

# **KENSINGTON & NORWOOD HERITAGE REVIEW**

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## KENSINGTON & NORWOOD HERITAGE REVIEW

**A report on the European heritage resource of the City of Kensington and Norwood, carried out by Mark Butcher Architects for the Corporation of the City of Kensington and Norwood in 1994-95.**

**All recommendations in this report are the opinions of the consultants, Mark Butcher Architects, and may not necessarily be acted upon by the Corporation of the City of Kensington and Norwood.**

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## 1. INTRODUCTION

### **Survey Aims and Objectives**

This heritage review has been commissioned by the Corporation of the City of Kensington and Norwood. Its objective has been to produce an authoritative and reliable evaluation of the heritage resources of the City for the purposes of conservation and planning.

The principle aims of the review have been:

- to make recommendations for the inclusion of places on the State Heritage Register;
- to make recommendations for the declaration of State Heritage Areas;
- to make recommendations for areas to be designated as Historic (Conservation) Zones;
- to make recommendations for the inclusion of places on a Local Heritage Register for inclusion in the Kensington and Norwood Development Plan or for other purposes.

The proposed Schedule of Local Heritage Places is expected to become the basis for a Register of Local Heritage places as provided for under the Development Act 1993. The process of public consultation required by the Development Act and the preparation of a final Schedule will be carried out by the Corporation of the City of Kensington and Norwood.

### **Study Area**

This review covers the entire City of Kensington and Norwood.

### **The Legacy of the Past**

In carrying out this review, it has been evident that the City of Kensington and Norwood has a large resource of heritage places. Because of its particular status in early "metropolitan" Adelaide, ie it was one of only three major centres outside the City of Adelaide and the closest to the City ( Glenelg and Port Adelaide were the others), Norwood was developed as a regional centre with all the infrastructure and buildings inherent in that role. While it continued to grow after the turn of the Century, it was effectively fully developed by the 1880's-1890's. In particular the boom periods of the 1870's-1880's-1890's saw a large amount of high quality building and development take place.

As a result Norwood today has a large heritage resource. The buildings and sites identified in this report as being of State, Local and Character status comprise the legacy of this period and collectively form the essential European heritage resource of the city. It is this older urban fabric which gives Kensington and Norwood its unique and special historic character.



## 2. SURVEY METHODOLOGY

### Tasks

The following tasks have been undertaken in order to meet the aims and objectives of the Survey Brief:

- (1): A review of existing historical information in order to establish the necessary historical framework. This has included:
  - Fifty Years History of Kensington and Norwood;
  - One Hundred Years History of Kensington and Norwood;
  - 1983-4 Heritage Survey
  - Kensington and Norwood Historic Tour Guide
  - Historic (Conservation ) Zones Review 1989
  - Kensington Historic (Conservation) Zone Review 1993
- (2): A review of existing site survey material, including:
  - the 1983-4 Heritage Survey;
  - field survey maps produced for the Kensington Historic (Conservation) Zone Review;
  - photographic material prepared by the Montrose Avenue Youth Service 1983;
  - the Historic (Conservation) Zones Review 1989;
  - the Register of the State Heritage Items
- (3): A field survey of Kensington and Norwood.
- (4): Preparation of base maps to identify all State and Local Heritage Places.

### Historical Research

As a result of the above, a brief historical summary has been written to give an overview of Kensington and Norwood's historical development. This provides the essential background for the evaluations and recommendations made in this report. The summary takes into account the thematic framework for the analysis of South Australian history, as set out in the South Australian State Historic Preservation Plan <sup>1</sup> and the thematic framework for the development of Kensington and Norwood, set out in the Kensington and Norwood Heritage Survey 1983-4 <sup>2</sup>.

### Review of Existing Survey Data

A review of existing survey data was carried out once the historical framework had been established. The primary document in this has been the 1983-4 Heritage Survey. The main task involved was to check the present status of all the items identified in that survey. A considerable number had been demolished while other items had been omitted. This was checked and an up-to-date schedule prepared, based on contemporary criteria.

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<sup>1</sup>South Australian State Historic Preservation Plan, Sue Marsden, 1980.

<sup>2</sup>Kensington and Norwood Heritage Survey, Heritage Investigations, 1983-4.

## SURVEY METHODOLOGY

### Field Work

A field survey has been carried out of the entire city of Kensington and Norwood with each street and public area being surveyed. In each case the cultural significance of the property, as viewed from the street, has been assessed. Places were assessed in terms of their external appearance only, even though many potential Local Heritage Places undoubtedly have interiors of significance.

All items considered to be of possible State, Local and Character/Contributory importance were identified and noted on field survey maps or included on preliminary schedules. Further research was then carried out on places of possible State Heritage value. Final schedules of possible State and local heritage items were selected from these.

### Updating of Existing Heritage Schedules

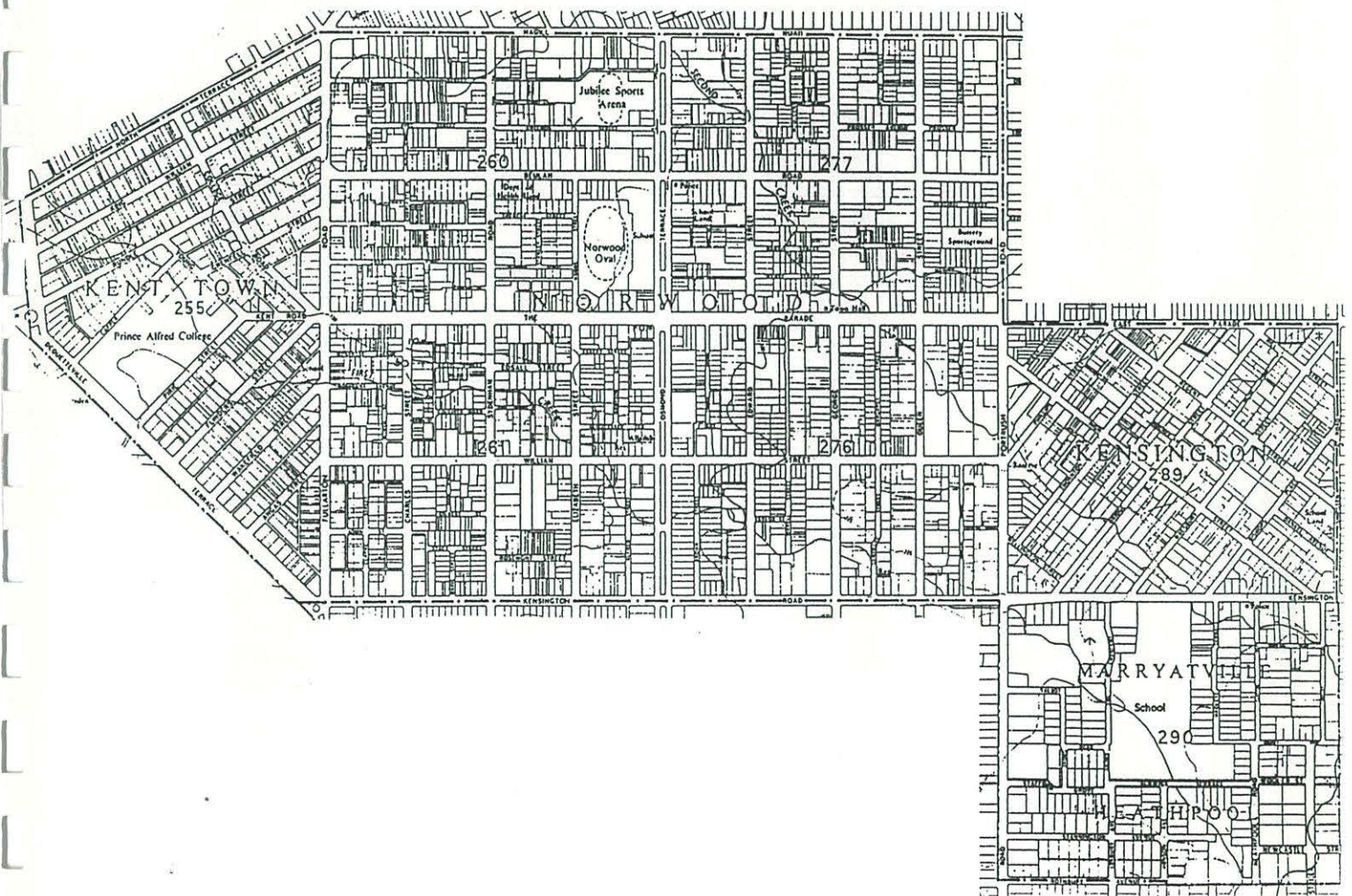
As a result of the field survey, the existing listings of heritage items and places in the City of Kensington and Norwood have been reviewed and revised. The outcome are updated schedules of proposed State Heritage Places, Local Heritage Places and Character Items, as set out in Sections 8 and 10 and summarised below.

	Currently on State Heritage Register	Proposed for State Heritage Register	Proposed for Local Heritage Register
Kent Town	14	4	65
Norwood	21	9	354
Kensington	11	2	65
Marryatville	6	3	13
Heathpool	1	1	8
	<b>53</b>	<b>19</b>	<b>505</b>

### Historic (Conservation) Zones

Existing Local Conservation Zones were also been reviewed, as detailed in Section 8.





**LOCATION MAP OF CITY OF KENSINGTON AND NORWOOD**

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### 3. HISTORICAL DEVELOPMENT

#### THEMATIC OVERVIEW

##### Introduction

This report examines the very early years of Kensington and Norwood to understand clearly how the original villages came into being. It then outlines the historical development of Kensington and Norwood that occurred from that time up to the present day. This history is set out in greater detail in the Kensington and Norwood Heritage Survey 1983/84 by Heritage Investigations ( *Sue Marsden and John Dalwitz* ).

##### Important Periods in the Development of Kensington and Norwood

The historic development of Norwood can be broken up into a number of periods which represent its major stages (refer *Marsden/Dalwitz 1983/84 Survey*). These are:

- |  |           |
|--|-----------|
| • The Early Settlement                 | 1840-1860 |
| • Building a City                      | 1860-1890 |
| • Consolidation                        | 1890-1925 |
| • Quiet Times                          | 1925-1950 |
| • Post War Modernisation & Immigration | 1950-1970 |
| • Boom Times Again                     | 1970-1990 |

The following description is based on this analysis.

##### The Early Years of Kensington and Norwood

The origins of the present City of Kensington and Norwood date back to the birth of South Australia. The early years of the villages of Kensington, Marryatville, Kent Town and Norwood are closely associated with the original settlement and development of the adjacent City of Adelaide and metropolitan Adelaide.

The settlement of Adelaide was founded in late 1836 and was initially centred on the City of Adelaide and its port, Port Adelaide. Growth was steady in the early years as immigrants arrived from Europe. The early towns and villages were established along the main communication routes which spread out from Adelaide. The villages that grew up were either on a coach route to Adelaide and took advantage of passing trade or came into being because an industry grew up which required labour. Workers were expected to live within walking distance of their work. In the case of Kensington and Norwood, the original villages started because of the brick-making industry that began in the area to service the City of Adelaide.

Quarrying and brick-making was one of the most important industries in early Adelaide. These activities operated initially in the Adelaide parklands. When the first enterprises were forced to close in late 1838, new locations had to be found close to the city with suitable raw material. Such material was found in the western suburbs, resulting in the establishment of the towns of Hindmarsh (1838), Bowden (1839) and Brompton (1849). Suitable material was also found directly east of the Adelaide parklands in Kent Town. A medical practitioner Dr. Kent acquired the land and established a brickfield there in 1840. (*Ionnou, Ceramics in South Australia, 1836-1986, p. 110*).



## HISTORICAL DEVELOPMENT

In 1840 brick-making operations also began four miles east of Adelaide in the village of Kensington. This had been formally surveyed two years earlier in 1838 and allotments put up for sale the following year (*Ionnou, p. 104*). This was the first area of what was to become the future Kensington and Norwood. The nearby village of Marryatville was also laid out in the 1840's on 20 acres by George Brunskill and developed slowly as a small rural enclave.

The original village of Norwood was subdivided in 1847 and named after a village of the same name just south of London. Allotments put up for sale the next year. Brick-making operations also began here on the three hectares of land where Appleby Crescent now is. This brickfield was operated by James Cox and was, with the exception of those in the western suburbs, *'the most extensive and one of our longest-established yards'* (*Ionnou, p. 112-113; Observer, 24 December 1858, 7 December 1878*).

Successful enterprises attract similar industries and timber yards soon developed in Norwood because of its initially heavily wooded character. Additional supplies of timber were readily available from the nearby foothills. The building trade industries grew and prospered in the area, attracting the usual services and secondary development needed to sustain them, ie housing, shops, hotels, churches and schools.

In 1854 Charles Robin surveyed and subdivided section 255, naming it Kent Town. This was surveyed and allotments made available. The early villages of Kensington, Norwood and Marryatville grew steadily in the 1850's. In 1853 these villages combined to become the first municipal town in South Australia. This was possible because of their population of 2553. More than 500 buildings and dwellings had been erected in their combined area by this time.

The development of the original "villages" reflected the early settlement patterns. Each village was relatively self contained at a basic level and had their own small commercial centres. In Kent Town this was centred on Rundle Street, particularly the eastern end between College Road and Fullarton Road. This also serviced West Norwood east of Fullarton Road. Norwood was centred on the Parade between Elizabeth Street and Portrush Road, while Kensington was centred on the intersection of High and Bridge Streets. Marryatville, in the extreme south-east corner of the city, was centred around Kensington and Shipster's Roads, most of which today is in the City of Burnside. Another small settlement was located in West Norwood around the intersection of William Street and Sydenham Road.

The growth of these early villages had been due to several factors. First they were close to the city. Secondly, the brick-making and timber yards established in the area made it invaluable to the building industry and to the further development of Adelaide. Thirdly, the area's gentle incline towards the foothill made it an attractive area to live in with its two creeks and its thickly wooded environment of red gums and blue gums. Kensington and Norwood also attracted residents from all levels of society because of the way it was originally subdivided. The four sections that made up Norwood were sub-divided into larger blocks of two and a half acres which appealed to the better-off buyers. The subdivision of



## HISTORICAL DEVELOPMENT

Kent Town and Kensington provided smaller allotments which attracted buyers at the lower end of the market. As they lived in the same area as their businesses, such owners were often motivated to lobby for the improvement of the area and to become involved in local politics.

### **Building a City**

The economic boom of the 1870's-1880's enabled Kensington and Norwood to prosper. The subdivisions of the 1860's and 1870's were developed and many earlier more primitive buildings replaced with new. The remaining larger holdings were broken up and built on. The area now had a fine townhall, churches, schools, theatres and a range of institutions. Many hotels and shops were erected or rebuilt in this period. Small scale industry included brickworks, breweries, timber yards and shoe manufacturer's. Several large warehouses were also built at this time. In 1878 horse drawn trams began to service the area which increased its attractiveness as a residential area outside the City of Adelaide. This contributed significantly to Norwood's housing development boom. The net effect was that Kensington and Norwood was fully developed by 1880-1890. By 1881 the town's population was 10,087. It now had reticulated gas and water services, underground sewerage and macadam roads. Much of the city's built heritage which survives today dates from this period, 1870-1900.

### **Consolidation**

After this time however there was little room left for further development. The work that was carried out consolidated the amenity of the area. Roads were bituminised and extensive tree planting programmes carried out. Oaks, elms, planes, cedars and ash trees were planted in most of the main avenues. By 1911 some 3000 trees had been planted. Overhead telephone and telegraph lines appeared. Kensington and Norwood had become the first fully developed inner-city municipality.

The focus of new housing development and "progress" had moved to other newer areas. The period from the turn-of-the-century until after the First World War was a time of consolidation for Kensington and Norwood. The town hall was a popular venue for fund-raising events and patriotic displays during the First World War (*Marsden & Dalwitz, 1983/84 Heritage Survey*). When a significant upsurge occurred in housing development occurred in the 1920's, a considerable number of shops on the Parade were replaced with new, including Pfeiffers and the shops at No 148-154.

### **Quiet Times**

Inner-city council areas stagnated however from the Depression through to after the Second World War. Many of the grander houses were acquired by institutions or Government agencies. Services were upgraded and a new incinerator, water tower and electrical substation built. The effects of the war saw a chronic housing shortage and lack of building materials. When building materials did become available, priority was given to development in newer suburbs. By 1950 the population was about 16,000, much the same as in 1930.

## HISTORICAL DEVELOPMENT

### **Post War Modernising & Immigration**

After the war there was a strong trend towards building a new society and to "modernising" older development. The very old parts of Kensington and West Norwood were identified as slums and targeted for renewal. While little actually happened, some areas were zoned as Light Industrial as a means to "renew" them. While some older houses were undoubtedly unhealthy, many sound older houses were destroyed and once uniform residential areas were changed into odd mixtures of older housing and new often intrusive industry.

Immigration began again after the war at much increased levels as people left a devastated Europe in search of a new life. Many southern Europeans came to Kensington and Norwood. The Parade prospered as new shops were established to service this intake of new residents. The population was estimated to have reached about 17,000 in the mid-1950's.

### **Boom Times Again**

The late 1960's saw a resurgence of life in the older inner areas of Adelaide, including Kensington and Norwood as younger home buyers moved in to renovate older houses. Gentrification of older inner-city areas gathered momentum in the 1970's and 1980's, forcing many older and poorer inhabitants out. The 1980's saw a major development boom of smaller housing units and commercial development as developers sought to maximise this trend. Many older Victorian buildings were demolished during this time, including the old post office. The commercial area expanded as more shops were built. The mall development was indicative of this development surge. The Parade took on a more cosmopolitan character as tastes changed and the area became more sophisticated.



## 4. THE VICTORIAN CHARACTER OF KENSINGTON AND NORWOOD

### Introduction

The Victorian character of Kensington and Norwood is the most visible and attractive aspect of its heritage. This character is a product of its layout and development in Victorian times. Its layout was and is a grid layout, popular at the time, designed to give a system of major and minor roads. This provided a range of building opportunities, albeit in Victorian terms, as it was based on relatively close development, reflecting the urban values of the time.

### The Original Subdivisions

A major factor underlying Kensington and Norwood's dominant Victorian character is the way the original villages and sections were first subdivided. The council area consists of seven sections which were developed originally as four villages and grew into the city we know today. These early villages have retained their own distinct characters in some respects. As noted earlier, the four villages were and still are: (1) Kensington (*Section 289, see deposit plan 258 of 1854*), (2) Norwood (*Sections 260, 261, 276, and 277, which are bounded by Portrush, Magill, Fullarton, and Kensington Roads*), (3) Marryatville and Heathpool (*Section 290*), and (4) Kent Town (*Section 255, see Plan GP 226 of 1854*).

Kensington, surveyed in 1840 and subdivided in 1841, has a uniquely diagonal subdivision pattern which gives it a special character. It was subdivided into 114 lots, averaging about three-quarters of an acre in size and orientated at 45 degrees to the section boundary. Blocks to the north of High Street were surveyed to be square, while those to the south were elongated to give the maximum number of frontages to Second Creek.

The original village of Norwood was located on an area of four sections between the villages of Kent Town and Kensington. Its uniform character dates from 1847-48 when 182 lots of 2 1/2 acres in size came up for sale. Most of these were subdivided into smaller lots, usually quarter acre sizes. Sometimes as many as fourteen properties were located on the original 2 1/2 acre block. These became highly sought after when commuter access improved for workers into the City of Adelaide, following the establishment of the horse tram system in 1878. The subdivisions of the late 1870's-80's created small lots fronting onto newly created narrow streets, reflecting the speculative nature of the economy that persisted until 1884.

The original wide main streets provided the scale for larger and existing older properties. The constant cutting up however of large blocks into smaller allotments in these four sections has created a diverse mix of housing. While much of the building stock dates from the mid-1870's to the 1890's and are usually constructed of bluestone or sandstone, earlier properties from the 2 1/2 block era survive of pise, brick and the early use of bluestone from about the mid-1850's. The remaining un-subdivided 2 1/2 blocks allowed for continual infilling after the 1890's, creating streetscapes of mixed styles of Federation, Queen Anne, Bungalow, Tudor and styles from the more recent past.

Kent Town was subdivided in 1854 into 330 lots. It used a grid arrangement adapted to fit around Dr. Kents's farm, which resulted in a different arrangement to that in Norwood.

One of the last large holdings, Heathpool Farm, was subdivided in the 1920's to become Heathpool.



## THE VICTORIAN CHARACTER OF KENSINGTON AND NORWOOD

### **The Social Hierarchy**

The layout and subdivision of Kensington and Norwood resulted in a range of residential development possibilities. As a result a hierarchy of sorts evolved with time, based on the address, outlook and size of allotment. The most important addresses were located on the most important roads with the best outlooks, such as the Parade, Kensington Road, Osmond Terrace, Dequetteville Terrace, and Fullarton Road. These were the dress circle addresses, particularly Dequetteville and Osmond Terraces. After this came the other main roads which formed Norwood, ie Charles Street, Sydenham Road, Elizabeth Street, Edward Street, George Street, Queen Street, William Street and Beulah Road. Magill Road was not an important address in Victorian times. The third level were all the secondary streets between these main streets. At the bottom were the myriad of laneways, places and service lanes.

### **The Built Form of Kensington and Norwood**

The buildings which make up Kensington and Norwood are what most people see today. The major characteristic of these is the dominance of small to medium scale Victorian residential buildings built of bluestone, sandstone and red brick with hipped corrugated iron roofs. These can be seen in many streets, typically dating from the 1870's through to the late 1890's. Complementing these are many small shops and other buildings of the same period.

### **The Nature of Victorian Housing**

The residential building stock of the area demonstrates, more than any other building type, the local character of Kensington and Norwood. Dwellings of different sizes and styles have provided an interesting social and architectural mix..

The former residence of E.T. Smith and Sir Edward Holden, 'The Acacias', an impressive two storey bluestone at 28 Dequetteville Terrace and 'Eden Park' at the Crescent in Marryatville, once home to one of the directors of Harris Scarfe and Co., demonstrate the wealth of Adelaide's Nineteenth century merchants. A flamboyant mansion adorned with an unusual tower spire was built for prominent Judge William Villeneuve Smith at 105 Queen Street away from the major thoroughfares but still one of Norwood's wide streets.

There are many other attractive homes throughout the council district that reflect the financial success of their original owners. Not all who became wealthy demonstrated their success in mansions as large as The Acacias. Company directors such as Wigg of the stationary company built a bluestone one storey house in Northumberland Street, while building contractor John Jude erected a two storey Italianate house at 5 Charles Street. Jewellery shop owner Henry MacKinnon built a two-storey house facing the Parklands at 12 Dequetteville Terrace in 1868.

The most common houses however are the many cottages and villas erected between 1860-1900. The larger of these can be seen on the main roads which form the heart of Norwood, while the smaller ones are located along the secondary streets and laneways. Edward and George Streets are good examples of the former, while Fisher and Gray streets are splendid examples of the latter. Even more humble dwellings are those found in laneways and places such as Muller Street, Sheldon Street, Margaret Street and Tolmer Place.



## THE VICTORIAN CHARACTER OF KENSINGTON AND NORWOOD

### Local Government

The city's major landmark building is the council offices and townhall with its prominent clock tower. This building was rebuilt towards the end of the speculation boom in 1884. The present town hall is built on top of the original 1859 town hall, South Australia's first.

### Law and Order

Law and order was given a high priority in the early colony. On 28 April 1838 Australia's first regular police force was established, consisting of ten mounted and ten foot constables. For many years afterwards the villages surrounding Adelaide were policed by mounted police patrols. In 1875 a shop was rented as a police station in Norwood on the corner of Osmond Terrace and the Parade. Purpose built premises were constructed in 1880 on the corner of Beulah Road and Osmond Terrace and are still in use today. An imposing magistrate's court was built alongside in 1936. The complex was expanded again in 1987.

### Education

The Education Act of 1875 resulted in a proliferation of school buildings throughout South Australia. The elegant Gothic styled model school in Grote street of 1874 was built first, using a variation of a style imported from Victoria in 1877. The erection of the Norwood Public School in Osmond Terrace is an indication of the population in Norwood at that time.

### Industry

Early industries outside the City of Adelaide included brickworks and breweries such as the Kent Town Brewery. Its buildings survive today and dominate the main entrance into the council area from Adelaide. It is a well known landmark today. Another drinks manufacturer, Woodroffe's made ginger beer at premises established in Theresa Street. This dates from 1879 and survives today. There were few substantial warehouses in the area, although that built for John Martins in 1912 survives in Kent Town. Another warehouse is at 41 Parade West, built by Australian Dry Cleaners after 1918. The only reminder of early brickworks in the area is the base of Cox's brickwork's chimney in Stephens Street, which dates from 1848. Few remnants of early larger-scale industry survive today in Norwood.

### Commerce

Many pre-WW1 small-scale shops are found scattered throughout Kensington and Norwood. These are generally located along main thoroughfares and on secondary roads. The former butcher on the corner of Sydenham and William Streets and the former bootmakers shop in High Street are typical. Other small shops in High Street and Bridge Street testify to its early village environment. A large terrace of five shops-and-residences at 31-35 Kensington Road date from 1885. An important Parade landmark is the pair of two storey shops on the intersection of Portrush Road and the Parade.

### Public Houses

The council area has twelve local hotels and several former hotels. With the exception of the Old Rising Sun hotel in Bridge Street, Kensington, all were rebuilt as two storey premises between the mid-1870's and mid-1880's. These were all located on prominent corners and contribute significantly to the Victorian character of Kensington and Norwood.



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THE VICTORIAN CHARACTER OF KENSINGTON AND NORWOOD

The Britannia Hotel, situated on the edge of the Parklands and abutting one of Adelaide's busiest roundabouts on Kensington Road, is one of the best known landmarks in the eastern suburbs. Also well known because it was '*generally regarded as too elaborate*' is the prominent red brick Norwood Hotel on the corner of Osmond Terrace and the Parade. The former Coach & Horses Inn is located at 105 William Street on the corner of George street. This was built in 1858 but de-licensed in 1909. An early bluestone building, it makes full use of its corner location by the addition of a delicate corner balcony and verandah at first floor level which accentuates the former inn's chamfered corner design.

**Ecclesiastical Buildings**

One of the Parade's best known landmarks is the Clayton church on the corner of Portush Road. Situated at the head of the Parade (actually in the City of Burnside), it dominates the vista down the Parade to Fullarton Road.

Kensington and Norwood accommodates a number of churches which were built as major regional churches, serving an area well outside the council area. These included the former Kent Town Wesleyan Church on Fullarton Road, erected in the mid-1860's and the Baptist church at 134 the Parade. This classically-styled church is a very imposing structure. The Wesleyan Church of 1878 at 239 the Parade is another attractive and important large church.

Other notable places of worship scattered through the council district include the simple yet elegant Anglican Church of St Matthew's of 1848 on Kensington Road and the 1857 Anglican Church of St Bartholomew in Beulah Road. The Salvation Army Citadel of 1897 is another local landmark located in the retail heart of Norwood. The striking Italianate style of St Ignatius Church with its twin spires of 1879 in Queen street is 'perhaps one of the best such examples in metropolitan Adelaide'. In contrast to this is the simple Primitive Methodist chapel built in Sydenham Road in 1857. In 1889 the Presbyterians built a new church at 79 the Parade. New churches have also been established more recently, such as the Greek Orthodox Church in Beulah Road.

There are also several religious schools found in the city, including Loreto College, St. Joseph's Convent, St. Ignatious College and Prince Alfred College. Loreto incorporates the flamboyant former home of Sir Edwin T Smith, 'The Acacias', into its campus.

**Parks and Gardens**

The early development and consolidation of Kensington and Norwood included streets, parks and plantings associated with public areas. While different parts of the council area have their own character, landscape practices promoted or undertaken by council at different times benefited the entire area. It is still possible today to find old mature trees along some of the main roads of the city and also along otherwise uninteresting service streets, as found in Little Angus Street or the magnificent peppercorn tree in Fisher Street. A less obvious but equally important reminder of Council's early role is the bluestone kerbing seen throughout most of the City, eg Wakefield, Fisher and Gray Streets. This contributes significantly to the older Victorian character of the area.



## 5. CULTURAL SIGNIFICANCE OF KENSINGTON & NORWOOD

### DISCUSSION

#### **Association with the Early Settlement Of South Australia**

It is evident from the preceding historical overview that Kensington and Norwood has been closely associated with the early settlement and growth of metropolitan Adelaide.

#### **One of the Oldest Municipalities in Australia**

The first municipality in Australia was formed in 1840 when the Adelaide Corporation was established. It was short-lived however and was wound up in 1843. The Corporation was re-established in 1852 and initiated a sudden increase in the recognition of newly established town and local district authorities. The first of the municipalities to be established was the Town of Kensington and Norwood in 1853. This occurred because the villages of Kensington Norwood and Marryatville were close to each other and within five kilometres of Adelaide. Their combined populations were sufficient for the area to be given town municipal status.

In the same year twenty-one other areas were proclaimed as District Councils. These included Brighton and Mitcham. No other local authorities were created until Glenelg and Port Adelaide were established in 1855 and then Gawler in 1857. (*Robbins, E.J. & J.R. (1985) A Glossary of Local Government Areas in South Australia*).

Comparing Kensington and Norwood to other municipalities throughout Australia is difficult as the origins of local government in South Australia differ to those in the eastern states (*Robbins E.J. writing about South Australia in local government systems of Australia, p571 by J. Power, R. Wettenhall & J. Halligan, Advisory Council for Inter-Government Relations information Paper No. 7, 1981*). Sydney, Melbourne, Hobart, Launceston and Albany all predate the establishment of Kensington and Norwood. None-the-less, Kensington and Norwood is the first municipal council in South Australia and one of Australia's oldest.

#### **Major Municipal Centre of Victorian Adelaide**

The location of the City of Adelaide several miles inland created opportunities for the establishment of villages in the surrounding hinterlands. Some thirty settlements were started between 1838 and 1841 in an area approximately six miles radius from Adelaide. This was an ongoing process as land was surveyed and made available. The advantages of establishing townships on transportation routes or the smaller creeks were quickly realised by private speculators and syndicates. These early villages included Glenelg, Hindmarsh, Bowden, Brompton, Thebarton, Prospect, Walkerville, Goodwood, Mitcham and Kensington and Norwood. Port Adelaide, being the port for the Adelaide, was also established at this time. These villages grew and prospered in different ways. Development was intense and progressed in fits and starts during the 1860's and 1870's. Kensington and Norwood prospered in this period, particularly during the 1870's - 1880's and was effectively fully developed by the end of the century. By the 1880's it was apparent that the major municipal centres outside of Adelaide were Port Adelaide, Glenelg and Kensington and Norwood. Other substantial municipalities were Semaphore, Hindmarsh and Unley. The remainder had not progressed in the same way however and remained smaller settlements. Kensington and Norwood had become a major focal point in metropolitan Victorian Adelaide



## CULTURAL SIGNIFICANCE OF KENSINGTON & NORWOOD

### **Excellent Representation of Victorian Lifestyles**

Kensington and Norwood today accommodates one of Adelaide's and South Australia's best concentrations of Victorian development. This is seen in its layout and its buildings. Its subdivision pattern is a typically Victorian grid layout of major and minor roads. Its buildings include a wide range of residential, civic and commercial development. This collectively is representative of the Victorian culture that dominated from 1850-1900. Both the city layout and many of the buildings are substantially intact today. The city has a lot of very good buildings in near-original condition and many more which will respond well to simple restoration measures in the coming years. It is this more than anything else which gives the city its special urban character.

### **Cultural Diversification**

Since the Second World War Kensington and Norwood has seen a large influx of immigrants or "New Australians" into the city, following the dislocations caused by the war in Europe. Many of these came from southern Europe, particularly Italy and Greece. Migration precipitated by favourable reports from Italians writing home did much to swell the numbers living in the area, to the point where it became possible to find whole groups of families and friends that emigrated from one region or one village. There has in fact been a long established tradition of immigrants settling here from the south of Europe. This influx has contributed significantly to the distinctly Mediterranean flavour of Kensington and Norwood.

Another important factor in why so many of these groups came to Kensington and Norwood was their cultural approach to purchasing property. Greeks and Italians traditionally paid cash for their properties, despite mortgages for older houses only being available after 1974. Their selection however was usually limited to the lower end of the market, which in the 1950's-1960's was the inner city areas. This contrasted with British immigrants who preferred to purchase a new house in a new suburb on a larger block, usually with a mortgage.

Financially successful Italian migrants would often demolish their old Nineteenth Century houses and replace them with new in later years. They also subdivided their existing gardens. Others kept their properties intact and established typical Italian vegetable gardens, so often a feature of the older inner suburbs. Older houses were frequently given a 'modern' look, ie stonework was rendered, modern verandahs added and small narrow windows replaced with larger "picture" windows. An important outcome of these practices has been that much of the older building stock has survived without major change. Many of these properties are now being renovated with the "Modern" being replaced with "Original Victorian". The influx of southern European immigrants has helped retain much of the city's older building stock.

### **A Contemporary Metropolitan Focal Point**

One of the legacies and benefits of the city's Victorian history has been the good fortune to have inherited a strongly identified commercial and civic focus in the form of the Parade. Norwood Parade is known today throughout Adelaide for its sense of place and its historic character, enhanced by its shopping, civic and recreational attractions. A planned and carefully nurtured emphasis on the Parade as the main street in Norwood from its inception has resulted in a successful commercial and civic centre.

## CULTURAL SIGNIFICANCE OF KENSINGTON & NORWOOD

The municipal offices and town hall of Kensington and Norwood are located in the centre of the council area. The dominating architectural form of this building gives an important visual focus to the Parade. Clayton Church, another key Parade building (although not in the council area), closes off the Parade, further emphasising its special identity. The colourful retail district which is located around the Town Hall is the heart of Kensington and Norwood. The recent increase in restaurants and outdoor cafes has given this heart greater depth and interest. The Parade today with its broad commercial and civic mixture and historic character has re-emerged as a major focal point on the eastern side of metropolitan Adelaide.

### **A Sense of Community**

Kensington and Norwood has long been characterised by a strong sense of community. This has arisen from a number of factors, but particularly from the intimate scale that resulted from its relatively dense development and from the subsequent "walkability" of the area. Other factors also contribute such as its sense of history, its strong Victorian character, and the unique sense of place and identity provided by the Parade. Residents like living in Norwood for these reasons. Many become involved in local community groups. The resulting social networks are extensive and wide ranging.

This sense of community is recognised throughout metropolitan Adelaide and is only matched by other similar older communities, such as Port Adelaide, Glenelg and Unley.



## CULTURAL SIGNIFICANCE OF KENSINGTON & NORWOOD

### CULTURAL SIGNIFICANCE

#### Statement

The City of Kensington and Norwood is of cultural significance for the following reasons:

1. It is associated with the very early settlement of South Australia. Explored and settled in the first years of the colony, it formed an important part in the initial establishment of metropolitan Adelaide.
2. It is the first town municipality to be gazetted in South Australia and one of the oldest town municipalities in Australia, being formally gazetted in 1853.
3. Together with Port Adelaide and Glenelg, it was one of three major towns to develop in metropolitan Adelaide outside of the city during the Victorian era. Kensington and Norwood was a major civic and community centre in Adelaide from 1850-1914, accommodating many institutions and a wide cross-section of the community. Indicative of this were the imposing civic facilities, the regional churches, the theatres and institutes, and the major sporting venues.
4. It is physically representative of early Victorian Adelaide, accommodating one of Adelaide's best concentrations and broadest cross-sections of Early, Mid and Late-Victorian buildings. While its present character also incorporates an overlay of later styles, the predominant physical character today is based firmly on its initial development from 1839-60 and its subsequent consolidation from 1860 to 1900.
5. It was an important focus for post-World War II immigration to Australia from southern Europe, particularly Italy. Many families settled in the area and brought their Mediterranean culture with them. This in turn has been absorbed by the local community. The legacy of this is seen today in the diverse social mix of the area, ie the people, the clubs and the religious centres, and also in the wide range of commercial premises and the varied lifestyle of the Parade.
6. It is recognised as having a particularly strong sense of community, both physically and socially. This has resulted from the way the City has developed physically and culturally; by it being fully developed by the 1890's; by there being little physical change after WW1 up until the last decade; by the strong cultural identity provided by the Parade as a focus for the city; and by the intimate scale of the city and its inherent walkability.
7. It is one the major inner-city focal points in metropolitan Adelaide today, historically, culturally, socially and economically.

## 6. REVIEW OF EXISTING SURVEY DATA

### Existing Data

A review has been made of the existing site survey material, including:

- the 1983-4 Heritage Survey;
- field survey maps produced for the Kensington Historic (Conservation) Zone Review;
- photographic material prepared by the Montrose Avenue Youth Service 1983;
- the Historic (Conservation) Zones Review 1989;
- the Register of the State Heritage Items

### 1983-4 Heritage Survey

The major resource has been the 1983-4 Heritage Survey carried out by Heritage Investigations. This in effect has been the starting point for this review. This survey identified 114 possible State Heritage Items, 317 Local Heritage Items and 1460 Character Items, the latter being those buildings and properties which, while contributing positively to the historic character of Kensington and Norwood, are not considered to be good enough to be Local Heritage Places in their own right. All local items identified in this earlier survey have been re-visited and re-evaluated in terms of the new criteria now in place for State and Local places.

The 1983 survey was thorough and has a very good history section. In terms of today's needs however it does not provide the information needed. In particular:

- the survey was carried out in terms of the criteria and formats of the day. These are inadequate for today's needs;
- The survey was generally limited to pre-WWI items;
- A number of obvious Pre-WWI places were missed out;
- There was a certain degree of inconsistency in individual evaluations. This reflects a number of factors, ie the approach of the day, the nature of the criteria utilised, the information available, the personalities involved and budget constraints. Given the nature of surveys, this inconsistency is relatively minor.

### Items Nominated for State Heritage Register in 1983-4 Survey

The identified possible State Heritage Items were nominated for registration by Council and forwarded to the Minister and State Heritage Committee for consideration. Some of these were recommended for inclusion upon the State Heritage Register; however the majority were deferred for a variety of reasons. The main reason was lack of sufficient information. This was because the 1983-84 survey was carried out as an initial identification survey which was then intended to be followed up by a detailed documentation stage for nominated State Items. While planned, this never took place, due to budget cuts and changing priorities. Instead preliminary assessments were made of the material submitted which resulted in a few items being listed and a large number being deferred, pending additional information being provided. The 1983-84 survey was a good identification survey but was not designed for critical assessment of State Items.



## REVIEW OF EXISTING SURVEY DATA

### Present Places on the State Heritage Register

The following places were included on the Register of State Heritage Places, 10 April 1995:

#### KENSINGTON

39-49 Bishops Place	Row Dwellings
50 Bridge Street	Former Rising Sun Hotel
53 Bridge Street	Former Booth Factory and Dwelling
55 Bridge Street	Bridge
60 Bridge Street	Rising Sun Inn
38 High Street	Shop Dwelling
42 High Street	Shop Dwelling
50 High Street	Dwelling
157-161 Kensington Road	Dwelling
Portrush Road	Drinking Fountain
288 Portush Road	St. Joseph's Convent

#### NORWOOD

77 Beulah Road	St. Bartholomew's Church and Hall
79 Beulah Road	St. Bartholomew's Church Rectory
116 Beulah Road	Former Caterer's School
118 Beulah Road	Former Thomas Caterer's School
12 Donegal Street	House
Edward Street	Moreton Bay Fig Tree
3-11 Gertrude Street	Scarfe Cottage Homes
4-12 Gertrude Street	Scarfe Cottage House
1 Kensington Road	Hotel Britannia
Osmond Terrace	Norwood Primary School
Osmond Terrace	Soldier's Memorial
97 The Parade	Norwood Hotel
110 The Parade	Norwood Institute
134 The Parade	Baptist Church
175 The Parade	Council Chambers & Town Hall
239 The Parade	Former Wesley Church
256-258 The Parade	Shops
2 Theresea Street	Former Woodroffe Factory
4 Wall Street	Dwelling
1 William Street	Dwelling
105 William Street	Former Coach & Horses Inn

## REVIEW OF EXISTING SURVEY DATA

**Present Places on the State Heritage Register Cont.****KENT TOWN**

Dequetteville Terrace	Prince Alfred College
12 Dequetteville Terrace	Former dwelling
28 Dequetteville Terrace	Former Miethke House
33 Dequetteville Terrace	Do-Good House
19 Flinders Street	Dwelling
31A Fullarton Road	Wesley Uniting Church
25 Grenfell Street	Caretaker's Cottage Uniting Church
36 Grenfell Street	Former Uniting Church Manse
11 Little Grenfell Street	Former dwelling
2 North Terrace	Hotel Royal
64 North Terrace	Former Parkin College
Rundle Street	Former Kent Town Brewery & Malthouse
59-61 Rundle Street	Dwelling Shop
2 Wakefield Street	Former dwelling

**MARRYATVILLE**

140 Kensington Road	Iron Fence & Gates
170 Kensington Road	Former Eden Park Stables
202 Kensington Road	Former Marryatville Police Station
316 Portrush Road	Loreto Convent: House, Stables & Garden
324 Portrush Road	Karrawood (former dwelling)
1A The Crescent	Eden Park (former dwelling)

**HEATHPOOL**

Address	Item
11 Northumberland Street	Dwelling



## 7. ASSESSMENT OF POSSIBLE HERITAGE ITEMS

### Assessment Criteria

The field survey has encompassed the entire city of Kensington and Norwood. Each street and public area has been surveyed. The cultural significance of each property, as viewed from the street, has been assessed and items of possible State, Local or Contributory significance noted. The assessment of possible nominations for State and Local heritage places and of possible contributory items has been based on the following criteria.

### Heritage Act Criteria (State Heritage Places)

Section 16 of the Heritage Act 1993 states:

*A place is of heritage value if it satisfies one or more of the following criteria:*

- (a) it demonstrates important aspects of the evolution or pattern of the State's history; or*
- (b) it has rare, uncommon or endangered qualities that are of cultural significance; or*
- (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or*
- (d) it is an outstanding representative of a particular class of places of cultural significance; or*
- (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment of particular construction techniques or design characteristics; or*
- (f) it has strong cultural or spiritual associations for the community or a group within it; or*
- (g) it has a special association with the life or work of a person or organisation or an event of historical importance.*

### Development Act Criteria (Local Heritage Places)

Section 23(4) of the Development Act 1993 also sets out clear criteria for the evaluation of Local Heritage Places, ie:

*A Development Plan may designate a place of local heritage value if:*

- (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 local personality or event; or*
- (d) it is a notable landmark in the area.*

These criteria are applied within the historical and physical context of the local government area in question, in this instance Kensington and Norwood. This context is established by the historical thematic analysis and by the physical nature of the built environment. The themes identified in the thematic analysis establish the key areas to be reflected in the identification of heritage places, both State and local.



## ASSESSMENT OF POSSIBLE HERITAGE ITEMS

The criteria also relate only to the external appearance of a property. All local Heritage Place assessments refer to the exterior only, even though many potential Local Heritage Places undoubtedly have interiors of significance.

### Secondary Considerations

There are also secondary considerations to be taken into account when assessing buildings and properties important to establishing the urban character of a neighbourhood. These considerations are evident in any detailed analysis of the physical fabric of a town or neighbourhood when considering its particular urban character. They can cover a range of factors, including groups of buildings, key focal buildings other than landmark buildings, streetscapes, local conservation areas and urban character. In terms of individual properties and buildings, there are several building types which contribute significantly to the creation or definition of urban character and local neighbourhoods.

### Special Cornerstone or Focal Buildings

The first are corner buildings. These are important 'cornerstones' of a neighbourhood. Their prominent and exposed nature quickly identify and define the perceived character of an area. Historically corner allotments were always favoured building sites and consequently often have better-than-average buildings on them. Such sites by their nature are more exposed and are usually well known locally. Older corner buildings are often of importance at the local level for both architectural quality and minor landmark reasons. In terms of streetscape and neighbourhood character, older corner buildings are benchmarks in establishing a predominant urban character.

Another type of character-setting buildings are the small-scale commercial or civic buildings. These include the small halls, the former shops, the early factory, the different house. Like corner buildings, these are special local buildings which contribute significantly to a neighbourhood's character.

This survey recognises the special importance of older corner buildings and other key focal buildings or properties and has endeavoured to give them a weighting in order to maximise the protection of the attractive older character of the city.

### Character Items

Another consideration is the importance of character or contributory items in defining attractive groups of older buildings and local conservation zones. For the purposes of this study all properties which contribute positively to the historic character of Kensington and Norwood have been identified as either Local Heritage Places or Character/Contributory Items, except for possible State Heritage Items. Local Heritage Places are the best of the City's heritage resource which needs to be retained in order to protect the historic character of the city. This includes all development of quality. Character Items, on the other hand, contribute positively to that character but are usually more typical or average examples without any particular outstanding qualities. Some may have been significantly altered or changed. As a group however they contribute significantly to the character of an area.



## ASSESSMENT OF POSSIBLE HERITAGE ITEMS

Occasionally there will be a group of Character Items which collectively add up to a Local Heritage Place. This can include a small laneway or side street or it may be part of a larger street. Examples in this survey are Richmond Street, Marchant Street and Tolmer Place, all special areas of high integrity. What matters here is the recognition of this specialness and its proper management. In such cases the individual buildings are documented individually as Local Heritage Places because of the group quality.

### **Rarity and Scarcity**

Another consideration is that of rarity or scarcity. While not covered in the Development Act criteria, it can be of importance in identifying Local Heritage Places. When so, it is noted in the summary of local heritage significance of the item in question.

### **Architectural Integrity**

In carrying out the survey it was apparent that many older properties had been changed and modified and added onto in varying degrees. This in itself is quite normal as buildings are constantly being changed to accommodate new uses and fashions. In terms of evaluating individual buildings, judgements have had to be made about the nature of changes and the ease or likelihood of adverse changes being rectified in the future. This is an important notion, as it has been apparent for decades now that people are buying older buildings in Kensington and Norwood and then restoring them back to a near-original condition or more sympathetic condition. In short, what might appear superficially unattractive one day can easily become tomorrow's heritage item.

With this in mind superficial change such as pressed metal roofing or flat verandahs or similar relatively minor changes were disregarded. Larger scale work or major additions were more carefully considered, but examples such as the two-storey house at No.87 Kensington Road illustrate how the removal of a major addition can transform a previously disregarded building. Adverse larger scale impediments have therefore been considered on their merits.

### **Practical Considerations**

The survey has been undertaken from the street, ie all potential places have been considered in terms of the public view. This is quite adequate for most situations, but occasionally places and buildings are encountered which are partially obscured from view or cannot be seen at all from the street. In such cases the best possible photograph from the street is taken. Direct contact with owners has not been sought at this stage of the process, as this will occur in the public consultation stage which follows on from this survey stage.

## ASSESSMENT OF POSSIBLE HERITAGE ITEMS

### Evaluation Sheet Format for Local Heritage Places

The layout of the Evaluation Sheet has been determined by (1) the need to identify the place in question and to describe it and its significance in simple terms, (2) the Planning Act criteria set down for Local Heritage Places, and (3) the need for a format which can readily be used in Council's day-to-day development control as a basic reference document. A single-sheet format has been adopted for this and in effect becomes the Local Heritage Place Report or, in the case of possible State Heritage Places, the preliminary assessment of the item. Possible State Heritage Places are documented in greater detail as a follow-on to this to conform with the more rigorous criteria designated for such items.

The physical layout of the basic Evaluation Sheet is self explanatory. Each sheet includes:

- the basic identification details of the place;
- a photograph of the main element;
- a short description of the physical / architectural characteristics of the place / building;
- a short outline of the item's early history, when readily available. If unknown, an estimate of the buildings construction date is noted;
- a short description of the property's streetscape contribution to establish its urban context;
- a reference to the Planning Act criteria to identify the relevant criteria;
- a short summary of the importance or significance of the property, in terms of the Planning Act criteria, so that owners can understand why their property is considered to be of significance.
- a brief statement of development implications resulting from Local Heritage Place listing\*

\* *The main implication for Local Heritage Place listing is retention of the exterior of the original building and its physical setting, as viewed from the street or public place. In practical terms this means that owners are encouraged to maintain the original appearance of the front of a property, allowing them to develop the interior, rear and sides as they choose. This maintains the public side of a property and the streetscape in which it is located, while allowing owners to do as they like elsewhere. The intention is to ensure that the original building and the surrounding front garden are kept and not lost to new development, while allowing the owner to adapt the interior or add on at the rear however they like. This of course is how most additions to existing buildings are handled today anyway. This approach protects the public side of the property, ie the view from the street and thus the attractiveness and amenity of the neighbourhood.*



## HERITAGE SURVEY : KENSINGTON & NORWOOD

Item/Place: Bath Hotel  
Address: 232B The Parade, Norwood  
Present Status: Local Item

Survey No.: 232Bpara  
C.T. No.: 2185/69  
Date: April 1994



**Description:** An attractive two-storey Victorian bluestone hotel with hipped roof behind parapet walls and a later 1920's verandah on the western side. Has been added onto on the eastern side. Notable for its simple robust character, chamfered corner entrance and attractive bluestone and stucco walling. Appears to be in reasonable condition for its age.

**History:** The original hotel was first licensed in 1857 and then rebuilt in 1877 after a fire. It was then rebuilt again in 1883. The hotel had a weighbridge until 1915 and was a popular stopping place for teamsters carting timber from the hills. The balcony on the Parade facade was removed in 1960 and the upper French windows given separate balustrades.

**Streetscape Contribution:** The hotel is located on the corner of Queen Street and is a prominent feature in the streetscape. It contributes significantly to the historic character of the Parade.

**Significance:** (Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This building is a good example of a Victorian local hotel. It is associated with the development of Norwood during its 1870's-1880's boom period (4a) and with the way of life found in Norwood at that time (4e). The building is attractive architecturally (4d) and is a major element in the Parade streetscape. It contributes significantly to the historic character of the Parade.

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

**RECOMMENDATION:** Local Heritage Place

**References:** Heritage Investigations (1983-84) Heritage Survey; Gooden, *50 Years History Of Kensington & Norwood*, 1903, p.218; Blackburn, *100 Years History*...p73;

## TYPICAL EVALUATION SHEET FOR POSSIBLE LOCAL HERITAGE PLACES

## 8. SURVEY FINDINGS

### Overall

The field survey identified 21 additional possible State Heritage Places, bringing the total to 74; 505 possible Local Heritage Places; and 1489 Character or Contributory Items. By comparison, the 1983-4 survey identified 114 possible State Heritage Places, 337 Local Heritage Items and 1460 Contributory or Character Items.

### State Heritage Places

Following discussions with the State Heritage Branch, twenty-two additional possible State Heritage Places were identified. These are:

Item	Address	Neighbourhood
1. House	18 Flinders Street	Kent Town
2. House	29 Flinders Street	Kent Town
3. Apartments	82 North Terrace	Kent Town
4. Attached Houses	90-96 Rundle Street	Kent Town
5. Attached Houses	31-33 Wakefield Street	Kent Town
6. House	5 Charles Street	Norwood
7. House	17 Fisher Street	Norwood
8. Office Building	46 Fullarton Road	Norwood
9. House	115 George Street	Norwood
10. Attached Shops/dwellings	31-39 Kensington Road	Norwood
11. Hotel	315 Portrush Road	Norwood
12. House	60 Queen Street	Norwood
13. Former Church & Manse	15 Sydenham Road	Norwood
14. Terrace Houses	9-13 The Parade	Norwood
15. Womens Shelter	48 William Street	Norwood
16. St. Ignatious Church	135 William Street	Norwood
17. Former Hotel	17 Wellington Street	Kensington
18. House	63 Maesbury Street	Kensington
19. House	5 The Crescent	Marryatville
20. House	9 The Crescent	Marryatville
21. St. Matthew's Church	Rectory 146-148 Kensington Road	Marryatville
22. House	14 Hansen Street	Heathpool

The distribution of State Heritage Places in the original towns which now make up Kensington and Norwood, both existing and proposed, is:

	Currently on State Heritage Register	Proposed for State Heritage Register
Kent Town	14	5
Norwood	21	11
Kensington	11	2
Marryatville	6	3
Heathpool	1	1
	<b>53</b>	<b>22</b>



## SURVEY FINDINGS

### State Heritage Areas

No possible State Heritage Areas were identified.

### Local Heritage Places

The five hundred and five possible Local Heritage Places are identified in the following schedule and documented in the accompanying inventory. Their distribution is:

#### Proposed Local Heritage Places

Kent Town	65
Norwood	354
Kensington	65
Marryatville	13
Heathpool	8
	<b>505</b>

### Character Items

One thousand four hundred and eighty nine Character/Contributory Items were also identified. Together with the State and Local Heritage Places identified above, these form the essential European built heritage resource of Kensington and Norwood.

### Special Streets

A number of streets were identified which were virtually intact in terms of their original Victorian fabric. These were considered to be of special significance because of their historical integrity. Such streets contribute significantly to the Victorian character of Kensington and Norwood. The streets were generally smaller streets which, because of their smaller block sizes, had escaped significant new development. They were:

- Richmond Street
- Marchant Street
- Cairns Street
- Tolmer Place
- Church Avenue
- Montrose Avenue
- Threlfall Street

Other streets had significant areas of intact Victorian fabric, ie:

- Willis Street
- Margaret Street
- Flinders Street
- Sydenham Road
- Elizabeth Street

## ASSESSMENT OF POSSIBLE HERITAGE ITEMS

Talbot Grove, reflecting its 1930's development, was also quite intact. Some of these streets are included in existing Local Historic (Conservation) Zones; others in proposed Local Historic (Conservation) Zones. Development in these streets should be carefully managed to maximise retention of all older buildings if their Victorian character is to be retained.

### **Places of Social Cultural Significance**

The survey considered places which were of cultural significance because of their everyday "cultural" significance, such as the Italian Club, Vari's Grocery and the Athens, and the places where various social groups gathered to pass the time the time of day, such as the group of seats outside the Parkade and the group within. In general these were not identified in this survey, even though the Local Heritage Places criteria could arguably be applied to such places. The difficulty is that the physical structures involved are secondary to the people and personalities involved. The buildings and places concerned are not significant architecturally and usually are frameworks for temporary movable items or structures, eg the shopfittings and goods in Vari's. It is the social aspects which are of significance and these cannot be "heritage listed".

It is worth noting that other buildings of "social significance" are included, such as churches, hotels, institutes, small shops etc. These are generally attractive imposing buildings. This is not to say that unattractive buildings of social significance should not be identified and listed, but rather that the issue is difficult and not easily addressed.

### **Places of Natural Cultural Significance**

This survey has not considered the identification of Places of Cultural Significance in the natural environment.

In the main this refers to trees and areas of natural beauty, of which the key elements in Kensington and Norwood are:

1. Any remnants of planting dating from or pre-dating the settlement of the area;
2. Significant plantings dating from the early days of settlement and from Victorian times;
3. Tree plantings by Council in the streets of Kensington and Norwood, particularly the main streets;
4. Key streetscapes of street trees and private gardens;
5. Significant plantings in private gardens (Both individual plants and whole gardens);
6. Trees along First and Second Creeks;
7. Landmark trees.

Any survey of such plantings should include a thorough review of Council Minutes and Council works to understand and set out the evolution and development of street tree plantings. Similarly the two creeks should be carefully surveyed to identify major plantings and areas of plantings. Given that the dominant historic character in Kensington and Norwood is Victorian, all surviving trees and palms from pre WW1 contribute significantly to this character and should be identified, registered and protected wherever possible.



## ASSESSMENT OF POSSIBLE HERITAGE ITEMS

## Schedule of Proposed Local Heritage Places

Address	Item	Address	Item
<b>Alfred Street</b>		<b>Bishop's Place</b>	
3-3A	Bridge and parapet	15-17	Semi-detached House
<b>Beulah Road</b>		<b>Bridge Street</b>	
13-15	Semi-Detached Houses	1	House
31	Former Salvation Army Hall	2	House
49	Church	4	House
62	House	7	House
63	House	8	House
64	House	15	House
67	House	22	House
68	House	36	Warehouse
69	House	38	House
71	House	46	School
72	House	52	House
73	House	54	Semi-detached House
74	House	56	Semi-detached House
78	House	70-72	House
80	House	71	Church Hall
82	House	76	House
87	Church	<b>Chapple Street</b>	
94	House	41	House
95	House	<b>Charles Street</b>	
104	House	1	House
114	House	2	House
124	House	3	House
126	House	5	Mansion
134	House	9	House
137	House	10-16	Attached Houses
139	House	22	Bridge and parapet
142	House	38	Corner Shop
143	House	47	House
163	House	49	House
<b>Birrell Street</b>		<b>Clapton Road</b>	
4-6	Semi-detached Houses	12	House
21	House	<b>Clara Street</b>	
27	House	15	House

## PROPOSED LOCAL HERITAGE PLACES

**Clark Street**

1	House
5-7	Semi-detached Houses
11	House

**Cleve Street**

2	House
13	House

**College Street**

34	House
36	House

**Colliver Street**

3	House
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**Dankel Avenue**

7-17	Terrace Houses
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**Dean Grove**

11-13	House
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**Dequetteville Terrace**

4	House
29	Mansion
30	Mansion
31	House
34	House
35	House
36	House
37	House
38	House

**Dudley Street**

6	House
12	Bridge
10	Bridge
14	House

**Edmund Street**

8	House
10	House
22-24	Semi-detached Houses
26-28	Semi-detached Houses
30	Semi-detached House
32	Warehouse

**Edsall Street**

8	House
12-14	House

**Edward Street**

31	House
32	House
33	House
34	House
36	House
65	House
80	House
84	House
86	House
95	House
96	Semi-detached House
98	Semi-detached House
103	Semi-detached House
105	Semi-detached House
107	Semi-detached House
108	House
109	Semi-detached House
111	Semi-detached House
112	House
111 - 113	Bridge and parapet
114 - 116	Bridge and Parapet

**Elizabeth Street**

13	House
15	House
32	Bridge and Parapet

**Near William**

St. corner	Public Letter Box
34	House
37	House
48	House
50	House

**Fisher Street**

1	House
2	House
3	Attached House
5	Attached House
7	Attached House
4	House
6	House



## PROPOSED LOCAL HERITAGE PLACES

<b>Fisher Street Cont.</b>			
7A	House	44	House
9A	House	46	Offices
10	Semi-detached House	47	House
11	House	48	House
12	Semi-detached House	49	Bridge & Parapet
13	House	64	House
15	House	68	House
17	House	68A	House
20	House	69	Shop
22	House	70	House
23	House	72	House
24	House	90	House
28	House	98	Shop & Residence
64	House		
68	House		
<b>Flinders Street</b>		<b>George Street</b>	
6	Semi-detached House	2B	House
8	Semi-detached House	5	House
9	House	11A	House
10	Semi-detached House	15	House
12	Semi-detached House	20	House
11A-13	House	21	House
16	House	39	House
17	House	41	House
18	House	44	House
19-21	Bridge	45	House
21	House	55-61	Salvation Army
23	House	56	Masonic Hall
25	House	58	House
29	House	68	House
54	House	92	House & Cottage
56	House	93	House
		103	House
		110	House
		112-114	Bridge and Parapet
		115	House
<b>Foster Street</b>		<b>Gertrude Street</b>	
9	House	19	House
<b>Free Street</b>		<b>Gloucester Terrace</b>	
5	House	6-8	Duplex Dwellings
<b>Fullarton Road</b>			
11	Shop & Residence		
32	House		
34-36	Shops		
37	House		

## PROPOSED LOCAL HERITAGE PLACES

**Gray Street**

9-11	Semi-detached Houses
14	House
17-19	Semi-detached Houses
20	House
21-23	Semi-detached Houses
25-27	Semi-detached Houses
26	House
29-31	Semi-detached Houses
33	House

**Hackett Terrace**

1-2A	Bridge and Parapet
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**Hanson Street**

14	House
----	-------

**Heathpool Road**

Next to 25	Plough
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**High Street**

16	House
20	House
21	House
23-25	Semi-detached Houses
24	Semi-detached House
26	Semi-detached House
42-44	Former Factory/Shop
54-54A	House and Shop
61-63	House
62	House
65	Shop and Residence
67	House
69	House
95-97	Semi-detached Houses
99	House

**John Street**

1-2	Semi-detached Houses
3-4	Semi-detached Houses
5-6	Semi-detached Houses

**Kensington Road**

31-35	Attached Shops & Houses
37-39	Attached Shops & Houses
59	House
75	House
87	House
97	House
99	House
101	House
105	House
119	House
121	House
123	Mansion
129	House
137	House
139	House
141	House
146	Church
148	Manse
150-184	Block A Marryatville High School
151	Attached House
153	Attached House
155	Attached House
184	Bridge and Parapet
186	House
192	House
219	House
239	Hotel

**Kingsborough Lane**

8	House
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**King William Street**

6	House
51	House
56	House
69	House
74	Outbuilding and Wall

**King Street**

36-40	Attached Houses
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**Little Wakefield Street**

	Bridge and Parapet
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## PROPOSED LOCAL HERITAGE PLACES

**Maesbury Street**

23	House
24	Cottage
41	House
48	House
57	House
58	Church
60	Pioneer's Garden
63	House

**Magill Road**

64	Shop & Residence
66	Hotel
120	Hotel
134	Semi-detached Shop
136	Semi-detached Shop
140	Shop & Residence
162	House
170-172	Semi-detached Houses
192	Shop & Residence
206	House

**Marchant Street**

1	House
2	House
3	Duplex Dwelling
4	House
5	House
6	House
7	House
8	House
10	House

**Moulden Street**

4	Semi-detached House
6	Semi-detached House
9	House

**North Terrace**

32	House
40	House
58	House
60	House
82	Apartments

**Northumberland Street**

4	House
7	House
12	House

**Osmond Terrace**

12	House
24	House
28	House
31	House
34	House
36	House
38	Police Station
40	Courthouse
42	House
45	School
47	School
48	House
50	House
52	House
53	School Building
53	House
53	School Building
54	House
69	House
78	Joiners Shed
81	Mansion and Library
83	Semi-detached House
85	Semi-detached House
86	Apartments
88	House
91-95	Wall
92	Mansion
96	House
97	Wall
99	Wall
101	House
103	House
105	House
107	House
112	House
112-114	Bridge & parapet
114A	House
124	House
Drain in lane between Osmond Terrace & Essery Street	

## PROPOSED LOCAL HERITAGE PLACES

**Philip Street**

2-4	Semi-detached Houses
17	CornerShop
26-28	Swimming Pool Complex

6	Cottage
7	Cottage
8	Cottage
10	Cottage

**Portrush Road**

271	House
279	House
281	House
315	Hotel

**Rokeby Street**

5	House
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**Rose Street**

3	House
---	-------

**Prosser Street**

15	House
27	House

**Rothbury Street**

17	House
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**Queen Street**

15	House
21	House
25	House
29	House
33	House
51	House
57	House
60	House
62	School & "Refuge"
77	House
81	House
105	House

**Rundle Street**

17	House
21	Attached Dwelling
23	Attached Dwelling
25	Attached Dwelling
27	Attached Dwelling
29	Attached Dwelling
54	House
76	Hotel
78	Shop & Residence
90-96	Attached Housing
93	Shop & Residence
97	House
98	Semi-detached Dwelling
100	Semi-detached Dwelling
107	Shophouse
112-118	Attached Dwellings
120	House

**Ravenswood Avenue**

5	Stables
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**Regent Street**

16	House
18	House
23	Hotel
25	House
41	House
42	House

**Stacey Street**

7	House
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**Stafford Court**

2A	House
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**Stannington Street**

10	House
11	House

**Stephen Street**

	Destructor Chimney Base
2-4	Attached dwellings



## PROPOSED LOCAL HERITAGE PLACES

**Sydenham Road**

8	Factory
10	Shop & Dwellings
15	Church
16	Shop & Residence
17	Manse
31-39	Attached Dwellings
64	House
66	House
67	House
68	House
69	Shop & Residence
72	Shop & House
76-78	House
77	House
Betw. 78&80	Bridge & Parapet
91	House
102	House
103A	Hall
110	House
111	House

**Talbot Grove**

7	House
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**The Crescent**

5	House
9	House

**The Parade**

1	House
2	House
9	Attached Residence
11	Attached Residence
13	Attached Residence
21	House
22	House
26	House
44	Hotel
61	House
70	Hall
72-74	Shop & Residence
79	Church
98	Attached Shop, Dwelling
100	Attached Shop, Dwelling
102	House

104	Cottage
106-108	Shop and Dwelling
112	Post Office
113-119	Attached Shops
120-122	Attached Shops
127	Shop & Residence
131	Shop & Residence
134	Church Hall & Offices
138	Shop
145	Shop
151	Shop
157	Shop & Residence
158	Shop
160	Shop
162	Shop
164	Shop
166	Shop
168-178	Shops
180	Shop
182-186	Shops
188	Shop
205	Shops
207	Mansion
211A	Shop & Residence
224-230	Cinema & Shops
232B	Hotel
330	Shop/house
246	Shop & Residence
248	Shop & Residence
250	House
296	Shop & Residence
330	Shop & House
334	House
336-338	Semi-detached Houses

**The Parade West**

41	Factory
55	Corner Shop

**Theresa Street**

7	House
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## PROPOSED LOCAL HERITAGE PLACES

<b>Thornton Street</b>		65	Bridge and Parapet
16	House	78	Bridge and Parapet
25	House	86	House
40	Semi-Detached House	93	House
42	Semi-Detached House	95	House
		96	House
<b>Tolmer Place</b>		98	House
2	House	100	House
4	House	101	House
6	House	118	Shop & Dwelling
8	House	119	House
10	House	121	House
		135	Church
<b>Wakefield Street</b>		137	Manse
26	House	139	School
31	Semi-detached House	158	House
33	Semi-detached House		
<b>Wellington Street</b>		<b>Woods Street</b>	
1	House	3	House
7	Cottage	4	Oval Complex
8	House	4A	RSL Hall
9	Cottage		
17	Cottage		
<b>William Street</b>			
23	House		
27	House		
37	Cornershop house		
39	Cornershop house		
41	Cottage		
43	Attached House		
45	Attached House		
44-46	House		
47	Cottage		
48	House		
49	House		
50	House		

Evaluation sheets for all proposed Local Heritage Places are detailed in the accompanying Inventory.



## 9. REVIEW OF HISTORIC (CONSERVATION) ZONES

### Introduction

This section looks at the identification of possible Historic (Conservation) Zones in Kensington and Norwood. Historic Conservation Zones are special areas considered to be of historical significance to the local community. Such areas are given protection by being formally included in the Local Development Plan which allows their historical character to be maintained and reinforced.

The identification of Historic Conservation Zones follows on from the identification of heritage places in the survey and takes into account the historical framework established in researching the historical development of Kensington and Norwood. This enables a logical identification to be made of areas which retain a high concentration of older urban fabric and have a strong historical character. This character is predictably a product of local topography and original settlement, ie the subdivision, street pattern and building development.

### Evaluation of Historic (Conservation) Zones

In considering possible Historic (Conservation) Zones, the question of historical integrity of an area is a key factor, as seen in the concentration of older buildings, the degree of change of the urban fabric (both individual buildings and areas), and the degree of adverse intervention by incompatible development. Most areas had been changed physically to some degree, varying from a little to considerably. This directly effects their historical integrity. In Kensington and Norwood such change is seen mainly in individual properties and buildings, as the original subdivisions are still generally intact. Change is usually seen in new development which in Kensington and Norwood is typically post-WW2 building works. Much of this from the 1960's-70's is simply designed and cheaply built, and is thus likely to be redeveloped sooner rather than later. When this occurs the opportunity will be there to maximise the compatibility of the new with the old and to positively reinforce the older character of an Historic (Conservation) Zone. Some of the more recent residential development however has been designed with considerable regard to the older urban character and can be said to "contribute" positively to that older character.

Assessment has been based on historical integrity and historical importance and can generally be said to reflect the results of the field survey, ie the identification of State Heritage Places, Local Heritage Places, and Character or Contributory Items. Historical integrity consideration is based on the original subdivision being essentially intact and a majority of the remaining buildings being either State, Local or Contributory. Historical importance reflects an area's significance in the overall development of Kensington and Norwood.

Zones can be significant for different reasons, including accommodating concentrations of buildings of both specific periods or of broader periods, when the differing architectural styles and scales are broadly compatible. Areas can still be of importance for their particular historical importance even if the degree of actual remaining fabric is limited (eg the original focal points of the initial settlements in Kent Town or West Norwood south of the Parade). Zones can also range in size from whole suburbs down to single streets or parts of streets.

## REVIEW OF HISTORIC (CONSERVATION) ZONES

Implicit in the designation of Historic (Conservation) Zones is the expectation that appropriate management strategies will be implemented to ensure new development is implemented in a way which reinforces its particular historic character, ie identified heritage buildings are retained and new development is designed to fit in.

### **Existing Historic (Conservation) Zones**

There are thirteen existing Historic (Conservation) Zones designated in Kensington and Norwood (refer map on following page). These are:

1. Dequetteville Terrace
2. The Parade/Fullarton Road
3. Kensington
4. Kent Town 1
5. Kent Town 2
6. Norwood 1
7. Norwood 2
8. Norwood 3
9. Norwood 4
10. Norwood 5
11. Kensington 1
12. Kensington 2
13. Kensington 3

Each zone has been reviewed, following the identification of possible heritage items in the field survey. Most zones could be increased in size to incorporate adjacent concentrations of Local and Character /Contributory Items. This reflects three factors, ie (1) the extreme rigour used in the initial evaluation in 1988 of what were the first Historic Conservation Zones gazetted in South Australia; (2) a narrow perspective of what was the key historical fabric in Kensington and Norwood, and (3) the omission of obvious and logical historic fabric. The perception of Historic (Conservation) Zones and the concept of area conservation has broadened significantly in recent years, as noted in Council's Statement of Investigation for the enlarged Kensington Historic (Conservation) Zone prepared in August 1993.

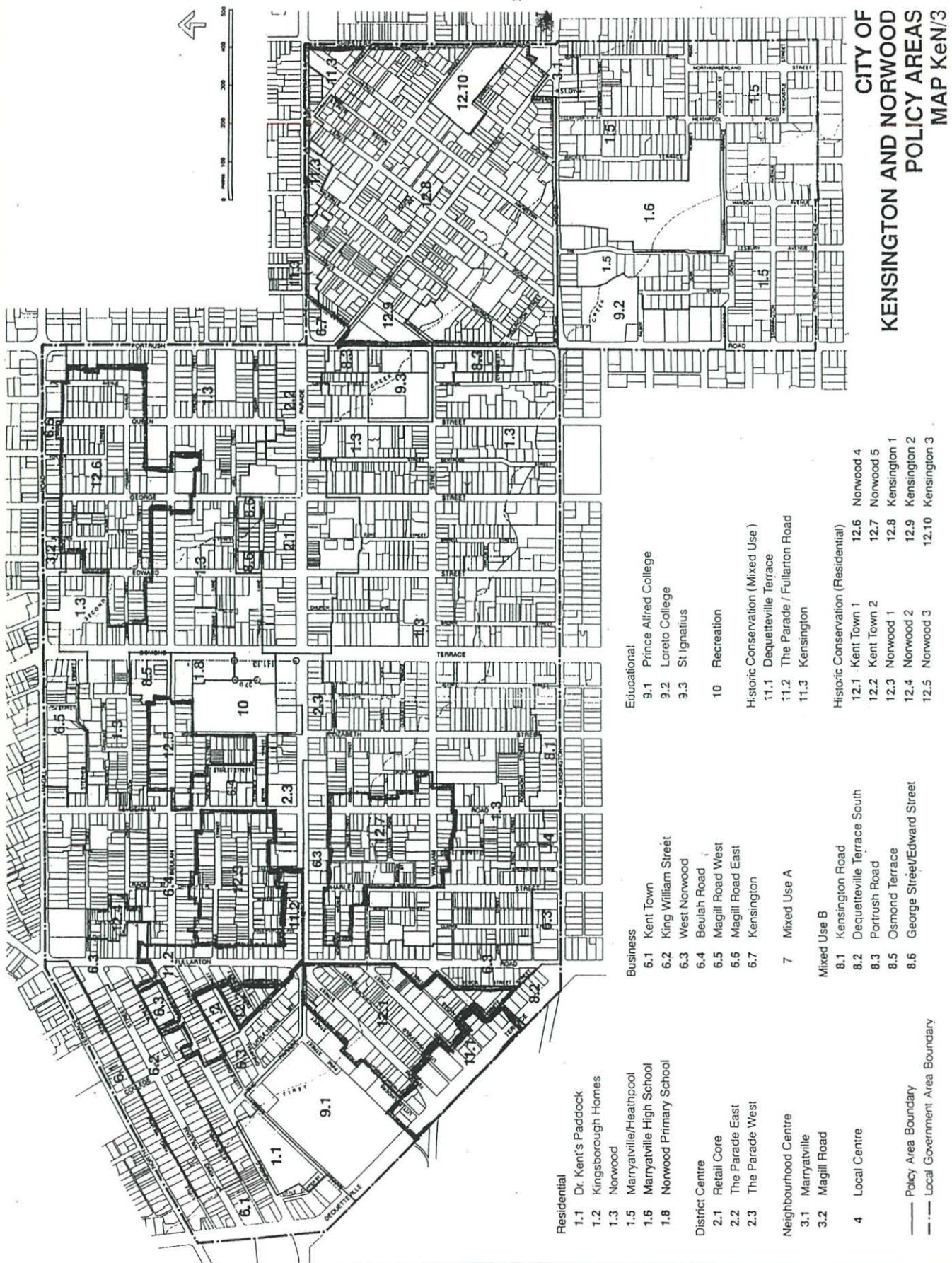
### **New Historic (Conservation) Zones**

The area outside the existing Historic (Conservation) Zones has also been reconsidered and an additional seven possible zones identified. These are:

1. West Norwood: Elizabeth Street;
2. Osmond Terrace North;
3. Osmond Terrace South;
4. Edward Street North;
5. William Street East
6. Portrush Road/Henry Street
7. The Parade/Cairns Street

These are described in the following pages.





MAP OF EXISTING HISTORIC (CONSERVATION) ZONES

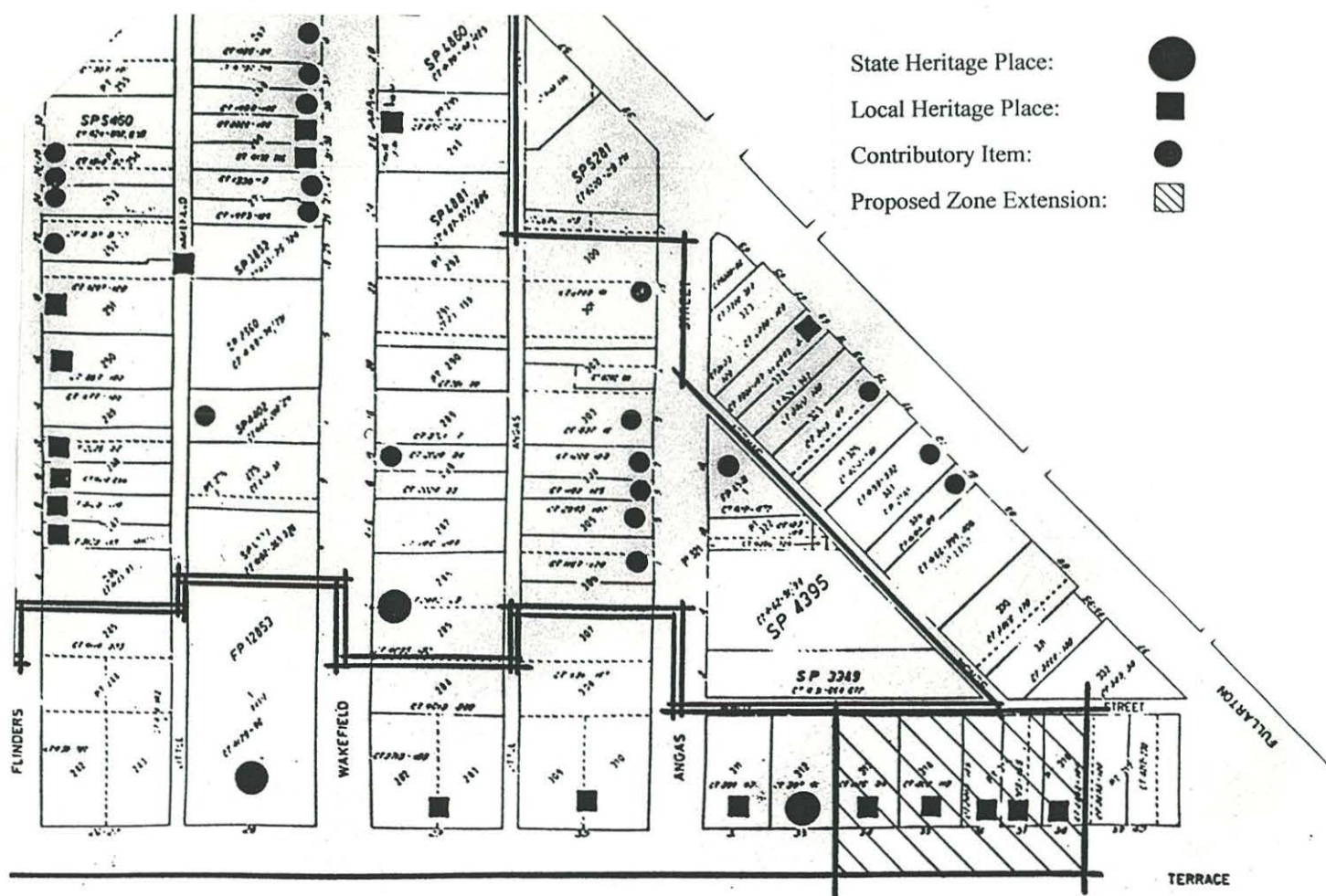


## REVIEW OF HISTORIC (CONSERVATION) ZONES

## EXISTING ZONES

**Dequetteville Terrace Historic (Conservation) Zone**

The present Zone A terminates at its south-east end at No. 33 Dequetteville Terrace, a registered State Heritage Place. The adjacent properties at Nos 34, 36, 37, and 38 are identified in this review as proposed Local Heritage Places. All of these form part of an important group of high quality Victorian/Federation buildings on Dequetteville Terrace, one of Kensington and Norwood's premier boulevards. While most of the larger usually State-listed buildings in this group are included in the present Zone, Nos 34-38 are omitted. Of these, Nos. 34 and 35 are strong Local Items while Nos. 36, 37 38 are substantial attractive villas which form an important end component to the overall group. These buildings collectively present an important historic streetscape to Dequetteville Terrace and contribute significantly to the older character of this important parkland frontage. All of these properties should be included in an enlarged Zone A.



**MAP OF PROPOSED ENLARGEMENT:  
DEQUETTEVILLE TERRACE HISTORIC (CONSERVATION) ZONE**



## REVIEW OF HISTORIC (CONSERVATION) ZONES

### **Parade/Fullarton Road Historic (Conservation) Zone**

The present Zone is located between two other Historic Zones and has its north-west side boundary located down the centre of Rundle Street. This has probably been done because the north-western side was not considered good enough for inclusion in the Zone. Looking at this side, there are four proposed Local items, four Contributory items, three large warehouses and two smaller showrooms. The more recent development does not complement the older buildings. The proposed heritage buildings account for about 45% of the street.

The historical context however is very important here, ie this section of Rundle Street was the centre of the original village of Kent Town. It was the main commercial street in Kent Town servicing the surrounding area and North-West Norwood, both of which are very old areas and among the first to be densely settled and developed. The upper end of Rundle Street is historically a very significant street in Kensington and Norwood.

Significant sections of this part of Rundle Street today are post-war and not sympathetic to the remaining original Victorian character. However, most of the warehouses and showrooms on the north-west side are lower quality commercial buildings which can be expected to be redeveloped in the next 10-20 years. The opportunity will be there to facilitate more sympathetic development and thus reinforce the historic character, if this is wanted.

What is evident now in this part of Rundle Street is that overall there are twelve Local Heritage Places, five Contributory Items, six other properties, some of which incorporate large buildings, and an empty block on the corner of Fullarton Road. This is a significant number of heritage buildings. The street also retains an attractive scale and ambience. Given the historic importance of Rundle Street to Kent Town, this section should be identified and managed as a whole, and managed in a way which focuses on and reinforces its historic character.

At the other end of the zone, fronting onto the Parade, is a small section of intact Victorian fabric that extends from Rokeby Street to Eastry Street. This accommodates four Victorian houses, including an important local item at No. 21 the Parade and three contributory items. This should logically be added to the existing zone so that the integrity of all of the important "entrance section" of the Fullarton Road end of the Parade can be optimised and protected.

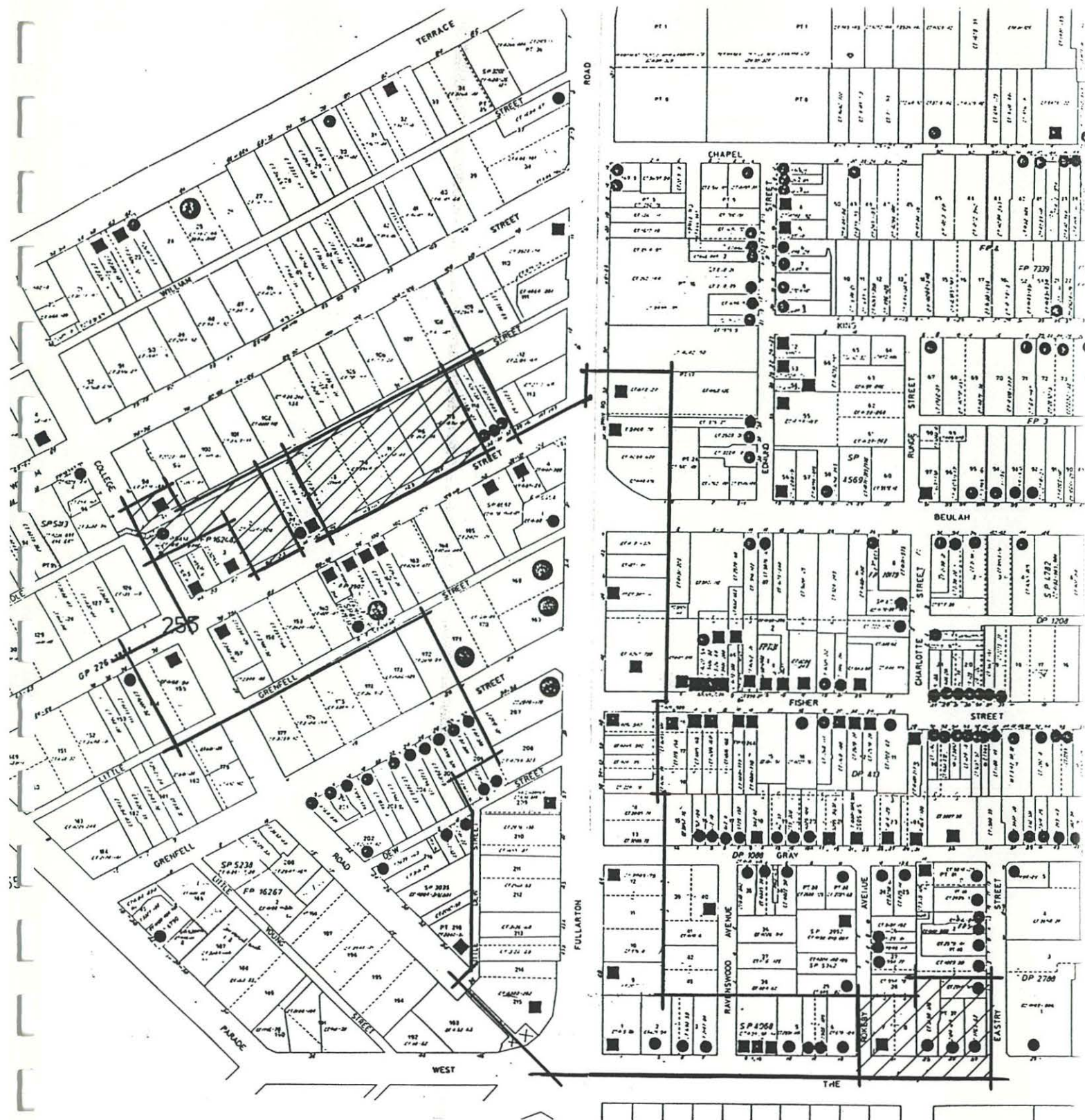
The present zone should be enlarged to include:

1. both sides of the section of Rundle Street between College Road and Fullarton Road. This is best achieved via locating the north-western boundary of the zone down the centre of Little Rundle Street, including picking up the bluestone wall at the back of 74 King William Street, so that the entire historical precinct of Rundle Street can be identified and properly defined;
2. the section of the Parade between Rokeby Street and Eastry Street.

A map of the proposed enlarged zone follows.



REVIEW OF HISTORIC (CONSERVATION) ZONES



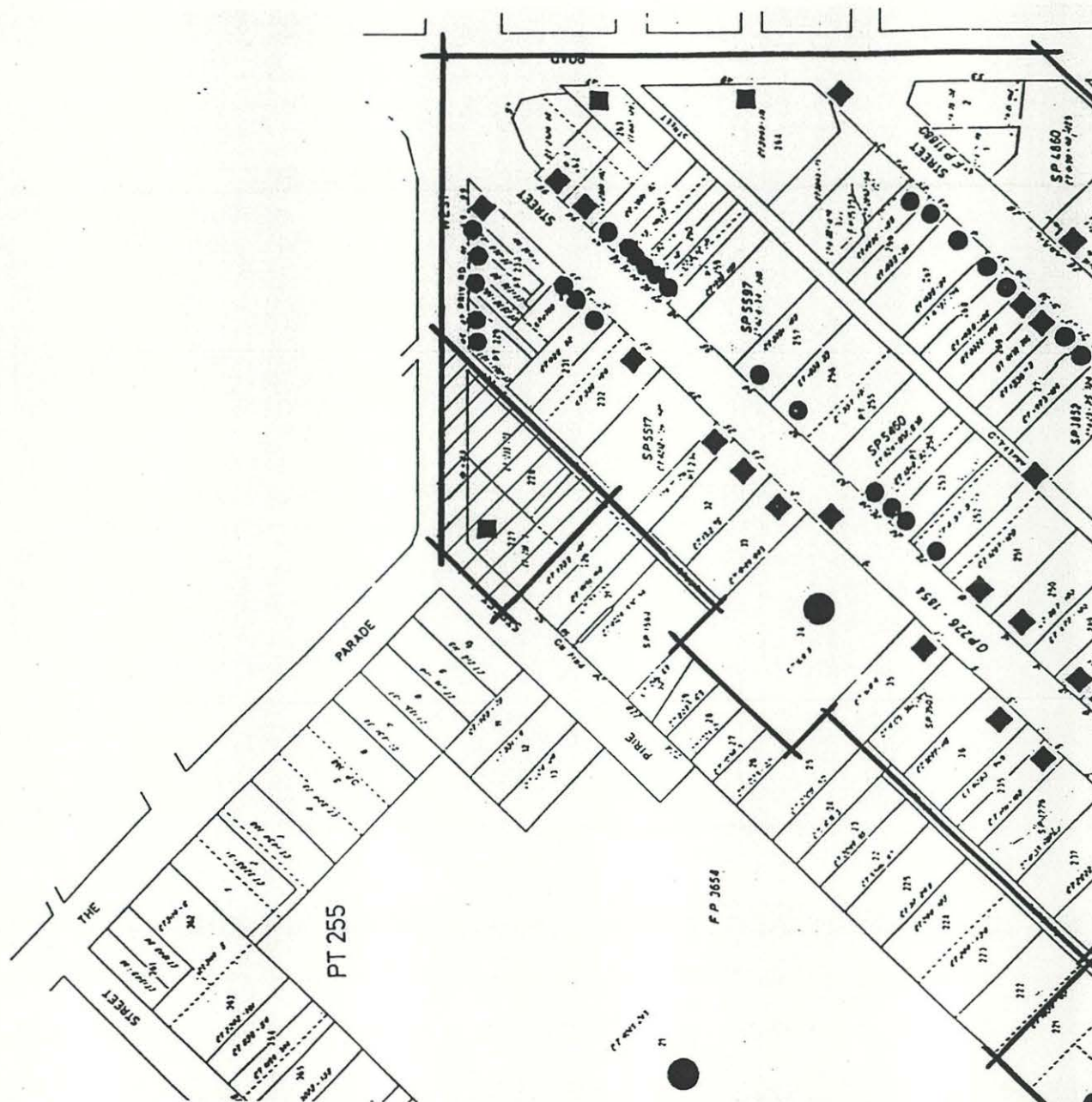
MAP OF PROPOSED ENLARGEMENT:  
THE PARADE FULLARTON ROAD HISTORIC (CONSERVATION) ZONE



## REVIEW OF HISTORIC (CONSERVATION) ZONES

**Kent Town Historic (Conservation) Zone 1**

The area immediately adjacent to the north-west side of the zone which fronts onto the Parade West accommodates an important proposed Local Heritage Place, ie the former 1918 Australian Dry-cleaners Factory at No. 41. Given the heritage significance of this place and its considerable streetscape value, this property should logically be incorporated into the existing zone. This would protect it and safeguard this important Parade West corner.



**MAP OF PROPOSED ENLARGEMENT:  
KENT TOWN HISTORIC (CONSERVATION) ZONE 1**



## REVIEW OF HISTORIC (CONSERVATION) ZONES

**Kent Town Historic (Conservation) Zone 2**

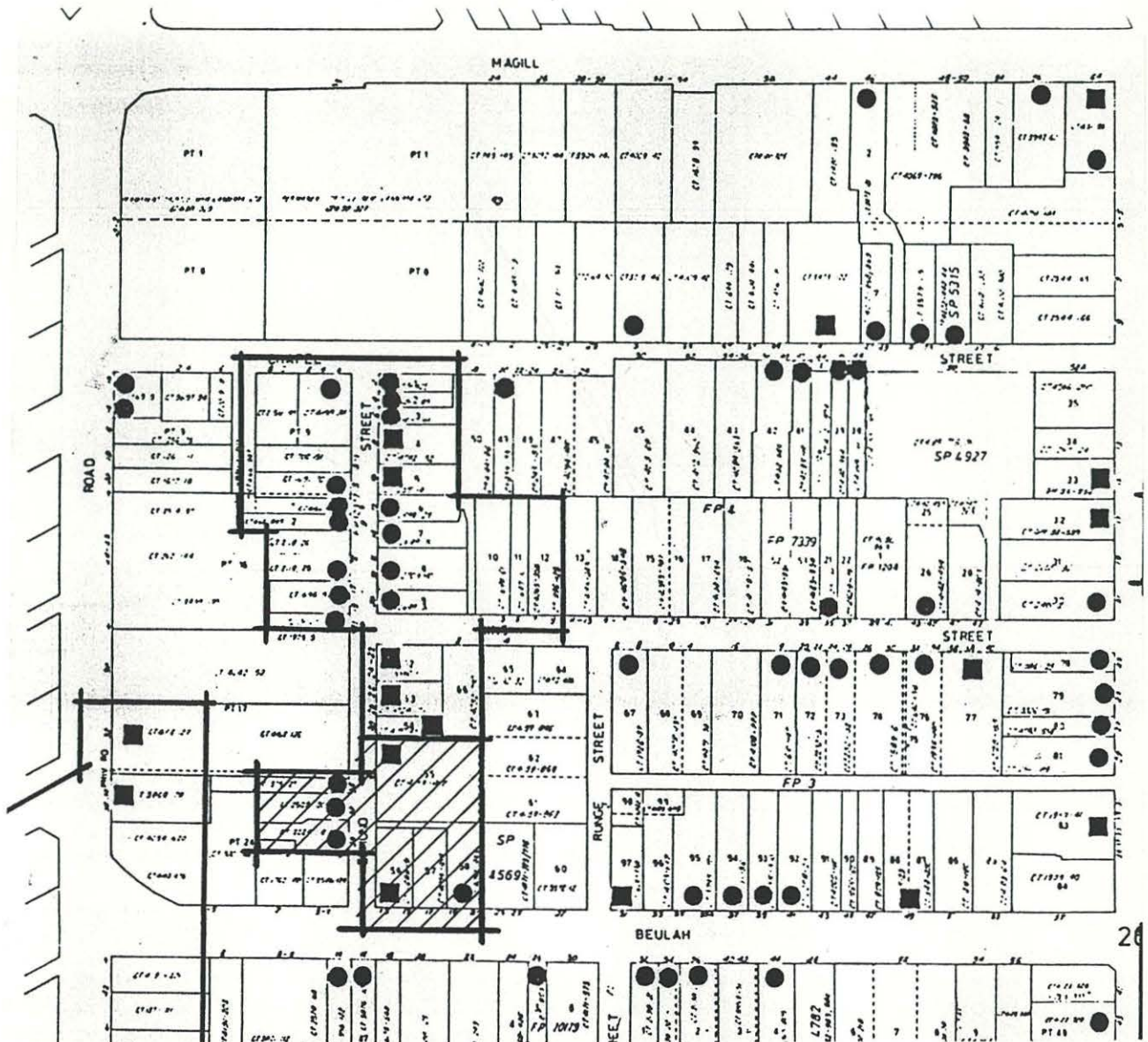
No comment.

**Norwood Residential Historic (Conservation) Zone 1**

No Comment.

**Norwood Residential Historic (Conservation) Zone 2**

This small zone should be extended down to Beulah Road on the east side to incorporate the two proposed Local Heritage Places and three Contributory Items at the southern end of Edmund Street. No. 32 is a major streetscape element in Edmund Street, while 13 Beulah Road is a key corner building and "entrance" to the street.



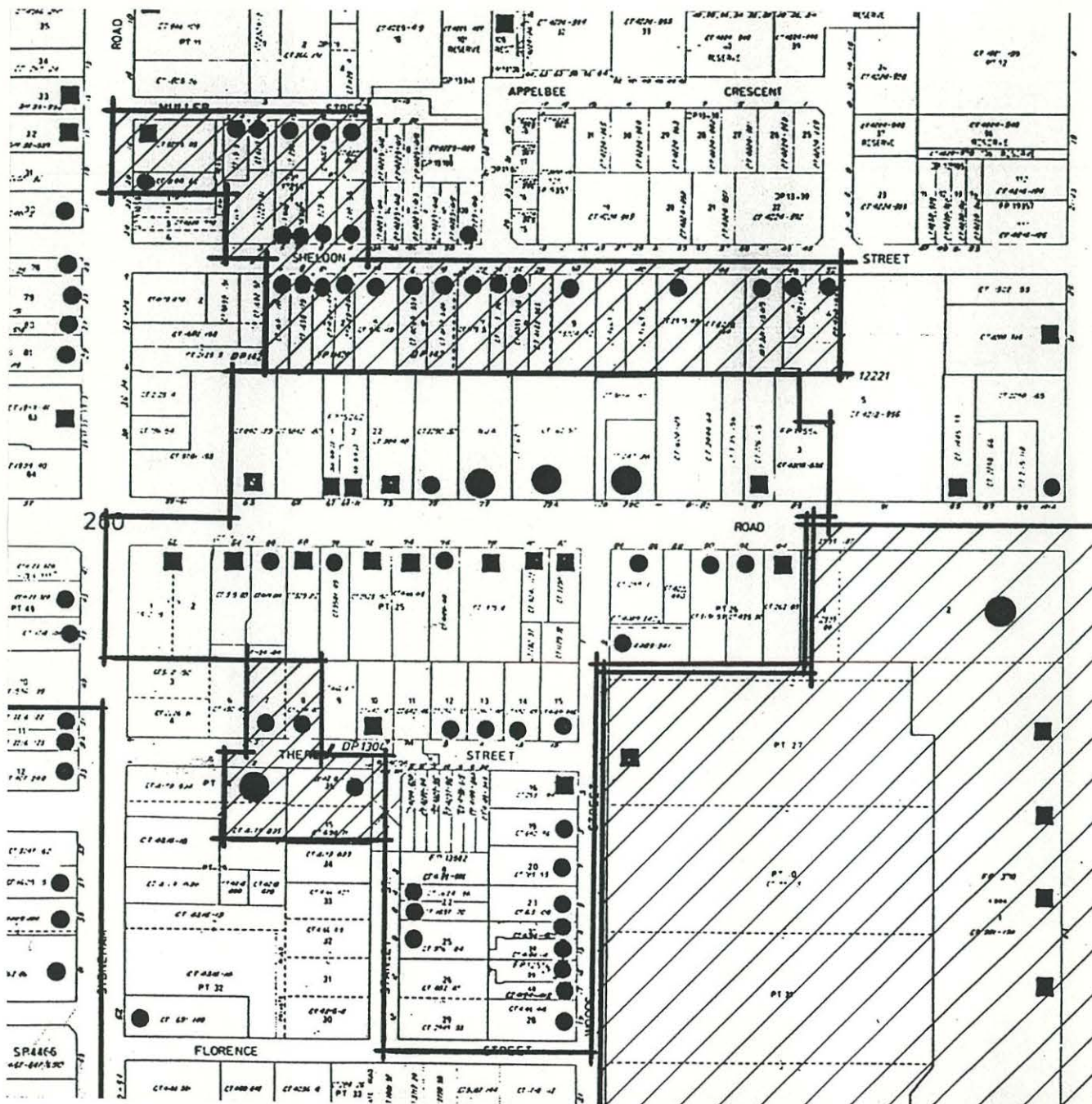
**MAP OF PROPOSED ENLARGEMENT:  
NORWOOD RESIDENTIAL HISTORIC (CONSERVATION) ZONE 2**



## REVIEW OF HISTORIC (CONSERVATION) ZONES

**Norwood Residential Historic (Conservation) Zone 3**

The western side of this zone should be extended to include most of Sheldon Street and the south side of Mueller Street. Sheldon Street is virtually intact on the eastern side with Contributory Items and is an obvious extension. Muller Street is similar. The southern side of the Zone should be extended to incorporate the remainder of Theresa Street. The registered State Heritage Place on the south side (Woodroofs) and the two Contributory Items on the north side (Nos 3 and 5) should be incorporated into the Zone.



**MAP OF PROPOSED ENLARGEMENT:  
NORWOOD RESIDENTIAL HISTORIC (CONSERVATION) ZONE 3**



## REVIEW OF HISTORIC (CONSERVATION) ZONES

### **Norwood Residential Historic (Conservation ) Zone 4**

Three small areas immediately adjacent to the east, west and south of the zone contain significant numbers of Local and Contributory items, mainly Victorian dwellings. The eastern area contains a high concentration of Contributory items fronting onto Portrush Road (Nos 237-255 inclusive, ie ten Contributory Items), while the western area contains three Local Heritage Places, nine Contributory Items and three properties not from the period. The northern side of Beulah Road immediately west of George Street, ie Nos 135-143, accommodates two Local Heritage Places and two Contributory items and should also be included. The relevant boundaries should be extended as indicated.

The main consideration in this zone however is a large area immediately to the south. There are significant concentrations of Victorian buildings, mainly houses, in Queen Street, Wall Street and George Street, including one State Heritage Place, eleven proposed Local Heritage Places and thirty-eight Contributory Items. While there is also significant recent residential development in the area, the proposed enlargement is configured to exclude most of this and accommodates predominantly Victorian villas. Key properties in this area include the house on the corner of Wall Street and George, the row of high quality villas at Nos.39-45 George Street, and the very high quality villa at No. 33 Queen Street.

Queen and George are two of the original main north-south cross-roads in Norwood and retain their original Oak(?) trees. All three streets have attractive streetcapcs.

This quite large area should be added to the existing zone. The proposed enlargements are indicated on the following page.







## REVIEW OF HISTORIC (CONSERVATION) ZONES

### **Norwood Residential Historic (Conservation) Zone 5**

The area fronting onto the Parade immediately north of the existing zone contains a significant number of heritage properties, ie eight Local Heritage Places, twelve Contributory Items and four other properties. Like the Parade section of the Parade Fullarton Road Historic Conservation Zone, this defines the key "entrance" section to the Parade at the Fullarton Road end, including the important Fullarton Road/Parade/Flinders Street intersection (one of the main "entrances" to the Parade and Norwood). This important section should be added to the existing Zone.

A large section on the south side of the zone has also been identified. This picks up important concentrations of Victorian buildings, mainly cottages and villas, in Sydenham Road, Gilbert Street, Stacy Street, Charles Street, and Clark Street. While the area also includes occasional recent residential development, some of which is quite sympathetic, the majority of properties are Victorian. As a result the area exhibits a strong Victorian character.

Both Sydenham Road and Charles Street are original north-south cross-streets. Sydenham Road retains most of its original Oak (?) street trees, as does Charles Street in the part identified.

The historical focus for this zone is the intersection of Sydenham Road and William Street, the centre or heart of the original West Norwood settlement south of the Parade. A large number of key heritage buildings are located on and around this intersection.

The addition of these areas to the existing zone would consolidate the zone and pick up a large number of important Victorian properties and streetscapes. The proposed enlargement is indicated on the following page.

### **Kensington Residential Historic (Conservation) Zones 1, 2, 3.**

No comment.



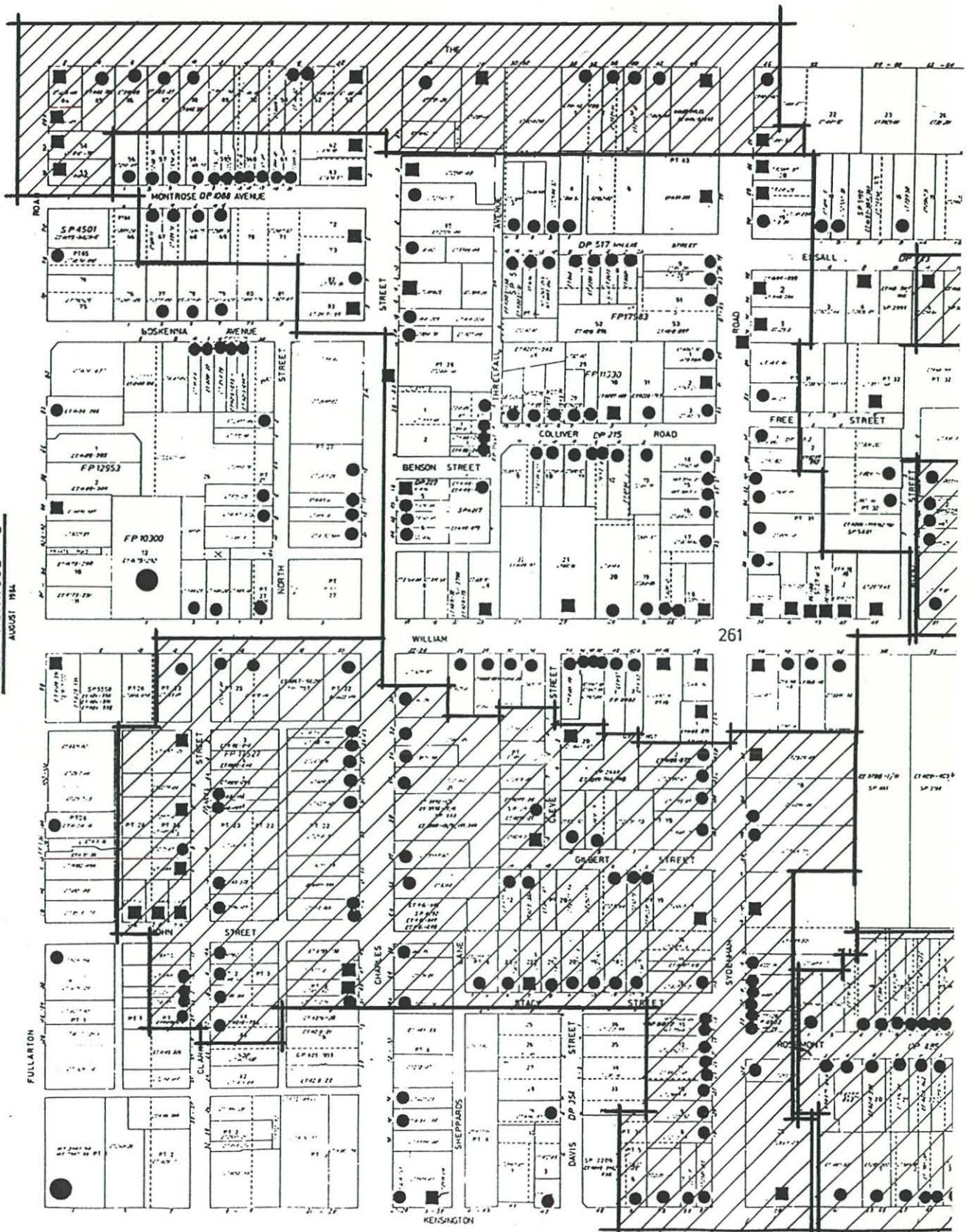
REVIEW OF HISTORIC (CONSERVATION) ZONES

ADELAIDE 69

SCALE 1:1000

WEST NORWOOD - B

AUGUST 1984



MAP OF PROPOSED ENLARGEMENT:  
NORWOOD RESIDENTIAL HISTORIC (CONSERVATION) ZONE 5



## REVIEW OF HISTORIC (CONSERVATION) ZONES

### NEW ZONES

Seven additional Historic (Conservation) Zones have been identified:

1. Elizabeth Street;
2. Osmond Terrace North
3. Osmond Terrace South;
4. Edward Street North
5. William Street East
6. Portrush Road / Henry Street
7. The Parade / Cairns Street

#### **Elizabeth Street**

A large area of Victorian buildings has been identified in West Norwood, located in and around Elizabeth Street. This area contains a significant concentration of 1845-1900 buildings, including two State Heritage Places, twenty-four Local Heritage Places and a large number of contributory/ character items. Like Sydenham Road, Elizabeth Street was one of the main residential streets in Norwood and still retains a strong Victorian character.

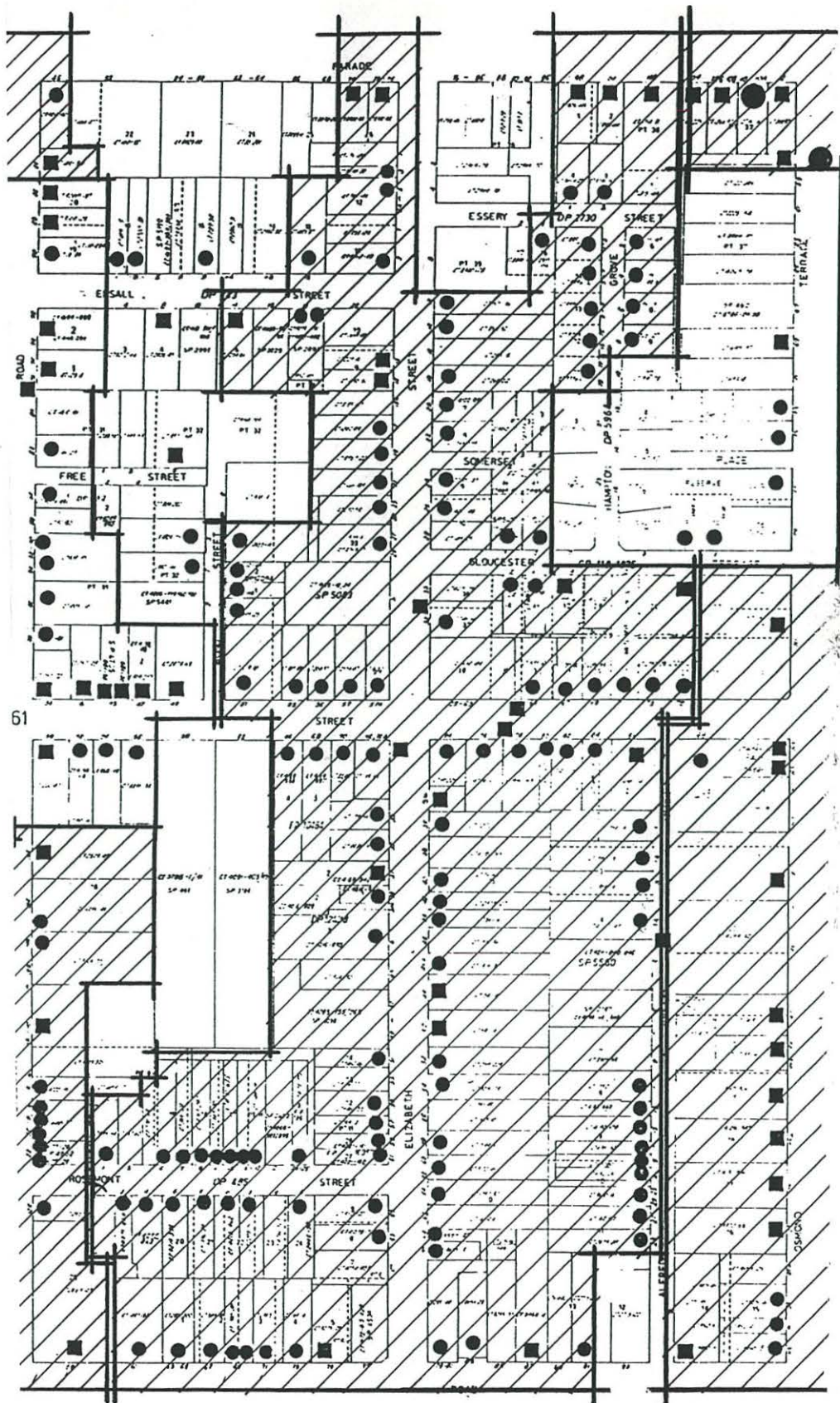
The buildings, predominantly houses, are characterised by red brick and bluestone walls, corrugated iron hipped roofs and front verandahs, and timber windows and trim. These are set back from the street in a relatively uniform manner. Elizabeth Street itself is a wide attractive treelined street with remnant plantings of the original Oak(?) trees remaining among the more recent Queensland Box trees.

The area does accommodate nine recent residential developments, some of which are not particularly complementary to the older character. The large majority of buildings however are Victorian. The area is notable primarily for its Victorian layout and Victorian urban fabric.

This area should be identified and protected as a Local Historic (Conservation) Zone. The proposed zone is indicated on the following page.



REVIEW OF HISTORIC (CONSERVATION) ZONES



PROPOSED ELIZABETH STREET HISTORIC (CONSERVATION) ZONE



## REVIEW OF HISTORIC (CONSERVATION) ZONES

### **Osmond Terrace North**

Osmond Terrace is one of the three most important streets in Norwood (along with the Parade and Dequetteville Terrace). The intersection of the Parade and Osmond Terrace form what is arguably the major urban focal point in Norwood. Many of Norwood's key civic buildings were and are still located on Osmond Terrace, including the school, police station, hotel, war memorials, courthouse and until recently the post office. Osmond Terrace was a sought-after residential address in Victorian times and still is today. As a result many substantial buildings and houses were erected here and still exist.

The northern section of Osmond Terrace accommodates a high concentration of Victorian and Federation buildings between the Parade and Magill Road. The east side accommodates twelve Local Heritage Places, five Contributory Items and four other properties. These are primarily larger Victorian villas of a higher quality than usual. This side also includes the Norwood Police Station and courthouse (no longer used as such), an important group of buildings. The west side accommodates the Norwood school campus which incorporates one State Heritage Place and five Local Heritage Places. This important group of buildings reflects the period from 1870-1900 and includes two main school buildings and several former houses now used for educational purposes.

The buildings in Osmond Terrace are characterised by red brick and bluestone walls, corrugated iron roofs and verandahs, cast iron verandah decoration, feature gables and stucco decoration. Many retain their original front fences and walls. The terrace is notable for the higher quality of its buildings. Setbacks from the street are relatively uniform although a number of older buildings are located on the front boundary.

Osmond Terrace itself is an attractive tree-lined street with mature London Plane trees on both sides and a large central lawned medium strip accommodating gardens and various memorials. It is a most attractive street and one of only two or three similar in inner Adelaide. Together with the Parade it is the key focal street in Norwood and gives a major civic focus to Kensington and Norwood.

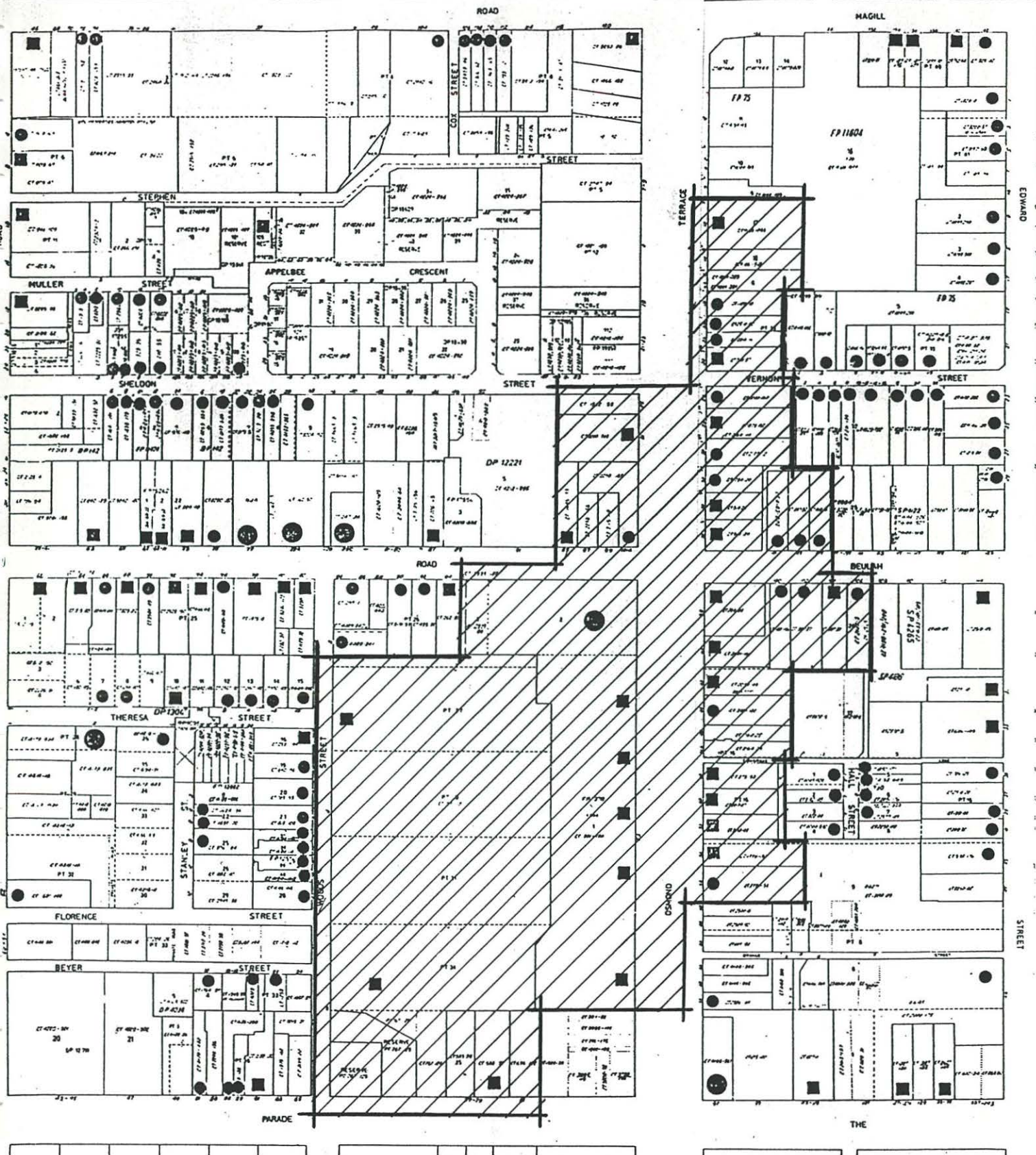
This important street needs to be recognised and protected as a Local Historic (Conservation) Zone.

Also included in this area is the Norwood Oval, an important Local Heritage Place in its own right. This incorporates the whole site, including the oval itself, the older grandstands and the main entrance buildings. This is included here but could be considered as a separate zone.

The proposed zone is indicated on the following page.



REVIEW OF HISTORIC (CONSERVATION) ZONES



PROPOSED OSMOND TERRACE NORTH HISTORIC (CONSERVATION) ZONE

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## REVIEW OF HISTORIC (CONSERVATION) ZONES

### **Osmond Terrace South**

Osmond Terrace is one of the three most important streets in Norwood (along with the Parade and Dequetteville Terrace). The intersection of the Parade and Osmond Terrace form what is arguably the major urban focal point in Norwood. Many of Norwood's key civic buildings were and are still located on Osmond Terrace, including the school, police station, hotel, war memorials, courthouse and until recently the post office. Osmond Terrace was also a sought-after residential address in Victorian times and still is today. As a result many substantial buildings and houses were erected here and still exist.

This southern section of Osmond Terrace accommodates a significant concentration of large Victorian and Federation residences. The proposed zone incorporates both sides of the terrace south of the Parade and accommodates two State Heritage Places, twenty-four Local Heritage Places, twenty-nine Contributory Items, a small number of post war residential and cultural developments, and several large empty blocks. The dominant character is still strongly Victorian and the address still prestigious.

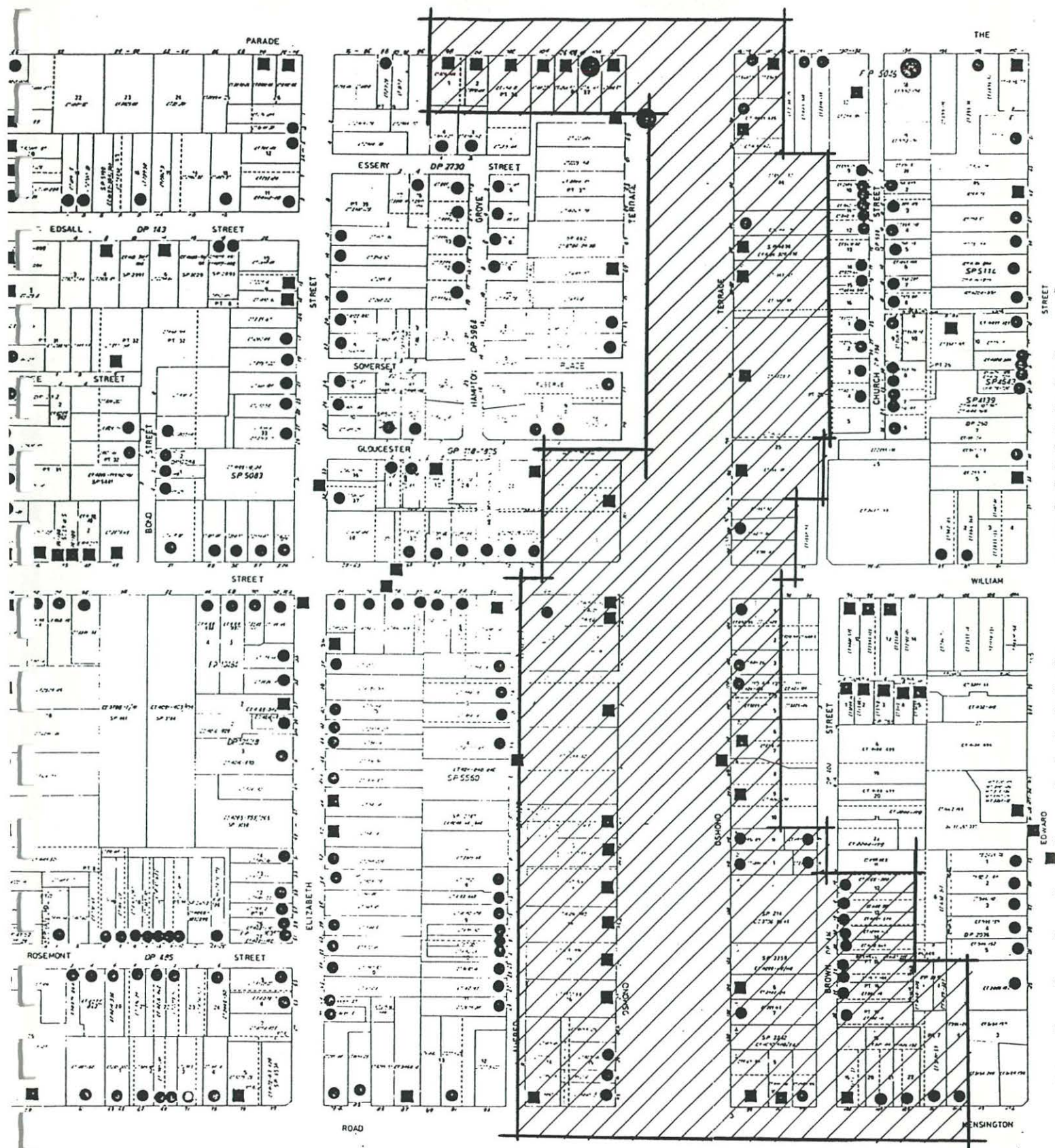
The buildings in Osmond Terrace are characterised by red brick and bluestone walls, corrugated iron roofs and verandahs, cast iron verandah decoration, feature gables and stucco decoration. Many retain their original front fences and walls, including a number of important bluestone front-walls to the now empty blocks on the western side. This part of the terrace is notable for the higher quality of its houses, including some erected in the 1930's-1950's. Setbacks from the street are relatively uniform.

Osmond Terrace itself is an attractive tree-lined street with mature London Plane trees on both sides and a large central lawned medium strip accommodating gardens and a major war memorial. It is a most attractive street and one of only two or three similar in inner Adelaide. Together with the Parade it is the key focal street in Norwood and gives a major civic focus to Kensington and Norwood.

This important street needs to be recognised and protected as a Local Historic (Conservation) Zone. The proposed zone is indicated on the following page.



REVIEW OF HISTORIC (CONSERVATION) ZONES



PROPOSED OSMOND TERRACE SOUTH HISTORIC (CONSERVATION) ZONE

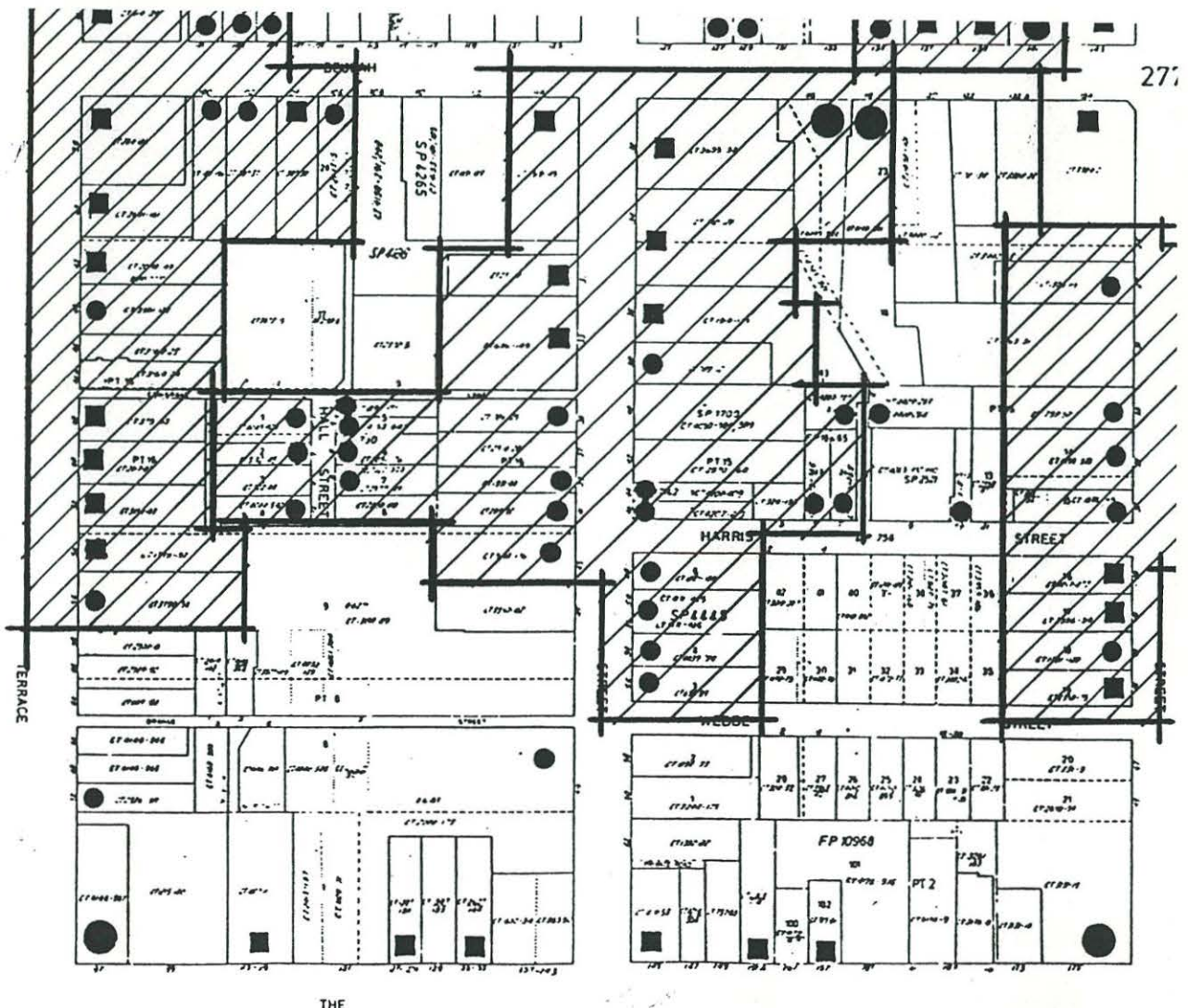


## REVIEW OF HISTORIC (CONSERVATION) ZONES

**Edward Street North**

This is a small concentration of Victorian properties in Edward Street which includes two State Heritage Places, six Local Heritage Places and eighteen Contributory Items. The area is essentially intact with only two properties not from the period. While small, the zone is typical of the underlying Victorian character of Norwood and incorporates a number of key properties, such as the group of houses at 48-56 Edward Street and the large residential property at 34 Edward Street, the last surviving two-and-a-half acre block from the original 1847 subdivision of Norwood. It also picks up the important residential corner properties on Beulah Road and the Victorian cottages in Hall Street. Its character is the same as the existing Norwood Residential Historic (Conservation) Zone 4 located nearby.

This important concentration needs to be recognised and protected as a Local Historic (Conservation) Zone. The area could be incorporated into Norwood Residential Historic (Conservation) Zone 4.

**PROPOSED EDWARD STREET NORTH HISTORIC (CONSERVATION) ZONE**



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## REVIEW OF HISTORIC (CONSERVATION) ZONES

### **William Street East**

A large concentration of primarily Victorian properties has been identified in East Norwood south of the Parade. This is focussed on and around William Street and incorporates significant areas in Edward Street, Birrell Street and Margaret Street. It incorporates a large number of Local Heritage Places and Contributory Items, including eight designated State Heritage Places. The area does include a number of recent residential developments, not all of which are complementary to the predominant Victorian character.

The buildings in this area are characterised by red brick and bluestone walls, corrugated iron roofs and verandahs, hipped roofs, cast iron verandah decoration, feature gables and stucco decoration. A number retain their original front fences and walls. The area is notable for the Victorian character of its layout and development. Setbacks from the street are relatively uniform.

Edward Street itself is one of the original main north-south cross streets in Norwood, accommodating typical Victorian residential development, particularly villas. It is an attractive tree-lined street which still retains its original Oak(?) trees. Its character is typical of Victorian Norwood. William Street is also a major residential street with much the same character but because of its east-west axis feels more open.

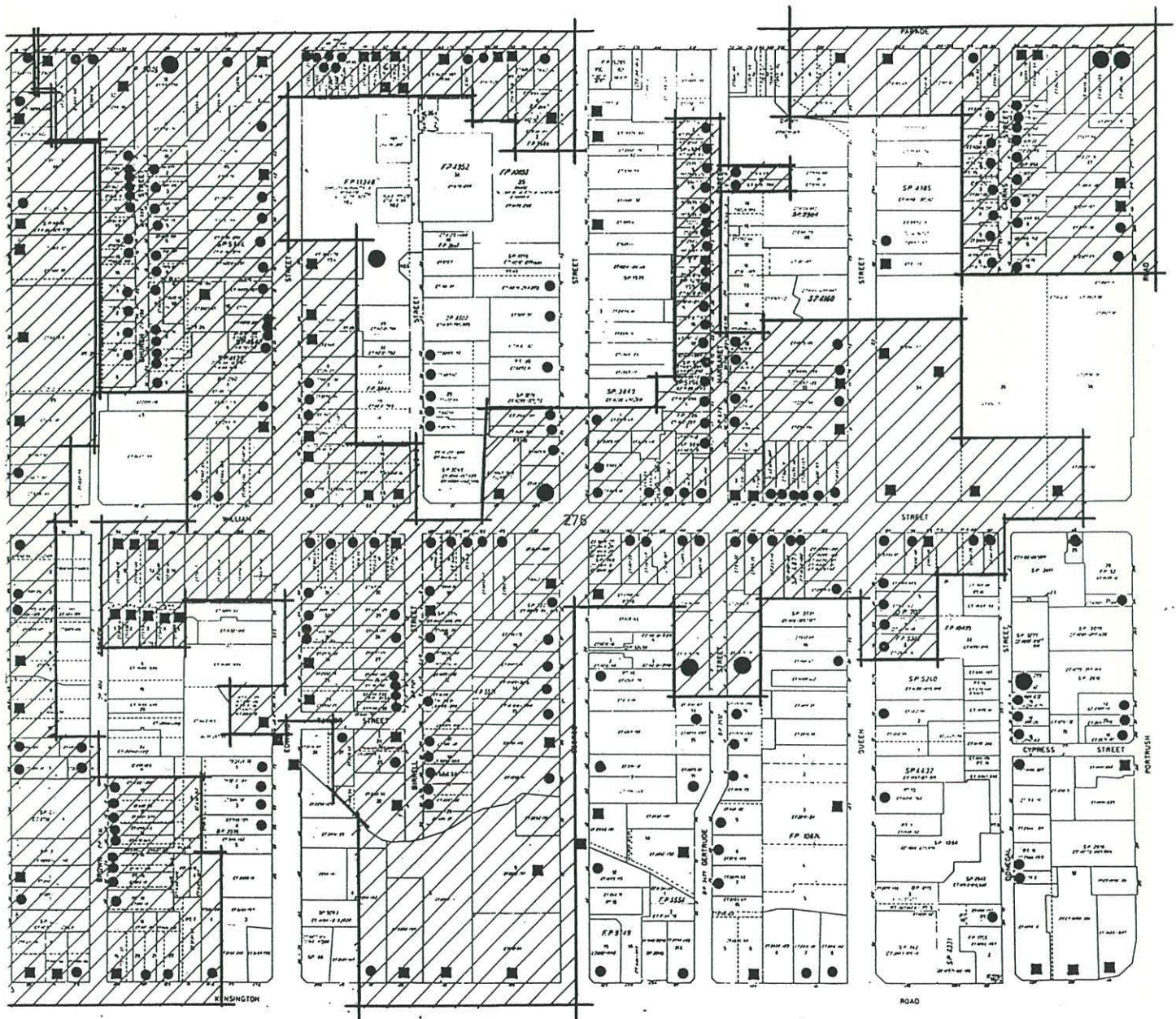
The proposed zone also incorporates a significant section of the Parade, ie the south side between Edward Street and George Street. This effectively represents the "heart" of the Parade. While most of the properties concerned here are older shops with new shopfronts grafted onto the front, the bulk of the remaining building fabric is essentially near-original. It is this which gives this part of the Parade its strong Victorian character, as seen in the roof forms, the parapet walls and the particular building scale. Much more could be made of this historic character if owners wanted to.

This quite large area is an important part of Norwood which is remarkably intact. It is significant and should be recognised and protected as a Local Historic (Conservation) Zone.

The proposed zone is indicated on the following page.



## REVIEW OF HISTORIC (CONSERVATION) ZONES



## PROPOSED WILLIAM STREET EAST HISTORIC (CONSERVATION) ZONE

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## REVIEW OF HISTORIC (CONSERVATION) ZONES

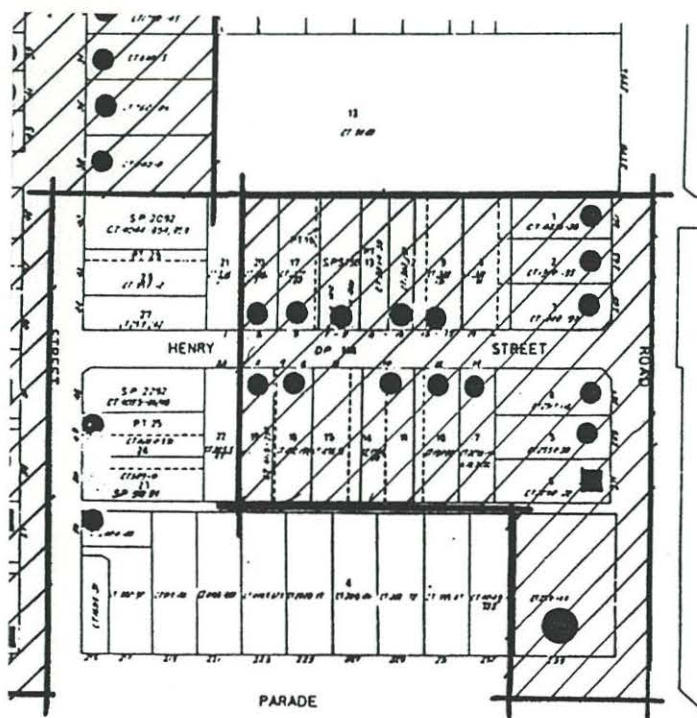
**Portrush Road / Henry Street**

This is another small concentration of Victorian properties which includes one State Heritage Place, one Local Heritage Place and fifteen Contributory Items. The area is essentially intact with only two properties not from the period. While small, the area is indicative of the underlying Victorian character of Norwood and incorporates the important Wesleyan Church and Church hall on the corner of the Parade and Portrush Road.

The buildings are characterised by red brick and bluestone walls, corrugated iron roofs and verandahs, hipped roofs, feature gables and stucco decoration. Several retain their original front fences and walls. The area is notable for the Victorian character of its layout and development. Setbacks from the street are relatively uniform.

Portrush Road is one of the original cross-streets in Norwood which has now evolved into a major arterial road. It still retains most of its original housing and street trees however. Henry Street is a smaller residential street, typical of the many which link between the main cross streets, in this case Queen Street and Portrush Road. While it accommodates several recent residential developments, it remains an attractive street notable for its Victorian/Edwardian character.

This concentration, while small, is important and should be recognised and protected as a Local Historic (Conservation) Zone. The area could possibly be incorporated into Norwood Residential Historic (Conservation) Zone 4.

**PROPOSED PORTRUSH RD. / HENRY ST. HISTORIC (CONSERVATION) ZONE**



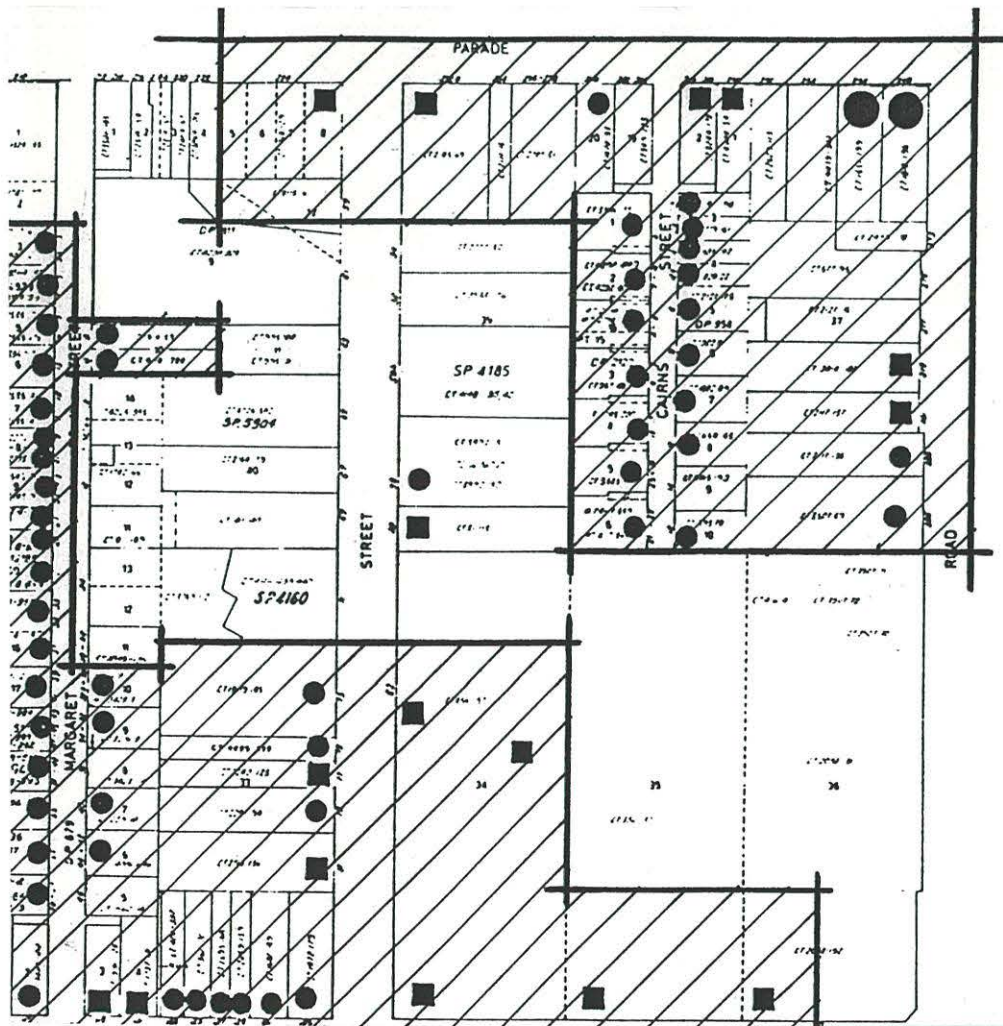
## REVIEW OF HISTORIC (CONSERVATION) ZONES

**The Parade / Cairns Street**

A small concentration of Victorian development has been identified on the south side of the intersection of the Parade and Portrush Road. This incorporates the important Parade/Portrush Road corner and a number of key buildings along the Parade, ie the Bath Hotel, the former Odeon Cinema and shops. It also incorporates Cairns Street, a small residential laneway of intact Victorian housing of the same importance as Tolmer Place, Marchant Street and Richmond Street. Overall there are two State Heritage Places, seven Local Heritage Places and nineteen Contributory Items and five other properties.

The buildings are characterised by red brick and bluestone walls, corrugated iron roofs and verandahs, hipped roofs, cast iron verandah decoration, feature gables and stucco decoration. The area is notable for the Victorian character of its layout and development. Setbacks from the street boundary in Cairns Street are relatively uniform. The character of the area is strongly Victorian.

This area is an important part of Norwood and should be recognised and protected as a Local Historic (Conservation) Zone.

**PROPOSED PARADE / CAIRNS STREET HISTORIC (CONSERVATION) ZONE**



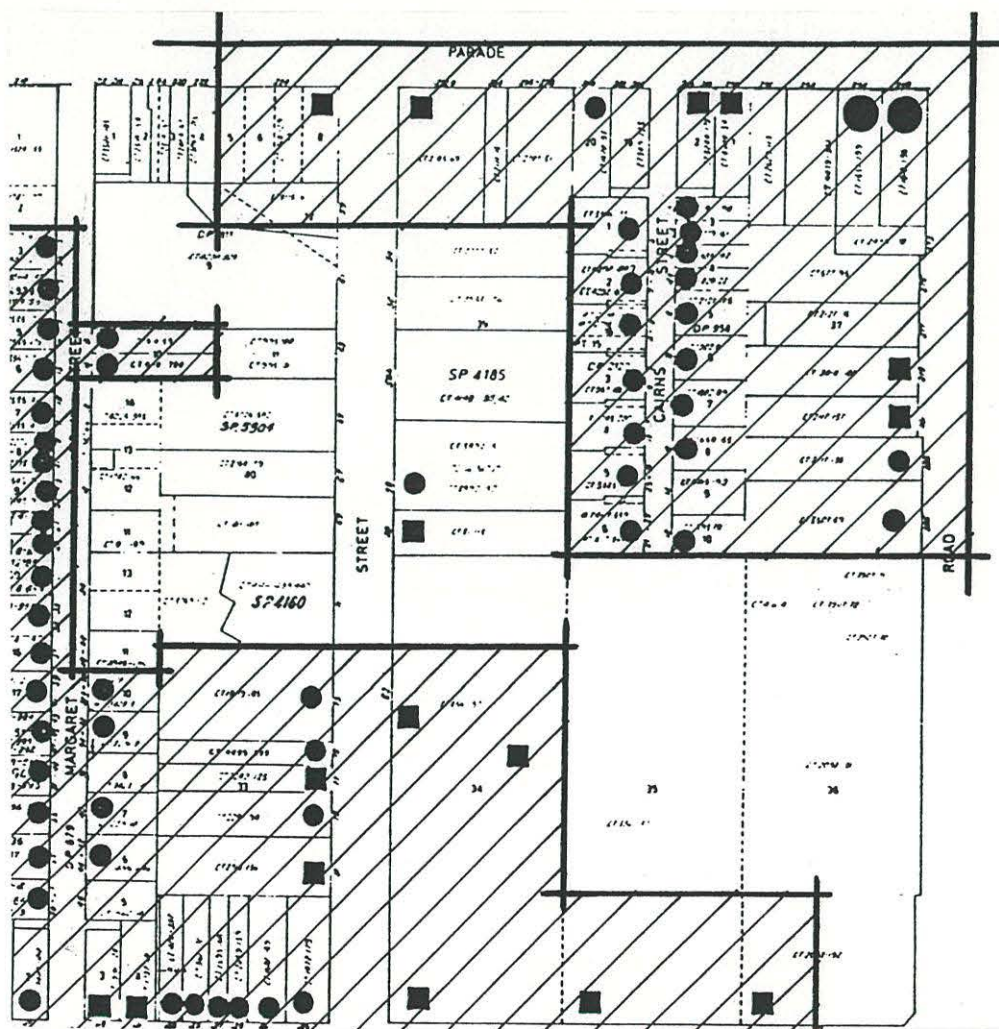
## REVIEW OF HISTORIC (CONSERVATION) ZONES

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This area is an important part of Norwood and should be recognised and protected as a Local Historic (Conservation) Zone.

**PROPOSED PARADE / CAIRNS STREET HISTORIC (CONSERVATION) ZONE**



## 10. SUMMARY OF SURVEY RECOMMENDATIONS

### Recommendation 1 : Recognition of Historic Character

The historic character of Kensington and Norwood is the product of its physical development up to the present time, ie it is a collective synthesis of its layout and subdivision, the buildings and structures that have been built, and the streetscapes and public works that have been carried out over that time. In terms of physical urban fabric, Kensington & Norwood's "European heritage resource" can be described as the sum of its State Heritage Places, Local Heritage Places and Character / Contributory items. These elements collectively give Kensington & Norwood its special and unique urban character.

It is recommended that the Kensington and Norwood Council recognise that Kensington and Norwood's historic Victorian character is the product of its original layout, subdivision and subsequent development, which occurred primarily over the period 1840-1890 and to a lesser extent from 1890-1910, and that the remaining elements of this today are reflected in the collective sum of its State Heritage Places, Local Heritage Places and Character/Contributory Items.

### Recommendation 2 : Proposed State Heritage Places

The following properties are recommended for nomination as State Heritage Places:

Item	Address	Neighbourhood
1. House	5 Charles Street	Norwood
2. House	29 Flinders Street	Kent Town
3. House	17 Fisher Street	Norwood
4. House	18 Flinders Street	Kent Town
5. Office Building	46 Fullarton Road	Norwood
6. House	115 George Street	Norwood
7. House	14 Hansen Street	Heathpool
8. Attached Shops&Dwellings	31-39 Kensington Road	Norwood
9. St. Matthew's Church & Rectory	146-148 Kensington Road	Marryatville
10. House	63 Maesbury Street	Kensington
11. Apartments	82 North Terrace	Kent Town
12. Hotel	315 Portrush Road	Norwood
13. House	60 Queen Street	Norwood
14. House	9 The Crescent	Marryatville
15. House	5 The Crescent	Marryatville
16. Terrace House	9-13 The Parade	Norwood
17. Attached Houses	31-33 Wakefield Street	Kent Town
18. House	17 Wellington Street	Kensington
19. St Ignatious Church	135 William Street	Norwood

### Recommendation 3 : Proposed State Heritage Areas

No areas of possible State Heritage Area significance are recommended.



## SUMMARY OF SURVEY RECOMMENDATIONS

### **Recommendation 4 : Proposed Expansion of Existing Local Conservation Zones**

The following existing Historic (Conservation) Zones are recommended for redefinition:

1. Dequetteville Terrace Historic (Conservation) Zone
2. The Parade/Fullarton Road Historic (Conservation) Zone
3. Kent Town Historic (Conservation ) Zone 1
4. Norwood Historic (Conservation ) Zone 2
5. Norwood Historic (Conservation ) Zone 3
6. Norwood Historic (Conservation ) Zone 4
7. Norwood Historic (Conservation) Zone 5

### **Recommendation 5 : Proposed New Local Conservation Zones**

The following precincts are recommended for designation as new Historic (Conservation) Zones:

1. Elizabeth Street;
2. Osmond Terrace North;
3. Osmond Terrace South;
4. Edward Street North;
5. William Street East
6. Portrush Road/Henry Street
7. The Parade/Cairns Street

### **Recommendation 6 : Proposed Local Heritage Places**

The Local Heritage Places identified in the Schedule in Section 7 and documented in the Appendix B Inventory attached to this report are recommended for inclusion on a Register of Local Heritage Places in Kensington and Norwood.

### **Recommendation 7 : Character / Contributory Items**

It is recommended that Council endeavour to retain Character/Contributory Items wherever possible in managing the ongoing development of Kensington and Norwood.

## 11. ONGOING

The identification of Local Heritage Places via a heritage survey is only the first step in preparing a Local Heritage Register. The Planning Act sets out a specific process to be followed for a schedule of Local Heritage Places to be finalised and incorporated into a local Development Plan. A key element in this process is the Public Consultation stage.

### Public Consultation

The public consultation stage follows on from the survey and is critical to the success of a Local Heritage Register. The results of the survey and the implications of heritage listing have to be presented in a simple yet comprehensive manner to residents and traders so that they can understand what it all means. This will take time and will require a well considered education programme. Experience elsewhere has shown that it is the uninformed that are the most likely to object. People will naturally be interested in the survey, the effect it may have on their property and in any ongoing action. They will need to be well acquainted with the details if they are to accept it and to eventually "own it" themselves. Personal contact should be made with all owners to show Council is concerned about them and to answer any queries they might have. Most will ask about curtailed development rights (see next page).

The public consultation stage will need to:

- make contact with each owner of a proposed Local Heritage Place;
- clearly set out development implications;
- identify the ongoing process of incorporating proposed Local Heritage Places into the local Development Plan;
- identify an appropriate management structure and resources;
- use a range of promotional and educational measures to get the message across, ie pamphlets, public meetings, seminars, local working parties, articles in the paper etc.

### Potential Issues

The following issues are often raised when the results of heritage surveys are announced:

#### PRINCIPLE OF HERITAGE LISTING

Some people object to the principle of heritage listings on the grounds that it is not necessary; that it represents unwanted "government" interference in their lives and that they should be able to do what they want to with their properties. While they are entitled to their view, it is apparent today that the broader community wants older historic areas and buildings to be retained and properly managed so that their attractive character can be maintained. Heritage listings and their associated planning framework are the primary means of achieving this. Recognition of the historic character of Kensington and Norwood and its proper preservation represents responsible management of the city's resources and also maintains the amenity of the area and its property values.



## ONGOING

### RESTRICTION OF DEVELOPMENT RIGHTS

A common misconception is that the listing of a property will somehow "freeze" the property and stop any building work being carried out. This is not true. While Local heritage lists will control demolition of heritage properties and require the public side of buildings and their settings to maintain the historic character of an area, owners are free to add on and redevelop properties. There are no controls on the interior and owners can build at the rear and sides. There are many ways to develop heritage properties.

### PROVISION OF PROFESSIONAL MANAGEMENT

In order to properly manage the cities heritage resource, Council will need to look at ways to professionally control its maintenance and development. This is commonly done elsewhere by a combination of legal framework, technical information and professional advisers. The former includes the local Development Plan and design guidelines, while the latter include Heritage Advisers, ie architects skilled in conservation work and authorised by the Minister of Planning to deal with State Heritage Places. These are employed either on a regular basis (eg 2-3 days a month) or on an "as-needs" basis. Heritage Advisers can work with applicants and intending applicants to optimise their needs and the cities. This works well in many other council areas, both here and interstate. Adoption of a Local Heritage Register requires ongoing professional management if the desired goal of a meaningful heritage resource which contributes positively to the city is to be achieved.

## **APPENDIX A: ACKNOWLEDGMENTS**

This report was prepared by Mark Butcher and Patricia Sumerling of Mark Butcher Architects. The assistance and help of the following individuals and organisations is gratefully acknowledged:

- Robert Donaldson
- Dennis Emery
- Matthew Robinson
- Denise Schumann
- Kensington and Norwood Historical Society
- Kensington Residents Association
- Beth Brittle
- Sue Marsden
- Staff of the Mortlock Library of South Australia