

City of Adelaide Heritage Survey (2008)

NAME: *FSMA HOUSE, 52-56 Gawler Place*
Former Claridge House

ZONE/POLICY AREA: *CBA - PA14*

APPROVED / CURRENT USE: Offices / Shop

FORMER USE: Commercial

DATE(S) OF CONSTRUCTION: 1926–1927

LOCATION: 52-56 Gawler Place
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5556/385

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan, Marsden & Stark, 1982; McDougall & Vines, 1993



FSMA House (Former Claridge House), 52-54 Gawler Place—View to southeast

NAME: *FSMA HOUSE, 52-56 Gawler Place*
Former Claridge House

ZONE/POLICY AREA: *CBA - PA14*

DESCRIPTION:

Six-storey Inter-War Classical Revival commercial building constructed to Gawler Place alignment and extending through to Francis Street at rear. Built on a medium sized city allotment, the reinforced concrete rendered building has strong vertical façade surmounted by projecting cornice with brackets and central protruding bay with elaborate pediment treatment with brackets beneath the cornice and recessed balcony on fifth floor. Façade articulated by metal panels to window widths and metal framed windows. Strongly coursed vertical pilasters which vertically divide façade. Cantilevered awning. Major alterations at ground floor level. Francis Street façade of unadorned render. Basement windows evident.

The assessment includes the whole of the building, with particular attention to the detailing of the western elevation: it also includes an appropriate relationship between interior floors and external features such as windows and doors.

The assessment does not include detailing to southern eastern and northern elevations, alterations to the ground floor shopfront, the cantilevered verandah, nor interiors.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value as a prominent work of architect Philip Claridge with its fine detailing in Classical Revival style, because it retains original fabric and for the manner in which it reflects the changed nature of commercial activity in Gawler Place. It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.6.1 Company Offices; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.4 Inter War Commercial Styles (1920s to 1942); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use; 6.4.3 Friendly Societies.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; and
 - (e) it is associated with a notable local personality, architect Phillip R. Claridge.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, plaster work, bays and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Modern entry/window system at ground floor
- New services

NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

Offices (Former Claridge House); external form, in particular the fabric and detailing of façade. Excludes incongruous later shopfronts.

This is the legally recognised listing and should be used for the purposes of development applicant assessment.

BRIEF HISTORICAL BACKGROUND:

Shops previously occupied the Claridge House site. The clients for the building, Claridge House Ltd, were a new company with a capital of £60,000. Its shareholders included Philip R Claridge, architect, and Murray C Richardson, contractor.

Claridge House was designed by architect Phillip R. Claridge with Murray Richardson appointed the general contractor with cost of construction expected at £45,000. Other contractors included: Reinforced Concrete and Monier Pipe Construction Company (reinforced concrete work); King & Son (carpenters and joiners); Swann & Sons (plumbers); WH Pitcher & Son (painters); Unbehau & Johnstone Ltd (electrical); A Neat (plaster); Pitts (pressed cement work); Clarksons (glass); CH Martin (lift screen); and TA Powell (hardware).

Constructed during the period 1926–1927, the building was a mix of retail, commercial and professional use: at ground floor level was a spacious arcade catering for shops and island shops, while the upper floors provided commercial and professional rooms. A feature of the building was the use of reinforced concrete as a fireproof construction method. At the time of the first tenants taking up occupation, the *Register* noted that the building presented many interesting features including the green cement façade. The article continued:

The employment of colour on the exterior of buildings is a revival of a very old tradition which, with the more extended use of terra cotta and cement stainers, will probably revolutionise the appearance of our cities. The “trim” of Claridge House is in pink terra cotta, and there is no doubt that the general appearance is very striking. This terra cotta was executed in Sydney by Wunderlich’s Limited to designs prepared by the architect, and the monster keystone to the arch over the balcony at the top of the building, itself 6ft. high, is something of a triumph in terra cotta for the Australian factory. A study of the exterior ... will indicate how the vertical lines have been emphasised, the

horizontal features having been subordinated behind pressed metal panels, also the work of Wunderlich Limited.

The cantilevered awning over the footpath was of reinforced concrete—reputed to be the first of its kind in Adelaide—and the concrete roof (covered in Neuchatel asphalt) was one of few in Adelaide constructed in this way at the time.



B.4839, April 1928 (SLSA)



B.4840, May 1928 (SLSA)

Philip Claridge was a leading South Australian inter-war architect whose firm and that of Woods Bagot were later responsible for the design and supervision of the former Bank of New South Wales on the corner of King William Street and North Terrace. Claridge was President of the South Australian Institute of Architects (1925–27) during the period Claridge House was constructed.

This building was effectively combined with the present Allans House immediately to the south in 1957. At that time David Murray occupied the basement of this and the whole of the building adjacent to the south. On 19 August 1957 Council approved plans for alterations for the demolition of curtain walls on all floors between the two buildings and the breaking of openings between the two buildings in the basements. Architects for the alterations were Stapledon, Hodge & McMichael.

FSMA acquired the property in 1977 subject to existing tenancies. Remodelling for the purposes of FSMA began in May 1979, in the process closing Claridge Arcade that had provided access between Gawler Place and Francis Street. This was completed in October 1979 and head office operations were transferred from temporary premises in Hindley Street on 14 November 1979.

In 1991, internal and external alterations were carried out including a new shopfront and canopy and 2005 further shopfront alterations were undertaken.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. BAP.11716, 58–60 Gawler Place, Adelaide City Archives.

Adelaide City Council, Planning Department, Index Card.

Chronicle, 7.7.1928.

Donovan, Marsden & Stark, *City of Adelaide Heritage Survey 1982*, Adelaide City Archives.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Page, Michael, *Sculptors in Space: South Australian Architects 1836–1986*, RAIA (SA Chapter), Adelaide, 1986, pp. 168-69.

Register, 4.2.1926, p. 12c; 19.1.1928, p. 5c.

State Library of South Australia, Library Database (Photographs): B.4712, 1928; B.4839, 29.4.1928; B.4840, 1.5.1928.

THE BUILDER incorporating The Town Planning and Local Government Journal: Vol. 7, No. 3, 20.1.1926, p. 5; Vol. 7, No. 29, 4.8.1926, p. 7.

The Builder: Journal of the Building Industry of South Australia, Vol. 7, No. 41, 27.10.1926, p. 9.

City of Adelaide Heritage Survey (2008)

NAME: *Laubman & Pank, 62-64 Gawler Place*

ZONE/POLICY AREA: CBA - PA15

APPROVED / CURRENT USE: Shop
FORMER USE: Commercial
DATE(S) OF CONSTRUCTION: 1863; alterations 1934

LOCATION: 62-64 Gawler Place
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5751/774 CT 5751/775

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Donovan, Marsden & Stark, 1982; McDougall & Vines, 1993



Laubman & Pank, 62-64 Gawler Place—View to southeast

NAME: *Laubman & Pank, 62-64 Gawler Place*

ZONE/POLICY AREA: *CBA - PA15*

DESCRIPTION:

Five-storey Art Deco/Classical building of pleasant opening/wall proportions constructed over length of narrow city allotment to Gawler Place (front elevation) and Francis Street (rear elevation) alignments. Roof is of corrugated iron.

Front Elevation—Gawler Place

Front of building of strong vertical proportions with flat central façade framed by two projecting vertical fins. Original iron windows with divided margined panes. Restrained parapet with deeply incised bands. Simple stepped pediment flanked by ribbed detailing. Render work to masonry (brick) façade coursed and windows highlighted by tiled banding between floors. Alterations to shop fronts at ground floor—suspended awning over pavement with advertising hoarding.

Rear Elevation—Francis Street

Rear wall of building forms, with adjoining buildings, a distinctive western wall along Francis Street. Is of unpainted red brick, bluestone and retains original windows, door and rear, side fire stairs.

The assessment includes the whole building defined by the gabled roof. A particular feature is the detailing of the western elevation especially the vertical elements on either side of the building that extend from the first floor level to the pediment, along with the arrangement of windows that reflects the early construction of the building.

The assessment does not include additions at the rear, alterations to the ground floor shopfront, the cantilevered verandah, nor interiors.

STATEMENT OF HERITAGE VALUE:

This is an historical building of great significance. It is an exceptional illustration of survival and re-use because it incorporates a warehouse dating to the city's early years (1860s) and to surviving business Harris Scarfe. The additions reflect the continuing commercial pre-eminence of the site and are an important element in a continuous line of historical buildings along this part of Gawler Place. It is also important because of its association with George S Kingston, South Australia's first Deputy Surveyor-General and one of the colony's first practising architects who later became a State parliamentarian. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Small Retail Establishments; 4.3 Development of the Building Industry, Architecture and Construction; and 4.5.2 Victorian commercial (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area; and
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; and
- (e) it is associated with a notable local personality in George S Kingston, South Australia's first Deputy Surveyor-General and one of the colony's first practising architects who later became a State parliamentarian.

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, plaster work, bays and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Modern entry/window system at ground floor
- Any rear additions
- New services

[NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide \(City\) Development Plan for this property are as follows:](#)

[Shop and Office \(part former Warehouse\); external form, in particular the fabric and detailing of the Art Deco façade to Gawler Place, excluding the relief signage on the splayed vertical façade projections and the incongruous later street level shopfronts](#)

[This is the legally recognised listing and should be used for the purposes of development applicant assessment](#)

BRIEF HISTORICAL BACKGROUND:

McDougall & Vines, 1992 with additions by Donovan & Associates, 2008

The Laubman & Pank building is a portion of a warehouse originally designed in 1863 by George S Kingston for hardware merchant George P Harris (the business later known as Harris Scarfe's). Charles Farr was the builder and a Mr Sanders constructed the walls.

At the opening of the new building in 1864, it was described as having:

... a frontage of 60 feet & by a depth of 75, and is built of Glen Osmond stone, the quoins being hammer-dressed and the stonework neatly pointed and jointed. The front has five large circular headed openings on each of the three floors. The newels of the doors and windows are in brick, as well

as the head mouldings, which are continued across the front as string courses at the level of the springing of the centres, the section of the latter, as well as of the cornice (in Portland cement), being designed from the best Norman authorities. The entire building, both externally and internally, has been constructed with the greatest care and of the most massive proportions, so as to ensure ample strength as well as space for the varied and ponderous goods forming the stock of a wholesale ironmonger. The extent and variety of the shelving alone is a proof of the vast variety of goods which modern civilization requires to be supplied by the hardware merchant. The space thus occupied comprises an area of 3,800 feet superficial on each floor after deducting the walls; and the floors are of the following heights:- Cellar, 8 feet; ground floor, 15 feet; first floor 13 feet; and second floor, 10 feet. There are two spacious entrances in Gawler-place, and two commodious staircases afford access from the ground floor to each of the others.

The cost of the new building was estimated to be approximately £6,000.

In 1870, an extension was added at the rear. Constructed of Glen Osmond stone and finished in brick, the dimensions of the new part were 117 ft x 26 ft. The architect responsible for the work was a Mr Presgrave and Mr Farr undertook the construction at an approximate cost of £1,800. The *Register* described the extension as having:

... a cellar excavated for about half the length, in addition to which there are three floors of the whole length. The cellar walls are 3 feet in thickness, those of the ground floor 2 feet 6 inches, in the first storey 2 feet, and the top 21 inches. The total height from the ground to the top of walls is 38 feet, and to the top of the roof, which is of galvanized iron in semi-circular form, 45 feet. The floors are supported by 23 iron columns and gum girders, measuring 16 x 12 inches, 14 x 12, and 12 x 12.

The building was extended to the north in 1886 (now Allens) to a design of Edmund Wright and James Reed. This new extension was constructed by Hammond & Moss and was of four storeys in height—including a basement—and was constructed entirely of brick. Both buildings were connected by archways broken through the walls. The façade of both buildings was stuccoed to achieve a uniform appearance. The stucco work included massive moulded string courses above each range of window arches, and a cornice of considerable depth which united this old warehouse and the new (now Allens) extension.



B.5338, c .1901 (SLSA)

Harris Scarfe Ltd redeveloped its premises between 1920 and 1923 and another floor was added to the entire structure. The new storey echoed the 1886 design of Wright & Reed.



B.1822, December 1923 (SLSA)

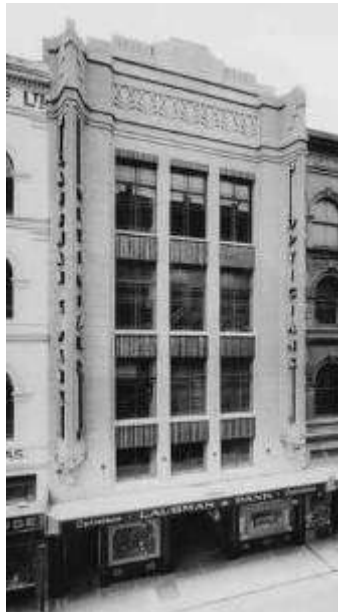
In May 1929, Fricker Bros, Alberton, was contracted to undertake extensive additions to the premises. The contract price was understood to be between £22,000–£23,000 and Eric H McMichael was the architect appointed to the project.

Laubman and Pank, opticians, acquired the building and almost immediately engaged McMichael and Harris to prepare plans for the remodelling of the premises. JB Hughes, Prospect, was appointed contractor for the project, and work commenced in March 1934.

As part of the remodelling, the front of the building was demolished and the old elevation was substituted with a new 'modernistic style'. As *The Advertiser*' noted:

The work will be carried out in brick and white cement stucco, with large steel-framed windows, and coloured tiles underneath the window sills. Two vertical coloured neon signs, on both sides of the front elevation, extending from the first floor to the top of the building, will add to its attractiveness at night.

The wooden floors at ground and first floor levels were replaced with reinforced concrete and a concrete staircase from ground to first floor levels was installed. A blackwood staircase serviced all other floors. In all, it was estimated that 'about 2,000 bags of cement, eight tons of rolled steel joists, 14 tons of mild steel rods, and about 40,000 bricks would be used in the work, in addition to other materials'.



B.6785, 1935 (SLSA)

The 'reconstructed premises' had a frontage of 35 ft to Gawler Place and extended 106 ft in depth to Francis Street. Laubman and Pank occupied part of the building that was accessed through a separate entrance. Its consulting rooms, lens grinding machines and artificial eye department were located on the ground floor, while its offices were located in the basement.

Another entrance, on the north side of the building and opening into an entrance porch, serviced the other floors. The first floor was set aside for professional suites for dentists and doctors, while the remaining floors were given over to office accommodation.

It was at this time of remodelling that the four-storey building became known as the Laubman and Pank Building.

Over the years, other alterations to the building have been undertaken. These have included: converting the shop and warehouse to offices (1955); alterations and additions (1973); an extension of the mezzanine floor (1974); erection of an awning, extension of the fire escape and interior alterations (1975); upgrading (1980); and new shopfront (1993) and signage.

George Strickland Kingston was born and trained as a civil engineer in Ireland. He migrated to South Australia in 1836 and quickly established himself as a government and commercial surveyor and architect. He was elected to the South Australian Legislative Council (1851–1857), then the House of Assembly (1857-1860, 1861–1880). He became Speaker in the House of Assembly (1857–1860, 1865–1880). Surviving examples of his work are to be seen at Government House (south-west corner of building) and the original section of the Adelaide Gaol.

Eric H McMichael began his career in architecture when he left school and was articled to Garlick & Jackman. On completion, he was employed by the Works and Buildings Department. In 1910 he opened his own practice when he was commissioned by his wife's family to design Verco Building on North Terrace. It was this commission that launched his successful architectural practice that saw him elected President of the South Australian Institute of Architects (1919–21). Soon after, he formed a partnership with Albert Harris, an Englishman who arrived in the State in 1922, and by 1927 they were reported as being one of the two largest and busiest architectural firms in South Australia. The firm was responsible for designing the former Rechabite Building, 195-197 Victoria Square. The firm's largest commission came in 1938 for design of the Savings Bank of South Australia in King William Street.

REFERENCES:

Adelaide Chronicle, 6.2.1864, p. 2.

Advertiser, 18.10.1933, p. 18f; 24.3.1934, p. 21b.

BUILDING AND CONSTRUCTION, Incorporating THE BUILDER, Adelaide, Vol. 9, No. 371, 21.12.1933, p. 14; Vol. 10, No. 383, 22.3.1934, p. 14.

BUILDING & CONSTRUCTION Incorporating THE BUILDER, The Official Journal of the Building Industry in South Australia, Adelaide: Vol. 13, No. 610, 28.7.1938, p. 14.

BUILDING & CONSTRUCTION with which is incorporated The Builder, Journal of the Building Industry in South Australia, Adelaide, Vol. IV, No. 129, 25.4.1929, p. 33; Vol. IV, No. 132, 16.5.1929, p. 22.

Donovan, Marsden & Stark, *City of Adelaide Heritage Survey 1982*, Adelaide City Archives.

Duryea Panorama of Adelaide, 1865, showing Harris Scarfe Store by Kingston before Wright and Reed additions.

Langmead, D, 'George Strickland Kingston — Pioneer and Architect', Vol. 2 (thesis), pp. 718, 719–20.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Page, Michael, *Sculptors in Space: South Australian Architects 1836-1986*, RAI (SA Chapter), Adelaide, 1986, pp. 129, 149-151, 186.

Pictorial Australian, October 1880, p. 367—sketch of Harris Scarfe store.

Prest, Wilfred and Kerrie Round, Carol Fort, *Wakefield Companion to South Australian*

History, Wakefield Press, Kent Town, 2001, p. 295.

Register, 27.4.1864, p. 2h; 3.1.1871, p. 11; 17.2.1886, p. 6.

State Library of South Australia, Library Database (Photographs): B.5338, c. 1901; B.1822, December 1923; B.6785, 1935.

THE BUILDER, Adelaide, Vol.32, No. 11, 18.3.1955, p. 23.

City of Adelaide Heritage Survey (2008)

NAME: *Restaurant, 17-25 Gilbert Place*

ZONE/POLICY AREA: *CBA - PA16*

APPROVED / CURRENT USE: Restaurant

FORMER USE: Accommodation/Offices/Store

DATE(S) OF CONSTRUCTION: c. 1877

LOCATION: 17-25 Gilbert Place

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT 5207/715 CT-5207/770

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Restaurant, 17-25 Gilbert Place—View to Northwest

NAME: *Restaurant, 17-25 Gilbert Place*

ZONE/POLICY AREA: *CBA - PA16*

DESCRIPTION:

Two-storey simple Victorian warehouse constructed on part of city allotment on a corner site and aligned to Gilbert Place. Of cubic form, former face bluestone warehouse has brick quoins, small window openings highlighted and punctuated with red brick quoining surmounted by parapet and stringcourse. Windows are multi-paned, and of double hung sash (with painted timber joinery) at first floor level. Ground floor window joinery (painted) and stonework later adaptation. Hipped roof of corrugated galvanised iron is concealed behind parapet. Supported awning at eastern elevation. The large ground floor windows are later additions and the building has had the façade restored.

The assessment includes the whole building which features the eastern and northern elevations on street alignments. Particular features include the original form of the building, the stone facework to the eastern and northern elevations, the brick detailing to quoins and door and window surrounds, and the timber framed windows.

The assessment does not include the suspended verandah, or interior details.

STATEMENT OF HERITAGE VALUE:

The face bluestone building is of heritage significance as an early example of a simple Victorian warehouse/commercial property in Adelaide and, being sited on the corner of Gilbert Place, of the scale of early commercial development within internal city lanes. It illustrates several key themes in the city's history: *2.6 City Dwellers: Small business owners; 3.1 Economic Cycles; 3.3.2 Banking; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Commercial (1870s to 1890s); 4.7 Heritage and Building Conservation; 6.2.4 Cafes and Restaurants.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

The building is recommended for Local Heritage listing because it meets the following criteria:

- (a) its use as accommodation/offices for the Bank of South Australia and later conversion to commercial premises displays historical, economical and social themes that are important to the local area; and
 - (d) the use of faced bluestone displays aesthetic merit, design characteristics or construction techniques of significance to the local area; and
 - (e) it is associated with a notable local bank, the Bank of South Australia and architect Edmund Wright.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including all exterior walls, façade elements, and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- New services

NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

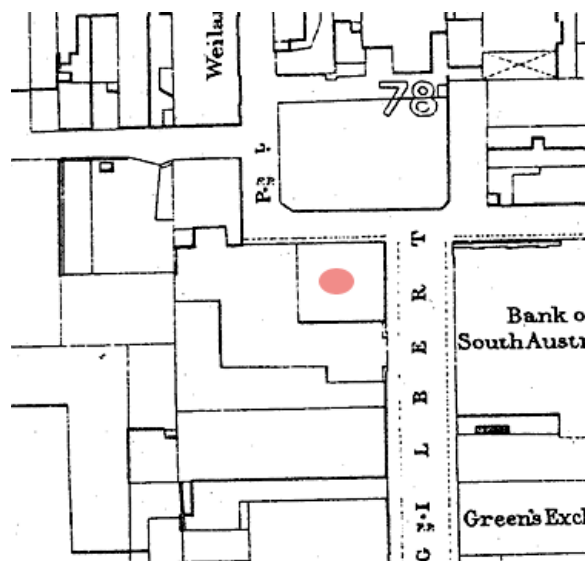
Former Warehouse; external form, in particular the fabric and detailing of Gilbert Place facades. Excludes the canopy and incongruous later shopfront.

This is the legally recognised listing and should be used for the purposes of development applicant assessment.

BRIEF HISTORICAL BACKGROUND:

This building was constructed on portion of Town Acre 78 that was originally granted to Boyle Travers Finniss on 23 December 1837. Finniss also acquired the adjoining Town Acre 109.

At some stage, the Bank of South Australia acquired parts of both these town acres—split by Gilbert Place—and used that portion fronting King William Street on which to erect its new bank in 1876. The back portions of the town acres were part of the overall bank design and were for use as stabling, clerks' sleeping and dining rooms, messengers' rooms and other offices. While not built in 1876 with the bank construction, it is evident from the Smith Survey that the building was erected before 1880 (c. 1877).



The adjoining building to the south was the original wall and gate to the enclosed yard of the complex that had an attached room at the southeast corner. The wall was constructed of 'cut Glen Ewin stone'.



B.2334, August 1924 (SLSA)



B.7403, February 1938 (SLSA)



Former offices on right, B.12698, 1953 (SLSA)

The Bank of South Australia retained ownership of the site until 30 August 1895 when The Union Bank of Australia Limited acquired it. The Bank retained ownership until 1947 and it was after this time that the former bank site was split into various titles. Between November 1951 and December 1978, the site was owned by the Corporation of the City of Adelaide. In 1945, the Council was reported to have been in 'preliminary negotiations' with the Bank to purchase the site. The Council was at that time considering sites in the City for establishing a women's rest centre.

Restoration of the building was completed during the ownership of GMA Piazza from December 1978.

REFERENCES:

Adelaide City Council, Correspondence dated 12.5.1992 from GMA Piazza, Adelaide City Archives.

Advertiser, 28.3.1945, p. 7g.

Department for Transport, Infrastructure and Energy, Land Services Group, Land Titles Office, Adelaide: CT 490/93; CT 1944/48; CT 2184/181; CT 4136/957.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Register, 1.1.1877, p. 6.

South Australian Chronicle and Weekly Mail, 15.1.1876, p. 11—notes the intention of the building on this site.

Smith Survey, 1880, Sheet No. 71, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.2334, August 1924; B.7403, February 1938; B.12698, 1953.

City of Adelaide Heritage Survey (2008)

NAME: *TMVC House, 27-29 Gilbert Place*

ZONE/POLICY AREA: *CBA - PA16*

APPROVED / CURRENT USE: Commercial

FORMER USE: Entrance to former Bank of South Australia yards

DATE(S) OF CONSTRUCTION: c. 1877

LOCATION: 27-29 Gilbert Place
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5280/559

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



TMVC House, 27-39 Gilbert Place—View to northwest

NAME: *TMVC House, 27-29 peelce*

ZONE/POLICY AREA: *CBA - PA16*

DESCRIPTION:

Bluestone wall constructed on part of a city allotment and to Gilbert Place alignment. Main construction is of bluestone with brick quoins and coping to parapet. The main feature is a large sandstone portal which displays a pediment and detailed cornice: there is a keystone in the centre: a modern timber-framed doorway and sidelights have been added, among with a canvas awning. Metal grills have been added to exterior of windows.

The assessment includes the front wall only, the main feature being the sandstone portal.

The assessment does not include the building behind the wall modern door and window treatments with the fabric awnings.

STATEMENT OF HERITAGE VALUE:

The original structure is of heritage value because of its age, its association with the Bank of South Australia and the earlier mode of transport used by its representatives, and the rarity of such an item, that was of a type that was once common. It illustrates several key themes in the city's history: *3.3.2 Banking; 4.1.4 Private transport; 4.7.1 Adaptive re-use.*

The item differs from remnant walls found elsewhere in the city that were once part of whole buildings and are no longer considered to be of heritage value.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This item is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area in that it reflects the changing land-use of the area, from that of an open yard to commercial premises; and
 - (e) it is associated with a notable local bank, the Bank of South Australia and architect Edmund Wright.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including all exterior walls, façade elements, and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- New services

NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

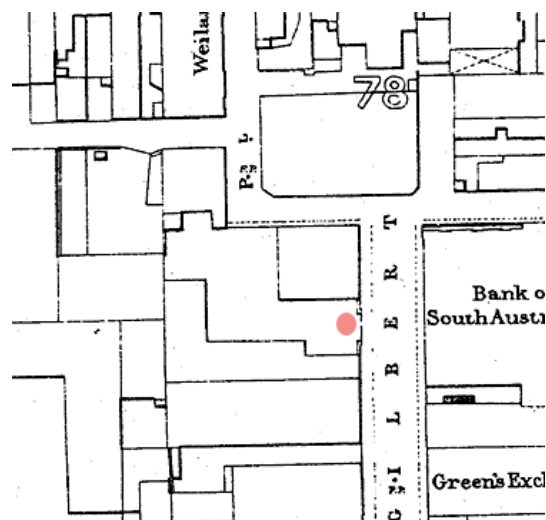
Former Bank of South Australia stable yard; original fabric and detailing of front boundary stone wall only.

This is the legally recognised listing and should be used for the purposes of development applicant assessment.

BRIEF HISTORICAL BACKGROUND:

This entrance was constructed on portion of Town Acre 78 that was originally granted to Boyle Travers Finniss on 23 December 1837. Finniss also acquired the adjoining Town Acre 109.

At some stage, the Bank of South Australia acquired parts of both these town acres—split by Gilbert Place—and used that portion fronting King William Street on which to erect its new bank in 1876. The back portions of the town acres were part of the overall bank design and were for use as stabling, clerks' sleeping and dining rooms, messengers' rooms and other offices. While not built in 1876 with the bank construction, it is evident from the Smith Survey that the entrance was erected before 1880 (c. 1877).



This building was originally the wall and gate to an enclosed yard that had an attached room at the southeast corner. As the *Register* noted on 1 January 1877:

These [the buildings and yard] will all be enclosed within a wall, and will be approached under an archway of cut Glen Ewin stone, in which will be fitted gates to slide back on rollers.

The Bank of South Australia retained ownership of the site until 30 August 1895 when it was acquired by The Union Bank of Australia Limited. The Bank retained ownership until 1947 and it was after this time that the former bank site was split into various titles.



B.2334, August 1924 (SLSA)



B.7403, February 1938 (SLSA)

The item retained its original form at least until 1938: it had taken on its present form by 1953.



The wall enclosing the former gate, B.12698, 1953 (SLSA)

REFERENCES:

Department for Transport, Infrastructure and Energy, Land Services Group, Land Titles Office, Adelaide: CT 490/93.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Register, 1.1.1877, p. 6.

South Australian Chronicle and Weekly Mail, 15.1.1876, p. 11—notes the intention of the building on this site.

Smith Survey, 1880, Sheet No. 71, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.2334, August 1924; B.7403, February 1938; B.12698, 1953.

City of Adelaide Heritage Survey (2008)

NAME: *Gilbert Street Hotel, 88–90 Gilbert Street*

ZONE/POLICY AREA: RA8

APPROVED / CURRENT USE: Hotel without Accommodation

FORMER USE: Hotel

DATE(S) OF CONSTRUCTION: Remodelled: 1872

LOCATION: GILBERT STREET HOTEL

88-90 Gilbert Street

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5905/110

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Gilbert Street Hotel, 88–90 Gilbert Street — View to northeast

DESCRIPTION:

This two storey hotel is constructed of bluestone with rendered and painted quoins and window and door surrounds: the latter feature moulded keystones. It has a typical chamfered corner with main entry addressing both Gilbert and Russell Streets. The roof is hipped and of corrugated iron: there are brackets beneath the eaves to Gilbert and Russell Streets. There is a ground floor verandah on the Gilbert Street elevation with a timber-framed balcony above and a first floor verandah: the balcony features a timber and cast metal balustrading. Doors are timber and windows have timber joinery. The building is in excellent condition.

STATEMENT OF HERITAGE VALUE:

This building is of heritage value for the high quality of its design and detailing, though typical of many older hotels in Adelaide. The current building has been altered over the years, but it retains many of its original elegant classical design features, including the highly detailed window and door treatments. It is valuable, too, because it retains its original use. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 3.1.1 Early Development Patterns; 3.5.1 A City of Pubs; 3.7 Working Men and Women; 4.3 Development of the Building Industry, Architecture and Construction; 4.4.2 Other Forms of Accommodation; 6.2.3 Hotels, Bars and Wineshops.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area as a hotel and meeting place for local people since early days of the city's settlement; and
 - (b) it represents customs or ways of life that are characteristic of the local area, being a hotel and 'community' centre; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, exhibiting elegant classical features in its design and the highly detailed window and door treatments; and
 - (f) it is a notable landmark in the area because of its scale and corner siting.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the building, including exterior walls and roof;
- Fabric and detailing of the southern and eastern façades, with the verandahs and balcony to Gilbert Street.

Exclusions

- Interior detailing
- New services

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Hotel

External form, including original fabric and detailing of southern and western facades of the two storey bluestone building, including balcony/verandah to Gilbert Street. Exclude all additions to the north of the two storey bluestone building.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

This hotel was constructed on portion of Town Acre 611 that was originally granted to Giles Abbott on 23 December 1837.

The Gilbert Street Hotel has existed on this site from 22 March 1848. It was known initially as the Shoemakers' Arms Inn (22 March 1848 to 27 June 1849), the Crown and Sceptre Inn (28 June 1849 to 27 September 1859), the Bell Inn (28 September 1859 to 9 March 1937) and then the Gilbert Hotel (10 March 1937–).

The hotel was erected on a larger piece of land that ran from Gilbert through to Sturt Street. However, much of this was subsequently sold in 1899 to the Burfords (soap manufacturers) by Francis Botting, auctioneer, and Frank Botting, brewer of Hindmarsh. The Bottings retained the land containing the hotel until they sold in March 1911 to Haussen & Co Ltd of Hindmarsh. Haussen's retained ownership until February 1983 when the title passed to SA Brewing Holdings Ltd.



SLSA: B 4782 – Gilbert Street Hotel, 1928

Adelaide City Council Assessment Records of 1849 describe the hotel as 'ten room brick'. In 1872, the *Register* reported that improvements had been undertaken to the Bell Inn 'with a view of thoroughly remodelling and adapting it to the requirements of the neighbourhood'.

The architects were English & Rees, the builder was Mr A Jenzen of Victoria Square and the cost of the improvements and additions were approximately £400. The Smith Survey of 1880 indicates the outline of the hotel with its chamfered corner. Further alterations/additions to the value of £1,000 were noted in the Building Surveyor's Notices in September 1883.

In May 1927, Council gave approval for the construction of a verandah and balcony over the footway. Other approvals included a new toilet block (1947); alterations and additions designed by von Schramek & Dawes architects and constructed by William Essery and Sons Pty Ltd that included new toilets, laundry, kitchens (1969); and further external and internal alterations (in 1998). In 2005, the joists and bearer beams to the hotel were reinforced.

The hotel continues to be used for its original purpose.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 3479, 88–90 Gilbert Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. 5800.20/0307, 88–90 Gilbert Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 1.9.1883, microfilm 1882–1910, Adelaide City Archives.

Adelaide City Council, Planning Department, Index Cards, 17 Little Gilbert Street.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 533/157; CT 566/148; CT 1189/162; CT 1524/113; CT 1682/173; CT 2324/172.

Hoad, J L (Bob), *Hotels and Publicans in South Australia, 1836–March 1993*, Second Edition (revised), McLaren Vale, 1993, pp. 185–86.

Register, 8.1.1873, p. 5.

Smith Survey, 1880, Sheet No. 16, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.4782, June 1928.

City of Adelaide Heritage Survey (2008)

NAME: *Child Care Centre, 102-106 Gilbert Street*

ZONE/POLICY AREA: *RA8*

APPROVED / CURRENT USE: Child Care Centre / Child Care Centre

FORMER USE: Tradeschool

DATE(S) OF CONSTRUCTION: 1918

LOCATION: 102-106 Gilbert Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5805/70 CT 5085/641

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Child Care Centre, 102-106 Gilbert Street — View to northeast

DESCRIPTION:

The complex of buildings at this child care centre are of brick. The former Adelaide Woodwork School building to the south of the complex faces Gilbert Street, where the south wall has a high skirting, and its corner piers are of alternating brick and rendered courses with rectangular rendered capitals. The building has an industrial sawtooth roof that admits southern light. There is *faux* rendered balustrading either side of the central wall panel that carries the raised name of the school, a crown, and 'G' (George [V]) and 'R' (Rex). The two timber frame double-sash front windows have a small three-paned fixed panel at their top. The north-western corner at the rear of the building has capitals that rise from the wall. To the west of the former Woodwork School building is an open play and activities area.

STATEMENT OF HERITAGE VALUE:

This is essentially an industrial building with typical architectural features and is not one of particular architectural merit. However, it is one of considerable historical value because of its identification with the Adelaide Woodwork School, and by implication its association with the development of technical education in South Australia. Its new use as a child care centre also reflects features of modern society and the development of such centres. It illustrates key themes in the city's history: *5.2.1 Creating State Government Institutions and Facilities; 5.4 Government Employment and the Public Service; 7.1.2 Pre-schools and Kindergartens; 7.2 Technical Training and Further Education.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area in being established for technical education purposes; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, in being an industrial factory-type building; and
 - (e) it is associated with a notable personality in Charles Albert Fenner.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
 - New services
-

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Former Adelaide Woodwork School

External form, including original fabric and detailing of original building. Excludes later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

Charles Albert Edward Fenner (1884–1955) (B.Sc, Hons I, 1912, Dip.Ed, 1913, University of Melbourne), became superintendent of technical education in South Australia from 5 November 1916. He supported the teaching of technical subjects in high schools and liberal subjects in technical schools. He helped draft the 1917 Technical Education of Apprentices Act which, with its concept of compulsory, part-time, technical study for apprentices, set a precedent for other States. Fenner was a figure of his time in stressing the views of education for citizenship, and technical education as a means of providing skilled labour to develop South Australia's industrial base.

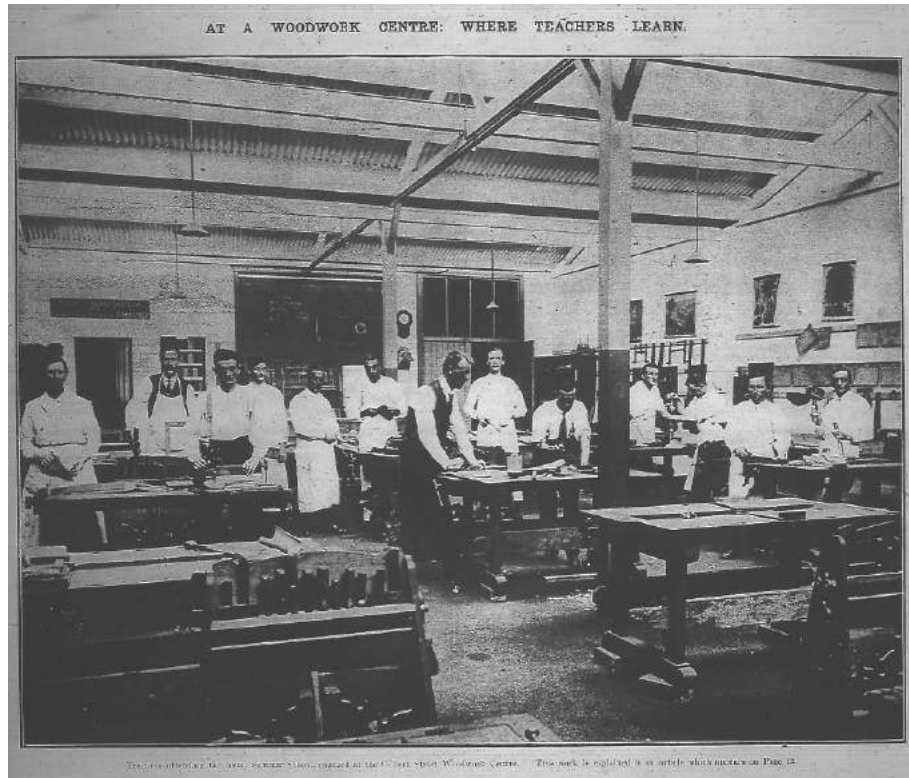
The *Technical Education of Apprentices Act, 1917* (No. 1294) made it a duty of apprentices to attend technical schools. The registration of apprentices was begun in 1918. From the beginning of 1922, there were three district schools: the Printers' Trade School, Adelaide, the Ironworkers' Trade School, Thebarton, and the Woodworkers' Trade School, Thebarton, with a branch at Edwardstown.

Following passage of the Technical Education of Apprentices Act, male teachers were asked to apply for the position of teachers of manual training (woodwork) in metropolitan centres. As a result of this call, six teachers assembled at Cowandilla School on Monday, 19 March 1917. By the end of the year six teachers had been trained and were ready to take over schools that had been prepared during the year. Those schools were situated at Norwood, Adelaide, Glanville, Prospect and Port Adelaide.

The Adelaide Woodwork School opened in Gilbert Street in 1918. The building—constructed by F Fricker—was described as:

... of brick, with a large workshop 56ft. x 30ft., timber store, offices, cloak porch. This building has been completed and is in accommodation [1918] also giving every satisfaction, and has a neat elevation fronting Gilbert St, the whole of which was done by contract for £1,189.

The school was fitted-out for about 30 student boys and girls, aged 14 to 18 years, for their technical instruction. This was one of six intended metropolitan technical-manual instruction centres that were to follow the discipline of woodworking within the then 50-year old Swedish Sloyd system of training in manual dexterity. The Gilbert Street school held regular two-week long Summer schools over January for South Australian teachers.



'Teachers attending the usual Summer School, engaged at the Gilbert Street Woodwork Centre',
Observer, 24 January 1920, p. 26.

A photograph of 1920, 'Models from a three years' course', shows the kinds of work produced: an inlaid chess board, kitchen cutting boards, foldable hat peg and coat racks, a shirt ironing 'anvil', butter boxes, fret-work wall organisers, a wooden carving knife (probably a model for the ironmonger), scoops, a mason's hammer, axe handle, picture frames, roller towel mount, and salt box.

Adelaide Woodwork Centre, although not a technical or central school, played an important role in the development of technical education in South Australia. In addition to instructing primary school boys, the Adelaide Woodwork School instructed all college students training to become woodwork teachers. From 1923, all men from the Teachers College were required to spend half a day at the centre. This continued to the war years, or perhaps the 1950s, when the number of students training to become craft teachers demanded new accommodation. Woodwork I and II became subjects which could be used by primary teachers for classification.

To cope with their requirements, Saturday morning classes were instituted and also classes were made available during Christmas vacations. The Saturday morning class extended beyond its original intention and developed, for some, into a hobby class. Many women attended these classes. A photograph in the early 1920s shows nine women in a class.

Legislation recognised the current nature of trade training by changing the name Trade Schools to Technical Colleges from the beginning of 1967. From 1 January 1972 the Division of Technical Education became in practice a new Department of Further Education.

With the establishment of Western Teachers College, Adelaide continued to train the craft teachers. With increased numbers and the extension of the course to three years the centre was wholly given over to teacher training and eventually the staff was appointed as lecturers. When, in 1976, Western Teachers College extended to a property on Holbrooks Road, it

incorporated special accommodation for home economics, art and technology and industrial arts in its plans. This meant that the Adelaide Woodwork Centre was no longer required for the training of teachers. It was decided to close the school.

The school building has since become a child-minding centre but the old name "Adelaide Woodwork School" still remains on the front of the building.

Fencing was undertaken in 1918; and repairs were carried out to the roof in February and September 1922. A northern 'wing' (extension), and installation of windows on the western external wall were built c. 1985-1987, and steel pergolas were erected in 1992.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. DF 3485:01, 102–106 Gilbert Street, Adelaide City Archives.

Advertiser, 23.3.1917, p. 11c—'Woodwork in Schools'.

Observer, 24.1.1920, pp. 12e—'Where Teachers Learn'.

Observer, p. 26 (photograph), also found in PRG 280/1/19/167, State Library of South Australia.

Peake, Jack, 'The System and the Treatment of Technical Teachers 1880s-1976', <<http://www.lythrupress.com.au/vision/049.html>>.

Register, 22.3.1917, p. 6e—'Woodwork in Public Schools'.

Register, 22.1.1920, p. 7g—'Where Teachers Learn. At a Woodwork Centre'.

South Australian Parliamentary Papers (*SAPP*) 29/198, p. 83 includes the description of the school; *SAPP* 29/1917, p. 83; *SAPP* 44/1919, p. 29, includes details concerning the registration of apprentices in 1918; *SAPP* 44/1923, p. 33, includes details concerning the trade schools; *SAPP* 44/1967, p. 20, notes the change of name of the Trade School.

State Records of South Australia, Department of Education, GRG 18, online, <http://www.archives.sa.gov.au> including details of Department of Further Education.

State Records of South Australia, Department of Public Buildings, GRG 38/16, Vol. 2, No. 122.

Trethewey, Lynne, 'Fenner, Charles Albert Edward (1884-1955)', *Australian Dictionary of Biography*, Vol. 8, [Melbourne University Press](http://www.melbourneuniversitypress.com.au), 1981, pp. 481–482 (online).

City of Adelaide Heritage Survey (2008)

NAME: *Duke of Brunswick Hotel, 207-213 Gilbert Street* **ZONE/POLICY AREA:** RA11

APPROVED / CURRENT USE: Licensed Hotel
FORMER USE: Licensed Hotel
DATE(S) OF CONSTRUCTION: Original hotel demolished 1911; new hotel c. 1912

LOCATION: 207-213 Gilbert Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5141/694

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines, 1993.



Duke of Brunswick Hotel, 207-213 Gilbert Street — View to southwest

DESCRIPTION:

A two-storeyed hotel on a corner site has bluestone walls with rendered and painted brick quoins and window and door surrounds to the main northern elevation. The wall to the main elevation with returns to either side terminate in a rendered and painted parapet that features the name of the hotel. The parapet conceals most of the roof except for the apex of a northern gable. The front wall to the first floor is painted and features a decorative moulded triangular pediment beneath the verandah roof. There is a ground floor verandah and first floor balcony and verandah to the Gilbert Street elevation. Ground floor verandah posts are of cast iron; those of the first floor balcony and verandah are timber: balustrading to the first floor balcony is of timber and iron. The cellar opening is on the east side in Winifred Street. Windows and doors are timber framed, with the windows of double-hung sash.

This assessment includes the form of the original hotel; it does not include the interior detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its architectural detailing, its, largely original appearance, scale and form, and the manner in which it reflects the changing social life of this once residential area. It illustrates several key themes in the city's history: 2.5 *City Dwellers: City, state and business leaders*; 3.1.1 *Early Development Patterns*; 3.5.1 *A City of Pubs*; 3.7 *Working Men and Women*; 4.3 *Development of the Building Industry, Architecture and Construction*; 4.4.2 *Other Forms of Accommodation*; 6.2.3 *Hotels, Bars and Wineshops*.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

The building is recommended for Local Heritage listing because it satisfies the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area, being one of several hotels in the western part of the city that once served a working-class population: and
 - (b) it represents customs or ways of life that are characteristic of the local area, being a hotel and 'community' centre; and
 - (e) it is associated with a notable local personalities, particularly owners Hillary Boucaut; Alexander McCulloch MP; Sir William Henry Bunday, Judge of the Adelaide Supreme Court; Charles Dashwood MP, one-time Government-Resident of the Northern Territory; and perhaps more particularly, the colourful Albert 'Bert' Edwards (1920–1924); and
 - (f) it is a notable landmark in the area, sited on the corner of Gilbert and Winifred Streets.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; brick chimney; and verandahs and balcony;
- Fabric and detailing of the façade and returns to the eastern and western elevations.

Exclusions

- Interior detailing
- Any additions at rear
- New services

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Hotel

External form, including original fabric and detailing of the original two storey building, including facade and balcony/verandah, external walls, roof and chimney. Excludes any later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

This hotel was constructed on portion of Town Acre 628 that was originally granted to John Afford on 23 December 1837.

A hotel known as the Duke of Brunswick has existed on this site since 17 March 1858. According to Bob Hoad, a Licensing Court Order of 14 March 1911 stipulated that the then hotel premises had to be re-built within nine months. The Adelaide City Council Building Surveyor's Report of 1911 confirmed that the hotel was indeed pulled down and noted that an 'up-to-date hostelry is to be erected on the site'. Geo. Hudd was the builder engaged to 're-build the Duke of Brunswick' at an estimated cost of £2,000. In December 1919, Council was advised that a new balcony (£150) and additions (£650) were to be constructed.

There have been many notable owners of the hotel including Hillary Boucaut; Alexander McCulloch MP; Sir William Henry Bunday, Judge of the Adelaide Supreme Court; Charles Dashwood MP, one-time Government-Resident of the Northern Territory; and Albert 'Bert' Edwards (1920–1924).

Bert Edwards was one of Adelaide's most colourful characters. As Susan Marsden, Paul Stark and Pat Sumerling note, Edwards was born in the west end of Adelaide in 1888 and worked in the Adelaide Central Market. In 1914, he was elected a member of the Adelaide City Council in Grey Ward. He became owner of many hotels, but the Duke of Brunswick was the first that he acquired. He served as secretary and later president of the West Adelaide Football Club and, as Lance Campbell notes, the formation of the Brunswick Football Club (named after the hotel) was undertaken in the front bar of the hotel by Bert Edwards in the 1920s.

Edwards was elected to the South Australian Parliament for the seat of Adelaide in 1917 and served for the Labor Party until he was arrested and later tried for sodomy serving a sentence at Yatala Labour Prison. In 1948, he was re-elected councillor in his former seat in Grey Ward and continued representing his local constituency until his death in 1963. A generous benefactor to many Adelaide charitable and church missions, Edwards remains a controversial figure to this day.

Meanwhile, in 1936, the Walkerville Co-operative Brewing Co. Ltd acquired the hotel before it passed to The South Australian Brewing Co. Ltd in 1938. The company retained its interest in the property until August 1999.



SLSA: B 36771 – Duke of Brunswick Hotel, Gilbert Street, 1978

More recent alterations to the hotel have included a verandah (1978); the creation of a beer garden and converting the first floor to function rooms (2006); and the reinstatement of an internal wall (2007).

REFERENCES:

Adelaide City Council Annual Report 1911, Building Surveyor's Report, p. 79, Adelaide City Archives.

Adelaide City Council Annual Report 1920, Building Surveyor's Report, p. 52, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 6.9.1911, 7.1.1913, 6.6.1913, 15.8.1913, 24.12.1919, microfilm 1910–1924, Adelaide City Archives.

Adelaide City Council, Planning Department, Index Cards, 207–213 Gilbert Street.

Campbell, Lance, 'Footy club from the front bar', in *Adelaide Review*, No. 338, April 2008, p. 37.

Coxon, Howard; Playford, John; Reid, Robert, *Biographical Register of the South Australian Parliament 1857–1957*, Wakefield Press, Netley, 1985, p. 70.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 91/40; CT 135/169; CT 887/192; CT 945/101; CT 1173/107; CT 1673/96; CT 1810/86; CT 2257/97.

Hoad, J L (Bob), *Hotels and Publicans in South Australia, 1836–March 1993*, Second Edition (revised), McLaren Vale, 1993, p. 139.

Marsden, Susan; Stark, Paul; and Sumerling, Patricia, *Heritage of the City of Adelaide: An Illustrated Guide*, Corporation of the City of Adelaide, Adelaide, 1990, pp. 69–70.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, 1993.

Smith Survey, 1880, Sheet No. 2, Adelaide City Archives—notes the old hotel outline.

State Library of South Australia, Library Database (Photographs): B.36771, September 1978.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 233 Gilbert Street*

ZONE/POLICY AREA: RA11

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1893

LOCATION: 233 Gilbert Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5587/748

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 233 Gilbert Street — View to south

DESCRIPTION:

This is a single-storey double fronted cottage, the easternmost of a complex of three attached cottages. The cottage is asymmetrical in floor plan and a mirror image of the westernmost cottage (No. 239). Masonry walls are painted. Roof is hipped with a gablet and of corrugated iron: the party wall extends above the roof line: the red brick chimney has a simple decorative top. The window to the main elevation is timber-framed and double-hung sash. There is a timber-framed verandah across part of the front elevation that has been filled in with the front door having been moved to the alignment of the verandah and a small verandah added to this.

STATEMENT OF HERITAGE VALUE:

This cottage is part of a complex of three that are of historical significance because they show the development of this part of the city for residential purposes. They display typical architectural features used for this type of residential cottage in the local area in this period. The complex retains original fabric, reflects its original form, and features of the early residential occupation of the area, and complements other dwellings in the area; this value is enhanced because the cottages form a group of three and have a corner location. The group illustrates several key themes in the city's history: 1.1 *The Site of the City and its Planning*; 2.4 *City Dwellers: Householders, Boarders and Tenants*; 4.3 *Development of the Building Industry, Architecture and Construction*; 4.6.2 *Victorian Houses (1870s to 1890s)*; and 4.6 *Heritage and Building Conservation*.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area as it shows the development of this part of the city for residential purposes in the late Victorian period; and
 - (d) it displays aesthetic merit, design characteristics and construction techniques of significance to the local area
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; brick chimney; and verandah;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwelling

External form, including original fabric and detailing of facade and verandah, external walls, roof, and chimney, as visible from the street. Excludes any later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

This attached house—the end house in a row of three—was constructed on portion of Town Acre 627 that was originally granted to Colonel Light on 23 December 1837.

The late Victorian attached house appears to have been constructed in 1893. Assessment records indicate that at the end of 1893, JP Boucaut was the owner of unfinished buildings on Town Acre 627 in Gilbert Street. By the following year, 1894, there were three houses with annual assessment values of £24, £26 and £24 respectively. Building Surveyor's Notices confirm that in July 1893 Council was informed that three cottages would be erected on Town Acre 627 with a total expected cost of £1,000.

Town Acre 627 was still unsubdivided in 1913 when it was amalgamated with other land—Town Acre 696 and portion of Town Acres 628 and 695—on to the title that included the Duke of Brunswick Hotel by then owned by Alexander Boucaut and Arthur Y Harvey. In March 1916, Boucaut and Hillary Boucaut acquired ownership and set about placing some of the land on separate titles. Elenor E Geraghty acquired this portion—35 ft 3 in x 90 ft—in August 1919. After her death in July 1945, the title passed to John and Gladys Geraghty in 1947. In 1949, the Commonwealth purchased a small portion of the land for a right of way.

In the years since, ownership has changed hands and the house has undergone some alteration/construction work. This has included a walkway (1979) and a new verandah (1982). In 2004–2006, a lean-to was demolished and a rear addition was undertaken.

REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 22.7.1893, microfilm 1882–1895, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. 1021, 233 Gilbert Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 945/101; CT 1173/105.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottages, 237-239 Gilbert Street*

ZONE/POLICY AREA: RA11

APPROVED / CURRENT USE: Houses / Houses

FORMER USE: Dwellings

DATE(S) OF CONSTRUCTION: 1893

LOCATION: 237-239 Gilbert Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5804/597

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottages, 237-239 Gilbert Street — Views to southeast

DESCRIPTION:

These are two single-storey double fronted cottages that form a complex of three attached cottages. The western cottage (No. 239) is asymmetrical in floor plan and a mirror image of the easternmost cottage (No. 233). Masonry walls are painted with window surrounds to main elevation highlighted by a contrasting colour. Roof is hipped with a gablet and of corrugated iron: the party wall extends above the roof line: red brick chimneys have simple decorative tops. Windows and doors are timber-framed, windows are double-hung sash. There is a modern simple verandah to No. 237: there is a timber-framed verandah to No. 239.

STATEMENT OF HERITAGE VALUE:

These cottages are part of a complex of three that are of historical significance because they show the development of this part of the city for residential purposes. They display typical architectural features used for this type of residential cottage in the local area in this period. The complex retains original fabric, reflects its original form, and features of the early residential occupation of the area, and complements other dwellings in the area; this value is enhanced because the cottages form a group of three and have a corner location. The group illustrates several key themes in the city's history: 1.1 *The Site of the City and its Planning*; 2.4 *City Dwellers: Householders, Boarders and Tenants*; 4.3 *Development of the Building Industry, Architecture and Construction*; 4.6.2 *Victorian Houses (1870s to 1890s)*; and 4.6 *Heritage and Building Conservation*.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area as it shows the development of this part of the city for residential purposes in the late Victorian period; and
 - (d) it displays aesthetic merit, design characteristics and construction techniques of significance to the local area
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; brick chimney; and verandah;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwelling

External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

This attached house—the end house of a row of three—was constructed on portion of Town Acre 627 that was originally granted to Colonel Light on 23 December 1837.

The late Victorian attached house appears to have been constructed in 1893. Assessment records indicate that at the end of 1893, JP Boucaut was the owner of unfinished buildings on Town Acre 627 in Gilbert Street. By the following year, 1894, there were three houses with annual assessment values of £24, £26 and £24 respectively. Building Surveyor's Notices confirm that in July 1893 Council was informed that three cottages would be erected on Town Acre 627 with a total expected cost of £1,000.

Town Acre 627 was still unsubdivided in 1913 when it was amalgamated with other land—Town Acre 696 and portion of Town Acres 628 and 695—on to the title that included the Duke of Brunswick Hotel by then owned by Alexander Boucaut and Arthur Y Harvey. In March 1916, Boucaut and Hillary Boucaut acquired ownership and set about placing some of the land on separate titles.

The Board of Trustees of the State Bank of South Australia acquired the house in August 1920 and retained ownership until July 1940. During the time of the bank's ownership, a red brick wall to the existing verandah with a bullnose top was constructed. According to Council records, the State Bank used the house as a Soldiers Home 'and is being purchased by the occupier Mary Hayes ...' Mrs Hayes ultimately purchased this part of the property in July 1940. In 1949, the Commonwealth purchased a small portion of the land for a right of way.

Alterations have occurred to the house. Council approved the rebuilding of the kitchen (1965), and the replacement of the laundry at the rear of the house (1973).

The house continues to be used for residential purposes.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 1020, 237–239 Gilbert Street, Adelaide City Archives (information concerning the Soldier's Home).

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 22.7.1893, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 945/101; CT 1173/104.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

City of Adelaide Heritage Survey (2008)

NAME: *Attached villa, 98 Gilles Street*

ZONE/POLICY AREA: RA6

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902–1903

LOCATION: 98 Gilles Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5479/448

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Attached villa, 98 Gilles Street — View to northeast

DESCRIPTION:

Numbers 98 and 100 are attached cottages with freestone front walls, red brick side walls and red brick quoins and window surrounds. Both cottages have ceramic tile and slate-edged front verandah floors and two brick chimneys (painted) along, but in from, their sides. Number 98 has three windows on its western side. The roof of 98 is renewed and probably Colorbond. The verandah roof iron is renewed (probably Colorbond), bull nosed, and continuous across both cottages; the verandah iron decoration is of recent make (and probably design); the verandah spandrels are timber lattice. Three vertical corrugated iron middle dividing and end panels, of the same colour, maintain the building's pleasant visual uniformity. The bluestone front wall skirting of number 98 has been replaced by two courses of red brick. Number 98 a recent picket fence. The side light and pane above the front door is a geometric and bird pattern.

The recessed, flattened arch panel in the centre of the gable wall above the verandah does not have a property name. A visible part of the masonry party wall extends above the roof line, and a decorative masonry bracket above the recessed panel are a strong visual element on the building's façade.

The building is complemented by the picket fence at the boundary.

STATEMENT OF HERITAGE VALUE:

This villa is of simple design and typical construction that retains original fabric and its original form, and complements its immediate neighbour and other dwellings in the area. It is of particular heritage value because of its social history reflecting the residential development of this part of the city. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6 Heritage and Building Conservation.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area;.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and essential detailing of the façade.

Exclusions

- Interior detailing;
- Additions at rear;
- New services.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwellings

External form, including original fabric and detailing of facade and verandah, external walls, roof, and chimneys, as visible from the street. Excludes any later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

The attached villa was constructed on portion of Town Acre 602 that was originally granted to Henry Hansson on 23 December 1837.

Over time, the land was subdivided. John Hutchings, a land and estate agent, was noted as owner of the land—measuring c. 90 ft x 75 ft—in October 1901. He sold a portion of the vacant land—c. 46 ft 10 inches x 75 ft—to William Gully in October 1902.

Gully was a builder and was responsible for the construction of attached villas at 232–234 and 236–238 in nearby Halifax Street and it was he who built this attached villa in 1902–1903. As the Building Surveyor's Notices indicate, a notice was lodged on 22 August 1902—just prior to the formalisation of the title to the land—noting that builder 'Wm Gully' (also owner of the land) intended to build two dwellings on Town Acre 602, Gilles Street, for £400. Assessment records of 1903 (adopted December 1902) confirm that two 'unfinished houses' were in the course of construction on Town Acre 602 and owned by William Gully. Gully relinquished title to the property to Mary Harvey, a licensed victualler of North Terrace, on 19 October 1904.

Ownership continued to changed hands, with the attached villa being placed on to two titles in 1949. This section of the villa was acquired by James P Reardon, a baker, in December 1949. James, and subsequently other members of the Reardon family, have since held ownership.

The building appears to have changed little from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 602, Adelaide City Archives: 1903 (December 1902).

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 22.8.1902, microfilm 1895–1910, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 681/114; CT 697/43; CT 2118/93.

City of Adelaide Heritage Survey (2008)

NAME: *Attached villa, 100 Gilles Street*

ZONE/POLICY AREA: RA6

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902–1903

LOCATION: 100 Gilles Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5865/897

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Attached villa, 100 Gilles Street — View to northwest

DESCRIPTION:

Numbers 100 and 98 are attached cottages with freestone front walls, red brick side walls and red brick quoins and window surrounds. Both cottages have ceramic tile and slate-edged front verandah floors and two brick chimneys (painted) along, but in from, their sides. The roof of number 100 is aluminium tile. The verandah roof iron is renewed (probably Colorbond), bull nosed, and continuous across both cottages; the verandah iron decoration is of recent make (and probably design); the verandah spandrels are timber lattice. Three vertical corrugated iron middle dividing and end panels, of the same colour, maintain the building's pleasant visual uniformity. The bottom of the western end of the large, central gable barge board is damaged. The bottom of the western end of the large, central gable barge board is damaged. The bluestone front wall skirting of number 100 appears to be the original bluestone course topped by a red brick course on flat and a decorative course laid above it at right-angles. Number 100 has a brick front fence. Number 100 retains its geometric and bird pattern patterned side light, but an air conditioning unit is placed in the light above the front door.

The recessed, flattened arch panel in the centre of the gable wall above the verandah does not have a property name, and possibly one was never applied. A visible part of the masonry party wall, and a decorative masonry bracket above the recessed panel are a strong visual element on the building's façade.

The building is complemented by the picket fence.

STATEMENT OF HERITAGE VALUE:

This villa is of simple design and typical construction that retains original fabric and its original form, and complements its immediate neighbour and other dwellings in the area. It is of particular heritage value because of its social history reflecting the residential development of this part of the city. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6 Heritage and Building Conservation.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area;.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and essential detailing of the façade.

Exclusions

- Interior detailing;
- Additions at rear;
- New services.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwellings

External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

The attached villa was constructed on portion of Town Acre 602 that was originally granted to Henry Hansson on 23 December 1837.

Over time, the land was subdivided. John Hutchings, a land and estate agent, was noted as owner of the land—measuring c. 90 ft x 75 ft—in October 1901. He sold a portion of the vacant land—c. 46 ft 10 inches x 75 ft—to William Gully in October 1902.

Gully was a builder and was responsible for the construction of attached villas at 232–234 and 236–238 in nearby Halifax Street and it was he who built this attached villa in 1902–1903. As the Building Surveyor's Notices indicate, a notice was lodged on 22 August 1902—just prior to the formalisation of the title to the land—noting that builder 'Wm Gully' (also owner of the land) intended to build two dwellings on Town Acre 602, Gilles Street, for £400. Assessment records of 1903 (adopted December 1902) confirm that two 'unfinished houses' were in the course of construction on Town Acre 602 and owned by William Gully. Gully relinquished title to the property to Mary Harvey, a licensed victualler of North Terrace, on 19 October 1904.

Ownership continued to changed hands, with the attached villa being placed on to two titles in 1949. This section of the villa was acquired by George WM Cryer, a motorman, in December 1949, who remained owner until August 1957.

The building appears to have changed little from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 602, Adelaide City Archives: 1903 (December 1902).

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 22.8.1902, microfilm 1895–1910, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 681/114; CT 697/43; CT 2118/94.

City of Adelaide Heritage Survey (2008)

NAME: *Albert House, 110 Gilles Street*

ZONE/POLICY AREA: *RA6*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. 1868–1870

LOCATION: Albert House
110 Gilles Street

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5207/574

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Albert House, 110 Gilles Street — View to northeast

DESCRIPTION:

This two-storey building has undergone repairs and re-stuccoing of the front wall; the rendered window surrounds and sills at the first floor (and probably the top storey) appear to be more recently applied. The east wall is random bluestone rubble. A dentil course lies just below the top of the front wall, forming part of the parapet. The central front entrance has a semi-circular arch top; the keystones on the entranceway and the four windows appear to have been applied at a later date. The ground floor windows spring from close to ground level. The four double-sash windows all have four equal-size panes. The continuous wall projection above the ground floor is possibly the result of covering the remnant connections of a former verandah or balcony.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value primarily because it is a good example of a late Victorian villa. It retains original fabric and external detailing, and reflects the building's original form and use. It is of value too because its changed use that reflects changing patterns of the city's development. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s); and 4.6 Heritage and Building Conservation.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area overlooking the parklands once the preserve of grand residences later converted for community use; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the external detailing of the original dwelling.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Later additions
- Planter boxes at the front
- New services

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwelling

External form, including original fabric and detailing of facade and verandah, external walls, and roof as visible from the street. Excludes any later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

Albert House was constructed on portion of Town Acre 601 that was originally granted to John Hindmarsh on 23 December 1837.

Over time, the land was subdivided and, in May 1868, Mary Weston was noted as the owner of a piece of land measuring 25 ft x 60 ft. Mrs Weston was a widow and took out the first of three mortgages in 1868, presumably to fund the house that was built between 1868 and 1870. Assessment records indicate that Mary Weston had been occupying a house of two rooms since 1863 (that later included a cow shed) that had an annual assessed value of £7. By the assessments of 1871 (adopted 10 January 1871) the value had jumped to £20. The Smith Survey of 1880 indicates the outline of the building.

Mrs Western retained ownership until the title passed to Mary Howard, wife of Martin Howard a publican, in April 1880. A foreclosure order in January 1886 resulted in the property being vested in William Milne, George Milne and Henry Archibald Price, a wine and spirit merchant. Agents Frederick W Bullock and James Viner-Smith became owners in March 1891 and on-sold to John McCormack, a train manager of Payneham, in the following November. By 1917, McCormack was running the hotel at Wasleys. After his death in July 1919, the title passed to his wife, Ellen, and Charles McCormack, a barman of Port Pirie. Joseph Pierce held the title from May 1926 until February 1951 when a mortgagee transfer resulted in the property passing to Peter Costalos, storekeeper of Port Pirie. Further changes in ownership have occurred with the building being leased in the late 1960s.

The building has also undergone repairs and the front wall has been re-stuccoed. The rendered window surrounds and sills at the first floor (and probably the top storey) appear to be more recently applied. The continuous wall projection above the ground floor is possibly the result of covering the remnant connections of a former verandah or balcony.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 601, Adelaide City Archives: 1868 (23.12.1867); 1869 (18.1.1869); 1870 (3.1.1870); 1871 (10.1.1871); 1874 (5.12.1873); 1875 (7.12.1874).

Adelaide City Council, Department of Building Surveying, File No. DF 4558:01, 110 Gilles Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 114/95; CT 1083/160; CT 4326/268; CT 5152/327.

Smith Survey, 1880, Sheet No. 13, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 291 Gilles Street*

ZONE/POLICY AREA: RA4

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1864–1866

LOCATION: 291 Gilles Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5947/28

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 291 Gilles Street — View to southeast

DESCRIPTION:

This is a single-fronted, single-storey attached cottage, the westernmost of a group of six. The masonry wall of the main elevation has painted pebble dash render: the western wall is also rendered and painted. The front elevation features a parapet with a prominent cornice. Window and door are timber-framed: window is double-hung sash. Window and door surrounds are rendered and painted. There is a timber-framed bull-nosed verandah across the front of the group. There is a picket fence at the boundary.

Most of these cottages forming the group have original outdoor lavatories along the southern boundary, in varied states of disrepair and alternative use; the more recent rear extensions to living space are considerable, and can not be seen from the Halifax Street front.

STATEMENT OF HERITAGE VALUE:

The attached worker's cottage has no known significant associations but is of heritage significance because of its age and because it is one of a large group of attached cottages in Adelaide which is relatively rare, though there is a similar group immediately to the east. It retains original fabric and building form, features of the early residential occupation of the area and complements other former dwellings in the area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criterion:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly a working class residential area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwellings

External form, including original fabric and detailing of facade and verandah, external walls, roof, and chimney. Excludes verandah infill and later pebbledash finish and splayed stucco trims.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

This attached cottage was constructed on portion of Town Acre 653 that was originally granted to Caroline Carter on 23 December 1837.

This cottage forms part of a row of six modest worker cottages. The 1880 Smith Survey Map shows the row of six residences.

The first two cottages were built in 1864 by Charles James Farrow on Town Acre 653. Farrow also owned land with a shed on the same portion of the Town Acre and had tenants in both cottages. Four more houses were in the process of being built by the end of 1865. By 1866, all six houses, still owned by Farrow, were completed and all were tenanted. Farrow continued as owner and maintained a yard and workshop on his land near the houses.

In 1876, Farrow sold the six cottages to Henry Martin, a gentleman. In 1877, Martin sold them to George Warland, a sheep farmer, who sold them to Thomas William Pearson, a clerk, in 1878. In 1891, there was a foreclosure in favour of Alexander Pearson, a gentleman of Dimboola, Victoria, who must have been a relation.

In September 1894, Delia McCullagh, the wife of Robert McCullagh, a cab proprietor, purchased the property and shortly after, in October 1894, Mary Ferguson, a widow, became the owner. It appears that Mrs Ferguson defaulted on the mortgage, as the mortgagee sold it to Alfred Schroder, an estate agent, in 1907. Schroder retained the property until 1921, when he sold it to John Hennessy, a contractor of Unley. Hennessy also defaulted on the mortgage and the mortgagee, the Savings Bank of South Australia, sold the property in 1930 to three brothers, Thomas J, Thomas D and Francis O'Connor, all plumbers, as tenants in common.

Monica Maguire, a married woman, purchased the six houses in 1949 and sold them to Thomas Long, a salesman in 1954. In September 1954, Long subdivided the property into six portions.

This cottage appears to have changed little from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acres 585 and 586, Adelaide City Archives: 1863 (24.12.1863); 1865 (19.12.1864); 1866 (19.12.1865); 1869 (18.1.1869); 1870 (3.1.1870); 1871 (10.1.1871); 1972 (19.12.1871); 1874 (5.12.1873); 1875 (7.12.1874); 1877 (4.12.1876).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 241/33; CT 744/23; CT 840/07; CT 2268/71; CT 2354/99.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Smith Survey, 1880, Sheet No. 7, Adelaide City Council.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 293 Gilles Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1864–1866

LOCATION: 293 Gilles Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5947/27

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 293 Gilles Street — View to southwest

NAME: *Attached cottage, 293 Gilles Street*

ZONE/POLICY AREA: *RA4*

DESCRIPTION:

This is a single-fronted, single-storey attached cottage, one of the central cottages of a group of six. The masonry wall of the main elevation has painted pebble dash render: the western wall is also rendered and painted. The front elevation features a parapet with a prominent cornice. Window and door are timber-framed: window is double-hung sash. Window and door surrounds are rendered and painted. There is a timber-framed bull-nosed verandah across the front of the group. There is a brush fence at the boundary.

Most of these cottages forming the group have original outdoor lavatories along the southern boundary, in varied states of disrepair and alternative use; the more recent rear extensions to living space are considerable, and can not be seen from the Halifax Street front.

STATEMENT OF HERITAGE VALUE:

The attached worker's cottage has no known significant associations but is of heritage significance because of its age and because it is one of a large group of attached cottages in Adelaide which is relatively rare, though there is a similar group immediately to the east. It retains original fabric and building form, features of the early residential occupation of the area and complements other former dwellings in the area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criterion:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly a working class residential area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services
- Brush fence

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwellings

External form, including original fabric and detailing of facade and verandah, external walls, roof, and chimney. Excludes verandah infill and later pebbledash finish and splayed stucco trims.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

This cottage forms part of a row of six modest worker cottages. The 1880 Smith Survey Map shows the row of six residences.

The first two cottages were built in 1864 by Charles James Farrow on Town Acre 653. Farrow also owned land with a shed on the same portion of the Town Acre and had tenants in both cottages. Four more houses were in the process of being built by the end of 1865. By 1866, all six houses, still owned by Farrow, were completed and all were tenanted. Farrow continued as owner and maintained a yard and workshop on his land near the houses.

In 1876, Farrow sold the six cottages to Henry Martin, a gentleman. In 1877, Martin sold them to George Warland, a sheep farmer, who sold them to Thomas William Pearson, a clerk, in 1878. In 1891, there was a foreclosure in favour of Alexander Pearson, a gentleman of Dimboola, Victoria, who must have been a relation.

In September 1894, Delia McCullagh, the wife of Robert McCullagh, a cab proprietor, purchased the property and shortly after, in October 1894, Mary Ferguson, a widow, became the owner. It appears that Mrs Ferguson defaulted on the mortgage, as the mortgagee sold it to Alfred Schroder, an estate agent, in 1907. Schroder retained the property until 1921, when he sold it to John Hennessy, a contractor of Unley. Hennessy also defaulted on the mortgage and the mortgagee, the Savings Bank of South Australia, sold the property in 1930 to three brothers, Thomas J, Thomas D and Francis O'Connor, all plumbers, as tenants in common.

Monica Maguire, a married woman, purchased the six houses in 1949 and sold them to Thomas Long, a salesman in 1954. In September 1954, Long subdivided the property into five portions. This portion, 293 Gilles Street, became the balance and Long sold it to Stanley Harris, a garage attendant of South Payneham, in the same year. Harris died in 1976 and further transfers took place in 1977, 1978, 1986 and 1990. The current owner purchased the property in 2001.

The cottage appears to have changed little from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 653, Adelaide City Archives: 1863 (24.12.1863); 1865 (19.12.1864); 1866 (19.12.1865); 1869 (18.1.1869); 1870 (3.1.1870); 1871 (10.1.1871); 1972 (19.12.1871); 1874 (5.12.1873); 1875 (7.12.1874); 1877 (4.12.1876).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 241/33; CT 744/23; CT 840/107; CT 2268/71; CT 2358/170.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Smith Survey, 1880, Sheet No. 7, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 295 Gilles Street*

ZONE/POLICY AREA: RA4

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1864–1866

LOCATION: 295 Gilles Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5947/26

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 295 Gilles Street — View to south

DESCRIPTION:

This is a single-fronted, single-storey attached cottage, one of the central cottages of a group of six. The masonry wall of the main elevation has painted pebble dash render: the western wall is also rendered and painted. The front elevation features a parapet with a prominent cornice. There is a timber-framed bull-nosed verandah across the front of the group: the verandah of this cottage has been enclosed. There is a metal-railing fence at the boundary.

Most of these cottages forming the group have original outdoor lavatories along the southern boundary, in varied states of disrepair and alternative use; the more recent rear extensions to living space are considerable, and can not be seen from the Halifax Street front.

STATEMENT OF HERITAGE VALUE:

The attached worker's cottage has no known significant associations but is of heritage significance because of its age and because it is one of a large group of attached cottages in Adelaide which is relatively rare, though there is a similar group immediately to the east. It retains original fabric and building form, features of the early residential occupation of the area and complements other former dwellings in the area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criterion:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly a working class residential area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services
- Enclosed verandah
- front door

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwellings

External form, including original fabric and detailing of facade and verandah, external walls, roof, and chimney. Excludes verandah infill and later pebbledash finish and splayed stucco trims.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

This cottage forms part of a row of six modest worker cottages. The 1880 Smith Survey Map shows the row of six residences.

The first two cottages were built in 1864 by Charles James Farrow on Town Acre 653. Farrow also owned land with a shed on the same portion of the Town Acre and had tenants in both cottages. Four more houses were in the process of being built by the end of 1865. By 1866 all six houses, still owned by Farrow, were completed and all were tenanted. Farrow continued as owner and maintained a yard and workshop on his land near the houses.

In 1876, Farrow sold the six cottages to Henry Martin, a gentleman. In 1877, Martin sold them to George Warland, a sheep farmer, who sold them to Thomas William Pearson, a clerk in 1878. In 1891, there was a foreclosure in favour of Alexander Pearson, a gentleman of Dimboola, Victoria, who must have been a relation.

In September 1894, Delia McCullagh, the wife of Robert McCullagh, a cab proprietor, purchased the property and shortly after, in October 1894, Mary Ferguson, a widow, became the owner. It appears that Mrs Ferguson defaulted on the mortgage, as the mortgagee sold it to Alfred Schroder, an estate agent, in 1907. Schroder retained the property until 1921, when he sold it to John Hennessy, a contractor of Unley. Hennessy also defaulted on the mortgage and the mortgagee, the Savings Bank of SA, sold the property in 1930 to three brothers, Thomas J, Thomas D and Francis O'Connor, all plumbers, as tenants in common.

Monica Maguire, a married woman sold the six houses to Thomas Long, a salesman in 1954. In September that year Long subdivided the property into five portions and Nora Boon purchased this portion, 295 Gilles Street. In 1975, Nora transferred it to her husband, Frederick Boon, a die-caster, and remained part owner herself. Nora died in 2006 and the current owners purchased the property in 2008.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acres 653, Adelaide City Archives: 1863 (24.12.1863); 1865 (19.12.1864); 1866 (19.12.1865); 1869 (18.1.1869); 1870 (3.1.1870); 1871 (10.1.1871); 1972 (19.12.1871); 1874 (5.12.1873); 1875 (7.12.1874); 1877 (4.12.1876).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 241/33; CT 744/23; CT 840/107; CT 2268/71; CT 2358/170.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Smith Survey, 1880, Sheet No. 7, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottages, 305-307 Gilles Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1875

LOCATION: 305-307 Gilles Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5866/876

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottages, 305-307 Gilles Street — View to southeast

DESCRIPTION:

This is a pair or single-storey attached cottages. The western cottage (No 305) is double fronted: No 307 is a single-fronted dwelling. Walling is of bluestone with rendered and painted quoins and window and door surrounds. The roof of corrugated iron is hipped with a red brick chimney to western cottage. Windows and doors are timber-framed; windows are double-hung sash; doors are timber-panelled with side and top lights. There is a timber-framed concave iron verandah roof is continuous across both dwellings.

Built as workmen's row cottages, these two dwellings are far more modest than the immediately neighbouring terrace to the east of four two-storey dwellings speculatively built in 1877.

STATEMENT OF HERITAGE VALUE:

Another example of a pair of attached cottages, one being single fronted the other double-fronted, built as a speculative venture with the owner to live in one and a tenant in the other. The attached worker's cottage has no known significant associations but is of heritage significance because of its age and because it is one of a large group of attached cottages in Adelaide which is relatively rare, though there is a similar group immediately to the east. It retains original fabric and building form, features of the early residential occupation of the area and complements other former dwellings in the area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s)*.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criterion:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly a working class residential area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
 - Any additions at rear
 - New services
-

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwellings

External form, including original fabric and detailing of facade and verandah, external walls, roof, and chimneys as visible from the street. Excludes any later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

Part Town Acre 654 was originally granted to George Fife Angas, Henry Kingscote and Thomas Smith in December 1837. It was transferred to Robert Stuckey, a gentleman, with Part Town Acre 669 and later transferred to William Langsford and others. Langsford built a house on this land and in January 1874 the title for a portion of the land passed to William Towers Waterhouse (or Sampson), an accountant. In May 1874, Waterhouse sold it to Thomas Moroney, a stone mason, and Moroney built the attached cottages in 1875. In 1876 he sold them to James English, a gentleman, who had tenants in both by 1876. The Smith Survey of 1880 indicates the outline of the houses.

In 1880, English sold the houses to John Absolom Howe, the Younger, a warehouseman, who took out a mortgage with English. In 1887, Howe, now a baker, transferred the title to his wife, Jane Howe. In 1893 it was transferred to Ann Howe, a widow and when she died in 1895, Jesse and John Howe became the owners. In 1899 it was transferred to Martha Hill, a spinster, of North Adelaide, who sold it to Richard Hahn, a gentleman, in 1908. Hahn sold it to Elizabeth Reed, a married woman of Port Adelaide in 1912 and there were further transfers in 1912, 1921 and 1933.

In 1957, a portion was sold to Constantin Prodea, a technician and his wife, Margaret Violet Prodea, of 299 Carrington Street. The Prodea's portion of the property was 305–307 Gilles Street and the balance, the adjoining cottage at 307A Gilles Street, was transferred to others. Mr and Mrs Prodea have retained ownership of this property.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 654, Adelaide City Archives: 1874 (5.12.1873); 1876 (6.12.1875); 1877 (4.12.1876).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 12/116; CT 187/11; CT 938/194; CT 2512/26.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Smith Survey, 1880, Sheet No. 8, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 394 Gilles Street*

ZONE/POLICY AREA: RA2

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1901–1902

LOCATION: 394 Gilles Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5867/246

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines 1993



Villa, 394 Gilles Street — View to northeast

DESCRIPTION:

This is a single-storey double-fronted asymmetrical villa. Walling is of masonry that has been painted set on a rendered and painted plinth. Roof is of corrugated iron, it is hipped and gabled with a prominent half-timbered gable to the south over the projecting room: there is a decorative masonry gable above the eastern window: there are brackets beneath the eaves. There is a timber framed verandah set on turned timber posts with decorative timber brackets and frieze. There is a three-light window to the projecting room with rendered masonry mullions. Windows and door are timber-framed: windows are double-hung sash; front door is timber panelled with side and top lights.

The assessment does not include interior features.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value primarily because it is a good example of a Victorian villa. It retains original fabric and high quality external detailing, reflects the building's original form and use, features of the earlier residential occupation of the area and complements other former dwellings there. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s); and 4.6 Heritage and Building Conservation.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area overlooking the parklands which was once predominantly residential; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the high quality of the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- New services

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwelling

External form, including original fabric and detailing of facade and verandah, external walls, roof, and chimneys, as visible from the street. Excludes any later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

In 1876 Charles Edward Beck of Sandhurst, England, a sub-lieutenant in Her Majesty's Twelfth Regiment, was the owner of this land, which included one undivided moiety in Part Town Acres 586 and 587. In 1881, Beck subdivided and sold the land, with this portion going to William Shierlaw, a gentleman, and Charles Henry Matters, a land agent. Shierlaw and Matters further subdivided and sold it in January 1881, with this property, comprising Lot 8 and part Lot 9, going to George Dutton Green, another land agent.

Green transferred the property to the Bank of Adelaide about 1887 and in 1900 George Hudd, a builder, purchased it. Hudd took out a mortgage and built the attached cottages by 1902. He sold them to Mary Moroney, a widow of Hutt Street on 22 July 1902 and both were occupied by tenants by 1903. Mrs Moroney died in 1927 and the property passed to her sons, John, a storekeeper and Austin, a civil servant, both of Hutt Street. John Moroney died in 1938 and in 1946 Austin Moroney sold the property to John Aidinis, a cafe proprietor of Rose Park.

In 1959, the property was transferred to Sophia Kubacz of 398 Gilles Street and Angelina Gonis of 394 Gilles Street, both married women, as tenants in common. The two women subdivided the property in 1963, with Sophia Arden (formerly Kubacz) retaining 398 Gilles Street and Angelina Gonis retaining 394 Gilles Street, and both having perpetual rights to the use of their portion of the party wall. Ms Gonis is still the owner of 394 Gilles Street.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acres 585 and 586, Adelaide City Archives: 1901 (17.12.1900); 1903.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 221/250; CT 381/21; CT 2566/182; CT 3234/78; CT 3234/77.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 430-438 Gilles Street*

ZONE/POLICY AREA: RA2

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1870

LOCATION: 430-438 Gilles Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5109/127

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 430-438 Gilles Street — View to north

DESCRIPTION:

This is a double-fronted asymmetrical single storey villa with an extension to the east. The walling is of margined bluestone, with rendered and painted quoins and window and door surrounds: There are decorative pilasters to the projecting room which also features a bay window. The roof is gabled and of corrugated iron with high painted chimneys: there are brackets beneath the eaves. Windows and door are timber-framed; windows are double-hung sash; the front door is timber panelled with sidelights and top lights. There is also a verandah to the front elevation with decorative posts and brackets.

The villa is located in a broad garden.

STATEMENT OF HERITAGE VALUE:

This villa is of architectural value because of the high quality of its detailing, though of a common design for its period. It retains original fabric and its original form, and complements its immediate neighbour and other dwellings in the area. It is of particular heritage value because of its social history reflecting the residential development of this part of the city, particularly as the location for grand homes close to the East Parklands. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s); and 4.6 Heritage and Building Conservation.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and essential detailing of the façade.

Exclusions

- Interior detailing;
- Additions at rear;
- New services.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwelling

External form, building (including bluestone additions, original fabric and stucco detailing of facade and external walls, verandah, roof, and chimneys). Excludes later rear additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

In 1868 James English of Norwood, Esquire, was the owner of Part Town Acres 585 and 586, containing just over an acre and located on the corner of Gilles and St John's Streets. 'Captain' English built the house, 'a nice little Italian villa of nine rooms' on this part of the property in 1870. The architects were English and Rees and the builders were Brown and Thompson. The *Register* gave the following description:

It is furnished with bathrooms, pantries, and every requisite, and finished in superior style. A bay window projects at the eastern end with enriched pilasters on either side, and the remaining portion of the frontage has a wide verandah of ornamental design.

On 15 September 1871 English leased this portion of his land with the house to John William Downer for a period of five years, with the right of purchase at £1,400. In September 1876, Downer opted to purchase the property with his brother, Alexander George Downer, and the title gives both as owners. In July 1877, the title was transferred to John William Downer. However, Alexander George Downer lived at the residence and was registered as the owner in the Assessment Records.

Sir John William Downer (1843–1915) was a lawyer who became a prominent barrister and, with his brother George, founded a leading legal firm, G & J Downer. In 1878, he became a QC and also a member for Barossa in the House of Assembly; he was Attorney-General and State Premier in the 1880s and again for a short period in 1892. He was a member of the constitutional and drafting committees at the Australasian Federal Convention of 1897 in Adelaide and was elected as one of the six South Australian senators in the first Commonwealth parliament. Alexander George Downer, also a solicitor, was his elder brother and legal partner, and he lived at this residence until the late 1890s. As noted above, he was known as George, and was a noted pastoralist. By 1900, Charles H Warren had taken out a lease on the property and was living there, with others leasing the house in later years.

Sir John W Downer held the title for this property until it was transferred to Florence Way Downer, the wife of James F Downer, a son of Sir John Downer by his first marriage, in July 1907. In 1910, 1911 and 1913 Mrs Downer subdivided the property and sold portions to John Beare, Olivia Delmont and Kate and Christian Paterson. She retained the portion of the property with the house. In 1923, this property was transferred to Wilfred Docker, a clerk in Holy Orders; Joseph Bruce, storekeeper; and Cecil Moyes, accountant. In 1958, a Memorandum of Appointment was drawn up to vest the property in Jack Brodie, Zena Williams, Sheila Fisher and Ernest Dilena. A further Memorandum of Appointment was drawn up in 1970 and four people purchased the property as tenants in common. A medical practitioner, James Psaltis, and his wife purchased it in 1971 and sold it to Romola Enyi, a music lecturer, in 1980. Enyi died in 1988 and it became the property of George Enyi, an artist. The current owner purchased the property in 2003.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acres 585 and 586, Adelaide City Archives: 1870 (3.1.1870); 1871 (10.1.1871); 1872 (19.12.1871); 1875 (7.12.1874); 1876 (23.12.1876); 1877 (4.12.1877); 1878 (26.11.1877); 1901 (17.12.1900); 1914 (24.11.1913).

Bartlett, Peter, 'Downer, Sir John William (1843 - 1915)', in *Australian Dictionary of Biography*, online edition, www.adb.online.anu.edu.au, viewed December 2008.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT119/153; CT 858/85; CT 963/29; CT 4325/677.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

South Australian Register, 31.12.1870, p. 7.

City of Adelaide Heritage Survey (2008)

NAME: *Offices, 71-75 Gouger Street*

ZONE/POLICY AREA: *MU - PA25*

APPROVED / CURRENT USE: Commercial

FORMER USE: Bank

DATE(S) OF CONSTRUCTION: 1926

LOCATION: 71-75 Gouger Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5630/198

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS: McDougall & Vines, 1993



71-75 Gouger Street—View to southwest

NAME: *Offices, 71-75 Gouger Street*

ZONE/POLICY AREA: *MU - PA25*

DESCRIPTION:

This is a substantial 1920s neo-classical corner building of imposing presence built to the Gouger Street and Compton Street alignments. Walls are of rendered masonry: the roof is concealed behind the parapet. The street elevations feature classical decoration including attached fluted columns, panelled pilasters, banded plinths, and geometric decorative panels that are all of architectural interest. The Gouger Street and Compton Street facades are built on a red granite plinth. There is a prominent parapet to both the Gouger Street and Compton Street elevations. Window frames to the ground floor are of aluminium. The rear of the building appears to be unaltered; and the original timber window frames of the second storey survive.

A bronze plaque framed ostentatiously by a classicist decorative entablature on the Gouger Street elevation records the historic occasion in 1952 when deposits in this branch reached one million pounds.

The assessment includes the whole of the original building

The assessment does not include the later verandah over the front entrance, the colour scheme of the street elevations, nor changes to the interior.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because its early identification with the Savings Bank of South Australia, because it retains original fabric and good quality external detailing, for the manner in which it reflects the changed commercial nature of Gouger Street and its scale and form that reflects that of this area. It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.1.8 New Technology and City Development; 3.3.2 Banking; 3.6.1 Company Offices; 3.7.3 Office Workers; 4.3 Development of the Building Industry, Architecture and Construction; 4.3.2 Twentieth Century Architects; 4.5.4 Inter War Commercial Styles (1920s to 1942); 4.7.1 Adaptive re-use.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which has continued to be predominantly commercial; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the high quality of the external detailing; and
 - (e) it is associated with a notable Adelaide personality in its architect, F Kenneth Milne, and is identified with a significant South Australian institution in the Savings Bank of South Australia.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, plaster work, bays and roof;
- Fabric and detailing of street façades.

Exclusions

- Interior detailing
- Any rear additions
- New services

NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

Former Bank; external form, in particular the fabric and detailing of Gouger and Compton Street facades. Excludes incongruous later shopfronts

This is the legally recognised listing and should be used for the purposes of development applicant assessment.

BRIEF HISTORICAL BACKGROUND:

In March 1926, tenders were called for the erection of banking premises, offices and shops for the Savings Bank of South Australia, Gouger Street. Architects for the project were F Kenneth Milne & Evans. W Essery & Sons, Norwood, were awarded the contract to construct the bank that was expected to cost £10,500. *THE BUILDER* noted at the time that:

The proposed building will be of brick, with a reinforced concrete frame, and will consist of two storeys, with a strong room and storeroom in the basement. The ground floor will include a banking chamber and offices and two large shops. There will be 12 offices fitted with all modern conveniences on the first floor. The building will be designed in the Greek Ionic Order, and will be finished in buff cement. Suspended awnings will be built over each shop extending over the full width of the pavement. The whole block upon which the bank premises, shops and offices will be erected is 60 feet by 60 feet, and the banking chamber will measure 35 ft. x 28 ft. One of the two shops will be 33 ft. 8 in. x 27 ft. 9 in., and the other is slightly smaller, measuring 20 ft. 6 in. square. The average size of the offices on the upper floor will be about 13 ft. x 11 ft.

The bank, sited on the corner of Compton and Gouger Streets, was finished in white Medusa cement. The front elevation featured several Ionic $\frac{3}{4}$ columns 21 ft. in height: '11 large windows of Greek design will face Gouger St., and there will be several in Compton St.' A panelled parapet was to be constructed at the top of the first floor. By December 1926, bank construction was far enough progressed that EC Burns & Co. of Halifax Street was engaged to erect the bank fittings.



B.4816, May 1928 (SLSA)

In December 1934, SJ Edwards of Hilton was awarded a contract for undertaking renovations.

REFERENCES:

Adelaide City Council, Correspondence dated 27.2.1992 from State Bank, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 8 of the Building Act, 1923', 5.3.1926, microfilm 1925–1935, Adelaide City Archives.

BUILDING & CONSTRUCTION, Incorporating THE BUILDER, Adelaide, Vol. 10, No.421, 13.12.1934, p. 14; Vol. 10, No. 422, 20.12.1934, p. 14.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

State Library of South Australia, Library Database (Photographs): B.4816, May 1928.

THE BUILDER incorporating The Town Planning and Local Government Journal, Adelaide: Vol. 7, No. 9, 3.3.1926, p. 9; Vol. 7, No. 12, 24.3.1926, pp. 5, 9; Vol. 7, No. 16, 21.4.1926, p. 13.

The Builder: Journal of the Building Industry of South Australia, Adelaide: Vol. 7, No. 42, 3.11.1926, p. 9, Vol. 47, 8.12.1926, p. 18.

NAME: *Shops, 121-127 Grenfell Street*

ZONE/POLICY AREA: *CBA - PA15*

APPROVED / CURRENT USE: Shop / shop
FORMER USE: Warehouse
DATE(S) OF CONSTRUCTION: Corner section: 1926–1927; Reface: 1980s

LOCATION: 121-127 Grenfell Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5158/760

HERITAGE STATUS: Nil
OTHER ASSESSMENTS McDougall & Vines, 1993



121–127 Grenfell Street—View to southeast

NAME: *Shops, 121-127 Grenfell Street*

ZONE/POLICY AREA: *CBA - PA15*

DESCRIPTION:

Original two-storey painted rendered masonry warehouse and shops with basement. Walling is of masonry that has been rendered and painted. The first floor featured extensive detailing with square piers with large decorative brackets at the top dividing paired windows. There is a cornice above the piers with a simple parapet above that. First floor windows are timber-framed double-hung sash.

The building was refaced in 1980s with the ground floor largely obscured by the addition of a large verandah and modern shopfronts at ground floor level. The verandah is metal framed, bullnosed, and extends the width of the building.

The essential scale and form of the building remains.

The assessment includes the whole of the building. It does not include internal alterations and detailing, signage attached to the verandah and certainly does not include the graffiti to the ground floor walling.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and good quality external detailing, for the manner in which it reflects the changed commercial nature of this part of the central business district and the scale and form of late Victorian buildings that once predominated in this area. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Smaller Retail Establishments; 3.5.5 Warehousing; 3.8.4 Manual work; 4.3.2 Twentieth Century Architects; 4.3.3 Building Materials; 4.5.3 Edwardian Commercial (1900 to 1920s).*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criterion:

- (a) it displays historical, economical or social themes that are of importance to the local area which has continued to be predominantly commercial.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, plaster work and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Paint scheme
- Modern entry/window system at ground floor
- Front verandah
- Any rear additions
- New services

NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

Former Warehouse; external form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and verandah.

This is the legally recognised listing and should be used for the purposes of development applicant assessment.

BRIEF HISTORICAL BACKGROUND:

JN Taylor & Co. Ltd was responsible for this corner building being constructed over 1926–1927 on Town Acre 147. Although the firm acquired the title to this corner section on Grenfell and Hyde Streets in September 1916, it had been leasing the adjoining building—owned by James T Hackett—further to the west since March 1913. The firm acquired this adjoining property in April 1923, after its leased had expired, and proceeded to consolidate the two titles on to one title.

Soon after, the firm began plans to demolish the corner building and merge the new one with that further to the west by constructor OB Schmerl & Co. Ltd. As *THE BUILDER* reported in November 1926:

Before the work of construction can be begun it will be necessary for the existing premises on the site to be demolished. These old buildings, which are on the corner of Hyde and Grenfell Streets, extend to the premises occupied by the firm. Mr SR Dickenson has secured the contract of demolishing the buildings. It is expected that the work of erecting the new structure will be put in hand in about a week's time.

Plans have been prepared by Messrs Bruce & Harral, architects. The extensions, which comprise a basement and ground and first floors, will have the same elevation to Grenfell Street as the property now occupied by J.N. Taylor & Co. Ltd. The same design will be followed throughout, and when completed the whole structure will have the appearance of one large building.

Provision has also been made for possible additional storeys to be erected in the future. It is anticipated that the work will be completed by the end of May.



The building soon after completion, B.4862, May 1928 (SLSA)

Building Surveyor's Notices confirm that Council was notified in November 1926 of the building proposal expected to cost £7,500.

Once the building had been completed, portions were leased, including space on the first floor to the Universal Pictures almost continuously from 1 November 1927 until at least 1 July 1964. JN Taylor & Co. Ltd relinquished the title in August 1966. The Royal Australian Automobile Association of South Australia became registered owners from June 1977 to April 1982.

At some stage, the verandah along the whole Grenfell Street frontage has been added.

REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 8 of the Building Act, 1923', 9.11.1926, microfilm 1925–1935, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 654/114 and CT 1480/164 merged into CT 1579/34; CT 3173/126.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Progressive Adelaide as it stands today: A pictorial directory of its most attractive centres, Centenary Year of South Australia, 1936, GH Baring, Grenfell Street, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.4862, May 1928.

THE BUILDER, The Journal of the Building Industry in South Australia, Vol. 7, No. 43, 10.11.1926, p. 9.

City of Adelaide Heritage Survey (2008)

NAME: *Offices, 27-29 Gresham Street*
Formerly Seppelt Chambers

ZONE/POLICY AREA: *CBA - PA14*

APPROVED / CURRENT USE: Offices, showrooms

FORMER USE: Depot/Warehouse

DATE(S) OF CONSTRUCTION: c. 1870s

LOCATION: 27-29 Gresham Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-6000/979

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Offices, 27-29 Gresham Street – View to southwest

NAME: *Offices, 27-29 Gresham Street*

ZONE/POLICY AREA: *CBA - PA14*

DESCRIPTION:

The ground and first floors of the building and the façade of the top floor are in bluestone; the third floor side walls presumably are both in brick, suggesting that the building was extended upwards at some stage. Upper floor windows have rendered surrounds with moulding above. There are decorative brackets beneath the parapeted top. There is a central gabled dormer above the parapet. Windows to upper floors are timber-framed, with lower panes being awning windows.

The front of the ground floor of the building has been opened up by a large glass window and the masonry has been rendered and a cornice and banded quoins added to make it accord with current retail fashion.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and good quality external detailing, for the manner in which it reflects the changed commercial nature of this area. The connection of this depot/warehouse to the Seppelt family aligns it to the development of important South Australian industries initiated in the nineteenth century by Joseph Seppelt (1813-1868). It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.6.1 Company Offices; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Commercial (1870s to 1890s); 4.7 Heritage and Building Conservation.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) It displays historical, economical or social themes that are of importance to the local area; the city block extending from King William Street west to Gresham Street and north to North Terrace was formerly the location of banks and trading houses; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; and
 - (e) it is associated with notable local personalities in members of the Seppelt family.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, bays, plaster work and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- New services

[NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide \(City\) Development Plan for this property are as follows:](#)

[Offices; external form, in particular the fabric and detailing of Gresham Street façade. Excludes ground floor shopfronts.](#)

[This is the legally recognised listing and should be used for the purposes of development applicant assessment.](#)

BRIEF HISTORICAL BACKGROUND:

This building was constructed on portion of Town Acre 47 that was originally granted to Samuel Smith on 23 December 1837. At some stage the land was subdivided and a piece was acquired by Henry Ayers who leased a portion to George Crooks and William Shierlaw for 30 years from 1 April 1882. The building was constructed in the 1870s as the outline is indicated on the Smith Survey of 1880.

When the first Torrens Title was issued in June 1910, the owner was noted as Arthur E Ayers, and the property was in two pieces: 105 ft x 99 ft 3 inches, and 107 ft 6 inches x 96 ft 6 inches. Vardon & Sons Ltd acquired one of these portions (this became 25 Gresham Street) in January 1910.

In March 1913, this remaining piece was acquired by B Seppelt & Sons Ltd, Seppeltsfield. The Seppelt family contributed greatly to the development of important South Australian industries beginning in the nineteenth century by Joseph Seppelt (1813-1868). His son, Benno then later his son, Oscar, carried forward the entrepreneurial initiatives of the family. By 1900 the [Seppelt] rural estate extended to 1500 acres (670 ha) and had subsidiary industries including vinegar, cordial, liqueur and perfume production.

The 1913 Building Surveyor's Report notes two separate alterations to the premises were proposed. In January, Wm Essery was noted as the builder contracted to undertake work to an estimated value of £500. By the following June, Milburn & Jeffrey were the builders contracted to undertake alterations to the offices expected to cost £2,000. Small alterations were proposed in August 1923, with builder RG Storey expected to undertake the work at an estimated cost of £148.

Seppelts retained ownership of the property until February 1977.

REFERENCES:

Adelaide City Council Annual Report 1913, Building Surveyor's Report, p. 78, Adelaide City Archives.

Building Surveyor's Department, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 7.1.1913, 6.6.1913, microfilm 1910–1924, Adelaide City Archives.

Building Surveyor's Department, 'Return of Surveyor of Notices Received for Building Work under Section 8 of the Building Act, 1923', 15.8.1923, microfilm 1910–1924, Adelaide City Archives.

Chronicle, 13.7.1933, pp. 54-55.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 823/162; CT 948/56.

ET Fisher, Gresham Street, <>1906.

Jaki Ilbery, 'Seppelt, Joseph Ernest [1813–1868]', *Australian Dictionary of Biography*, Vol. 6, Melbourne University Press, 1976, p. 104.

Jensen, Elfrida & Rolf, *Colonial Architecture in South Australia*, Rigby Publishers Ltd, Adelaide, 1980. In May 1862, Edmund Wright and Edward Woods designed additions to a store in Gresham Street. (Jensen, p. 267); in 1870 Gresham Street was still being laid down (Jensen, p. 357); James MacGeorge prepared plans for premises in Gresham Street in July 1874 (Jensen, p. 451).

MRA Lamshed, *The House of Seppelt 1851-1951*, Adelaide, 1951.

Obituary B Seppelt, *Licensed Victuallers Gazette*, vol. 2, no. 1, 15.5.1931, p. 3.

OBP Seppelt (1846-1931) in HT Burgess, *Cyclopedia of SA*, 1978 Facsimile Edition, Cyclopedia Co., Adelaide, Vol. 2, pp. 303–306.

Smith Survey, 1880, Sheet No. 78, Adelaide City Archives.

The BUILDER: The Journal of the Building Industry in South Australia, Adelaide, Vol. IV, No. 32, 8.9.1923, p. 16, notes the awarding of the contract to R G Storey.

City of Adelaide Heritage Survey (2008)

NAME: *Shops, 75-79 Grote Street*

ZONE/POLICY AREA: *MU - PA22*

APPROVED / CURRENT USE: Shops / Restaurants

FORMER USE: Shops

DATE(S) OF CONSTRUCTION: c. 1908

LOCATION: 75-79 Grote Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5439/818

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Shops, 75-79 Grote Street – View to south

NAME: *Shops, 75-79 Grote Street*

ZONE/POLICY AREA: *MU - PA22*

DESCRIPTION:

Two-storey Edwardian commercial building comprising shops and restaurants built to Grote Street alignment on corner of California Street, extending along that lane (and forming its western wall). Construction is of unpainted face red brick, with elaborate cement render detailing, including parapet and decorative projecting central pediment, brick chimneys, and galvanised iron roof. An unusually large and distinctive building of this design in Adelaide with typical Edwardian form and detailing, including red brickwork, steeply pitched gable roof highlighted by elaborate parapet and pediment detailing to Grote Street frontage, and divided by projecting brick parapets (separating the original three shops), with tall chimneys (on California Street elevation). Façade is vertically divided with banded pilasters and paired vertical window openings surviving on first floor. Recent changes include modern (sympathetic) steel and timber-framed verandah to both street frontages, and ground floor shopfronts, although in California Street the slight setback and openings appear to be original.

The assessment includes the original two-storey building form, red brick walling and brick and cement detailing, including parapet and pediment, original windows and doors on both street frontages. All could be used to assist in reinstatement of original features at ground level if desired.

Those features not included in the assessment because they do not contribute to significance of building are the modern verandah and ground floor shopfront treatments, although these are sympathetic additions and add to the character of the street: nor are internal details included.

STATEMENT OF HERITAGE VALUE:

An unusually large and distinctive building of Edwardian design in Adelaide with pronounced detailing, constructed for R S Ruthven Smith, a prominent city landowner and developer, and forming an essential element of the Central Market shopping precinct and of the streetscape, continuing the strong red brick character of the Central Market buildings to the east and those to the west, and forming a major landmark in its own right, defining and enclosing a busy corner site. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Small Retail Establishments; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.3 Edwardian Commercial Styles (1900 to 1920s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area, particularly its commercial development; and

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, exhibiting a high degree of its original architectural character; and
- (f) it is a notable landmark, forming an essential element of both Grote Street and the narrow California Street, and the similarly-scaled red brick Central Market precinct as a whole.

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, plaster work and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Paint scheme
- Any rear additions
- New services

NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

Shops; external form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and balcony.

This is the legally recognised listing and should be used for the purposes of development applicant assessment.

BRIEF HISTORICAL BACKGROUND:

The *Town Clerk's Digest* 1906–1907 includes plans of three shops in Grote Street to be built for RF Ruthven Smith, and of a verandah and balcony for that building, and this was probably completed in 1908. As the *Advertiser* reported in 1906, the absentee landowner Ruthven Frederic Ruthven Smith was responsible for some significant 'improvements' in Adelaide during the Edwardian era, including the heritage-listed housing subdivision in nearby Grote and Gray Streets and Ruthven Avenue (1903-1905), and Ruthven Mansions (Pulteney Street). In all likelihood, the Grote Street building was designed by the architects Black and Fuller, who were later commissioned to design Ruthven Mansions (built 1911–1914). AB Black, architect, reported in the *Advertiser* of the 'important work' undertaken in Grote Street in 1904 'greatly improving this portion of the city'.



Building is centre/right of photograph, B.9615, 1927 (SLSA)

The Grote Street building is shown in several State Library archival photographs, but the earliest is dated 1924 (part), and this and a photograph of the whole building in 1927 show it unpainted and with original verandah (Grote Street façade only), decorated with cast iron lace. Subsequent photographs show that during the 1960s and 1970s the building was emblazoned 'Cooper's Snack Bar' (1967), and painted, and the verandah was removed; a further photograph titled (with the advertising sign) '6 shops and offices for lease' in 1981 shows the present verandah under construction. The façade was also restored by removing the paintwork.

REFERENCES:

Advertiser, 11.1.1905, p. 7—report for year by AB Black, architect; 4.10.1906, p. 9b—'Improving Adelaide—What an Absentee [Mr R.F. Ruthven-Smith] is Doing'.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Susan Marsden, Paul Stark and Patricia Sumerling, eds, *Heritage of the City of Adelaide: an illustrated guide* Adelaide City Council, Adelaide 1990, pp. 60, 119.

State Library of South Australia, Library Database (Photographs): B.2257, 1924 part of building; B.17614, 1925 part; B.9615, 1927; B.13808, 1956 part; B.17614, 1967; B.36662, 1978; B.39398, 1981.