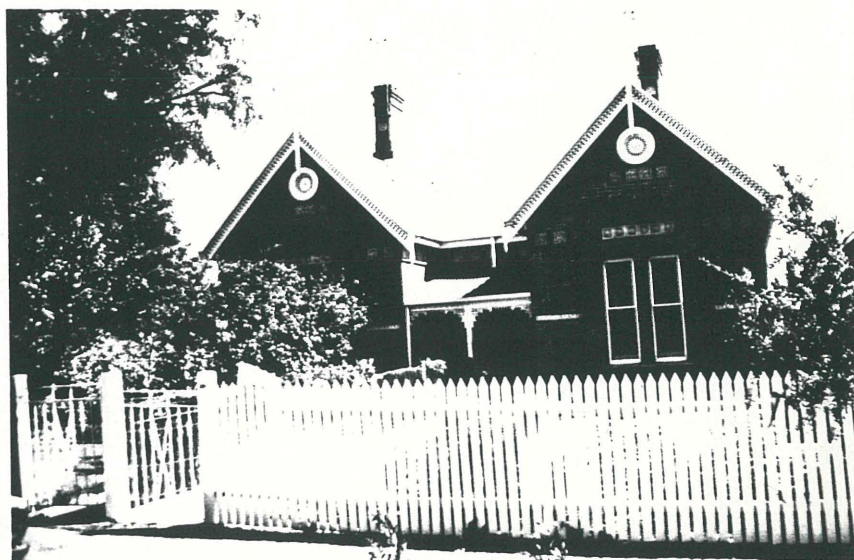


BURNSIDE HISTORIC (CONSERVATION) ZONES

ANALYSIS AND RECOMMENDATIONS

MAY 1990



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BURNSIDE HISTORIC (CONSERVATION) ZONES

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1.0 INTRODUCTION

1.1 Background to Study

This Study was commissioned in March 1990 by the City of Burnside. This report should be read in conjunction with Burnside Heritage Survey (July 1987)* which outlines heritage recommendations for individually significant buildings within Burnside.

This current report is concerned with the refining of Historic Conservation Zones initially outlined by the heritage survey as local heritage precincts. The identified local heritage areas were the most significant amongst many other locations and groups of buildings within Burnside (see p96 of that report). Other examples given were the Parkway at Leabrook, Kensington Gardens and Beaumont Common.

The zones analysed within this current report have been selected for protection by the Burnside Council. In some cases the boundaries of these proposed areas have been reduced from those proposed in the Heritage Survey due to zoning differences (such as removing the areas zoned commercial along Kensington Road and Glen Osmond Road).

The analysis and delineation of these zones has been undertaken in response to recent amendments to the SA Planning Act, which allows the creation of Historic (Conservation) Zones as part of the Metropolitan Development Plan within which local Councils will be able to control demolition or alteration of buildings and structures. These zones should have a distinctive local historical character or "sense of place", formed by the buildings, the spaces between the buildings, the pattern of streets and allotments and the local topography.

1.2 Objectives of Study

The objective this study is to investigate and analyse the areas designated as heritage precincts proposed as Historic (Conservation) Zones, to delineate the exact boundaries, outline the historical development of the area and analyse the heritage character of the zone. In addition each property within the zone is classified as to the contribution it makes to the heritage character of the precinct. Other elements which contribute to the precinct character, such as amenity, the functions of the area and the integrity of its overall condition are also assessed and analysed.

Following on from this delineation and analysis, recommendations are drawn up for each zone to ensure the retention of the integrity of each zone.

1.3 Assessment Criteria for Buildings within Heritage (Conservation) Zones

The buildings within each proposed zone have been assessed in terms of the contribution each makes to the heritage character of the area. This contribution has been categorized as Contributory, Neutral or Non-Contributory.

* Prepared for the Corporation of the City of Burnside and the State Heritage Branch of the Department of Environment and Planning by John Dallwitz and Alexander Marsden of Heritage Investigations.

Contributory Buildings - buildings which reinforce the defined character of the zone, with intact architectural elements and building form creating a coherent and consistent group. This includes groups of buildings with consistent or similar design, verandah style, setback, similar placement on allotment, similar alignment to the street, repetition of roof forms or overall building forms or other such physical characteristics. This also includes buildings which have undergone some alterations but which are reversible allowing the character of the building to be reinstated.

Neutral Buildings - buildings which have a neutral influence on the character of the zone possessing an individual character of their own but do not conform to the assessed and analysed heritage character. This type of building could easily be screened with appropriate planting and need undergo no alteration. Vacant land has been assessed as neutral.

Non-Contributory Buildings - buildings which have a negative influence on the heritage character. These buildings have been altered beyond change or reversibility, or are of a building type and period totally out of character with the assessed character of the zone.

1.4 Study Boundary

Areas assessed all fall within the boundary of the Burnside Local Government area (as outlined below).

- 1. Rose Park Historic (Conservation) Zone**
- 2. Eastwood Historic (Conservation) Zone**
- 3. Woottona Terrace Historic (Conservation) Zone**
- 4. Tusmore Historic (Conservation) Zone**
- 5. Beulah Park Historic (Conservation) Zone**

FIGURE 1: Location of Proposed Historic (Conservation) Zones within City of Burnside

2.0 SUMMARY OF RECOMMENDATIONS

The following recommendations are made to ensure the retention of the integrity of the delineated Historic (Conservation) Zones. (For specific recommendations for each zone refer to section 3 of this report.)

- 2.1 It is recommended that all identified Contributory buildings within each zone be retained. Reinstatement of the heritage character of any buildings which have been identified should be encouraged.
- 2.2 It is recommended that all elements of landscaping, existing street patterns, street furniture and kerbing be retained where identified.
- 2.3 It is recommended that a street-planting programme be implemented to provide consistent and appropriate trees for the Heritage (Conservation) Zones. Where significant consistent street planting already exists, this must be maintained carefully and any replanting be done with the appropriate species. Reassessment of existing tree types should be undertaken by Council as many existing street trees do little to enhance the amenity of these zones.
- 2.4 Any new development should be carefully conceived to reinforce and not detract from the defined character of each Historic (Conservation) Zone. Property owners planning new development should obtain advice from suitably qualified architects and consultants experienced in this field. In certain cases it may be necessary for Council officers to seek expert advice to ensure that new development conforms to the character of the zone.
- 2.5 It is recommended that the Burnside Council commission the preparation of Residential Conservation Guidelines for these Historic (Conservation) Zones, for the information and guidance of property owners in the maintenance and alteration of any identified contributory buildings. Such documents assist in raising the awareness of local property owners, and in addition, are useful for Council staff members when queried by the general public about appropriate development in Historic (Conservation) Zones.

3.0 HISTORIC (CONSERVATION) ZONES - ANALYSIS AND RECOMMENDATIONS

3.1 BURNSIDE - HISTORICAL BACKGROUND

3.1.1 Introduction

The history of Burnside as a suburban area has been well documented in *The Paddocks Beneath, A History of Burnside from the Beginning*, by Elizabeth Warburton (1981), and in the introductory section to the *Burnside Heritage Survey*. These documents (which cover the whole period of Burnside history and development) have provided most of the historical information used in this report.

The main point made by the Heritage Survey is that the built character of the suburb "is determined to an overwhelming extent by the large and varied stock of housing which represents the product of nearly 150 years of constructions, change and development. Burnside's history is essentially that of residences: farmhouses, cottages of village artisans and urban workers, villas of the middle classes, the new colonial gentry's prestigious homes, some speculative and philanthropic housing developments, and linking all, the steady process of suburbanisation."

It is the aim of these Historic (Conservation) Zones to delineate and protect examples of these types of residential development where they form obvious groups with high integrity and consistency. In order to ensure this, it is necessary to understand the historic development of suburban Burnside and the main housing types which remain within the suburb.

3.1.2 Early Settlement

The modern suburb of Burnside lies in the foothills east of the city of Adelaide - a rich alluvial area watered by the Torrens and its five tributary creeks. This area was particularly attractive to new settlers and was quickly taken up by farmers and speculators who subdivided areas as suburban villages or large villa allotments after the first survey in 1838. Magill was the first of the foothills villages to be subdivided but allotments were not sold until 1842. Glen Osmond was established as a village in about 1844. Beaumont Village was laid out in 1848 and "Burnside the Beautiful" in 1849 along Second Creek. The main arterial roads out of the city served these areas and linked them to the City. The district was known as East Torrens and it was to this council that Burnside first belonged. The original East Torrens Council district was 100 sq miles in area and lay between the River Torrens and the Mt Barker Road. When Burnside Council district was divided from East Torrens in 1856, it was originally about 10 sq miles in area (in 1876 Burnside acquired the section at the head of Waterfall Gully, which was one of several adjustment made on the eastern boundary of the Burnside area).

The main activities of settlers during this period were agricultural, and the early wine industry was particularly important. Penfolds, Woodleys and Stonyfell were all established in the 1840s and 1850s. Wheat and barley were also grown and sheep and cattle grazing was important. Initial timber felling was slowly replaced by dairies, orchards and market gardens.

One major industrial activity was the mining of silver and lead on the hillside of Glen Osmond and there was also extensive quarrying of building stone in the Greenhill area and around Stonyfell during this early period.

The area east of the city was seen as a pleasant rural retreat for families with city businesses, and many of the early large houses remain (and are best protected by State Heritage Registration, as recommended in the Heritage Survey). Very few small early structures related to agricultural occupations remain apart from miners cottages and small stone buildings. None of the vernacular forms of pioneer domestic architecture such as pise or slab huts remain within Burnside.

3.1.3 Consolidation of Subdivision, 1860 - 1880

During this period the more extensive forms of agriculture such as grain growing and sheep and cattle grazing moved out beyond the immediate hinterland of Adelaide to the northern plains of the State. The agricultural pursuits of the Burnside area were mainly concerned with vine growing, olive production and market gardening, providing a fresh food supply for the city population as well as for the growing number of suburban residents. There was an intense speculative land and building boom in Adelaide from about 1875 - 1882 and much subdivision of sections was undertaken, particularly in the southern and eastern suburbs. Burnside retains examples of this subdivisional and building activity, such as that within Eastwood. Areas such as Kensington Park and Rose Park were also subdivided in the late 1870s although here not a lot of residential building took place until the 1880s. Building materials were available from the expanding Stonyfell quarries and the particularly distinctive Adelaide bluestone or sandstone villa began to be constructed from the mid 1870s.

The Heritage Survey has characterised this period as one of persisting primary production and surging suburban development. Also many of the established gentlemen's residences were expanded into mansions during this boom period.

3.1.4 Suburban Consolidation, 1880 - 1900

The last twenty years of the century saw the true consolidation of suburban Adelaide. Throughout Burnside, areas previously subdivided were built on during this time. This development created strongly characteristic consistent residential areas of freestanding houses in pleasant gardens. To cope with the requirements of increased residential population other services such as schools, churches and shops were also constructed within these suburbs.

There was also some significant industry set up in suburban Burnside at this time, particularly Coopers Brewery, Bennett's Pottery, Reedy's Brickyard and Hill's Slaughter yards. Stonyfell quarries continued to function during this period, providing much of the stone required for the building activity. Wine making also continued to be a significant industry. Very little of this industrial evidence remains within Burnside Council area, with the notable exception of Cooper's Brewery.

Two residential areas which contain consistent residential development typical of this period are the proposed Historic (Conservation) Zones within Beulah Park and Rose Park.

3.1.5 1900 - 1920

This period saw the subdivision of some areas of Burnside which had remained as agricultural land up to this date, particularly the area east of Prescott Terrace, and some of the areas in the lower foothills east of Portrush Road. Toorak Gardens was subdivided in 1912 and town planning theories on building controls and house size influenced real estate agents and developers who set limits on the minimum sizes of blocks and the value of houses which could be constructed within these new subdivisions. A particularly significant subdivision was in St Georges where Woottona Tce was created in 1916. This area has been proposed as an Historic (Conservation) Zone and represents the late Edwardian interpretation of *rus in urbe* so well understood by the Victorian gentry.

3.1.6 1920 - 1950

This was a period of rapid increase of population within the Burnside Council area. Land was made available for subdivision when the land remaining as farmland was finally cut up into housing blocks. Building slowed but did not stop entirely during the First World War, and further house building occurred in the late 1920s such as that within the Tusmore area. This now contains large number of Tudor and Bungalow style houses which have undergone little or no alteration creating a precinct of consistent overall character.

The residential development of Burnside during the latter part of this period was effectively halted by the Second World War, due to wartime restrictions on building materials which lasted until the early 1950s.

3.1.7 1950 - present

The development of Burnside during this period has been parallel to that of all suburban areas in the Adelaide metropolitan area, and typical examples of residential building consistent with city wide trends can be found. No heritage areas dating from this period have been delineated.

Note: The historical development of individual Historic (Conservation) Zones has been included in the sections of this report dealing with each proposed zone.

3.2 ROSE PARK HISTORIC (CONSERVATION) ZONE

3.2.1 Zone Boundary and Map

Area bounded by Prescott Tce, Hewitt Ave, Alexandra Ave and the lane parallel to Fullarton Rd (Thomas Place) - see Figure 3.2.

3.2.2 Historical Development

The suburb of Rose Park (within section 262) was formerly the property of the South Australian Company. The Company leased the land to William Prescott who built up a productive farm in the area. The area was subdivided after 1876 and the first sale of Rose Park allotments was held in November 1878 in the north west section of the suburb. Further subdivisions occurred in 1883, 1889, 1909 and by 1890, 60 homes had been erected in Rose Park, mainly in Watson Ave, and Hewitt Ave. This suburb was close to the city and within the one penny fare section on the Tramway. This ensured that residential building continued in the area despite the economic recession which South Australia suffered in the 1890s.

As well as individual property owners including Prescott family members building houses for themselves, a number of speculative builders were active in Rose Park. Alexander Maddern built houses along Hewitt Ave and Prescott Tce, and Charles Boswarva also constructed houses in Dulwich and Toorak Gardens during the late 1900s to late 1920. The majority of the houses from the 1890s to 1910 are substantial 6-8 roomed villas of bluestone or free stone with brick quoins and window dressings embellished with rendered mouldings. Most of the houses have a projecting front gable and a return verandah, embellished with cast iron. Most are single storey although there are some two storey residences particularly along Prescott Tce. Rose Park Primary School was constructed in 1893 and the Gartrell memorial Church on the corner of Alexandra Ave and Prescott Tce was erected in 1914 to the design of Woods, Bagot and Jury Architects. Other significant buildings within the zone include the cottage homes constructed on the corner of Alexandra Ave and Prescott Tce in 1908, originally named the Walter Hughes Duncan Homes. These small alms houses are a typical example of a popular form of philanthropy in Adelaide during the early twentieth century.

A significant landscape element within this Historic (Conservation) Zone is the soldiers memorial avenue along Prescott Tce and the plantation along Alexandra Ave. These streets were planted with elms and oaks in 1919 in memory of the dead of the First World War, and the trees retain their number plaques. The War Memorial Statue entitled "Over The Top" was the work of the sculptor C. Web Gilbert. This memorial stands at the Prescott Tce end of the Alexandra Ave plantation.

Farming activity only ceased in this area in 1938 with the subdivision of Prescott's Farm.

3.2.3 Character of Zone

The character of this zone derives from:

- i) The avenue planting of mature trees along Alexandra Ave and Prescott Tce. These trees were planted as a memorial after the First

World War and are therefore 70 years old, providing dense shade and an important landscape element of metropolitan wide significance. The existence of a generous central median strip planted with a double row of trees, creates a double avenued effect creating shade and patterns of dappled light.

- ii) Generally consistent late nineteenth and early twentieth century architecture most of which survives intact. These residences are typical of the period with face stone or face red brick and displaying typical detailing of the period including complex roof shapes, verandahs, gable ends.
- iii) The generally established nature of gardens to houses which compliment the street planting. In addition many original or appropriate fences remain, allowing appreciation of the gardens with views through to the facades of the house.
- iv) The subdivision pattern which creates rear lanes providing car access to houses off these lanes. The house frontage is generally given over to front fence and garden and the existence of garages at front foot path alignment is uncommon.
- v) The substantial nature of housing within the suburb. There are only a few semidetached houses or cottages within this zone and only a few later infill houses. Houses are therefore generally large and well designed, many displaying the input of architects of the period. Housing is generally single storeyed although larger two storey mansion houses exist in Prescott Tce.
- vi) The existence of the Gartrell Uniting Church and the Rose Park Primary School, both buildings of high architectural merit which establish a village atmosphere and provide important elements within this residential area.
- vii) The location of the War Memorial statue at the junction of Alexander Ave and Prescott Tce where lights and bollards establish an intimate public space which commemorates a significant world event. This memorial is complemented by the fine stone and wrought iron fencing in front of the church.
- viii) The existence of typical 1920's street lights along Alexandra Ave which consist of a reinforced concrete pole surmounted by a white ball. These lights are regularly placed and contribute to this boulevard highlighting the period of its planting.

The character of this zone is **eroded** by the existence of Alexandra Lodge, an old peoples home complex, fronting Victoria Street, Watson Ave, and Alexandra Ave. This complex with multistoreyed buildings is totally inappropriate within the surrounding historic residential character.

FULLARTON ROAD

FIGURE 3.2 ROSE PARK HISTORIC (CONSERVATION) ZONE

contributory buildings
zone boundary
recommended zone boundary changes

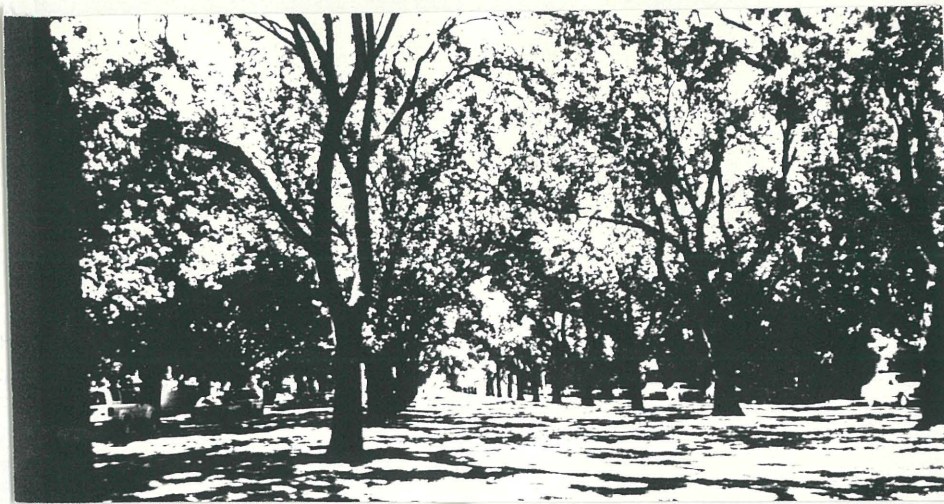
3.2.4 Building Schedule

Buildings within this zone have been assessed and categorised according to the contribution to the character of the zone. These categories are contributory, neutral, non contributory (refer 1.3 above for explanation of categories).

CONTRIBUTORY	NEUTRAL	NON-CONTRIBUTORY
Alexandra Ave - North Side 3,5,7,9,11,13,15,17,19,21,23,29,43a, 45,47,49,51,55	31 - Vacant Block 33,35,37,39,41,	43,53
Alexandra Ave - South Side Gartrell Memorial Church,84,78,76 74,72,70,68,66,64,62,60,58,56,Rose Park Primary School,52(corner shop),50,48,46,44,42,40,38,36,34,30, 26,24,20,18,16,14,12	10	82 (flats)
Close Street - West Side 9,7,5,3,1		1a (flats)
Close Street - East Side 2,4,6,8,10		
Grant Street 77a-77b(Cottage Homes) - extension Prescott Tce frontage		
Hewitt Ave - ^{South} North Side 4-6(pair),8,10,12,14,16,18,20,(pair) 32-34(pair),36,38,42,44,46,48,50,52, 56,58-60(pair),62-64(pair),66,68,72, 74,76,78,80,82,84	22,24,26,54,70	Rose Park Pre-School (no 28-30 early building)
Hewitt Ave - North Side 61,59,57,55,53,51,49,47,45,43,41,39, 31,29,27,25,21,19,17,11,9,7,3,1 13(flats)	7a,5 (vacant land - park)	37(flats),35a,35b (house and office) 35(flats),33(house),23(house),
Prescott Tce - West Side 27,35,23,21,19,17,15,13,11,9,7,5,3,1		
Prescott Tce - East Side 2,4,6,8,10,20,22,24a-38(Cottage Homes)	12,14,18,	2a
Watson Ave - South Side 86,84,82,76,74,72,70,68,66,64,62,60, 58,56,54,52,50,38,36,34-32(pair),30, 28,26,24,22,20,18,16,12-10(pair),8	14	
Watson Ave - North Side 1-3(pair),5,7,11,13,15,16,19,21,23,25 27,29,31,31a,33,35-37(pair),39,41,43 45,47,49,51,55,59,61,63,65,67	57 (flats)	

3.2.5 Recommendations for Zones

- i) All scheduled contributory buildings within this zone should be retained and maintained.
- ii) Any new development should reinforce the historic character of this zone. Existing patterns of set back, building height, building form and materials should be maintained in new development.
- iii) Where street planting is weak and lacks consistency, street trees should be planted which reinforce the existing exotic street planting of the zone, utilising in particular planes, elms, and oaks. This particularly applies for sections of Hewitt Ave, Watson Ave, Webb Street, Victoria Tce and Close Street.
- iv) Rose Park Primary School should not be excluded from this zone.
- v) It is recommended that the east side of Prescott Tce (Toorak Gardens) be included in this zone. This is an integral part of the character of Prescott Tce, and complements the west side of this wide street. It would be illogical to draw the boundary along the centre of the terrace.
- vi) The zone should be extended to include the Cottage Homes in Prescott Tce constructed in 1908. These were recommended "A" items in the Burnside Heritage Survey, but have not yet been included on the State Heritage Register.



Plantation, Alexandria Ave - showing lush tree planting



Prescott Tce houses



House in Watson Ave - original house on right with carefully designed extension on left



Cottage Homes, Prescott Tce (outside delineated zone)

3.3 EASTWOOD HISTORIC (CONSERVATION) ZONE

3.3.1 Zone Boundary and Map

Area bounded by John Street, Main Street, Mathilda Street, Elizabeth Street, Birkin Street and properties fronting thereto (see Figure 3.3).

3.3.2 Historical Development

The Eastwood Historic (Conservation) Zone lies within section 254. Although parts of the section were first subdivided around 1840, the major subdivision did not occur until the 1870s-1880s despite its closeness to the City and Glen Osmond Road. The part of the section between Glen Osmond and Fullarton Road (then known as Eastwood Tce) belonged to John Wark, a builder, and he began close subdivision in 1875 along John, Main and Markey Streets. In 1878-1879 he subdivided north of John Street and east of Mathilda Street, in even smaller allotments, and built a quantity of low cost housing with larger villas interspersed. Proximity to the Parkside (Glenside) Hospital on which construction began during the early 1870s, was the cause of this subdivision and residential building. The population of the area was made up of attendants and groundsmen at the hospital, labourers, artisans, small builders and other small business people. In 1880 there were 80 houses in Eastwood and by 1890 there were 212. The other builder working in Eastwood who constructed many small dwellings in the area was John Hogg. He also constructed shops along Glen Osmond Road.

The larger houses along Greenhill Road, Glen Osmond Road and Fullarton Road have been converted to commercial premises, or demolished; however the interior of the Eastwood Residential area remains with small houses on small allotments.

3.3.3 Character of Zone

The character of this zone derives from:

- i) The irregular subdivision layout resulting from the intersection of major roads into the city, namely Fullarton Road, Greenhill Road, and Glen Osmond Road. This creates a triangular area which was subdivided early.
- ii) The consistent nature and intimate scale of small houses on small allotments. Most of the housing dates from the 1880s with some earlier cottages.
- iii) The consistently aligned residences of mainly shallow setback, many of which have verandahs onto the street line.
- iv) The existence of early street detailing such as blue stone kerbing.
- v) The existence of pocket parks at the intersection of streets and the creation of some allotments into parks (such as the community centre, and the kindergarten in Main Street).
- vi) The existence of mature native trees particularly at the junction of Main and Birkin Streets in association with the Kindergarten.

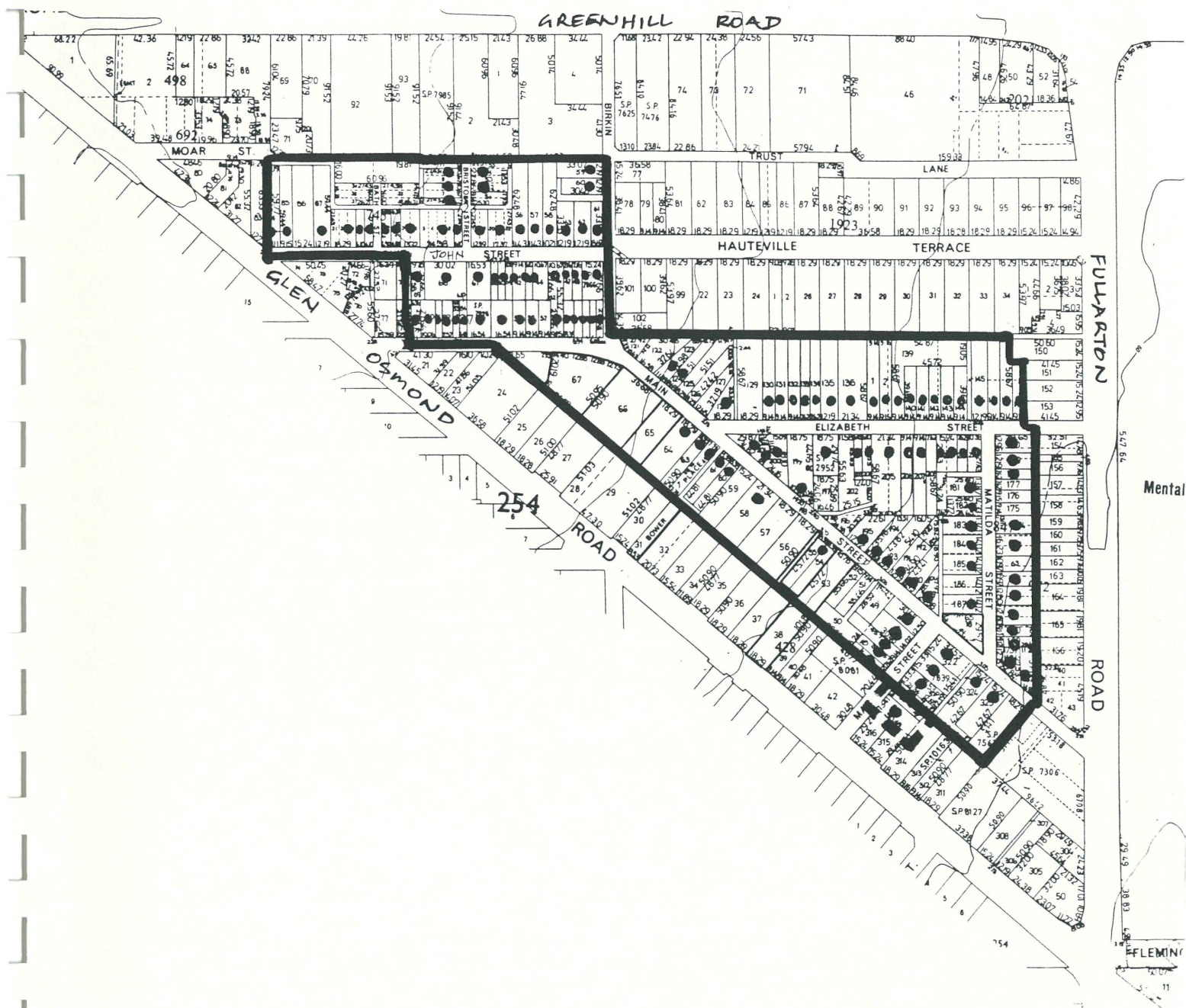


FIGURE 3.3 EASTWOOD HISTORIC (CONSERVATION) ZONE

- contributory buildings
- zone boundary
- - - recommended zone boundary changes

3.3.4 Building Schedule

Buildings within this zone have been assessed and categorised according to their contribution to the character of the zone. These categories are Contributory, Neutral, Non Contributory (refer 1.3 above for explanation of these categories).

CONTRIBUTORY	NEUTRAL	NON CONTRIBUTORY
Bath Street	1,2,	
Bristol Street 1-3(pair),7,4,6		
Birkin Street 1,3		
Elizabeth Street - North Side 43,39-37(pair),35,33,27-31 (row),25,23,21,19,17,15,13, 11,9,7,5,3,1		41 (flats)
Elizabeth Street - South Side 2-6(row),10,12,14,16,18,20,22	8,24-26,28	
John Street - North Side 39,37,35,33,31,29,27,25,23,19-21 (pair),17,15,13,11,9,7,5,3,1		3a
John Street - South Side 42a,42,40,38,36,34,30,28,26,24, 22,18-16(pair),14,12,11	32	20
Main Street - North Side 3,5,7-9(pair),11,13,15-17(pair) 19-21(pair),23,27-29(pair),35, 37,39,41,43,49,51,55,67,69-71 (pair),75,77-79(pair),81,83,85,87	25,33,53,59	47,57,73
Main Street - South Side 48,46,26,22,20,18,16,14	44,42,38 Community Centre,36,34,Grove Kindergarten	50,32,30-28(pair),24
Markey Street - East Side 6,8,10-12(pair),14		
Markey Street - West Side 1,3,5,7,9,		
Matilda Street - East Side 18-20(pair),16,14,10a,8,4,2	12,12a,6	10
Matilda Street - West Side 1,5,7,9,11,13,	3	

3.3.5 Recommendations for Zone

- i) All scheduled contributory buildings within this zone should be retained and maintained.
- ii) Any new development should be at the rear of allotments and sympathetic in scale, form, detail and materials. Two-storey development should preferably not be visible from the street.
- iii) Underground wiring of electrical services should be undertaken, as the large stobie poles within narrow streets detract from the intimate historic nature of the zone.
- iv) Public amenity in the zone should be improved by careful consideration of street planting. All early street furniture and bluestone kerbing should be retained.
- v) Any required traffic management proposals for these narrow streets should be carefully conceived to ensure that they do not detract from the character of the zone.



12-14 Main St



19-21 Main Street



Intersection of Main
St and Mathilda St

EASTWOOD Historic (Conservation) Zone - Current Photos

3.4 WOOTOONA TCE HISTORIC (CONSERVATION) ZONE

3.4.1 Zone Boundary and Map

The section of Wootton Tce between Portrush Rd and Purnana St (see Figure 3.4).

3.4.2 Historical Development

Many areas within suburban Burnside (such as parts of St Georges and Toorak Gardens) were established as expensive residential addresses with restrictions and requirements placed on them by the developers. These restrictions included minimum size allotments and a set minimum price for the land and value of the house to be constructed.

Wootton Tce was subdivided from the Woottonlea Estate, first established by Frances Faulding on the southern forty acres of section 294. Faulding's house still stands as part of Seymour College and Wootton Tce was subdivided from the estate in 1916. This part of the estate had been a potato paddock. The first houses built on Wootton Tce were at the corner of Portrush Road and the selling agents for the Terrace imposed restrictions on prospective home builders. A house was to be of not less than 1000 pounds in value, built of specified materials and placed well back from the front boundary. The garden was to be "a credit to the neighbourhood". Wootton Tce was extended eastward in 1927 from Purnana Street east, but the area included in this proposed Historic (Conservation) Zone does not include the later area.

Wootton Tce is a precise and easily encapsulated example of the type of development controls on house size and quality which were prevalent during the 1910s and 1920s. This reinforced the social character of areas of Burnside as significant wealthy enclaves.

3.4.3 Character of Zone

The Character of this zone derives from:

- i) The tree lined street with mature plantings of ash and white cedar trees planted at regular intervals, establishing a thick canopy to both sides of the street. In addition the topography of the street, sloping westward downhill towards Portrush Rd contributes to the distinctive landscape/streetscape character of this zone. *(melia azedaris)*
- ii) Large allotment sizes, and large, mostly two-storeyed houses set in substantial gardens which are generally well maintained.
- iii) The high architectural quality of many of the houses dating from the 1920's. Each house is individual in style and most appear to be the design of contemporary architects of the period, with substantial floor plans, elevations and careful positioning within a garden setting.
- iv) The diverse character of fencing including some nature cypress hedges, low stone walls, brick edging and other forms of site delineation which accord with the character of the house.

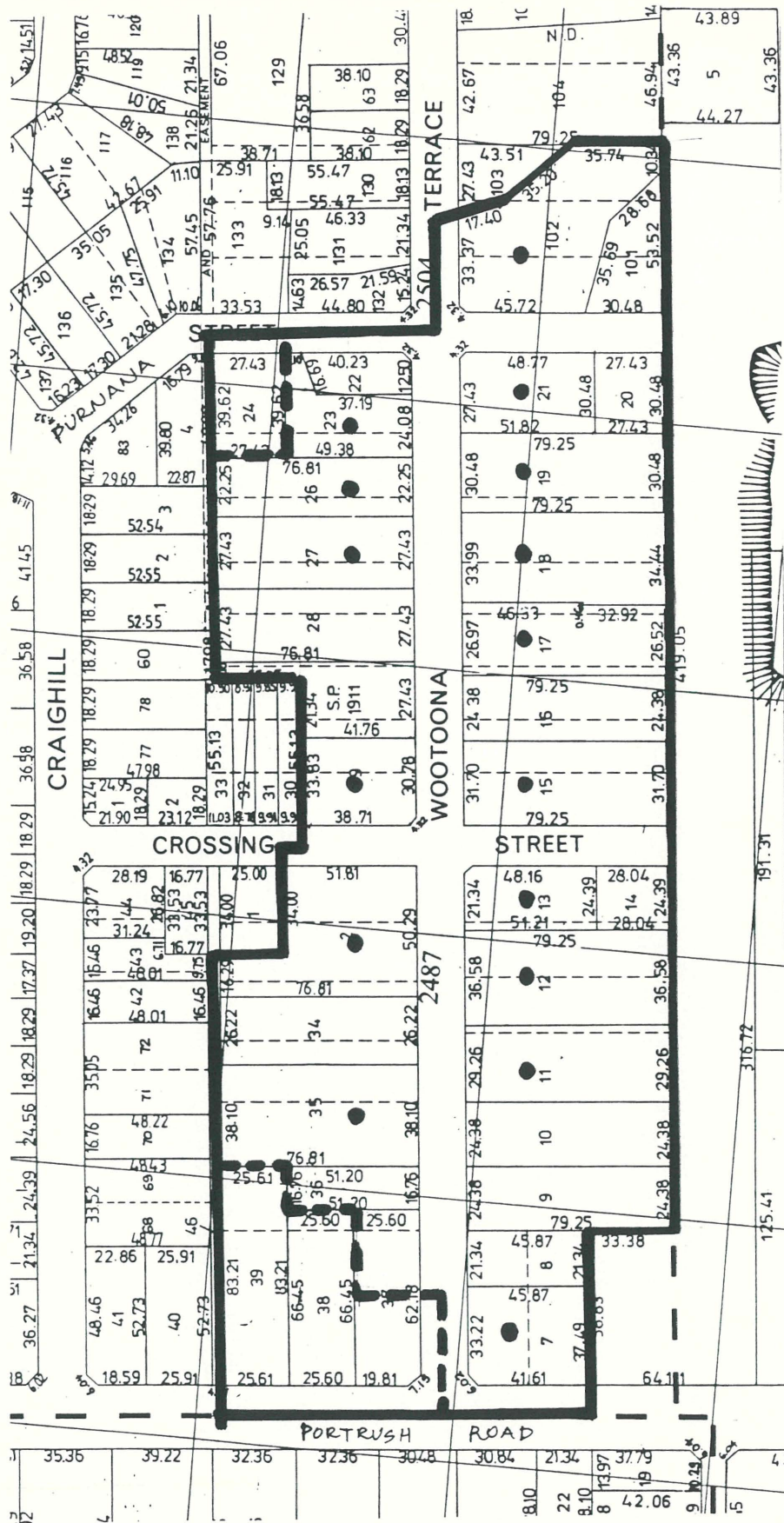


FIGURE 3.4 WOOTOONA TCE HISTORIC (CONSERVATION) ZONE

- contributory buildings
- zone boundary
- - - recommended zone boundary changes

- v) The entrances to the houses at the corner of Crossing Street. (Number 7 & 12 Wootoona Tce) Both these houses have heavy paired masonry piers with oblique corner entrances into the site. Both houses in addition have mature cypress hedges.
- vi) The high level of public amenity of the street including the well maintained grass verges, substantial trees, and indigenous eucalypt on the corner of Wootoona Tce and Craighill Street.

3.4.4 Building Schedule

Buildings within the zone have been assessed and categorised according to their contribution to the character of the zone. These categories are Contributory, Neutral, Non Contributory (refer 1.3 above for descriptions of categories).

CONTRIBUTORY	NEUTRAL	NON CONTRIBUTORY
Wootoona Tce - South Side 2,6,8,10,12,16,18,20,22,24	2a,4,4a,14	
Wootoona Tce - North Side 15,13,11,7,5,1,1a	Vacant Land 9a, 3(between 1-1a)	
Crossing Street		5
Purnana Street	34	

3.4.5 Recommendations for Zone

- i) All scheduled contributory buildings within this zone should be retained and maintained.
- ii) All mature street trees should be maintained and where there are gaps, planting should be continued utilising existing tree species. It is imperative that the mature eucalypts at the corner of Purnana St and Wootoona Tce and at the entrance to Wootoona Tce at the corner of Portrush Rd be retained.
- iii) Any proposed subdivision of the allotments of scheduled contributory buildings should be carefully considered. No subdivision and erection of new buildings should occur where this detracts from the cultural significance and established character of the existing houses. This is particularly significant at the intersection of Wootoona Tce and Crossing St. Any further subdivision along the frontage of Wootoona Tce should not occur. Consideration could be given to new allotments to be established at the rear of existing houses. Any proposed new development should be accompanied by detailed landscape proposals which reinforce the existing landscaping treatment of this zone.
- (iii) Any new development should be of a high architectural quality and continue the established high quality and detailing of existing houses, many of which have been architect designed. Erection of "Mock Historic" housing which mimics 19th Century houses from an earlier period should not occur, as this subdivision dates from the 20th Century and houses of the period display

completely different detailing and materials to Victorian housing. This particularly applies to the currently vacant land between No 1 and No 1a Wootona Terrace.

- iv) The zone should exclude new development on resubdivided allotments on Portrush Road originally part of No 1a. The zone should also exclude No 33 Purnana Street.



Woottona Terrace



7 Woottona Tce



19 Woottona Tce

WOOTTONA TERRACE Historic (Conservation) Zones - Current Photos

3.5 TUSMORE

3.5.1 Zone Boundary and Map

Area is bounded by Greenhill Road, Burke Street, Bakewell Street, Rivington Grove, Fisher Street and Brandreth Street, including the length of Kennaway Street (see Figure 3.5).

3.5.2 Historic Development

Along with many sections within the Burnside local government area, Tusmore (in section 291) was originally a farm. William Rogers took out a lease of this section from the South Australian Company which his family held until 1889, when it was taken over by Edward Treacy, a dairyman. The South Australian Company proceeded to subdivide most of the section in 1913, 1919 and 1920. The Burnside Council Offices and Town Hall are constructed on the south west corner of this section. Census returns indicate that Burnside experienced a residential building boom at this time in contrast to other suburbs which were suffering from the effects of economic depression. Because the majority of houses were built within Tusmore during the 1920s it is a now consistent suburb of Californian and Tudor Style Bungalows with few intrusive elements. The zone which has been delineated has a high concentration of the housing styles, mostly constructed during the late 1920s and early 1930s. It is one of the most intact and representative residential areas in the whole Adelaide region and can be compared with the similar concentration of State Bank housing in Colonel Light Gardens of a slightly earlier period. It is particularly interesting to note that the street planting also represents the town planning fashions of the time, with jacarandahs, ashes and some flowering gums replacing oaks and elms.

3.5.3 Character of Zone

The character of this zone derives from:

- i) the repetition and consistency of the residential style of the houses in this area. The house styles are generally of Tudor or Bungalow design; however, there are some later houses which are of similar quality and do not detract from the dominant architectural style of the sub division. There is a predominance of high gabled roofs of the Tudor houses. These are particularly striking when positioned in identical locations on building blocks and when part of a long run of identical houses such as in Kennaway Street and Burke Street. The most striking example of this is from 26 - 34 Kennaway Street, where all houses are identical, Tudor design.
- ii) the established street trees, generally mature Jacarandah or Ash trees, and the grassed verges.
- iii) the consistent low fences and well planted gardens which provide a green environment in this suburb as a setting for the intactness of the houses within the subdivision.

- iv) the very few non-contributory houses which have been vastly altered from their original detailing and appearance. (as indicated in building schedule below).
- v) the grid pattern and house allotment size providing a regularity, and consistency within the sub division.

3.5.4 Building Schedule

Buildings within a zone have been assessed and categorised according to their contribution to the zone. These categories are Contributory, Neutral, Non Contributory (refer 1.3 above for descriptions of these categories).

CONTRIBUTORY	NEUTRAL	NON-CONTRIBUTORY
Bakewell Street 1,23,17		19
Brandreth Street 62,60,58,56,54		
Burke Street - East side 22,20,18,16,14,12,10,8,6,4,2	26,24	
Burke Street - West side 3,7,9,11,13,15,17,19,21,23,25	1,5	
Fisher Street 7,5		7a
Greenhill Road 419,421,423,427,435,437, 439	425,429,431,433,441, 443,445,449,451	447
Kennaway Street - East side 60,58,56,54,52,46,44,42,36, 34,32,30,28,26,24,20,18,10,8	50,40(Vacant Land), 38,22,16,14,12	
Kennaway Street - West side 57,55,53,51,49,47,45,43,41, 39,37,35,33,31,29,27,25,23, 19,17,13,11,9,7	21,15	
Lynnington Street - East side 42,40,34,32,30,28,26,24,22, 20,18	38	
Lynnington - West side 17,19,21,23,25,27,29,31,33, 35,37		

3.5.5 Recommendations for Zone

- i) All scheduled contributory buildings within this zone should be retained and maintained.
- ii) Any alterations to existing contributory houses should be carefully conceived and conform to the overall character of the identified significant architectural style of the zone. Extensions should be positioned so that preferably they are not visible from the street; if visible they should set back sufficiently not to interfere with the streetscape quality of the repetition of houses, and detailed to compliment the existing architectural character.
- iii) The amenity of the zone should be enhanced by maintenance of all street trees and replanting where necessary with the same species to ensure consistency of the landscape pattern.
- vi) The current low scale of fences should be maintained; no new high masonry walls should be erected which obliterate views of front gardens from the street.



34-26 Kennaway St - note repetition of gable roofs



37, 39 Kennaway St



19 Burke St

3.6 BEULAH PARK HISTORIC CONSERVATION ZONE

3.6.1 Zone Boundary and Map

This zone is divided into two adjacent sections: the first part is the area between Portrush Road, Beulah Road, Vine Street, the second smaller section is bounded by Union Street, Glyde Street and Dimboola Street. This is delineated on the map below.

3.6.2 Historical Development

Beulah Park is subdivided from section 288 and is the northern most section of Burnside Council area. The land was sold free hold in 1851 and subdivided in the southern half of the section. The area of this Historic (Conservation) Zone was subdivided in the 1870s and parts were also resubdivided in 1910. This area contains a collection of cottages built in the 1890s by Edward Pemberton, a builder from Lancashire. These houses are a mixture of freestanding and semidetached dwellings and Pemberton used dark red brick from Reedy's Brick Works in Howard Street, Beulah Park. The other distinguishing feature of these houses is the white tiles and friezes ornamenting the walls, gables and eaves of the houses. These embellishments have earned Pemberton houses the description of *cottage ornee* and although this is not entirely correct as a stylistic term it indicates the significant difference in architectural character that these cottages possess. Pemberton also built a Dance Hall and a Warehouse in Mathilda Street which were constructed in Reedy's bricks.

3.6.3 Character of Zone

The character of this zone derives from:

- i) The collection of cottages built in the 1890s by Edward Pemberton. These houses are a mixture of freestanding houses and semidetached cottages using red brick from the local brickworks. All these houses are carefully detailed featuring ornamental tiles, friezes, decorative gables and timber fretwork barge boards and generally consistent and unusual detailing which distinguishes them from the more usual Victorian houses of the period. The best examples of these are located in Vine Street and Union Street, other examples are in Beulah Road and Portrush Road.
- ii) The row of consistent single fronted workers cottages in Union Street and Dimboola Street (1-27 Dimboola Street, 2-16 Vine Street). These cottages are identical in design, set back the same distance from the street, and the repetition of detailing and building form provides a consistent character.
- iii) The generally consistent residential character which is primarily late Victorian houses constructed in the 1890s & 1900s. There are some later bungalow style houses although these are unusual. All these houses are modest in character and scale and are a good example of late Victorian worker housing, the only exceptions being the substantial and well detailed villas at 47 and 49 Howard Street, which were constructed on large allotments.

- iv) The narrow width of Vine Street, Dimboola Street, Union Street, and Mathilda Street which highlights the intimate scale and intensive development of late Victorian worker housing.
- v) The remnant stone guttering, particularly in Howard Street and Beulah Road - South Side (bluestone guttering), stone guttering also in Glyde Street, Dimboola Street, Union Street (East Side).

3.6.4 Building Schedule

The following buildings contribute to the character of this zone:

CONTRIBUTORY	NEUTRAL	NON CONTRIBUTORY
Beulah Road 202,204,206,208,210,212,214, 216,218,220,222,224,226,228, 230,232,234,236,238,240		
Dimboola Street - West Side 27,25,23,21,19,17,15,13,11,9, 7,5,3,1		
Glyde Street 18,14,12	16	12a
Howard Street - West Side 47,49,51		
Howard Street - East Side 50,48,46,44,42,40,36		38
Mathilda Street - South Side 4,6,8,10,12	2	
Mathilda Street - North Side 5-7(pair),Annex Hall,1(two- storey residence)		
Portrush Road 246-248(pair),250,252,258,part 260(bluestone section),262,264		256,part 260 house
Union Street - East Side 2,4,6,8,10,12,14,16,18,20,24,26	28	
Union Street - West Side 21,23,25-27(pair)		
Vine Street 9-11(pair),13,15-17(pair)		

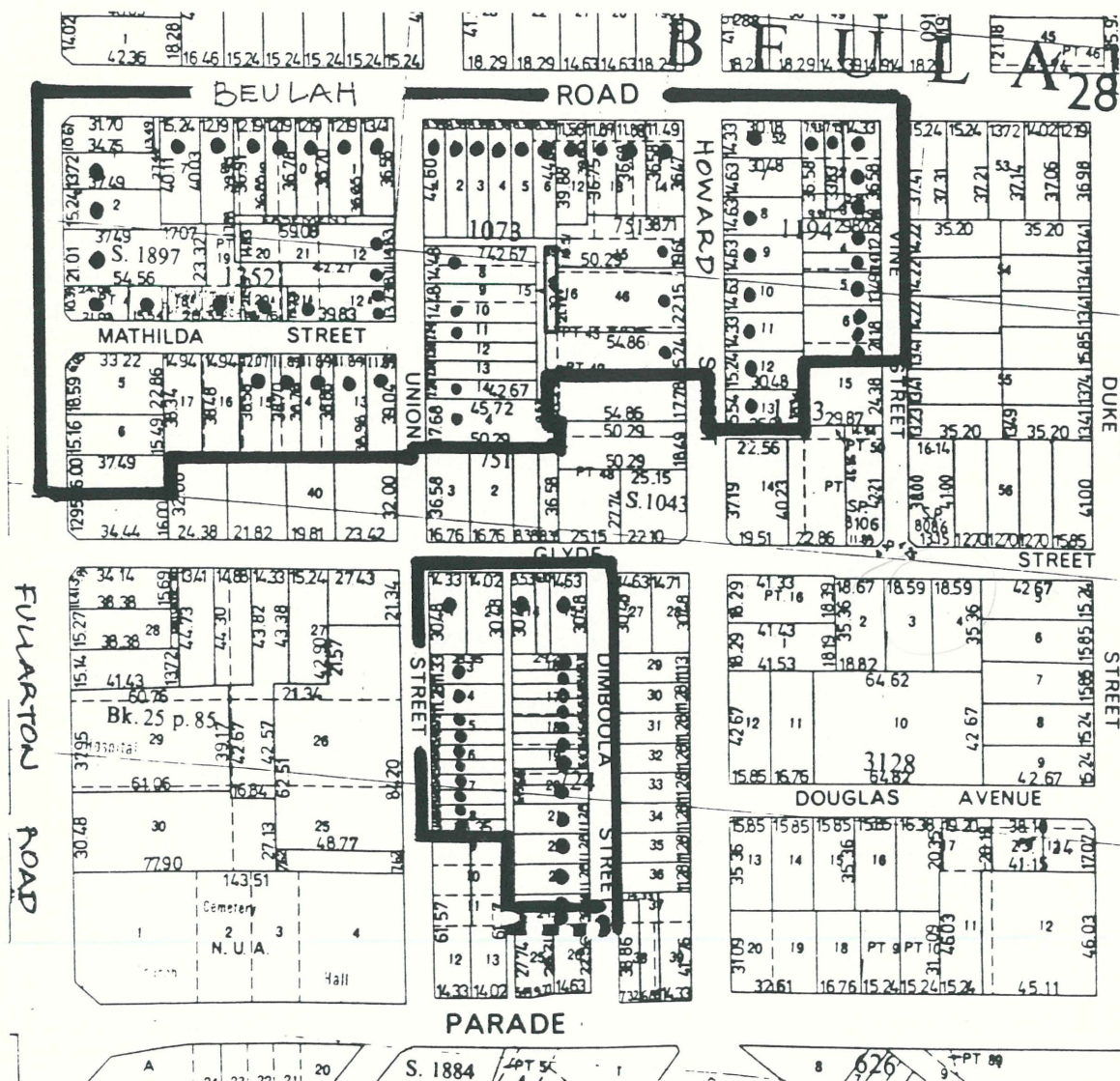


FIGURE 3.6 BEULAH PARK HISTORIC (CONSERVATION) ZONE

- contributory buildings
- zone boundary
- - - recommended zone boundary change

3.6.5 Recommendations

- i) All scheduled contributory buildings within this zone should be retained and maintained. Careful protection and care should be taken with all the Pemberton houses and particularly the fragile building materials utilised in these houses, notably the glazed tiles and plaster decorative elements, and timber fretwork bargeboards.
- ii) Any new development should reflect the same intimate quality of existing development. Non Contributory sites could be redeveloped in an appropriate manner.
- iii) Public amenity should be improved by careful street planting. The existing planting utilises various native species, and these are now generally advanced but have little greening impact on the zone.
- iv) All bluestone kerbing should be maintained. Undergrounding of electricity wires should be undertaken in this zone particularly in Dimboola and Union Streets as the large stobie poles detract from the intimate scale of the early residential development.



25-27 Union St



49 Howard St



27-71 Dimboola St

BEULAH PARK Historic (Conservation) Zone - Current Photos

APPENDIX ONE: SOURCES OF INFORMATION

Two major sources of information were referred to in the preparation of this report:

Warburton, Elizabeth *The Paddocks Beneath: A History of Burnside from the Beginning* (Corporation of the City of Burnside, 1981)

Dallwitz, John and Marsden, A *Burnside Heritage Survey* (1986) prepared for the City of Burnside and the State Heritage Branch of the Department of Environment and Planning

Further information on individual buildings and items within Burnside is located in the Local History Collection, Burnside Library, which includes the Burnside Rate Assessment Books.

Other published sources are noted in the Bibliography of the Heritage Survey.

APPENDIX TWO: ITEMS ON THE STATE HERITAGE REGISTER, CITY OF BURNSIDE

1. 54-56 Kensington Rd, Rose Park
2. 2 Leonore Ave, Kensington Gardens
3. 1 Dashwood Rd, Beaumont
4. Penfold Cottage, Penfold Rd, Rosslyn Park
5. Southern Wall, Glenside Hospital, Fullarton Rd, Frewville
6. 8 Rodger Ave, Leabrook
7. 40 East Tce, Kensington Gardens
8. 1-8/259 Glen Osmond Rd, Frewville
9. 323 Portrush Rd, Toorak Gardens
10. River Red Gum Tree, Glynburn Rd, Kensington Gardens
11. 492 Glynburn Rd, Burnside
12. 2 Ringmer Dve, Burnside
13. 33 High St, Burnside
14. Penfold Winery Complex, Penfold Rd, Rosslyn Park
15. 155 Waterfall Gully Rd, Waterfall Gully
16. Glenside Hospital, Administrative Building, Fullarton Rd, Frewville
17. 50-52 Kensington Rd, Frewville
18. Toll House, Road Reserve, Mount Barker Rd, Glen Osmond
19. 13 Blyth St, Glen Osmond
20. Alexandra Avenue Plantation, Road Reserve (Rose Park Historic (Conservation) Zone)
21. 14 Holden St, Kensington Park
22. Glenside Hospital, "2" Ward and Fence, Fullarton Rd, Frewville
23. Woodley Wines, Cnr Blyth and Bagot Sts, Glen Osmond
24. 7 Rodger Ave, Leabrook
25. 160 Fullarton Rd, Rose Park
26. Glenside Hospital, Men's Dining Room, Fullarton Rd, Frewville
27. Benacre Cl, Glen Osmond
28. 61 Alexandra Ave, Rose Park
29. Wheal Gawler Historic Mine Site
30. 339 Kensington Rd, Kensington Gardens
31. Soldiers Memorial Ave, Toorak Gardens, Prescott Tce Rd Reserve (Rose Park Historic (Conservation) Zone)

32. 42 Prescott Tce, Toorak Gardens
33. 10 Mt Barker Rd, Glen Osmond
34. Wheal Watkins Historic Mine Site
35. Waterfall Gully Kiosk, Waterfall Gully Rd, Waterfall Gully
36. 120 Kensington Rd, Toorak Gardens
37. 23 Kurralta Dve, Burnside
38. 13 Undelcarra Rd, Burnside
39. 30 Rochester St, Leabrook
40. Smelting Works Chimney, Gill Tce, Glen Osmond
41. 14 Kennaway St, Tusmore (Tusmore Historic (Conservation) Zone)
42. 631 Glynburn Rd, Beaumont
43. 275 Kensington Rd, Kensington Park
44. 2 Rodger Ave, Leabrook
45. 12 Heatherbank Tce, Stonyfell
46. Glenside Hospital, Medical Officers Residence, Fullarton Rd, Frewville
47. 103 Rodger Ave, Leabrook
48. 92 Mount Barker Rd, Mt Osmond
49. Magill Stone Mines, 43-57 Wyfield St, Wattle Park
50. Glenside Hospital Morgue, Fullarton Rd, Frewville
51. Glenside Hospital, Outbuilding/Laundry, Fullarton Rd, Frewville
52. 4 Rodger Ave, Leabrook
53. 6 Rodger Ave, Leabrook
54. 5 Rodger Ave, Leabrook
55. 546 Portrush Rd, Glen Osmond
56. Glenside Hospital, Chapel, Fullarton Rd, Frewville
57. Glenside Hospital, Men's E1 and E2 Wards, Fullarton Rd, Frewville
58. Clayton Wesley Uniting Church, 278 Portrush Rd, Beulah Park