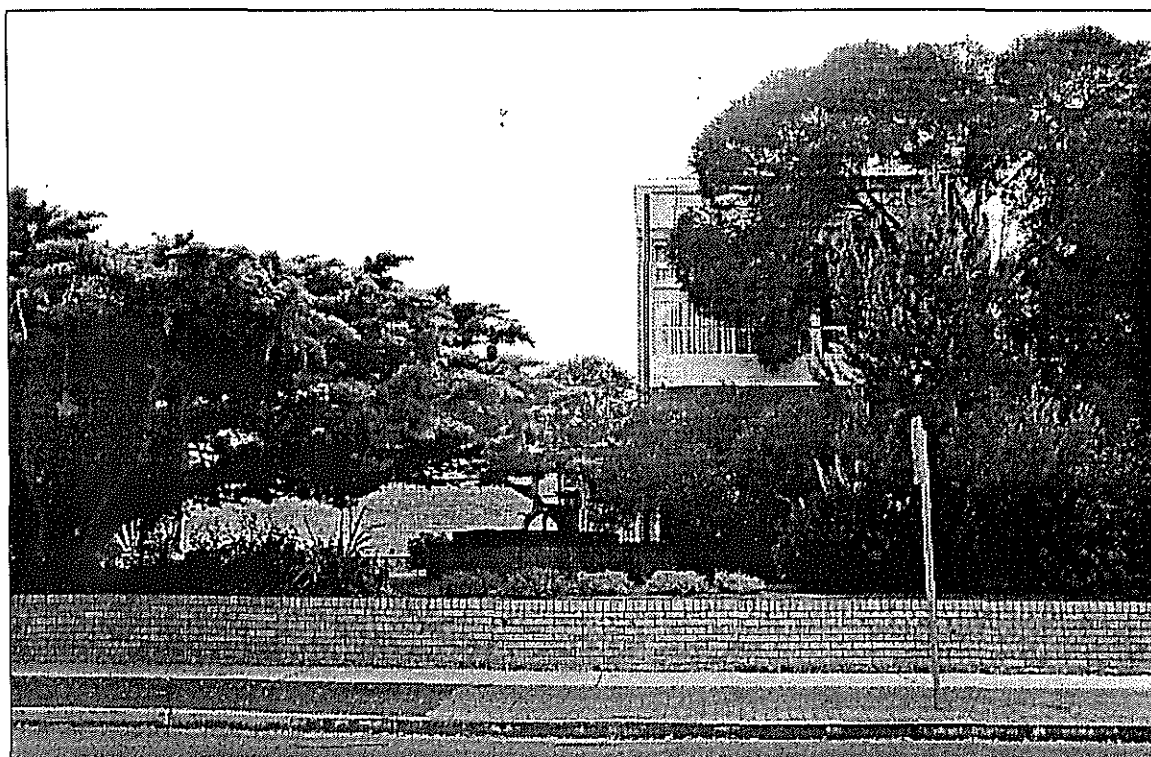
EXTENT OF LISTING: The external form and detailing of the pump house is included in the listing.

CONSERVATION RECOMMENDATIONS: In the long term cleaning off moss and lichen from the roof of the pump house should be considered.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE
53 TARLTON STREET, SOMERTON PARK

Allot: **Sect:** 206
C.T.: 1766/59



ANALYSIS: This house is a two storey example of the 1950s architecture which incorporates face yellow bricks, narrow metal columns and projecting verandah/patio areas over large areas of glass walling within timber framing. The landscaping of the garden is also contemporary with the house and typical of the period, including large succulents and a circular copper fountain typical of the period. This house is an excellent example of the development of domestic architecture in Brighton during the 1950s.

RELEVANT CRITERIA: The house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and details of the 1950s house are included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. Any alterations or extensions should respect the original architectural qualities of the building.

SOURCES OF INFORMATION: Heritage Survey, 1991

APARTMENTS (WEST LYNTON)
55 TARLTON STREET, SOMERTON PARK

Allot: Sect: 206
 C.T.: 1756/54-55



ANALYSIS: This substantial block of face red brick flats was constructed in 1940 by the builder W.H.Scott for the owner A.O.Richardson. It is of particularly interesting design comprised of two blocks of flat roofed two storey cubic form linked by single storeyed extensions. Apart from later screen doors, the building retains a high degree of original detailing and integrity. The projecting semi-circular bays provide relief from the relatively simple forms of the overall structure. The face red brick is relieved below parapet height by two bands of recessed yellow bricks which have weathered to a pale terra cotta colour. It is an excellent and early example of this form of flat development, and interestingly constructed early in the Second World War period.

RELEVANT CRITERIA: The West Lynton Apartments fulfil criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

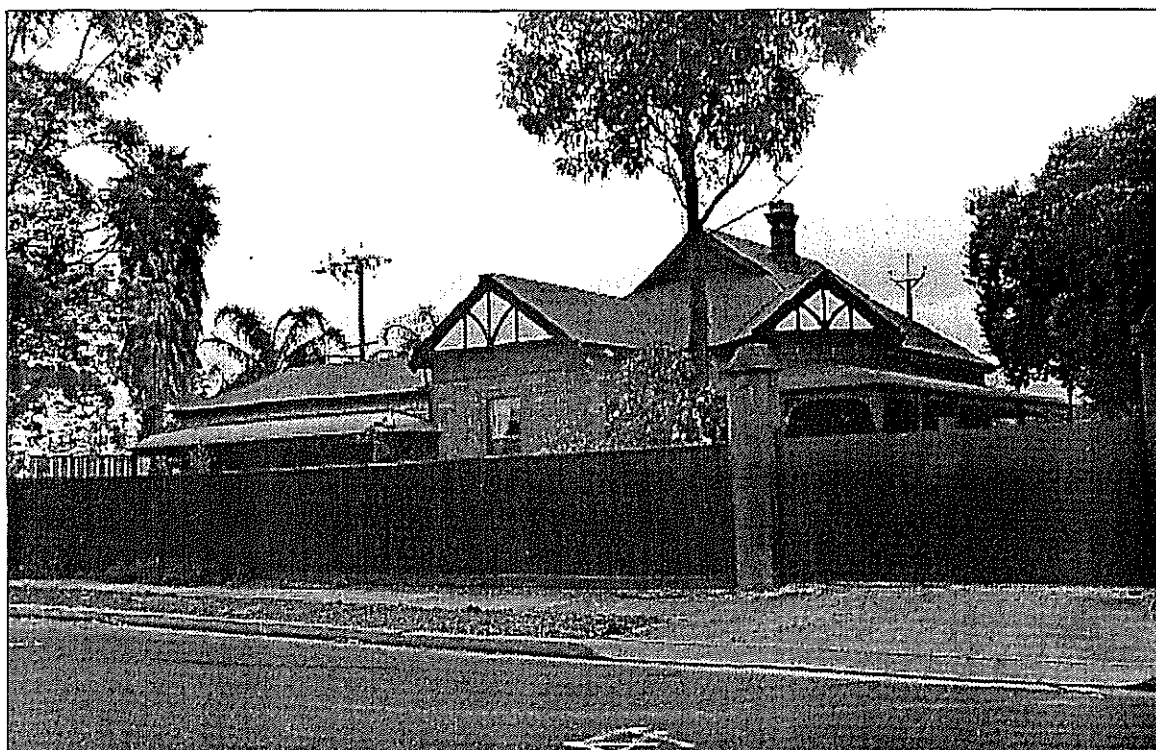
EXTENT OF LISTING: The overall external form and original face red brick and metal and timber window detailing are included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its current excellent condition. Any further adaptation or alteration should respect the original architectural qualities of the structure.

SOURCES OF INFORMATION: Heritage Survey, 1991
 Holt, Averil G, *The Vanishing Sands*, 1991, page 305.

HOUSE (INVERURIE)
23 WALKERS ROAD, SOMERTON PARK

Allot: Sect: 206
C.T.: 4216/724



ANALYSIS: This house is a face stone and red brick dwelling typical of the houses of the Federation period. It is an extension of an earlier limestone 1870s or 80s residence and this earlier cottage has been incorporated as a wing of the new house. This house is an excellent example of the growth of a residence over time with the addition of a turn of the century house to an original early cottage. This is indicative of the periods of growth of the Brighton area.

RELEVANT CRITERIA: The house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and detailing of the both sections of the house are included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. Face brick and stonework should be retained where possible.

SOURCES OF INFORMATION: Heritage Survey, 1991

HOUSE
3 YARRUM GROVE, SOMERTON PARK

Allot: **Sect:** 206
C.T.: 2348/42



ANALYSIS: A small painted brick house designed and built by engineer, John Roach, in 1955. The house appears to have changed little since its date of construction and retains external characteristics typical of the time.

It is one of many houses within the Brighton area of this period and is an important representation of a small post Second World War house of distinctive austere design.

RELEVANT CRITERIA: The house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form and original materials and detailing of this small house are included in the listing.

CONSERVATION RECOMMENDATIONS: Any adaptation or extension to this house should be undertaken in the spirit of the original design.

SOURCES OF INFORMATION: Heritage Survey, 1991

5.2.8 South Brighton

The following places within South Brighton have been assessed as having local heritage value:

- House, 561 Brighton Road
- Olive Grove Relics, Broadway
- Dover Square Gardens, Broadway
- House, 43 Edwards Street
- Olive Grove Relics, 36-42 Folkestone Road



HOUSE**561 BRIGHTON ROAD, SOUTH BRIGHTON****Allot:****Sect: 241****C.T.: 3815/144**

ANALYSIS: This house was constructed in the 1870s by William Lewis who is considered the father of the Portland Cement Industry. Lewis built the house after his arrival in Brighton and lived there until his death in 1903. Lewis also had lime kilns located on the corner of Brighton and Shoreham Roads, and he conducted his first cement making experiments in this location.

Lewis's experiments in cement making were significant for the early colony, as at the time South Australia was importing thousands of tons of cement a year. By 1882 Lewis established a syndicate to build the Brighton Cement Works on eighty-five acres of land on Section 197 south of Brighton, with the aim of producing Portland Cement. Unfortunately the amount of product developed was not significant enough to compete with imported products and the works closed a year later, although the raw materials for cement making were in abundance in the district. Eventually a public company was floated in 1902, as the Brighton Cement Company, to improve the market for cement and to combat buyer resistance to the Australian product. The cement company was an important employer of local people in Brighton up until the works closed in 1952.

This house is an important reminder of the beginnings of the cement industry within the Brighton city boundary.

RELEVANT CRITERIA: This house fulfils criteria a and e under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The external form of the earliest sections of the house and any original materials and detailing are included in the listing. Later additions and alterations are not included.

HOUSE

561 BRIGHTON ROAD, SOUTH BRIGHTON (cont)

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 307-313.

OLIVE GROVE RELICS BROADWAY, SOUTH BRIGHTON

Allot: Sect: 203

C.T.: Road Reserve



ANALYSIS: These trees now form part of the street planting of Broadway, but are actually surviving relics of the Dover Olive Oil Mill which was started during the 1930s Depression by the Norman family and which became an important local industry providing employment for both the family and other locals into the 1970s. At this time the factory was in the midst of a zoned housing area and so was demolished and the land sold for housing. Council bought the Olive Groves in Folkestone Road in 1963 for a park.

RELEVANT CRITERIA: These Olive Grove Relics fulfil criteria a, b and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The remnant four Olive Trees in Broadway form the extent of this listing.

CONSERVATION RECOMMENDATIONS: Council should care for these trees in a manner which ensures their health and longevity.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 316.

DOVER SQUARE GARDENS
45a BROADWAY, SOUTH BRIGHTON

Allot: Sect: 203
C.T.: 3307/6



ANALYSIS: This square was part of the 1884 subdivision of this area and it was the first time that land had been donated for a public square in Central Brighton. F.C.Jeffreys, a Brighton developer, was instrumental in securing Dover Square for public use. Jeffreys also had schemes to open a canal from the sea to this area of Brighton, presumably to provide water borne transport of products to the then envisaged Marino Harbour. This never eventuated.

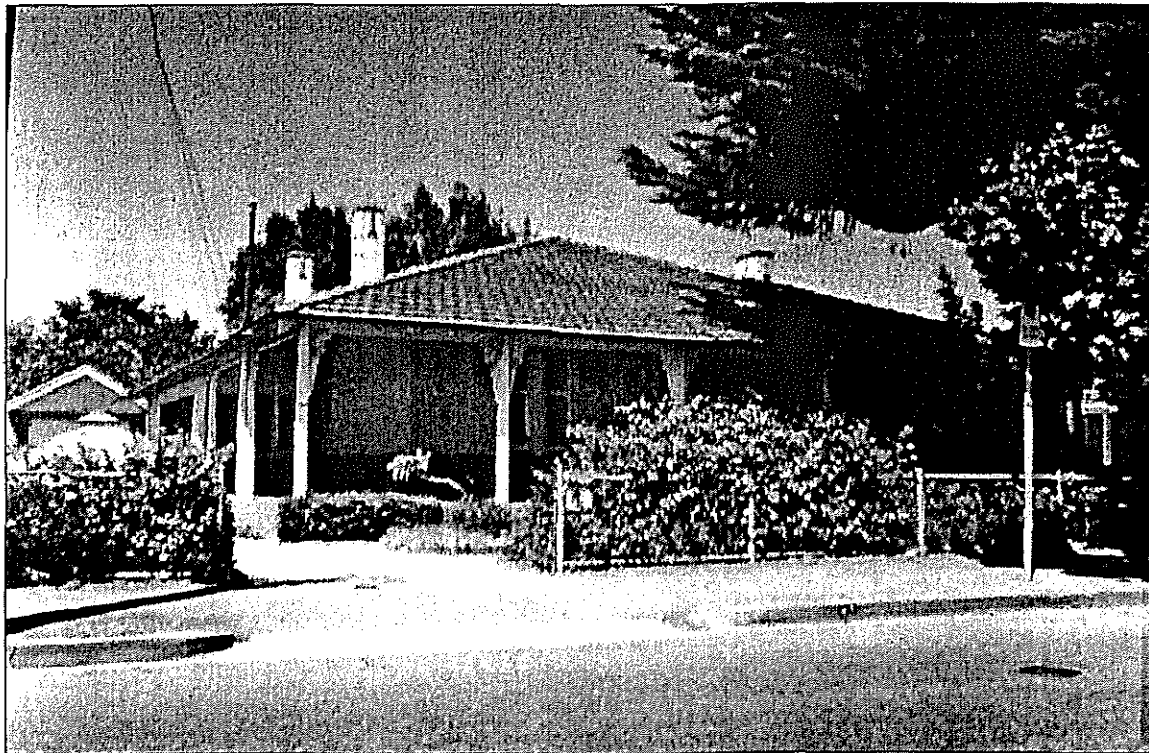
The square is fenced with cyclone wire and galvanised pipe fencing, but retains perimeter planting of significant stone pines (*Pinus pinea*), peppercorn trees (*Schinus mollus*) and includes children's play equipment and a grassed area.

RELEVANT CRITERIA: Dover Square Gardens fulfils criteria a and c under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The full extent of Dover Square Gardens is included in the listing.

CONSERVATION RECOMMENDATIONS: A Management Plan for the gardens should be prepared to ensure the proper care and development of this public space.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 308..

HOUSE**43 EDWARDS STREET, SOUTH BRIGHTON****Allot:** Sect: 241**C.T.:** 939/102

ANALYSIS: This house was constructed in 1917 and it is particularly distinctive in design with a wide verandah under the roof line and broad verandah posts with typical Federation period timber bracketing. The house itself has pebble-dash rendered walls above a brick plinth and enclosed sleep-out corners to the verandah. The house retains its terra cotta Marseille tiled roof and pebble-dash and brick chimneys. It was the residence of Howard Zelling, Queen's Council and President of the Law Council of Australia during the 1960s and Judge of the Supreme Court from 1969 to 1986.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form of the 1917 house and all original material and detailing is included in the listing.

CONSERVATION RECOMMENDATIONS: This house should continue to be maintained in its current good condition. Any further work to the house should be in the nature of conservation of original elements and any extension and additions be undertaken to the rear.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 308..

OLIVE GROVE RELICS
36-42 FOLKESTONE ROAD, SOUTH BRIGHTON

Allot: Sect: 203

C.T.: 3584/162



ANALYSIS: This group of five olive trees are a remnant of the Dover Olive Oil Company which was started during the 1930s Depression by the Norman family and was an important local industry providing employment for both the family and other locals into the 1970s. At this time the factory was in the midst of a zoned housing area and so was demolished and the land sold for housing. Council bought the Olive Groves in Folkestone Road in 1963 for a park. These trees now form perimeter planting for a small park area associated with the South Brighton Tennis Club and Dover Gardens.

RELEVANT CRITERIA: These Olive Grove Relics fulfil criteria a, b and f under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The five remnant Olive Trees in Folkestone Road form the extent of this listing.

CONSERVATION RECOMMENDATIONS: Council should care for these trees in a manner which ensures their health and longevity.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 316.

