

141 Kensington Road, Norwood

Local Heritage Review

DA224146 Issue A

22.08.23

1.0 Introduction

In June 2022 DASH Architects prepared a Heritage Statement for the proposed Code Amendment affecting 137-141 Kensington Road, Norwood. This statement considered the potential impacts of the Code Amendment on the Local Heritage Property located at 139 Kensington Road, Norwood.

The Affected Land also accommodates a former residence (141 Kensington Road, Kensington) that likely dates c1920s and displays Bungalow stylistic attributes (The Subject Dwelling). This building has no heritage status under the Planning and Design Code.

DASH Architects has now been instructed to *investigate and report on the possible heritage values including assessment against section 67(1) of the Act of the single storey dwelling at 141 Kensington Road, Norwood.*

DASH Architects was founded in 1964, and has established itself as one of South Australia's leading practices specialising in the provision of heritage advisory and assessment services.

Over the past 50 years DASH Architects has established a reputation as one of the State's leading architectural practices in the following specialist heritage fields:

- Heritage Conservation
- Heritage Assessment and Impact Assessment
- Heritage Advisory Services
- Heritage Policy Development
- Condition and Compliance Audits
- Adaptive Reuse
- Conservation Management Plans
- Expert Witnessing, and
- Professional Desktop Historical Archaeological Services.

Our expertise extends across the full range of historic character and heritage listings to include:

- Historic Character
- Local Heritage Places
- State Heritage Places
- State Heritage Areas
- Commonwealth Heritage Places (including Defence), and
- National Heritage Places.

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2.0 Current Heritage Status

2.1 Planning and Design Code

The Subject Dwelling is located within the City of Norwood Payneham and St Peters on the north-western corner of Kensington Road and Portrush Road. It is neither a State nor Local Heritage Place. It is presently located within an Established Neighbourhood Zone, though this is sought to be varied by the proposed Code Amendment.

While the land located on the north-eastern and south-western side of the intersection (the latter within the City of Burnside) is subject to a Historic Area Overlay, this side of the intersection is not. The scale and intensity of this intersection provides significant physical and visual separation of the Affected Land from these Overlays.

The land accommodating the Subject Dwelling is located adjacent the Local Heritage listed building at 139 Kensington Road, so is subject to the Heritage Adjacency Overlay.

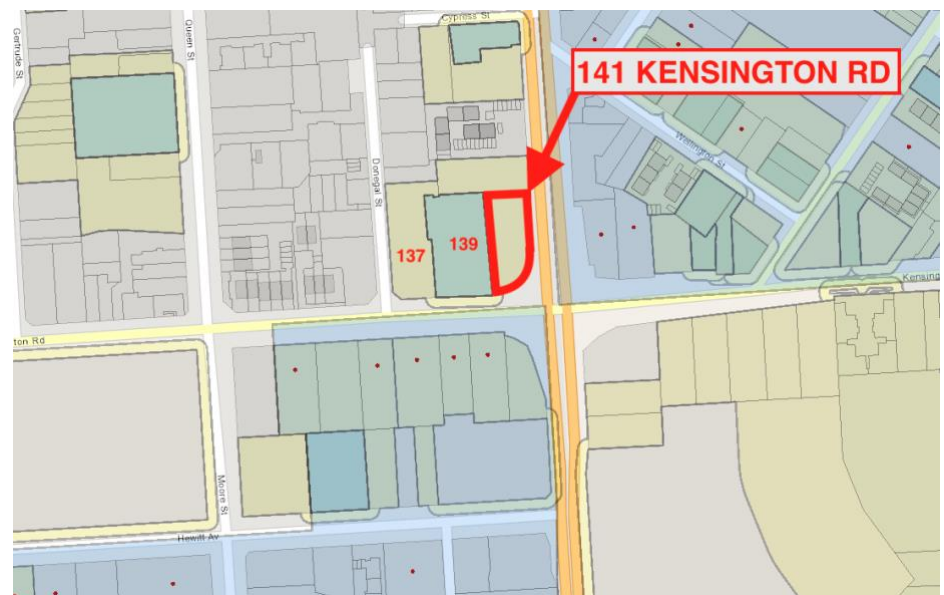


Figure 1: SAPPA Mapping of 141 Kensington Road, showing Heritage Adjacency Overlay (yellow), Local Heritage Places (teal), Historic Area Overlays (light blue), Representative Buildings (red dots).

2.2 Past Assessments

2.2.1 Kensington & Norwood Heritage Survey

In 1995 the then City of Kensington and Norwood commissioned Mark Butcher Architects to undertake a Heritage Survey of the Council area to (amongst other things):

- Make recommendations for areas to be designated as Historic (Conservation) Zones, and
- Make recommendations for the inclusion of Local Heritage places

The Preface of the report notes:

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

The 1995 Heritage Survey noted that the historic development of the Council area could be broken up into the following key stages:

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

The Survey went on to note:

The Victorian Character of Kensington and Norwood

The Victorian character of Kensington and Norwood is the most visible and attractive aspect of its heritage. This character is a product of its layout and development in Victorian times. Its layout was and is a grid layout, popular at the time, designed to give a system of major and minor roads. This provided a range of building opportunities, albeit in Victorian terms, as it was based on relatively close development, reflecting the urban values of the time...[p10]

Cultural Significance of Kensington and Norwood

Kensington and Norwood today accommodates one of Adelaide's and South Australia's best concentrations of Victorian development. This is seen in its layout and its buildings. Its subdivision pattern is a typically Victorian grid layout of major and minor roads. Its buildings include a wide range of residential, civic and commercial development. This collectively is representative of the Victorian culture that dominated from 1850-1900. Both the city layout and many of the buildings are substantially intact today. The city has a lot of very good buildings in near-original condition and many more which will respond well to simple restoration measures in the coming years. It is this more than anything else which gives the city its special urban character... [p15]

Statement

...

4. *It is physically representative of early Victorian Adelaide, accommodating one of Adelaide's best concentrations and broadest cross-sections of Early, Mid and Late- Victorian buildings. While its present character also incorporates an overlay of later styles, the predominant physical character today is based firmly on its initial development from 1839-60 and its subsequent consolidation from 1860 to 1900. [p17]*

While the Heritage Survey identified several areas as being of sufficient historic character to warrant Historic (Conservation) Zone status, the locality surrounding the Subject Dwelling was not one.

The Heritage Survey recommended a total of 505 "possible Local Heritage Places", including:

- 137 Kensington Road, Kensington (constructed c1930s and currently **not** a Local Heritage Place)
- 139 Kensington Road, Kensington (constructed c1880s currently **is** a Local Heritage Place)
- 141 Kensington Road, Kensington (constructed c1930s currently **not** a Local Heritage Place), The Subject Dwelling.

The recommendation for possible heritage listing within the Heritage Survey was accompanied by an assessment datasheet for each property. The datasheet for 141 Kensington Road is appended to this report, and noted:

Description

A large and substantial Federation Bungalow sandstone dwelling with characteristic terracotta gable roof and feature front gable. There is a wide verandah at the front under an extension of the main roof. Set in a relatively contemporary garden. Appears to be in good physical condition for its age. Now used as offices for the Royal District Nursing Society S.A. Inc.

History

Appears to be circa 1930's.

Streetscape Contribution

This dwelling is situated on the corner of Portrush and Kensington Road. As such it is a very prominent building on Kensington Road. It also forms part of an attractive group of early Twentieth century homes in this part of Kensington Road.

Significance

Relevant Development Act Criteria (Section 23(4)): (a),(b),(d)): This dwelling is an excellent example of a substantial Federation Bungalow dwelling. It is notable for its strong simple design and high quality of construction. The building is associated with the ongoing development of East Norwood in the 1930's (4a) and is indicative of the way of life

found on this side of Norwood at that time (4b). It is also a very attractive building (4d) which forms part of an important group of larger 1920's-1930's houses in Kensington Road.

Development Implication

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

Recommendation

Local Heritage Place

2.2.2 Plan Amendment Report

Under the now repealed Development Act, Local Heritage listings were formalised in Council Development Plans through a Plan Amendment Report (PAR). The process associated with Local Heritage PAR's evolved over the years (and later became Development Plan Amendments, or DPA's), but generally followed the below steps:

1. Council engages consultant to undertake a Heritage Survey to identify places that they consider meets the (then) Section 23(4) Development Act criteria
2. Council considered these recommendations (in confidence) and prepared a schedule of places for interim Local Heritage listing (and protection).
3. Consultation undertaken with property owners of interim Local Heritage listed places, who were afforded the opportunity to object or support the listing to Council
4. Council would deliberate on outcomes from consultation and finalise a list of places they considered satisfied the requisite criteria to warrant Local Heritage listing. This schedule of places was included in the PAR for the Development Policy Advisory Committee (DPAC) to review and ultimately provide a recommendation to the Minister for Planning to either endorse or reject
5. In later years DPAC established a specialist sub-committee to undertake the review of Local Heritage PARs: the Local Heritage Advisory Committee(LHAC).
6. The final decision on formalising any schedule of Local Heritage Places within a Council Development Plan remained the responsibility of the Minister responsible for Planning of the day

Note:

- The processes for Local Heritage listing have since changed under the Planning Development and Infrastructure Act
- While the processes have changed, the criteria for Local Heritage listing remains identical
- The author of this current assessment (Jason Schulz) was a serving member of LHAC between 2011 and 2016

- No record could be located on when LHAC was established under DPAC and it remains unclear if they had a role in assessing the PAR relevant to this Heritage Survey and subsequent PAR.

The SA Heritage Places Database¹ states an authorisation date for the Local Heritage listing of the adjacent dwelling at 139 Kensington Road of 20 Sept 2001. It appears reasonable to assume it was this period that the Subject Dwelling was also assessed, but ultimately rejected for Local Heritage Listing.

Other than the public consultation phase, much of the Local Heritage listing process summarised above was undertaken in confidence. This, in addition to the timeframe since lapsed, makes it challenging to source information on the decision making processes associated with this Local Heritage PAR.

From the information available, however, it is evident that the Subject Dwelling was assessed and recommended for Local Heritage Listing but ultimately rejected by the then Minister for Planning.

We can only surmise the reasons for this rejection, we note the following having reviewed the Heritage Survey and associated property data sheet assessment we note:

- While the data sheet noted the dwelling made a contribution to the historic character of the intersection, forming “part of an attractive group of early Twentieth century homes in this part of Kensington”, the Survey similarly did not recommend the locality be made a Historic (Conservation) Zone. This rezoning was typically the mechanism to protect areas of historic character.
- The Heritage Survey clearly established Victorian era as being the development phase of cultural significance to the local area (1860-1900). The Subject Dwelling was clearly built well after that phase, as acknowledged by the data sheet itself (“appears to be circa 1930s”). The data sheet goes on to state that the dwelling is “very attractive” and forms part of an important group of larger 1920s-1930s houses in Kensington”.
- As will be discussed later in this assessment, being “very attractive” is not a basis for Local Heritage listing, and as noted, the period of the houses development does not align with the period of significance identified by the Heritage Survey.

It appears reasonable to assume that it was for these reasons the nomination for Local Heritage listing of 141 Kensington Road was rejected by the Minister for Planning in c2001. Of note:

- the nearby dwelling at 137 Kensington Road Kensington (similarly constructed c1930s) was also recommended for Local Heritage listing but remains unlisted. Again, it appears reasonable to assume the basis for this rejection was similar to the Subject Dwelling, and

¹ https://maps.sa.gov.au/heritagesearch/HeritageItem.aspx?p_heritageno=5801 (at of 15 Aug 2023)

- the adjacent dwelling at 139 Kensington Road (constructed c1880) **was listed** as a Local Heritage Place. This dwelling clearly displays attributes of mid-Victorian era development in Kensington, and was likely the reason behind its confirmation as a Local Heritage Place in 2001.

3.0 Subject Dwelling

The dwelling at 141 Kensington Road, Kensington (the Subject Dwelling) is one of three dwellings fronting the north-western side of the intersection of Portrush and Kensington Roads (refer Figure 1):

- 137 Kensington Road, Kensington (constructed c1930s)
- 139 Kensington Road, Kensington (constructed c1880s)
- 141 Kensington Road, Kensington (constructed c1930s)

These three dwellings are clearly visible in the below 1936 aerial photograph (Figure 2). Much has changed within this locality since this early image, as evident when compared to a current aerial image (Figure 3), including:

- Of the three dwellings, only No 137 has retained a residential use, with 139 and 141 being used as consulting rooms. This change in use has altered the setting of these latter two dwellings, being surrounded by carparks and later infill commercial development
- The intersection has (understandably) notably increased in size, and has significantly encroached into the land that once accommodated the front garden to No 141 (the Subject Dwelling)
- The character of the intersection now dominates any remnant residential or educational (Loreto College) character of the immediate locality



Figure 2: 1936 aerial image of Portrush and Kensington Road intersection, showing subject and neighbouring dwellings. Source: Geosciences Australia



Figure 3: 2023 aerial image of Portrush and Kensington Road intersection, showing subject and neighbouring dwellings. Source: SAPPA

While the dwelling on the subject site can best be described as a Bungalow, it also displays some Tudor influences, namely:

- The absence of a large low feature gable, and
- Expansive tiled roof with gable.

The Bungalow style was predominantly used in South Australian between 1916 and the early 1920s while Tudor was popular between the late 1920s and the late 1930s. While the Heritage Survey Data Sheet citation of a construction date of “circa 1930’s” appears somewhat late on first review, it may be accurate given the slight blending of styles.

The landscaping in front of the dwelling is overgrown, and conceals much of the front (southern façade), however externally the building appears to retain generally high integrity and remains in generally sound condition.

The rear of the dwelling has been modified to enclose an early rear porch, including a later simple verandah structure and small extension to the north-eastern corner. The building is largely vacant, with the exception of the small rear addition that accommodates a satellite office associated with a nearby tenancy within the consulting room complex on the site.

As noted, the setting of the Subject Dwelling is dominated by the adjacent intersection. A tall masonry wall to the Portrush Road frontage obscures the lower portion of the dwellings façade.



Figure 4: Front (southern) façade of 141 Kensington Road



Figure 5: Side (western) façade of 141 Kensington Road



Figure 6: Rear (northern) façade of 141 Kensington Road, showing infilled porch and later verandah



Figure 7: Side (eastern) façade of 141 Kensington Road



Figure 8: North-western corner of 141 Kensington Road



Figure 9: 141 Kensington Road when viewed across Intersection of Kensington and Portrush Roads



Figure 10: 141 Kensington Road when viewed across Kensington Road

4.0 Local Heritage Assessment

4.1 Overview

Section 67(1) of the PDI Act notes:

The Planning and Design Code may designate a place as a place of local heritage value if—

- (a) it displays historical, economic or social themes that are of importance to the local area; or*
- (b) it represents customs or ways of life that are characteristic of the local area; or*
- (c) it has played an important part in the lives of local residents; or*

- (d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or*
- (e) *it is associated with a notable local personality or event; or*
- (f) *it is a notable landmark in the area; or*
- (g) *in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.*

These criteria have been transferred over unamended from the Development Act s23(4), that formed the basis of the heritage assessment (and rejection) of the Subject Dwelling in c2001.

Of note, the wording of these criteria establish a high threshold in order to be satisfied through the use of terms such as *of importance to the local area*, *played an important part*, *notable*, and *of significance to the local area* [my underlining]. All places to varying degrees display historic or social themes, aesthetic merit, or have played a part in the lives of local residents. In order to satisfy the threshold for Local Heritage listing, however, such attributes must be of demonstrated *importance*, or *significance*.

In 2019, as part of the transition from the Development Act to the PDI Act, the Department of Planning Transport and Infrastructure published a Heritage in Transition Practitioner Guideline. Amongst other things, this document provided direction on the consideration of potential places against the Local Heritage criteria, including a step-by-step approach to their assessment against the prescribed criteria. These guidelines have been used to inform the below assessment.

4.2 Section 67(1) Assessment

The below assessment has been based on the historic analysis of the local area undertaken in the 1995 Kensington & Norwood Heritage Survey, and the data sheet for the Subject Property therein:

(a) *it displays historical, economic or social themes that are of importance to the local area*

Heritage in Transition Practitioner Guideline

Guidelines for inclusion

The place should be closely associated with events, developments or cultural phases which have played a significant part in local history. Ideally, it should demonstrate those associations in its fabric, although in some cases there may be no such evidence.

The history of a particular place must be understood through an overview history of the local area, including the identification of important themes. The significance of the place must be demonstrated in relation to the overview history and themes. A place is likely to satisfy this criterion if the following steps are met.

Heritage in Transition Guideline	
Step 1: A Basic Test for satisfying Criterion A Does the place have a CLEAR ASSOCIATION with an historic event, phase, period, process, function, movement, custom or way of life in the local area, as supported by the overview history and identified themes? AND Is the place's association to the historic event, phase, etc. EVIDENT in the physical fabric of the place or in documentary sources or oral history? CRITERION MAY BE SATISFIED	
Assessment The Kensington & Norwood Heritage Survey (that provides a sound understanding of the history and historic themes of the local area) clearly identifies the Victorian Character and period of development (1860-1900) as being "most visible" and of Cultural significance to the local area. The Subject Dwelling has <u>no associations</u> with this historic theme of importance, displaying instead attributes associated with residential development within the local area between 1920 and 1930 (Inter War). CRITERION NOT SATISFIED	
Step 2: A Basic Test for determining Local Significance Is the event, phase etc. of HISTORICAL IMPORTANCE to the local area, having made a strong, noticeable or influential contribution to the evolution or pattern of the local community or environment, with reference to the overview history and themes? AND Does the place allow the association with the important event, phase etc. to be BETTER APPRECIATED THAN MOST OTHER PLACES IN THE LOCAL AREA WITH SUBSTANTIALLY THE SAME ASSOCIATION? IS IT AN EXEMPLAR? CRITERION IS LIKELY TO BE MET	
Assessment The Heritage Survey established 6 key phases of development within Kensington and Norwood, spanning from 1840 through to 1990. The Subject Dwelling is associated with the 'consolidation', and 'quiet times' of these phases. The Heritage Survey placed no historical importance on these phases. While the dwelling can generally be described as being "attractive" and representative of development between 1920 and 1930, it cannot be reasonably said to be "better appreciated than most other places in the local area with substantially the same association", nor "an exemplar". CRITERION NOT SATISFIED	

Summary

The Kensington and Norwood Heritage Survey provides a sound understanding of the history and historic themes of the local area, and identified the Victorian Era of development as being of specific significance to the local area. The Subject Dwelling post dates this era by some 20 to 30 years, and clearly displays historic themes associated with the Interwar (or "consolidation / quiet times") period. Further, the dwelling is not better appreciated than most other

places in the local area with substantially the same associations, nor is it considered an exemplar of the architectural style.

For these reasons the Subject Dwelling is not considered to satisfy s67(1) criterion (a) to warrant Local Heritage listing.

(b) <i>it represents customs or ways of life that are characteristic of the local area</i>

Heritage in Transition Practitioner Guideline

Guidelines for inclusion

The place should demonstrate a way of life or social custom, which is distinctive locally, being one of a small number of places remaining that demonstrates specific customs or a way of life which reflects the cultural history and identity of the local area. A place is likely to satisfy this criterion if the following steps are met.

Heritage in Transition Guideline
Step 1: A Basic Test for satisfying Criterion B Is the place's association to the distinctive characteristic custom/way of life EVIDENT in the physical fabric of the place and/or in documentary sources or oral history? AND Is the place DISTINCTIVE locally, being one of a small number of places remaining that demonstrates the particular customs or way of life, etc? CRITERION MAY BE SATISFIED
Assessment The Subject Dwelling is associated with residential development within the local area between 1920 and 1930. While historic development within the local area is predominantly of the Victorian era, the interwar period is similarly not uncommon. The dwelling at No 137 (similarly rejected for local heritage listing) dates from this era, as do many others throughout the area. Accordingly the Subject Dwelling cannot be considered to be "one of a small number of places remaining" CRITERION NOT SATISFIED
Step 2: A Basic Test for determining Local Significance Is the CUSTOMS or WAY OF LIFE a noticeable or influential part of the evolution or pattern of the local community or environment? CRITERION IS LIKELY TO BE MET
Assessment The interwar period of development is one of 6 phases of development identified in the Heritage Survey spanning from essentially the settlement of the Colony in 1840 through to the then present (1990). The Survey went on to specifically identify the Victorian era (1860-1890) as being influential to the evolution or pattern of the local area. The Subject Dwelling is not representative of this important historic theme. CRITERION NOT SATISFIED

Summary

Residential development between 1920 and 1930 (Interwar) is representative of the consolidation / quiet times period, rather than the important Victoria era (1860-1900) that the Heritage Survey identified as being of specific cultural significance to the local area.

While not as common as residential development of the Victorian period, Interwar residential development is similarly not uncommon, with the dwelling at 137 Kensington Road (similarly rejected for Local Heritage Listing) being another nearby example. Accordingly the Subject Dwelling is not “one of a small number of places remaining” representative of this era of development.

For these reasons the Subject Dwelling is not considered to satisfy s67(1) criterion (b) to warrant Local Heritage listing.

(c) <i>it has played an important part in the lives of local residents</i>
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Heritage in Transition Practitioner Guideline

Guidelines for inclusion

The place should form the basis of community structure which is important in the cultural history of the local area. These building types are often repeated in each local government area, but each community will also have specific places to which they will have special attachment due to the particular circumstances of local development and sense of place. This may encompass early schools, hotels, institutes, hospitals and churches. A place is likely to satisfy this criterion if the following steps are met.

Heritage in Transition Guideline
Step 1: A Basic Test for satisfying Criterion C Is the place's association to community structure, etc EVIDENT in the physical fabric of the place and/or in documentary sources or oral history? AND Is the place SPECIAL locally, being a place that is a key part of community establishment or the social structure of importance to many? CRITERION MAY BE SATISFIED
Assessment The Subject Dwelling was built as a private residence and has served no community function until very recent times when it was converted into office use. CRITERION NOT SATISFIED
Step 2: A Basic Test for determining Local Significance Is the place's reflection of COMMUNITY STRUCTURE a noticeable or influential part of the evolution or pattern of the local community or environment? CRITERION IS LIKELY TO BE MET
Assessment The Subject Dwelling was built as a private residence and has served no community function until very recent times when it was converted into office use CRITERION NOT SATISFIED

Summary

This criterion is not applicable as the building historically served no community function.

For these reasons the Subject Dwelling is not considered to satisfy s67(1) criterion (c) to warrant Local Heritage listing.

(d) <i>it displays aesthetic merit, design characteristics or construction techniques of significance to the local area</i>
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Heritage in Transition Practitioner Guideline

Guidelines for inclusion

The place should:

- display important aesthetic qualities (e.g. natural or designed qualities of merit), reflecting the distinctive conditions or materials available within the district. These places will often immediately come to mind when the locality is mentioned as being 'typical' of the area, or
- display design qualities of acknowledged merit, creative invention, formal design, or represent a new design achievement of its time. Developments in technology or the application of new techniques in design or construction would also qualify, if clearly illustrated in the place.

A place is likely to satisfy this criterion if the following steps are met.

Heritage in Transition Guideline
Step 1: A Basic Test for satisfying Criterion D Does the FABRIC of the place exhibit EVIDENCE that clearly demonstrates aesthetic, design or construction ACHIEVEMENT? or Does the PHYSICAL FABRIC of the place clearly exhibit particular construction techniques or design characteristics distinctive to the local area, or contain VISIBLE PHYSICAL EVIDENCE that clearly demonstrates creative or technical ACHIEVEMENT for the period in which it was created? ... AND Does the visible physical evidence demonstrate a HIGH DEGREE OF INTEGRITY and is intact? CRITERION MAY BE SATISFIED
Assessment The Subject Dwelling is a reasonably good example of a later era bungalow, and displays these attributes within its overall design and fabric. The dwelling generally retains a high degree of external integrity and is intact. CRITERION MAY BE SATISFIED

Step 2: A Basic Test for determining Local Significance

Is there evidence that the characteristics have been APPRECIATED OR VALUED by the wider local community or recognised by an appropriately expert discipline group e.g.

- wide local community ACKNOWLEDGEMENT OF THE MERIT in mediums such as songs, poetry, literature, painting, sculpture, publications, print media etc
- Is the nature and/or scale of the achievement OF A HIGH DEGREE or 'beyond the ordinary' for THE PERIOD IN WHICH IT WAS UNDERTAKEN
- CRITICAL RECOGNITION of the technical or creative characteristics of the place by an appropriately expert discipline group (such as peer awards, or critical publications) as an important example within the local area

CRITERION IS LIKELY TO BE MET

Step 3: Exclusion Guidelines for Criterion D

Places would not normally be considered under this criterion if they were simply regarded as being pleasant or somewhat attractive, or if their integrity was diminished so that the aesthetic characteristics were no longer apparent in the place.

The place may not satisfy this criterion if any of the following apply.

- It has aesthetic or creative/design/construction qualities that lack distinctiveness and do not exceed those of the general class to which they belong

Assessment

While the wider community likely appreciated all development spanning up to the 1940's, the Heritage Survey has (in our opinion correctly) identified the Victorian era as being of primary importance, noting:

The Victorian character of Kensington and Norwood is the most visible and attractive aspect of its heritage...

Kensington and Norwood today accommodates one of Adelaide's and South Australia's best concentrations of Victorian development...

It is physically representative of early Victorian Adelaide, accommodating one of Adelaide's best concentrations and broadest cross-sections of Early, Mid and Late- Victorian buildings. While its present character also incorporates an overlay of later styles, the predominant physical character today is based firmly on its initial development from 1839-60 and its subsequent consolidation from 1860 to 1900

While (as noted by the survey data sheet) the Subject Dwelling could be considered "attractive" this is not the threshold for this criterion. The dwelling is not widely acknowledged in historic or contemporary record for its aesthetic merit, nor could it be considered "beyond the ordinary" for this period of development. The Subject Dwelling also fails the Step 3 test, namely its design does not exceed that of the general class to which it belongs (interwar residential development / Bungalow)

CRITERION NOT SATISFIED

Summary

Criterion (d) is regularly misinterpreted as relating to any place that displays historic character. This approach is not correct, as established by the Guideline step-by-step process, which note:

- These places will often immediately come to mind when the locality is mentioned as being 'typical' of the area
- Places must be beyond the ordinary, and received critical recognition
- Places would not normally be considered under this criterion if they were simply regarded as being pleasant or somewhat attractive

This aligns with the criterion itself that requires any aesthetic merit or design characteristics to be of specific "importance to the local area".

The Subject Dwelling can be reasonably described as an attractive Bungalow representative of the type of residential development undertaken in the local area during the 'consolidation / quiet time' period of Kensington's development between 1920 and 1930. As clearly established in the Heritage Survey, the period of development that *often immediately comes to mind when the locality is mentioned as being 'typical' of the area* is development from the Victorian era:

[Kensington and Norwood] is physically representative of early Victorian Adelaide, accommodating one of Adelaide's best concentrations and broadest cross-sections of Early, Mid and Late-Victorian buildings. While its present character also incorporates an overlay of later styles, the predominant physical character today is based firmly on its initial development from 1839-60 and its subsequent consolidation from 1860 to 1900

The Subject Dwelling is not specifically 'typical' of the Bungalow style, missing the characteristic low broad gable² that formed a primary feature of the style. Rather, the Subject Dwelling has some style characteristics of Tudor (that stylistically followed the 'bungalow period').

The Subject Dwelling has not been subject to a specific critical acclaim, but rather can be best described as "attractive", which as noted is no basis in itself for Local Heritage listing.

For these reasons the Subject Dwelling is not considered to satisfy s67(1) criterion (d) to warrant Local Heritage listing.

(e) <i>it is associated with a notable local personality or event</i>
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There is no evidence that the Subject Dwelling is associated with any notable local personality or event. It is simply an interwar residential dwelling.

For these reasons the Subject Dwelling is not considered to satisfy s67(1) criterion (e) to warrant Local Heritage listing.

² While there is a low gable to the eastern façade this is a secondary feature rather than a primary one

(f) it is a notable landmark in the area

Heritage in Transition Practitioner Guideline

Guidelines for inclusion

The place should be a notable landmark in the area which has played a significant part in local history. A landmark building, landscape feature or structure should be visually prominent and a reference point for the whole community or a significant part of it.

The history of a particular place must be understood through an overview history of the local area, including the identification of important themes. The significance of the place must be demonstrated in relation to the overview history and themes.

A place is likely to satisfy this criterion if the following steps are met.

Heritage in Transition Guideline
Step 1: A Basic Test for satisfying Criterion F Does the place CLEARLY identify as a notable landmark in the area, as supported by the overview history and themes? AND Is the place's notable value EVIDENT in the physical fabric of the place and/or in documentary sources or oral history? CRITERION MAY BE SATISFIED
Assessment While the dwelling is located on a prominent intersection, the building itself cannot reasonably be considered a local "landmark". It has not <i>played a significant part in local history</i> , nor is it a <i>reference point</i> for the community. Further, there is not evidence that the building has been a landmark of any kind in documentary sources or oral history. Rather, it is simply a dwelling located on a corner block of a busy intersection. CRITERION NOT SATISFIED
Step 2: A Basic Test for determining Local Significance Is the landmark of IMPORTANCE to the local area, having made a strong, noticeable or influential contribution to the evolution or pattern of the local community or environment, with reference to the overview history and themes? CRITERION IS LIKELY TO BE MET
Assessment The Subject Dwelling has not made an <i>important contribution to the local area</i> , or contributed in any meaningful way to the <i>pattern of the local community or environment</i> . The dwelling is also not associated with the historic theme of importance to the local area, namely that of the Victorian era. CRITERION NOT SATISFIED

Summary

While the Subject Dwelling is located on a prominent intersection, it cannot reasonably be considered to have landmark qualities as to satisfy this criterion. The dwelling has not played a significant part in the local history of the area, nor is it a reference point for the whole community, or significant part of.

Further, the steady expansion of the intersection within which the building is set has eroded any views or aspects to and from the dwelling. The intersection itself is now the dominant feature of this immediate locality,

For these reasons the Subject Dwelling is not considered to satisfy s67(1) criterion (f) to warrant Local Heritage listing.

5.0 Summary of Findings

This assessment of 141 Kensington Road, Kensington, has found that the Subject Dwelling on the site fails to satisfy any of the PDI Act Section 67(1) criteria to support its Local Heritage listing.

This assessment aligns with the outcomes of the c2001 Local Heritage PAR undertaken that also considered the place for Local Heritage listing (against identical criteria) and was ultimately rejected by the then Minister for Planning.

While the Dwelling is a relatively attractive interwar Bungalow, it is not representative of the historic themes of importance to the local area (as established by the 1995 Heritage Survey), nor is it particularly “beyond the ordinary” for a dwelling of this period.

For these reasons there is no basis for any consideration of Local Heritage listing of the Subject Dwelling.

Appendix A

1995 Heritage Survey Data Sheet