



**DESIGN GUIDELINES**  
for the  
**HISTORIC (CONSERVATION) ZONE**  
and  
**LOCAL HERITAGE PLACES**



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## TABLE OF CONTENTS

|     |  |    |
|-----|--|----|
| 1.0 | INTRODUCTION .....                                       | 1  |
| 2.0 | A BRIEF HISTORY OF PROSPECT .....                        | 2  |
| 3.0 | HERITAGE HOUSING STYLES.....                             | 5  |
| 3.1 | 1870s - 1900s SINGLE FRONTED COTTAGES.....               | 5  |
|     | Style .....  | 5  |
|     | Walls .....  | 5  |
|     | Roof.....  | 5  |
|     | Verandahs .....  | 5  |
|     | Plan .....   | 5  |
|     | Conservation Guidelines .....                            | 5  |
|     | LOCAL EXAMPLES OF SINGLE FRONTED COTTAGES.....           | 6  |
| 3.2 | 1870s - 1890s SYMMETRICAL (DOUBLE-FRONTED) COTTAGES..... | 8  |
|     | Style .....  | 8  |
|     | Walls .....  | 8  |
|     | Roof.....  | 8  |
|     | Verandahs .....  | 8  |
|     | Plan .....   | 8  |
|     | Conservation Guidelines .....                            | 8  |
|     | LOCAL EXAMPLES OF SYMMETRICAL COTTAGES.....              | 9  |
| 3.3 | 1880s - 1900s RETURN VERANDAH VILLAS.....                | 11 |
|     | Style .....  | 11 |
|     | Walls .....  | 11 |
|     | Roof.....  | 11 |
|     | Verandahs .....  | 11 |
|     | Plan .....   | 11 |
|     | Conservation Guidelines .....                            | 11 |

---

|   |    |
|---|----|
| LOCAL EXAMPLES OF 1880s - 1900s RETURN VERANDAH VILLAS.....         | 12 |
| 3.4 1880s - 1910s LATE VICTORIAN VILLAS .....                       | 14 |
| Walls .....   | 14 |
| Roof.....   | 14 |
| Verandahs .....   | 14 |
| Plan .....  | 14 |
| Conservation Guidelines .....                                       | 14 |
| LOCAL EXAMPLE OF A LATE VICTORIAN VILLA.....                        | 15 |
| 3.5 1880s - 1900s LARGE VILLAS AND MANSIONS.....                    | 16 |
| Style .....   | 16 |
| Walls .....   | 16 |
| Roof.....   | 16 |
| Verandahs .....   | 16 |
| Plan .....  | 16 |
| Conservation Guidelines .....                                       | 16 |
| LOCAL EXAMPLES OF LARGE VILLAS AND MANSIONS .....                   | 17 |
| 3.6 1900s - 1920s EDWARDIAN & FEDERATION .....                      | 19 |
| Style .....   | 19 |
| Walls .....   | 19 |
| Roof.....   | 19 |
| Verandahs .....   | 20 |
| Conservation Guidelines .....                                       | 20 |
| LOCAL EXAMPLES OF FEDERATION BUILDINGS .....                        | 21 |
| 3.7 1920s - 1930s - BUNGALOWS, TUDORS & SPANISH REVIVAL Styles..... | 23 |
| Walls .....   | 23 |
| Roof.....   | 23 |
| Verandahs .....   | 23 |
| Conservation Guidelines .....                                       | 24 |
| Dwelling Additions.....   | 24 |
| <br>  |    |
| 4.0 NON-RESIDENTIAL HERITAGE.....                                   | 27 |
| 4.1 1870s - 1880s LOCAL SHOPS AND OFFICES .....                     | 27 |

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|   |    |
|---|----|
| Conservation Guidelines .....   | 27 |
| Signs.....  | 27 |
| Additions and Alterations .....   | 27 |
| LOCAL EXAMPLES OF 1870s - 1880s SHOPS.....                                  | 28 |
| 4.2 1920s - 1930s LOCAL SHOPS AND OFFICES.....                              | 30 |
| LOCAL EXAMPLES OF 1920s - 1930s SHOPS .....                                 | 31 |
| 4.3 PLACES OF WORSHIP .....   | 33 |
| LOCAL EXAMPLES OF PLACES OF WORSHIP.....                                    | 34 |
| 4.4 EDUCATIONAL FACILITIES.....   | 37 |
| LOCAL EXAMPLES OF EDUCATIONAL FACILITIES .....                              | 38 |
| <br>  |    |
| 5.0 RESIDENTIAL AND NON-RESIDENTIAL HERITAGE DEVELOPMENT<br>GUIDELINES..... | 39 |
| 5.1 EXISTING BUILDINGS.....   | 39 |
| 5.2 NEW BUILDINGS IN THE HISTORIC CONSERVATION ZONE.....                    | 44 |
| 5.3 NON-RESIDENTIAL HERITAGE DEVELOPMENT CRITERIA.....                      | 46 |
| 5.4 MAINTENANCE OF HERITAGE BUILDINGS.....                                  | 47 |
| <br>  |    |
| 7.0 ACKNOWLEDGEMENTS .....  | 48 |

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## 1.0 INTRODUCTION

City of Prospect is renowned for its diverse range of housing styles from single-fronted cottages (1860s-1880s) in Little Adelaide to mansions in Fitzroy (1890s). By the turn of the century, the construction of various federation houses including symmetrical and late Victorian villas was evident in some areas of Prospect. The next dominant housing style was the post World War 1 bungalows, which are evident in the suburbs of Sefton Park and Nailsworth.

The architectural diversity of the district has remained as a strong statement of previous eras. By recording this diversity, this document aims to preserve City of Prospect's unique character for future generations.

The suburb of Prospect shares with Walkerville, Goodwood, Thebarton, Hindmarsh and Bowden the distinction of being one of Adelaide's oldest suburbs. This document provides an historical perspective of the built form of City of Prospect together with conservation design guidelines for the restoration, extension and general maintenance of local heritage places (refer Appendix A) and dwellings within the Historic (Conservation) Zone (refer Appendix B).

This Design Guide is intended to assist property owners in identifying housing styles and their original elements and building materials within City of Prospect. Locating intact houses of the same style and period can also provide a useful guide for restoration and reconstruction.

The guide features descriptions of layouts, materials and decorative elements that were common to architectural styles in various periods of Prospect's built history.

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## 2.0 A BRIEF HISTORY OF PROSPECT

The colony of South Australia was proclaimed on 28 December 1836, with its early development in the hands of the SA Company following the blueprints of Edward Gibbon Wakefield who envisaged a free settlement with no convicts. The legislation in 1834 allowed for the colonisation and governance of South Australia as a province under the British Crown.

Financing was from the sale of land and selections of 80 acres were sold at 1 pound per acre. These parcels were sold (and resold) in England before anyone set foot on any land. The purchasers of the first 437 lots were also to receive 80 country acres and one city acre. It was not until 1838 that purchasers were able to select their land on a plan for actual settlement.

Located on the Adelaide Plains leading northward from the rising ground above the River Torrens, Prospect's real beginnings as a residential suburb were as an extension of North Adelaide. Prospect's first residential development began in the 1850s and over the next forty years the residential areas steadily progressed. Suburbs that were created included Beaconsfield, Prospect Hill, Roseberry, Collinswood, Highbury, Thorngate, Fitzroy, Oxford, Ovingham Park, St Johns Wood and Blair Athol.

Prospect was initially developed as a result of two main factors that deviated from Wakefield's plan - dispersion and speculation. Initially, Prospect's development was limited due to a lack of water supply. Other areas such as Walkerville, College Park and St Peters were more desirable because of their close proximity to the River Torrens.

Nonetheless, by 1876 Prospect had a population of 900 and by 1880 the population had almost doubled. The 1880s saw a housing boom in Prospect, with most houses featuring distinctive ornamental iron lacework. Prospect continued to grow into the late 19th century, although issues with the reliability of the water supply and the establishment of a transport corridor to Adelaide were still in the process of being resolved.

Parcels of land were subdivided into estates, suburbs and townships. A large number of dwellings of a pre-selected design were built during this period however some were designed to suit individual preferences.

As Prospect developed, residents became dissatisfied with representation of the District Council of Yatala and thus the Council of Prospect was proclaimed on 1 August 1872. Local Government appeared to be a catalyst for development which included the further subdivision of Brecon Park, Sefton Park, Prospect North/West, Fitzroy, Ovingham, Collinswood, Roseberry, Reeplam and Prospect Village (1877-84).

The following figures illustrate how Prospect's population and housing were progressing at a rapid rate.

|                            | <b>1877</b> | <b>1891</b> | <b>1901</b> |
|----------------------------|-------------|-------------|-------------|
| <b>Population</b>          | 900         | 3812        | 5271        |
| <b>Houses</b>              | 181         | 798         | 1138        |
| <b>Houses being built</b>  | -           | 15          | 7           |
| <b>Houses occupied</b>     | -           | 736         | 1022        |
| <b>Cultivation (acres)</b> | 1353        | 252         | 335         |

**Table 1: 1877, 1891, 1901 Census Figures on Development in Prospect.**  
 (Source: Lamshed M, 1972, p33)

As Adelaide suburbia progressed, so did the need for more efficient transport systems. In early 1880 the Prospect, Nailsworth and Enfield Tramming Company was formed. This saw the construction of Johns Road Tram Barn which is now part of the Prospect Council Depot.



*Johns Road Tram Barn, Prospect*

The early 1900s saw a rapid reduction in the housing construction industry, which was a spillover effect of the 1890s recession. This period saw the consolidation of areas such as Fitzroy and Prospect North.

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The new century saw the rise of many new problems for Prospect. This included transport access for new subdivisions, stormwater problems and a lack of community facilities.

In 1900, a proposal to install two tram lines along Prospect Road was approved by the Council at a cost of £5,800, which was indirectly passed onto ratepayers and caused great conflict within the community. The trams serviced the local area for more than fifty years before being replaced by diesel buses in 1959.

By 1921 the population of Prospect had increased to nearly 13,000 and houses were being constructed at the rate of 180-190 per year. 1922-27 were boom years in housing construction, adding at least 250 houses per year through the construction of a range of Bungalow style dwellings. The increase in activity led to the sealing of numerous old roads and improvements to roadside drainage.

The 1930s depression saw a decline in housing construction, although construction of shops, churches and other facilities to service the immediate community continued at a steady rate.

City of Prospect's unique mix of 19<sup>th</sup> and 20<sup>th</sup> century residential architecture creates a distinct character for the area, which has remained relatively intact into the 21<sup>st</sup> century. The challenge for Council and property owners is to appropriately maintain this character, while ensuring that new development is complementary to the history of the area. Recent development has remained relatively minimal with the exception of some infill and larger mixed use projects along the major corridors.



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## 3.0 HERITAGE HOUSING STYLES

The following design guidelines are intended to assist property owners in identifying original elements and building materials for the various styles of houses and cottages in the City of Prospect, and are additional to the General Conservation Guidelines contained within this document. Locating intact houses of the same style and period can also provide a useful guide for restoration or reconstruction.

### 3.1 1870s - 1900s SINGLE FRONTED COTTAGES

#### Style

Single fronted cottages were generally identical, except for variations of either concave or bull nosed verandah roofs and either hipped or gable fronts to the main roof. Some had return verandahs with side access. Cottages of this period were semi-detached pairs (maisonettes) or single, free standing detached dwellings.

#### Walls

Front walls were usually of stone (bluestone or sandstone) with brick quoins around doors and window openings and wall corners. Some quoins were rendered to imitate ashlar blocks. Side and rear walls were usually of red brick or random rubble (stone) or river stone construction.

#### Roof

The roof form was simple in construction with a single ridge line. Roof cladding was generally corrugated iron with OG profile gutters. A lean-to roof section at the rear of the cottage was also common.

#### Verandahs

Verandahs were simple with posts and fascias of timber with later versions also incorporating cast iron fringe decorations.

#### Plan

The front door was offset with a passageway to the rear of the house. Rooms came off this passage way to one side only, with the larger kitchen at the rear extending the full width of the cottage.

#### Conservation Guidelines

The original elements of the building should be retained when undertaking any repairs or maintenance work, or when carrying out alterations and additions. If replacement is unavoidable, then new elements should replicate the original materials, details and finishes. Additions to single fronted cottages should generally be restricted to the rear of the building, so that original elements of the cottage can be retained.

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## LOCAL EXAMPLES OF SINGLE FRONTED COTTAGES



***Location: Burwood Avenue, Nailsworth***

This single fronted cottage is built with stone walls with rendered quoins around the window. The front door is offset to one side with the verandah constructed to promote this feature. Together with the woven wire mesh fence, this house is typical of the single fronted cottages of this era.



***Location: Pulsford Road, Prospect***

This single fronted cottage is constructed from bluestone with rendered quoins and surrounds to openings on the Pulsford Road façade. Other exterior walls are fully rendered. A timber and corrugated iron verandah is attached to the main facade with cast iron ornamentation added. This cottage is one of the best examples remaining in Prospect Village of late nineteenth century cottages.

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## 3.2 1870s – 1890s SYMMETRICAL (DOUBLE-FRONTED) COTTAGES

### Style

Symmetrical or double-fronted cottages are the most common style of dwelling in Prospect. The plan form was generally symmetrical around a central corridor with kitchens and service areas located across the rear. Verandahs were an important feature, with either concave or (later) bull-nosed roof forms. Later cottages also boast rendering around door and window openings and the introduction of decorative cast iron lacework in a myriad of patterns and combinations.

### Walls

Front walls were usually of dressed bluestone or sandstone with painted line work to mortar joints. Brick quoins around door and window openings may have been rendered to mimic elements of classical styling popular at the time. Side and rear walls were usually of random rubble stone construction or brick.

### Roof

Generally roofs were of hip construction with a central box gutter. Eaves were narrow with timber batten lining. More elaborate houses with wider eaves were decorated with projecting brackets. Roof cladding was generally corrugated iron with OG profile gutters.

### Verandahs

Verandahs were typically restricted to the front of the dwelling with posts and fascias of timber and corrugated iron concave and convex (bull-nosed) roof. More affluent owners had cast iron lacework and sometimes cast iron verandah columns.

### Plan

The plan form was typically of four or six rooms about a central corridor with kitchen and service rooms to the rear. Front windows were symmetrically located about the central front door. Other rooms typically had one window per room. The front door was usually four paneled with a side light window on each side and a fan light window above. These windows were generally of decorative leadlight design.

### Conservation Guidelines

The original elements of the building should be retained or when carrying out alterations and additions to buildings, particularly the roof form and elements (eg. chimneys), façade and other external features (eg. verandah). If replacement is unavoidable when repairs or maintenance work is required, then such works should replicate the original materials, detail and finishes. Extensions should generally be to the rear of the building.



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## LOCAL EXAMPLES OF SYMMETRICAL COTTAGES



***Location: Rose Street, Prospect***

This symmetrical cottage has been constructed with stone walls at the front and features rendered quins. The corrugated iron and timber verandah has been decorated with a gable and timber railings.



***Location: Bosanquet Avenue, Prospect***

This dwelling is very simple with a sandstone façade complemented by rendered quins and side walls. The bull-nosed verandah has decorative cast iron lacework which is of the period. The heritage green and cream paints used on the home are appealing in the context of the streetscape.



***Location: Braund Road, Prospect***

A larger than average Victorian era house, with a long symmetrical plan. Constructed of random sandstone walling with rendered, blocked quoins and rendered surrounds to openings and verandah on the Braund Road facade has been reinstated. The front of the house has a central raised section with ornate barge boards and turned finial. An ornate cast iron and masonry fence fronts the property. This house was built by James Trevail between 1880 and 1910.

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### 3.3 1880s - 1900s RETURN VERANDAH VILLAS

#### Style

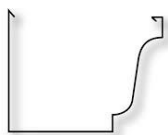
This style of dwelling is common in Prospect and many owners have made the effort to maintain the original splendour of the design. Verandahs spanning two of the walls is the distinctive feature and accounts for this design being commonly located on corner allotments where two street frontages need to be addressed.

#### Walls

Front walls were usually sandstone or freestone with quoins around door and window openings. Side and rear walls were usually of random rubble stone construction or brick. On some dwellings the double windows are quite embellished with ornate detailing.

#### Roof

As can be seen from the examples overleaf the roof designs were individualistic but generally of hip construction. Eaves were narrow and this was used to highlight detail in the frontages of projecting front rooms which were often complemented with a gable roof. Roof cladding was traditionally corrugated iron with OG profile gutters.



*Example: OG profile gutter*

#### Verandahs

Verandah roofs were of two varieties - bull nosed or sloping. The majority of posts seem to be timber in parts or single. Decorative timberwork was used but designs were not as lavish as cast iron lacework of the same era.

#### Plan

The plan form varied for each dwelling but generally the master bedroom was located in one of the projected rooms, as these were the largest rooms in the house. The other projected room would be a formal lounge or dining area. In most return verandah villas there were two entrance doors, with one located at each end of the verandah.

#### Conservation Guidelines

The original elements of the building should be retained or when carrying out alterations and additions to buildings, particularly the roof form and elements (eg. chimneys), façade and other external features (eg. verandah). If replacement is unavoidable when repairs or maintenance work is required, then such works should replicate the original materials, detail and finishes. Extensions should generally be to the rear of the building.



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## LOCAL EXAMPLES OF 1880s - 1900s RETURN VERANDAH VILLAS



***Location: Emilie Street, Nailsworth***

This dwelling is the last of its style remaining in the immediate local area and fortunately it was saved from demolition when it was purchased in 1996. It is freestone fronted with red brick detailing around the windows and doorways.



***Location: Braund Road, Prospect***

This grand villa was probably built before the turn of the century and its colour scheme is most striking. Its sandstone fascia contrasts well with white quoins and verandah posts with detailing. The palm trees in the front yard were presumably planted at the time of first residence.



***Location: Braund Road, Prospect***

This sandstone fronted villa addresses both street frontages nicely. It is older than the previous two dwellings as is evident from the ornate detailing above the windows. The verandah posts however, lack any similar adornments.



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### 3.4 1880s - 1910s LATE VICTORIAN VILLAS

#### Style

Derived from the symmetrical cottage design, these villas were generally more elaborate in detail with a projecting front room to one side. Variations to the plan design may incorporate a bay window to the projected front room.

#### Walls

Front walls were usually dressed bluestone or sandstone with painted linework to mortar joints. Brick quoins around door and window openings may have been rendered as for symmetrical cottages. Side and rear walls were usually random rubble (stone) construction or brick.

#### Roof

Generally the roof form was as for the symmetrical cottage, of hip construction with a central box gutter, but with a gable roof construction over the projecting front room. Eaves were closed off with timber battens. Roof cladding was traditionally corrugated iron with OG profile gutters.

#### Verandahs

Verandah roofs were usually of bull-nosed profile although concave profiles, and less frequently OG profiles, were also used. Posts were of timber or cast iron, single or in pairs. Decorative cast iron lacework was frequently used or occasionally timber fretwork to the verandah fringe.

#### Plan

The plan form was typically of six rooms about a central passageway similar to symmetrical cottages. The front room, usually slightly larger, was set forward to create the asymmetric appearance. Windows to this room formed a bay window or may have been more decoratively treated. In other aspects these dwellings were similar to the symmetrical cottages.

#### Conservation Guidelines

Original elements of the buildings should be retained. Roof form and elements (eg. chimneys), façade and other external features (eg. verandah) should be retained and maintained appropriately.

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## LOCAL EXAMPLE OF A LATE VICTORIAN VILLA



***Location: Whinham Street, Fitzroy***

This dwelling is within the Historic Conservation Zone. It is one of many similar houses in Whinham Street and is one of the most tastefully restored. The dwelling is constructed of bluestone with rendered and blocked quoins and rendered and moulded surrounds to windows and doors. This dwelling, together with other houses in Whinham Street, was built in 1910 by the same builder.

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### 3.5 1880s – 1900s LARGE VILLAS AND MANSIONS

#### Style

Built for more affluent owners, these larger houses displayed decorative elements typical of the popular styles of the period. Due to the larger nature of these buildings, floor and roof configurations were generally more complicated versions of the basic house plan.

#### Walls

Generally walls were constructed of either dressed bluestone or sandstone with tuck pointed joints. Side walls were usually built to a better standard than in the smaller cottages, reflecting the wealthier stature of the owners. Wall openings were generally rendered with a higher degree of detail than that found on smaller cottages.

#### Roof

Roof forms were complicated as a result of the complex floor plan. The conventional hip roof format was still followed, with a gable used to emphasise a particular element of the plan. Roof cladding was usually corrugated iron and slate tiles while larger dwellings also used terracotta tiles.

#### Verandahs

In keeping with the elaborate floor plans, the verandahs were also more extensive. Decoration was quite extensive and consistent with the popular styles of the period.

#### Plan

These dwellings usually had architects involved in their design. This resulted in buildings which were individualistic in both plan form and detailing. There was however a clear separation between formal living areas, service areas and sleeping areas. The servants' quarters and kitchen areas were however quite ordinary and usually appeared as 'tacked on'.

#### Conservation Guidelines

As per general conservation guidelines, unsympathetic additions such as enclosed verandahs should be removed and the dwelling returned to its original appearance. Replacement of original roofing should be with the same materials. Gutters should match the original profile and down pipes should be circular in cross-section.

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## LOCAL EXAMPLES OF LARGE VILLAS AND MANSIONS



***Location: Fitzroy Terrace, Fitzroy***

This large single-storey house is constructed of coursed limestone while quoins and surrounds are of brick. The dwelling has a symmetrical design, shown in gable ornamentation to the verandah. The house was most likely built in 1890. The formal garden also reflects the trends at the time as does the elaborate front fence.



***Location: Salisbury Terrace, Collinswood***

This two-storey house is a grand example of late 19th century craftsmanship, featuring stone quoins and ornate cast ironwork. The windows are shuttered, while gables give an ornate finish. It is constructed of sandstone walling with stone quoins and rendered surrounds to doors and windows. A cast iron and corrugated iron verandah covers a two-storey section on the Salisbury Terrace facade.





***Location: Prospect Road, Fitzroy***

A two-storey house constructed of rock-faced, coursed sandstone with rendered quoins and surrounds to openings. This house has many characteristics of the Edwardian period and a two-storey verandah is attached to the eastern and southern facades.

### 3.6 1900s - 1920s EDWARDIAN & FEDERATION

#### Style

House styles in this period reflected new architectural designs from Britain, Europe and North America and adopted more picturesque and complex roof forms and facade elevations. The Federation period was named due to Australia's Federation in 1901 and the style was adapted from the Edwardian style to display an Australian flavour, including decorative native flora and fauna features. Styles included the Federation Queen Anne, Arts and Crafts and Bungalow.

The Arts and Crafts style was a movement away from mass production and a rediscovery of hand-made elements and emphasis on the rustic qualities of materials and workmanship.

The Queen Anne style has deliberately complex and strongly articulated roof forms and facades. Attractive facades and verandahs were linked to spacious gardens to embrace the outdoor lifestyles of Australians.

The Bungalow style was transitional between the Queen Anne and the Californian Bungalow of the 1920s to 1930s, with decorative facades but less structural robustness and dominance of the front verandah.

#### Walls

Federation Arts and Crafts features are:

- asymmetrical frontage
- roughcast walls (stone & cement stucco) with stone bases
- exposed rafter ends and beams
- earthy colours and textures
- faceted or leadlight bay windows

Federation Queen Anne features are:

- stone walls
- window and corner quoins and vertical sash windows
- decorative timber detailing to gable ends

Federation Bungalow features are:

- roughcast with stucco detailing
- casement windows often with leadlights featuring Australian flora and fauna

#### Roof

Federation Arts and Crafts features are:

- high pitched roofs with overhanging eaves
- dominant low rooflines
- tall tapered chimneys
- shingle tiles

Federation Queen Anne features are:

- deliberately complex roof form

- triangular roof pediment/s set against a hipped roof
- turrets and towers with conical or pyramid shaped roofs
- tall chimneys
- terracotta tiles with capped ridges

Federation Bungalow features are:

- hipped roof with front projecting gable
- terracotta tiles

Verandahs

Federation Arts and Crafts characteristics are:

- the verandah is not a dominant feature, and often is replaced by a front porch
- varied styles of verandah

Federation Queen Anne:

- front verandahs with painted (usually cream colour) decorative timber features

Federation Bungalow:

- verandah under main roof with simple posts of masonry and timber/metal

Conservation Guidelines

Original elements of the buildings should be retained. Roof form and elements (eg. chimneys), façade and other external features (eg. verandah) should be retained and maintained appropriately.

## LOCAL EXAMPLES OF FEDERATION BUILDINGS



***Location: Charles Street, Prospect***

This single fronted stone cottage is indicative of the type of housing constructed in the late Federation period. It reflects the scale and design of residential development in Prospect during that time, and is an important example of the Federation style of domestic architecture.



***Location: Churcher Street, Thorngate***

A substantial single storey bungalow constructed with massive walls of rusticated rock faced sandstone surmounted by an expansive roof of terracotta tiles with deep eaves bracketing and tall masonry chimneys. The front elevation incorporates a front porch under the main roof with typical detailing of substantial masonry pillars, timber posts and expressed timber rafters.

The front façade features an arrangement of four timber double hung windows separated by wide timber boards between each sash. The windows to the main elevation and side entry are leadlight, broken into multi-panes with leadlighting. The side porch which faces west also features exuberant timber detailing typical of Arts & Crafts derived dwellings.





***Location: Carter Street, Prospect***

This Federation era dwelling is constructed of rock-faced stone with brick trim. It features a complex roof and plan form including faceted roof over the semi-circular bay window with cast iron crestings, a "flying" gable with lattice infill, a return verandah roof and a crenellated tower with rendered cornice and dentils.

Decorative timber detailing includes semi-circular timber strapping to the tower, decorative bargeboard to the flying gable and a scalloped timber frieze to the verandah. A distinctive feature of the dwelling is the stone and brick chimneys which feature corbelled brickwork, dentils, mouldings and triangular cappings.

The ornate return verandah features unusual timber posts with a cascading flared design and punched circular motifs on the original tessellated tiles.

### 3.7 1920s – 1930s - BUNGALOWS, TUDORS & SPANISH REVIVAL

#### Styles

Housing of this period is distinctive, with a clear change from the Victorian and Edwardian residential styles. The bungalow style originated in America, with low pitched overhanging gable roof and asymmetric gable to the front facade. Verandah piers were principally heavy masonry and had strong horizontal timber beams emphasising deep verandahs.

The tudor style had steep pitched roofs with timber detailed gables facing the front. Verandahs were low pitched and bay windows were common.

Spanish revival houses were similar to tudors in plan, however the roof form was of a lower pitch hip construction, although a curvilinear gable was sometimes used to a projecting front room. Verandahs or porches were generally of masonry with arched openings.

#### Walls

Front walls to bungalow and tudor dwellings were generally sandstone with brick detailing. Side and rear walls were brick. Spanish revival houses were rendered in rough cast stucco.

#### Roof

Bungalows had broad projecting front gables and low pitched roofs. The main roof behind also emphasised the low horizontal roof form. Eaves extended out from the building. Roofs were covered in corrugated iron or terracotta tiles.

#### Verandahs

The verandahs to all these styles were dominant. For bungalows the verandah was incorporated under the projecting roof gable with the entrance set well back. The roof was supported on brick pillars or on stone and rendered pillars on larger homes of this style. Smooth washed rock (pebbles) were also occasionally used to decorate verandah pillars and walls.

Tudor style houses were also protected by verandahs supported on ornate bricks or stone pillars.

Spanish revival verandahs (while not often used) were usually an extension of the main roof supported on arch-linked pillars, or were flat roofed at the entrance. There were many variations.

The dominant element is the asymmetric plan with a spacious entrance which led to formal sitting and dining rooms at the front of the house. A passageway provided access to other rooms across the width of the house. Kitchen and wet area facilities were usually at the rear of the dwelling under the main roof.

### Conservation Guidelines

These houses have a unique style of their own, and should not be embellished with detail from an earlier period, such as timber finishes or lacework. Original elements of the buildings should be retained. Roof elements should be in the same style, i.e. D-type guttering etc. Front verandah detail such as slate steps, verandah tiles or terrazzo should be retained and maintained. Verandah roofs should be retained in their original configurations, with decorative treatments and leadlight retained and repaired.

### Dwelling Additions

These should retain the scale and massing of the original section of building. Walls should be of the same materials as the existing. Timber framed walls clad in timber or corrugated iron may be appropriate for bungalows or tudors, with rendered masonry walls for spanish revival houses. New door and window openings in the original (front) portion of the building should repeat the proportion and detail of the original openings. Roof form and cladding should match or resemble the existing. The scale and form of the additions should be sympathetic to the original building form.

## LOCAL EXAMPLES OF BUNGALOWS, TUDORS & SPANISH REVIVAL



**Location:** *Alpha Road, Prospect*

This Tudor style residence is constructed predominantly of red brick. The high pitched eaves are typical of this style. The dwelling is asymmetrical in plan although to a lesser extent than most tudor style homes. The cylindrical brick chimneys on either side of the two main gables are an interesting characteristic.



**Location:** *Fitzroy Terrace, Thorngate*

This Tudor style residence of massive proportions is of brick construction. Large diamond shaped chimneys protrude through the tiled roof. Together with other houses on Fitzroy Terrace, this dwelling provides a snapshot of the types of houses built by South Australia's elite over a period of 50 years.





***Location: Second Avenue, Sefton Park***

The bungalow style is common throughout the City of Prospect particularly in Sefton Park, Nailsworth and Prospect. The gabled verandah stretching the width of the house supported only at either end is one of two common styles of bungalow . Typically there are four bedrooms off the central passageway with living and dining areas at the rear. The main roof slopes down towards the streetscape.



***Location: Second Avenue, Sefton Park***

This bungalow has the alternative façade with the verandah extending just past the doorway with the larger gable on the main part of the house. The interior layout still remains similar in that it is symmetrical. Stone detail has been used on the facade with rendered, painted concrete quoins with brick used for remaining walls. As can be seen in the photos, fences of the era were a lot less ornate and embellished than the Victorian era.

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## 4.0 NON-RESIDENTIAL HERITAGE

### 4.1 1870s - 1880s LOCAL SHOPS AND OFFICES

#### **Style**

Many of these retail and commercial premises retain the typically large display windows with recessed entries, or doors located on corners for 'corner shops', and wide verandahs for shelter. Other original features include parapets, pediments and signage. A residence was also generally associated with these non-residential activities, either behind or alongside the shop or office.

#### Conservation Guidelines

The early shops contributed to the character of the town, especially in Prospect. Care should be taken to retain shop fronts and facades with original features where these remain or should be reinstated to an earlier appearance where this is possible. Shops with original timber shop fronts or early metal framed shop fronts with ceramic tiles, should be conserved as these are becoming increasingly rare. Original verandahs are an important element in the streetscape and should be retained or reconstructed in a sympathetic form to suit the building. Original materials and finishes, particularly unpainted walls, should be retained.

#### Signs

Use of signage should be limited, simple, clear and symmetrical in design and position. Original signs can be restored or new signs should be on wood panels or flat metal sheets, using heritage paint colours. Wall-mounted signage above the canopy may be appropriate, though the background colours, materials and detailing of parapets (the primary advertising area) or walls should be visible around the sign. Signs should not be internally illuminated, but may be externally lit via spotlight where desirable.

#### Additions and Alterations

These should be sympathetic to the existing building elements and ideally located at the rear. New commercial development should be sympathetic in character in terms of position on the site, roof form, parapet walls and verandah style, and should respect and retain the integrity of the existing streetscape.

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## LOCAL EXAMPLES OF 1870s - 1880s SHOPS



***Location: Braund Road, Prospect***

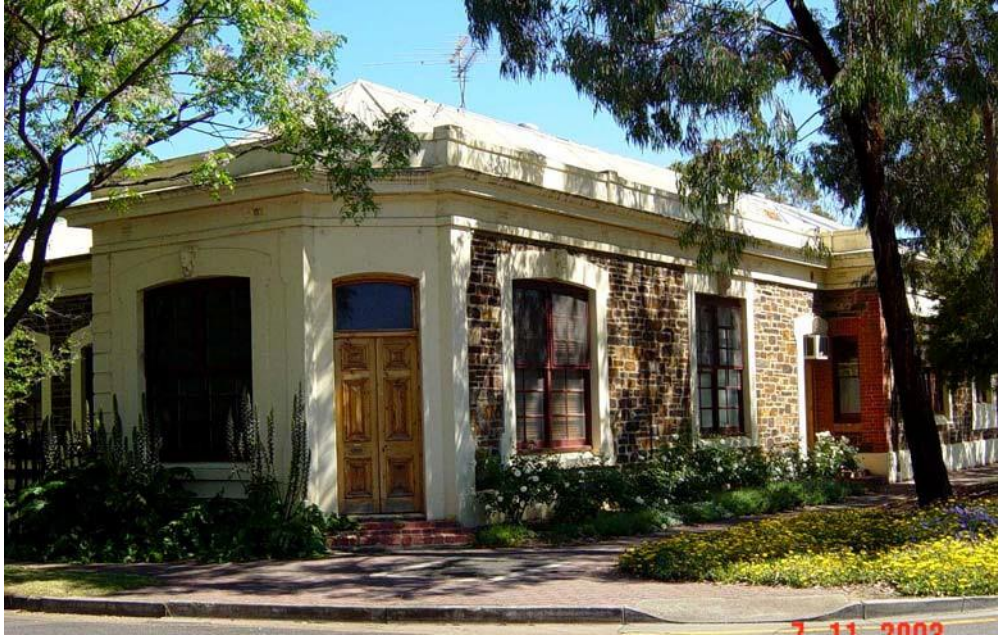
This building was formerly a butcher shop.



***Location: Prospect Road, Prospect***

This corner shop is constructed of sandstone walling with brick quoins and surrounds to openings. A corrugated iron verandah addresses the street corner with signage on the parapet. The design and form of this building suggests it was built in the 1920s and although it falls outside the date boundaries stipulated above, it is a fine example of architecture used for trade purposes.





***Location: Highbury Street, Prospect***

This shop and dwelling is built of bluestone walling with rendered brick quoins. The former shop section has a simple parapet. Moulded figure heads adorn windows of the house and former shop. This site most likely dates from late 1870s to early 1880s and at the time was part of a construction boom in Prospect.



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## 4.2 1920s - 1930s LOCAL SHOPS AND OFFICES

### **Style**

Rapid population growth was seen in Prospect during the Inter War period of the 1920s – 1930s, with as many as 250 houses being constructed per year. Much of this growth and the activity on Prospect Road was guided by the temperance movement, which represented a changed social structure from the Baptist and Methodist congregations of the pre-1900s to the Catholic congregation.

This increased population and construction activity increased demand for additional retail and commercial development, a significant amount of which have been retained in largely original form on Prospect Road. This configuration of development was built to service the needs of the growing local population in the days before the common ownership of cars

### **Conservation Guidelines**

Typical construction materials of this period included bluestone, sandstone and brick facade walls, with rendered parapets (often featuring decorative mouldings) above cantilevered or verandah canopies supported by decorative wrought iron brackets. Each shop or office retains a recessed entry, with metal framed shop windows, splayed shopfronts and tiled or rendered stallboards.

The early shops and offices contributed to the character of the town, especially in Prospect. Care should be taken to retain fronts and facades with original features where these remain or should be reinstated to an earlier appearance where this is possible. Original parapets verandahs are an important element in the streetscape and should be retained or reconstructed in a sympathetic form to suit the building. Original materials and finishes, particularly unpainted walls, should be retained.

### **Signs**

Similar to shops and offices of earlier periods, the use of signage should be limited, simple, clear and symmetrical in design and position. Original signs can be restored or new signs should be on wood panels or flat metal sheets, using heritage paint colours. Wall-mounted signage above the canopy may be appropriate, though the background colours, materials and detailing of parapets (primary advertising area) or walls should be visible around the sign. Signs should not be internally illuminated, but may be externally lit via spotlight where desirable.

Canopy signs need to carefully consider providing adequate clearance (minimum of 2.3 metres from ground level) to allow for safe and convenient pedestrian movement.

### **Additions and Alterations**

These should be sympathetic to the existing building elements and ideally located at the rear. New commercial development should be sympathetic in character in terms of position on the site, roof form, parapet walls and verandah style, and should respect and retain the integrity of the existing streetscape.

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## LOCAL EXAMPLES OF 1920s - 1930s SHOPS



***Location: 99 & 99a Prospect Road, Prospect***

This group of shops was constructed in the mid-1920s. By 1919 a coach building business was operated on the site by W A Bawden. By 1925 H W Marr had opened a grocer shop in 99 Prospect Road and 99a was a drapery run by A C Hart.



***Location: 106a Prospect Road, Prospect***

This group of shops/offices was constructed in 1924 and features a curved masonry parapet with mouldings and projecting piers, and a suspended awning over the footpath. The awning is clad with later decking, although its form and suspension rods are original. The shopfronts have been altered.



***Location: 50, 50a and 50b Prospect Road, Prospect***

This group of shops/offices is constructed of brick with a simple rendered parapet on which is written Goss' Buildings 1933. The building features typical 1930s era shop detailing such as a rendered parapeted façade with attached piers, simple mouldings, verandah over the pavement supported on decorative wrought iron brackets and shopfronts with splayed, recessed entries, tiled stallboards, metal framed shop windows and obscure glazed highlights above. Side walls are of face brick with simple rendered lintels and sills.

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### 4.3 PLACES OF WORSHIP

The history of religion in South Australia is important in understanding social trends. The establishment of the various branches of Christianity, particularly in the late nineteenth century when there was a period of building growth, is significant to the development of Adelaide's suburbs.

In the early period of the 1870s - 1880s Prospect experienced a large population growth generally, but particularly a large Methodist and Baptist Church congregation growth. Several buildings of this period remain in good condition, typically featuring random coursed limestone or bluestone walls, brick quoins and trimmings, a distinctive rectangular form and decorative elements of coloured glass and window mouldings.

The later growth of the Catholic Church congregation, particular during the Inter War period of the 1920s – 1930s, is also demonstrated through the built form of Prospect's churches. The temperance movement associated with this congregation played a significant role in the urbanisation of Prospect and the form and appearance of Prospect Road.

#### **Conservation Guidelines**

The external form, materials and decorative detailing of Churches and meeting halls are important elements of the historical and social value of these buildings. Care should be taken to retain original features where these remain or should be reinstated to an earlier appearance where this is possible. Original materials and finishes, particularly unpainted walls and decorative mouldings, should be retained.

#### **Additions and Alterations**

These should be sympathetic to the existing building elements and ideally located at the rear. New development should be sympathetic in character in terms of position on the site, scale, roof form, materials and decorative features, and should respect and retain the integrity of the existing streetscape.

Typically, additions and alterations should ensure the clear retention and delineation of the original form and configuration of the building. Any external work should clearly read as a modern addition or alteration whilst maintaining the integrity of the original building/s.

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## LOCAL EXAMPLES OF PLACES OF WORSHIP



***Location: 20 Clifton Street, Prospect***

St Cuthbert's Church, was laid in 1883 and the building finished in the following year. This former church is constructed of random coursed limestone with brick trim to the parapet, architraves and quoins, a louvred gable vent in a quatrefoil design with random rubble side walls and pointed arched windows.



***Location: 7 Churchill Rd, Ovingham***

The foundation stone for this church was laid in 1885. It is constructed of random coursed bluestone with rendered quoins, window and door trim, including label moulds, a rendered gable, cast iron finials and pointed arch openings. The slate steps and curved half wall to the main entrance remain. The church features an unusual curved and perforated metal eaves lining.

The Church is representative of the establishment and growth of the Methodist Church congregation within Prospect and the importance of the members of this church in the settlement of the area. With its simple robust form, elevated position and use of bluestone it is an important landmark in Churchill Road.





***Location: 2a Burwood Avenue, Nailsworth***

The Federation era meeting hall is constructed of face brick (which has been painted) with rendered piers projecting above the parapet, a rendered parapet with mouldings and return walls with crenellated parapets. The contrasting “blood and bandages” appearance of the brick and render are typical of public buildings of the Federation Free Style 1890-1915.

The front facade is ornamented with a Salvation Army motif at the top of the arched parapet and a prominent banner sign with relief lettering above the main entry which reflects Art Nouveau influences. The building retains the original timber window and door joinery, although windows have been re-glazed. There are later single storey masonry additions to the eastern and western facades.



***Location: 8-14 Barker Rd, Prospect***

This imposing Church is constructed entirely of face brick with a Marseilles terracotta tiled roof and rendered copings to the parapets and a plinth of textured multi-coloured brickwork terminated by a double row of header courses. Face brick piers emphasise the verticality and grandeur of the building.

Brickwork has been skillfully used to incorporate decorative elements such as the corbelled brickwork in an arched pattern to important elevations on each facade and the brick crucifix motif on the front facade laid in contrasting relief brickwork. The central features on the front façade – the paired entrance doors, row of four arched windows and rose window are contained within a contrasting rendered panel.

The rose window is richly patterned in a geometric design, commencing with yellow in the centre, radiating out to oranges and reds at the edges and edged in iridescent blue stained glass. Concrete block panels above the base course provide a contemporary decorative expression.

The Church of the Holy Rosary is of heritage value to Prospect as an exceptionally fine example of an Inter War Romanesque building. Due to its scale and situation in a residential area it is an imposing landmark in this part of Prospect. The Church is representative of the continuing growth of the Catholic congregation within Prospect and the importance of the members of this church in the settlement of the area.

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## **4.4 EDUCATIONAL FACILITIES**

The first Prospect schools were privately run. The first Government school was built at 1 Thomas Street, Nailsworth in 1877 (refer separate assessment) and the school was developed on this site. New subdivisions through the first decades of the twentieth century resulted in a rapid expansion of population in the Prospect district, and a need for more classroom capacity in schools. New schools were also built throughout the district.

The architecture of schools provides an interesting statement about how government approached the provision of this service to its constituents. Buildings during the Inter War period highlight an important trend in educational architecture, reflecting the 'model' school ethos of the era. Materials of these and earlier schools typically reflected common commercial building materials of their times.

### **Conservation Guidelines**

The external form, materials and decorative detailing of Schools are important elements of the historical and social value of these buildings. Care should be taken to retain original features where these remain or should be reinstated to an earlier appearance where this is possible. Original materials and finishes, particularly unpainted walls, should be retained.

### **Additions and Alterations**

These should be sympathetic to the existing building elements and ideally located at the rear. New development should be sympathetic in character in terms of position on the site, scale, roof form, materials and decorative features, and should respect and retain the integrity of the existing streetscape. Typically, additions and alterations should ensure the clear retention and delineation of the original form and configuration of the building.



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## LOCAL EXAMPLES OF EDUCATIONAL FACILITIES



***Location: 1 Thomas Street, Nailsworth***

This early former school building is indicative of the first days of Government sponsored education, and continuing Library facilities, both important facets of community life. The architecture of the former school reflects the purpose for which it was built. The building is an important landmark in Nailsworth



***Location: 2-12 Balfour Street, Nailsworth***

The Nailsworth Primary School building constructed in 1926 (as an addition to the former Nailsworth School) is an imposing two storey building with projecting gables both ends, generous eaves overhangs and multiple tall face brick chimneys. It is constructed of face brick with blocked brick quoins and rendered banding. It features double hung timber framed window sashes with multi pane top lights and lower hopper windows typical of school designs of the time. There is a later addition to the western side of the building.

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## 5.0 RESIDENTIAL AND NON-RESIDENTIAL HERITAGE DEVELOPMENT GUIDELINES

### 5.1 EXISTING BUILDINGS

Development of heritage or character properties requires development approval by Council or the relevant planning authority under the *Development Act 1993*. In the Historic Conservation Zones and Policy Areas, and for heritage places as set out in the Prospect (City) Development Plan, original sound buildings should be retained with potential for sensitive improvements.

#### **Additions and Alterations**

Additions and alterations to local heritage places and dwellings in the Historic (Conservation) Zone/Area should be in harmony with the desired character of the area and the description of place of value, which is especially relevant where visible from the streetscape.

The context of the streetscape presentation formed by the rhythm and patterns of the built form including building scale, form and proportions (width, height, shape, massing and solid to void ratios) are important.

The front original building should be maintained intact and remain the dominant streetscape element. Sensitive alterations and additions should be mainly concentrated to the rear and only minor structures, such as a lean-to with skillion roof, be placed to the sides, to avoid compromise of the streetscape frontage presentation. Larger additions should be visually separated and clearly distinguished from the earlier original building, such as a pavilion style addition. Where second-storey additions or additions within the existing roof space are allowed, they should repeat elements of the form of the original building and should not be notably visible from the street. Additional attention needs to be paid to side and rear addition siting, scale, form and detailing when there is frontage to a second road (other than an access lane), eg a corner site.

If original features have been removed, they should be reinstated with materials and design features compatible with styles in the vicinity. The original configuration and materials for doors and windows (particularly timber framing of windows facing roads) should be used. Corrugated iron or terracotta tile roofing should be used. Metal tiles or coloured concrete tiles should not be used. OG or 'Old Gothic' traditional profile guttering, round metal downpipes and rain-heads of a traditional type should be used.

The original form and design detail of verandahs should be maintained, especially cast iron brackets and friezes, projecting gables, verandah floors, slate entrance steps and dividing lattice panels where relevant. Verandahs should not be enclosed.

Additions and alterations should use materials which match or are closely compatible with the original materials. Finishes of walls, especially if unpainted brick or stone, should be

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retained. Paint colours should be similar to or compatible with the original colours, where they can be determined, or with colours compatible with buildings in the locality.

Architects with expertise in building restoration can assist property owners to arrive at an optimum solution.

## **Painting**

External painting only requires Development Approval in relation to a Local Heritage Place, when painting or re-painting occurs that is different to what exists or is considered to materially affect the heritage value of the Place.

A State Heritage Place is subject to the Heritage Act 1993 and Heritage Places Act 1993 and any painting works will need to be referred to the relevant State Department to gain the necessary permissions.

The use of appropriate colour schemes using traditional colours commonly available at the time of construction, is to be encouraged. Heritage paint colours are now available from most paint companies. Extensive information is available from paint companies as well as from a variety of books on the subject.

Early colour schemes for a particular building can also be established by taking 'paint scrapes' from the building elements, preferably in a sheltered area where the original paint has not faded. It is important to note however, that tastes change with time and especially for interiors, lighter colours are more appropriate than darker colours. Nevertheless, for external colour schemes, the restoration of original colours dramatically enhances the building. The trick is to find the original colour and not later applications.

## **Carpports and Garages**

Most period houses were built before the advent of mass car ownership and therefore carpports and garages were not a major design element, although in larger houses there were stables and carriage buildings at the rear of the property. Generally, for smaller sites the location and design of carpports and garages present a problem, especially in streets where houses are built close together and close to the street boundary.

Generally, garages and carpports should be subservient to the main building, but built to reflect the style of the existing house and using a repetition of form and detail. Roof materials and pitch should match the existing house, as should walls or piers. Timber posts on carpports should match existing verandah posts. Decoration existing on the house may be used on the new garages or carpports to relate the new building to the old.

Garage or carpport doors that are visible from the street should be constructed of vertical timber boards, slatted timber lattice doors or solid panel timber doors rather than metal roller doors.

Free standing garages should be located towards the rear of the site and be accessible via a rear lane or a driveway past the house. Garages or carpports in front of houses are not appropriate as they obscure the house and disrupt the streetscape rhythm.



*Vehicle garaging structures to be a minor visual element from streetscape.*

*On larger property frontages, wider structures can maintain a minor visual presence.*

## **Fences and gates**

Within a Local Heritage Place, Historic (Conservation) Zone or Policy Areas, all fences require Development Approval. On road junction corner properties, fences within 6 metres of the corner property boundaries need to be assessed for the need to be setback or made lower to ensure appropriate vehicle sight distances at the road junction are maintained. Otherwise, no approval is required for fences up to 2 metres in height.

Original fences and gates reflect the style and period of the houses they enclose. Where these remain, they should be retained and repaired or replaced in the same construction and detailing. If the original fence has been lost, a fence sympathetic to the style and period of the house should be constructed.

For single fronted or symmetrical double-fronted cottages and Victorian villas, fencing was usually built of timber using pickets or round dowel fencing. These fences were high enough to enclose the property (900mm - 1300mm) but low enough to allow appreciation of the house and garden.

More substantial villas used stone brick and cast iron fencing panels. New side and rear fencing should use timber or corrugated iron.

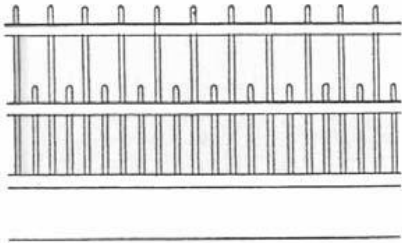
Edwardian/Federation residences also used timber picket fences, stone and timber or timber and woven wire. Fence heights were similar to previous periods (900-1300mm), but detailing was simpler than the ornate Victorian era fences.

Material for fencing between the Wars (1920s to 1940s), commonly for bungalow and tudor styles, was typically woven wire mesh. This was supported on circular steel post and rail framing or steel rails on timber posts. Stone or brick pillars were also common. The top steel rail was also curved in the centre in some cases. More substantial houses had stone or brick fences with wrought iron gates and fence panels.

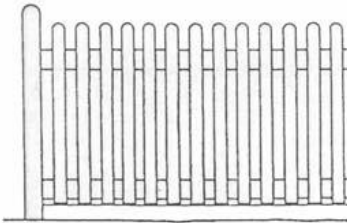
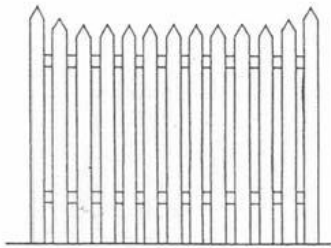
High solid fences, of timber, stone or brick masonry or other materials, are not encouraged as they are non-typical and disrupt the traditional open nature of the streetscape. If privacy is desired, this can be achieved by the use of bush shrubs or hedges.

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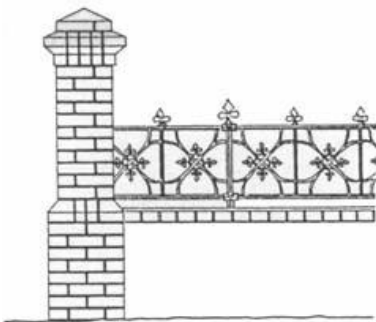
*Examples of traditional fences:*



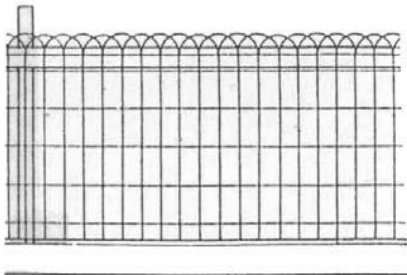
Timber dowel



Timber picket



Masonry columns and palisade  
with iron decorative insert



Woven wire mesh

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## **Gardens**

Front gardens are important in the overall streetscape and historic character of an area. Plant species selection is personal in preference, but should be selected to suit the conditions of the area. Mature visually contributory trees should be preserved wherever possible. Note that tall, native trees, if planted close to buildings, may cause cracking of houses on reactive soil and should be avoided.

It is advisable to consult reference books for layout of period gardens. Nurseries are also very helpful with advice on plants, and can give detailed design services. Experienced garden designers or landscape architects can also be consulted.

There are however, general principles for garden design for various period houses:

### **Victorian:**

- typically symmetrical to match the house style, and generally as a smaller space designed with primarily low plants and flowers
- centrally located straight paths from gates to front doors, or for larger gardens, a circular path or driveway with a central feature such as a special tree, flower-bed or fountain
- gravel or brick paths with edges of timber, stone, bricks or edging tiles.

### **Edwardian/Federation:**

- primarily symmetrical, but may vary to match the house style, and designed with primarily low plants and flowers, but often being larger spaces, included feature shrubs and tree(s)
- front yard designed for public display and backyard mainly for productive purposes eg fruit trees and vegetable gardens
- centrally located straight paths from gates to front doors, or for larger gardens, a circular path or driveway with a central feature such as a special tree, flower-bed or fountain
- gravel or brick paths with edges of timber, stone, bricks or edging tiles.

### **Interwar Years:**

- primarily asymmetrical to match the varying house styles and designed with a range of shrubs, and as generally large spaces, included prominent feature tree(s)
- paths should be from the front gate to the front door or at right angles from the driveway to the front door. These paths are usually of gravel or brick and edged with stone or brick. For larger gardens, circular paths or driveways are common with a central feature.



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## 5.2 NEW BUILDINGS IN THE HISTORIC CONSERVATION ZONE

New residential development within Historic (Conservation) Zones or Policy Areas should complement the desired character of existing development patterns and built form.

### **Demolition or substantial changes**

Existing buildings that contribute positively to the desired character can only be demolished or substantially altered or added to if they are determined to be structurally unsound and cannot be reasonably rehabilitated and the replacement development will not diminish the contribution to the character.

### **Siting**

Positioning of new buildings should be such that they comply to the requirements of the Development Plan or that they match the setbacks from front and side boundaries of adjoining buildings, and by the general existing building pattern in the street. If the existing building setbacks vary considerably, then new buildings should not be located so that they dominate the streetscape or pattern of building along the street.

### **Scale and building proportion**

The scale and proportion of a new building should be such that it blends with the typical building scale of the streetscape. Thus a new development should match the typical eaves and roof ridge heights of adjacent residents so that it does not dominate the existing scale and form of buildings existing in the street. The new buildings should be consistent with the traditional buildings in the streetscape in terms of bulk of the roof, the number and location of windows and door openings and the general massing of the building.

### **Roof form and verandahs**

The roof pitch, shape and massing of typical surrounding houses in the streetscape should be repeated in the new development. The roof ridgeline and eaves height should align with adjacent buildings. Verandahs on new residential developments should reflect a modern, sympathetic form similar to those on surrounding buildings, without resorting to reproduction of historic examples and should avoid the use of cast decorative lacework to create a false 'old-style' appearance.

### **Building materials**

The most popular building materials have traditionally been stone, brick or corrugated iron. New development should complement and reinforce materials (in terms of the colour, texture and character) that are typical of buildings in the streetscape. False reproduction materials such as imitation stone or slate veneer to resemble stone, reproduction ornamentation, imitation pressed metal roof tiles and cast metal lacework, should be avoided.

Roofing should match the dominant roofing material within the streetscape. Brightly coloured roof tiles and other brightly coloured materials which are visually intrusive should be avoided.

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## **Windows and doors**

Window and door openings, where visible from the street, should be in keeping, in terms of proportions (scale, dimensions, solid to void ratio), with other contributory buildings. Modern materials such as aluminium may be appropriate for windows in new residential development, but false or applied period detailing such as imitation glazing bars should be avoided.

## **Garages and carports**

Garages and carports for new houses should be built using form, detail, materials and roof pitch to complement the main roof of the house and the streetscape. Where garages or carports are visible from the street, they should be subservient to the main building and constructed of timber boards, slatted timber, lattice doors or solid panel timber doors instead of metal roller doors. Double-width garages tend to dominate street views and interrupt the streetscape rhythm of the built form. Free standing garages should be located towards the rear of the site. Carports in front of the house should be avoided as this obscures the house and disrupts the general streetscape rhythm of built form to landscape elements within front yards.

For advice on *Fences, Gates and Gardens*, please refer to the *Existing Dwellings* section of this document.

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## 5.3 NON-RESIDENTIAL HERITAGE DEVELOPMENT CRITERIA

### Built Form

Non-residential development involving heritage places or within the Historic (Conservation) Zone/Areas in Council's Development Plan should complement the building form and scale of the place or locality and incorporate a contemporary interpretation of traditional architectural details. Reproduction or pseudo reproduction of historical elements is not encouraged.

Major architectural features associated with non-residential heritage shops and offices (eg. Prospect Road), include:

- primarily single storey street facing facades with parapet walls, verandahs, recessed entry and stallboards below large windows
- pitched roofs and dominant chimneys.

### Car Parking

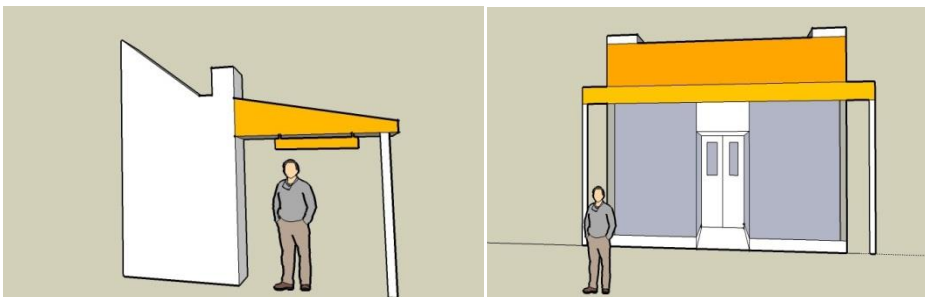
Car parking should be a discrete on-site element that does not dominate the heritage place or contributory item within the Historic (Conservation) Zone, which can be achieved by providing spaces behind the building/s or well screened from street views.

### Signage

Contextual analysis should be undertaken that carefully considers the number, location and design of proposed signage. In general, considerations should include:

- how it complements the built form architecture – located within parapets & verandah fascias (refer to diagrams below), appropriately scaled and sited below the building silhouette, and use of compatible colours and materials
- equity of exposure
- interface issues with other land uses (residential living)
- risks to public safety and inconveniences (pedestrian movement).

Desired signage areas on heritage buildings (as identified in the orange colour):



side view

front view

Signage attached to parapet and verandah fascias (shown in orange colour in the figures above) should be reasonably modest in size and confined well within the extent of the fascias and should not cover any detailing that contributes to the heritage place. If signage extends

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below the verandah, minimum height clearances of 2.3m above ground level are desirable to ensure convenient pedestrian movement.

### **Landscaping**

Unlike historical residential development, landscaping for non-residential development is not likely to be linked to a building style or era (or land use) and is usually determined by its specific purpose within different parts of a site. Some of the more common purposes relate to appearance, screening, maintaining or directing street views, seasonal shade or sunlight and low maintenance considerations. The scale and proportion of planting should be compatible with the associated development whilst maintaining important street views of the valued components of the built form.

## **5.4 MAINTENANCE OF HERITAGE BUILDINGS**

### **Maintenance**

Regular maintenance is necessary for all buildings to keep them looking their best and to minimise structural decay. Heritage buildings are more prone to suffer from lack of maintenance.

Before undertaking any remedial work it is important to consider possible harmful side effects to the building and the occupants. The building should first be examined by an expert who can identify defects in the building and the causes and outline an appropriate remedy. Regular maintenance inspections are therefore preferable. A checklist is a good way of ensuring things are not overlooked and can also be used as a record of the condition of the building over time and a reminder when particular work should be carried out.

Obvious maintenance includes regular cleaning out of gutters and downpipes, checking and repairing ground drainage systems, checking on the condition of the roof (especially before winter), checking the condition of exposed paintwork and checking cracks both internally and externally and looking for rising (salt) damp or other damp spots which could indicate leaks.

The use of appropriate colour schemes using traditional colours commonly available at the time of construction, is encouraged. Replacing or updating an existing external colour with the same or similar colour that does not materially affect the heritage value of a Local Heritage Place does not require development approval. A State Heritage Place is subject to the Heritage Act 1993 and Heritage Places Act 1993 and any painting works will need to be referred to the relevant State Department to gain the necessary permissions.

Heritage paint colour selections are now widely available and can be matched against the original paintwork. Paint scrapes from protected areas where the original paint has not faded can also be used as a method to determine early colour schemes. Extensive information is available from paint companies, internet sites, libraries and other resource material.

Trees growing near buildings should be checked to determine growth patterns and their impact on buildings. Certain species are particularly problematic and advice from the Botanic Gardens should be sought.

Funding can be sought from Council's Heritage Grant Program to support maintenance or improvements to heritage buildings. Please contact Council's Development Services Section for further advice.

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## **7.0 ACKNOWLEDGEMENTS**

### **CITY OF PROSPECT HERITAGE REVIEW (March 2010)**

- McDougall and Vines Conservation and Heritage Consultants

### **CITY OF PROSPECT UPDATE TO 2010 HERITAGE REVIEW (2013)**

- McDougall and Vines Conservation and Heritage Consultants

### **HERITAGE SURVEY OF THE CORPORATION OF THE CITY OF PROSPECT**

- General Report and Item Identification Sheets, prepared by Rob Linn, Jane Linn and Chris Lane, Historical Consultants Pty Ltd (Incorporated in South Australia).
- Funded by a grant from the Commonwealth Department of Arts, Heritage and Environment.

### **1988 - 1989 CITY OF PROSPECT HERITAGE SURVEY REVIEW**

- Item Identification Sheets, prepared by Weidenhofer Architects.
- Requested by the City of Prospect, November 1996.

### **PROSPECT 1872 - 1972: A PORTRAIT OF A CITY**

- M Lamshed, 1972