

City of Adelaide Heritage Survey (2008)

NAME: *Christadelphian Temple, 105-109 Halifax Street* **ZONE/POLICY AREA:** RA6

APPROVED / CURRENT USE: Temple
FORMER USE: Religious worship
DATE(S) OF CONSTRUCTION: 1927

LOCATION: 105-109 Halifax Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5834/980

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



Christadelphian Temple, 105-109 Halifax Street — View to southwest

NAME: *Christadelphian Temple, 105-109 Halifax Street* **ZONE/POLICY AREA:** *RA6*

DESCRIPTION:

This two-storey temple, constructed in brick with a rock-faced freestone front (lined in a thin black line), strongly articulated brick piers (seven of one brick thickness on each long side), and rendered undulating parapet with pyramid pediment, is virtually unchanged in form from when it was erected in 1927. It is built to the street alignment. The roof of corrugated iron is gabled, but concealed by the parapet and pediment. The quasi-gothic ogee-arched brick windows of the tri-part façade indicate this strongly-built edifice's purpose. The upper half of the double-sash front windows has 16 panes. The window and double front door glass is pebble texture. The front step is a large slate slab. The front porch is suspended from above by two iron brackets.

The main hall was designed to accommodate 500 and a rear hall, 150 people. There is a brick skillion rear extension.

STATEMENT OF HERITAGE VALUE:

This place is of heritage value as a place of religious worship that continues to be used for its original purpose. It is also of heritage value because of the high quality of its design and detailing. It illustrates several key themes in the city's history: *4.3.1 Architects and Builders; 6.4.1 Churches; 6.5.3 Community and Service Organisations.*

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) its use as a church displays historical, economical and social themes that are important to the local area;
 - (b) it represents customs or ways of life that are characteristic of the local area and beyond; and
 - (c) it plays an important part in the lives of local residents and others as a place of worship;
 - (e) it is associated with a notable community in the Christadelphians; and
 - (d) it is a prominent feature in the area because of its architecture.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the façade, with the returns on 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:

Church

External form, including original fabric and detailing of the two-storey building, including facade, external walls and roof, as visible from the street.

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

BRIEF HISTORICAL BACKGROUND:

The Christadelphian following in South Australia began in a small way at Goolwa in 1883; with growth, the congregation met in the small Willard Hall (formerly St Andrew's Presbyterian Church) in Wakefield Street, then from 1896 in the Oddfellows' Hall in Franklin Street and, from 1906, in St Andrew's Church, Wakefield Street, which remained the headquarters until the new hall was built in 1927 in Halifax Street. Included in this property was a pair of semi-detached cottages to the west of the Temple (numbers 101-103 Halifax Street).

Fundraising to build the temple was achieved solely from within the congregation by the Adelaide Christadelphian Hall Company, founded in 1922, with Charles P. Wauchope, a leading Christadelphian lecturer, as its chairman.



SLSA: B 4764 – Christadelphian Temple, Halifax Street, 1928

The temple was finally completed by 28 November 1927 at an expected cost of £3,895, the contractors being H. Emmett & Sons.



SLSA: B 15572 – Christadelphian Temple, Halifax Street, 1964

REFERENCES:

'Adelaide Christadelphian Hall Co. residence verandahs' [101, 103 Halifax Street], No. 1450, September 1927, *Register of Plans Submitted to the Building Surveyor*, 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, 1924', 14.4.1927, microfilm 1925–1935, Adelaide City Archives.

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

Register, 6.1.1928, p. 8b—'A New temple'.

Register, 23.4.1928, p. 11b'—Christadelphians Meet'.

State Library of South Australia, Library Database (Photographs): B.4267, 29.10.1927; B.4764, 20.5.1928.

City of Adelaide Heritage Survey (2008)

NAME: *Corner shop, 187 Halifax Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: Shop and dwelling / Shop and dwelling

FORMER USE: Shop and dwelling

DATE(S) OF CONSTRUCTION: c. 1875

LOCATION: 187 Halifax Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5391/792

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



Corner shop, 187 Halifax Street — View to southwest

NAME: *Corner shop, 187 Halifax Street*

ZONE/POLICY AREA: *RA4*

DESCRIPTION:

A single-storey shop and attached residence constructed on the southwest corner of Halifax and Castle Streets and addressing this with the chamfered corner and a return veranda (of later date) extending across both footpaths. The attached residence on the west is set back from the street. The walling is of rendered and painted bluestone and brick. Quoins, and window and door surrounds, as well as the verandah column in front of the dwelling have also been rendered and painted. There is a decorative parapet with dentilled brickwork. The rear of the shop has two additions extending and enclosing the western side of Castle Street, the first section in painted brick and the second is rendered and painted. The present owner has reinstated the early side windows but the front shop window was been altered many years ago to a large arched window. Low-pitched roof is of corrugated galvanised iron.

The assessment does not include interior detailing, but inspection revealed that both shop and residence are currently in use as the shop/café.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value as a largely intact and still-used early corner shop with attached residence; it retains the original form and fabric and is also noteworthy for the manner in which it addresses the corner site, but for the manner in which it reflects the first period of intensive residential development in this south east corner of the city, and reinforces the remaining colonial residential character of Castle Street and Halifax Street. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.1.5 1860s-1880s Boom; 3.3.1 Land Speculation and Property Investment; 3.5.4 Small Retail Establishments; 4.4 Residential Development, Building Types and Living Conditions; and 4.6 Housing Styles in Adelaide.*

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 one of the city's oldest continuing corner shops in a traditionally residential area;
 - (b) it represents customs or ways of life that are characteristic of the local area
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
 - (f) it is a landmark in this locality.
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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
- rendered verandah to residence
- 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:

Shop and Dwelling

External stone walls to shop and attached residence to the depth of the hipped roof (3 windows along Castle Street) and verandah. Excludes rear additions, concrete porch and front fence.

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

BRIEF HISTORICAL BACKGROUND:

In the 1870s at the outset of a building boom in Adelaide which brought many new residents to this part of the city, this corner shop was erected on a portion of Town Acre 572 owned by John Edgar of Adelaide, a brewer. He owned this property, and an adjoining block in Halifax Street in 1871, and was recorded as resident on this corner in the *South Australian Directory* of 1873. He may have already built this corner shop, or in 1876 when he took out a mortgage. The 1878 Directory records him as 'storekeeper' at this address. The Smith Survey of 1880 shows the outline of this building.



Edgar died in 1893 and the shop passed to Robert Edgar, bootmaker, and then the property was subdivided, with the adjoining block on Halifax Street sold in 1895, leaving the shop and residence on its 31 ft frontage to Halifax Street. Typically, several shopkeepers subsequent to the Edgars were women, including Mrs EJ Mossey in 1900; Mrs TG Hogg in 1923, and Norma Ward, who bought the property in 1938.

The scale and form of the building appears to have remained unchanged, but two rear extensions were made, the first probably soon after the shop was built. Council approved the construction of a kitchen/bathroom and store to the shop and dwelling in 1954 and alterations to windows (most likely two on the eastern elevation that were filled in) and internal walls in 1978. A verandah with new gutters and lace work was added in 1979. The appearance of the residence and rendered facades appear to have been made in the 1920s or 1930s.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 5111, 187 Halifax Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. 5800.22/0306, 187 Halifax Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 152/67; CT 576/28; CT 576/27 (Edgar's other block); CT 1707/152.

Jason Goldup (owner), verbal information, 19.11.2008.

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

Sands and McDougall South Australian Directory, 1873, 1876, 1877, 1878, 1900, 1923.

Smith Survey, 1880, Sheet No. 12, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached villa, 232-234 Halifax Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1904

LOCATION: 232-234 Halifax Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT 5577/825 CT-5226/351

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached villa, 232-234 Halifax Street — View to northeast

DESCRIPTION:

This is a pair of single-fronted and single storey attached villas. The front walls of this pair of attached cottages are margined bluestone, with banded rendered quoins and rendered window and door surrounds. The roof is hipped and of corrugated iron; the brick chimneys with decorative tops; the masonry party wall extends beyond the roof line. The feature gables above the centre of each villa in line with the windows: they feature simple decorated bargeboards and a turned timber finial. There is a semi-circular plaster feature in the wall central to the gable. Decorative brackets beneath the front eaves. The windows are divided by a masonry mullion; windows are double-hung sash; the front door is timber panelled, there are side and top lights. A timber-framed bullnosed verandah extends across the front of the pair of villas: it features decorative timber posts with simple timber brackets. Both dwellings have a slate and ceramic tile front verandah floor.

STATEMENT OF HERITAGE VALUE:

Numbers 232-234 and 236–238 Halifax Street have integrity as two pairs of villas to which little or no renovation has been made and which retain most of their original characteristics as seen from Halifax Street. This pair of villas are of simple design and typical construction that retains original fabric and its original form, and complements its immediate neighbours 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;.
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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 and modern windows;
- 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:

A pair of attached villas, was constructed on Town Acre 515 that was originally granted to George Fife Angas (South Australian Co.) and others on 23 December 1837. By the end of 1875, assessment records indicate that the South Australian Company had begun to subdivide the land. A portion measuring 91 ft 8 inches x 90 ft was acquired by Arthur Chapman in September 1880. He retained the still vacant land until August 1899 when Adelaide brewers Arthur Wellington Ware, George James Ware and Charles Boxer Ware acquired the title.

Arthur Wellington Ware (1861–1927), was the founder of the Torrenside Brewery, Mayor of Adelaide (1898–1901), was appointed chairman of the Tattersalls Racing Club in 1906; and was interested in the Royal Agricultural and Horticultural Society. Charles Boxer Ware (1870–1932) was a Mayor of Thebarton, a brewer, company director and pastoralist.

Meanwhile, in December 1901 the vacant land passed to George and Charles Ware and, in November 1902, to William Gully, described as a contractor. William Gully was a builder and it was he who constructed the two pairs of attached villas in 1904. Assessment records indicate the vacant land measuring 91 ft x 90 ft in 1903, and four houses owned but not occupied by Gully in 1904. The Return of Building Surveyor's Notices indicates that on 9 December 1903 builder 'Wm Gully' was to erect four dwellings on portion of Town Acre 515, Halifax Street on land he owned. The cost of construction was estimated to be £800.

In May 1913, Gully placed the villas on to two separate titles and sold these attached villas to Robert P White of Myrtle Bank. The title to the property passed to Hurtle A Williamson in April 1920. Following his death in November 1929, his widow Gertrude became the owner until her death in June 1940 when the Executor Trustee and Agency Company of South Australia Ltd administered the property. It was the Agency that placed the property on to two titles in 1955.

In subsequent years, ownership to the property has changed, although the attached villas appear to have changed little from their original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Town Acre 515, Grey Ward, Adelaide City Archives: 1876 (6.12.1875); 1881 (29.11.1880); 1895 (17.12.1894); 1903; 1905.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 9.12.1903, microfilm 1895–1910, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 343/54; CT 958/25; CT 2408/160.

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

Municipal Year Book 1931, pp. 59–62.

Observer, 24.3.1906, p. 28—biographical details of Arthur Wellington Ware.

Observer, 12.12.1903, p. 25—biographical details of Charles Boxer Ware.

Universal Publicity Co., *The Official Civic Record of South Australia, Centenary Year, 1936*, Adelaide, 1936, p. 67.

City of Adelaide Heritage Survey (2008)

NAME: *Attached villa, 232-234 Halifax Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1904

LOCATION: 232-234 Halifax Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT 5577/825 CT-5226/351

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached villa, 232-234 Halifax Street — View to northeast

DESCRIPTION:

This is a pair of single-fronted and single storey attached villas. The front walls of this pair of attached cottages are margined bluestone, with banded rendered quoins and rendered window and door surrounds. The roof is hipped and of corrugated iron; the brick chimneys with decorative tops; the masonry party wall extends beyond the roof line. The feature gables above the centre of each villa in line with the windows: they feature simple decorated bargeboards and a turned timber finial. There is a semi-circular plaster feature in the wall central to the gable. Decorative brackets beneath the front eaves. The windows are divided by a masonry mullion; windows are double-hung sash; the front door is timber panelled, there are side and top lights. A timber-framed bullnosed verandah extends across the front of the pair of villas: it features decorative timber posts with simple timber brackets. Both dwellings have a slate and ceramic tile front verandah floor.

STATEMENT OF HERITAGE VALUE:

Numbers 232-234 and 236–238 Halifax Street have integrity as two pairs of villas to which little or no renovation has been made and which retain most of their original characteristics as seen from Halifax Street. This pair of villas are of simple design and typical construction that retains original fabric and its original form, and complements its immediate neighbours 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;.
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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 and modern windows;
- 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:

A pair of attached villas, was constructed on Town Acre 515 that was originally granted to George Fife Angas (South Australian Co.) and others on 23 December 1837. By the end of 1875, assessment records indicate that the South Australian Company had begun to subdivide the land. A portion measuring 91 ft 8 inches x 90 ft was acquired by Arthur Chapman in September 1880. He retained the still vacant land until August 1899 when Adelaide brewers Arthur Wellington Ware, George James Ware and Charles Boxer Ware acquired the title.

Arthur Wellington Ware (1861–1927), was the founder of the Torrenside Brewery, Mayor of Adelaide (1898–1901), was appointed chairman of the Tattersalls Racing Club in 1906; and was interested in the Royal Agricultural and Horticultural Society. Charles Boxer Ware (1870–1932) was a Mayor of Thebarton, a brewer, company director and pastoralist.

Meanwhile, in December 1901 the vacant land passed to George and Charles Ware and, in November 1902, to William Gully, described as a contractor. William Gully was a builder and it was he who constructed the two pairs of attached villas in 1904. Assessment records indicate the vacant land measuring 91 ft x 90 ft in 1903, and four houses owned but not occupied by Gully in 1904. The Return of Building Surveyor's Notices indicates that on 9 December 1903 builder 'Wm Gully' was to erect four dwellings on portion of Town Acre 515, Halifax Street on land he owned. The cost of construction was estimated to be £800.

In May 1913, Gully placed the villas on to two separate titles and sold these attached villas to Robert P White of Myrtle Bank. The title to the property passed to Hurtle A Williamson in April 1920. Following his death in November 1929, his widow Gertrude became the owner until her death in June 1940 when the Executor Trustee and Agency Company of South Australia Ltd administered the property. It was the Agency that placed the property on to two titles in 1955.

In subsequent years, ownership to the property has changed, although the attached villas appear to have changed little from their original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Town Acre 515, Grey Ward, Adelaide City Archives: 1876 (6.12.1875); 1881 (29.11.1880); 1895 (17.12.1894); 1903; 1905.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 9.12.1903, microfilm 1895–1910, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 343/54; CT 958/25; CT 2408/160.

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

Municipal Year Book 1931, pp. 59–62.

Observer, 24.3.1906, p. 28—biographical details of Arthur Wellington Ware.

Observer, 12.12.1903, p. 25—biographical details of Charles Boxer Ware.

Universal Publicity Co., *The Official Civic Record of South Australia, Centenary Year, 1936*, Adelaide, 1936, p. 67.

City of Adelaide Heritage Survey (2008)

NAME: Attached villa, 236 Halifax Street

ZONE/POLICY AREA: RA4

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1904

LOCATION: 236 Halifax Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5650/259

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached villa, 236 Halifax Street — View to north

NAME: Attached villa, 236 Halifax Street

ZONE/POLICY AREA: RA4

DESCRIPTION:

This is one of a pair of single-fronted and single storey attached villas. The front walls of this pair of attached villas are margined bluestone, with banded rendered and painted quoins and rendered and painted window and door surrounds. The roof is hipped and of corrugated iron; there is a brick chimney with decorative top; the masonry party wall extends beyond the roof line. There is a feature gable above the centre of the villa in line with the windows: it features simple decorated bargeboards and a turned timber finial; there is a semi-circular plaster feature in the centre of the gable. There are decorative brackets beneath the front eaves. The two-sided windows are divided by a masonry mullion; windows are double-hung sash; the front door is timber panelled, there are side and top lights. A timber-framed bullnosed verandah extends across the front of the pair of villas: it features decorative timber posts with simple timber brackets. Both dwellings have a slate and ceramic tile front verandah floor.

STATEMENT OF HERITAGE VALUE:

Numbers 236-238 and 232-234 Halifax Street have integrity as two pairs of villas to which little or no renovation has been made and which retain most of their original characteristics as seen from Halifax Street. 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;.
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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;
- Front fence;
- 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:

This attached villa, one of a pair of attached villas, was constructed on Town Acre 515 that was originally granted to George Fife Angas (South Australian Co.) and others on 23 December 1837. By the end of 1875, assessment records indicate that the South Australian Company had begun to subdivide the land. A portion measuring 91 ft 8 inches x 90 ft was acquired by Arthur Chapman in September 1880. He retained the still vacant land until August 1899 when Adelaide brewers Arthur Wellington Ware, George James Ware and Charles Boxer Ware acquired the title.

Arthur Wellington Ware (1861–1927), was the founder of the Torrenside Brewery, Mayor of Adelaide (1898–1901), was appointed chairman of the Tattersalls Racing Club in 1906; and was interested in the Royal Agricultural and Horticultural Society. Charles Boxer Ware (1870–1932) was a Mayor of Thebarton, a brewer, company director and pastoralist.

Meanwhile, in December 1901 the vacant land passed to George and Charles Ware and, in November 1902, to William Gully, described as a contractor. William Gully was a builder and it was he who constructed the two pairs of attached villas in 1904. Assessment records indicate the vacant land measuring 91 ft x 90 ft in 1903, and four houses owned but not occupied by Gully in 1904. The Return of Building Surveyor's Notices indicates that on 9 December 1903 builder 'Wm Gully' was to erect four dwellings on portion of Town Acre 515, Halifax Street, on land he owned. The cost of construction was estimated to be £800.

In May 1913, Gully placed the villas on to two separate titles retaining the portion that contained this (236) and the adjoining villa (238). The land at this time measured 44 ft 2 inches x 90 ft. In September 1913, Rogers sold to Albert N Short an accountant with ownership changing hands many times in succeeding years. Elsie D Bainger and Erica B Bainger acquired the villas in December 1940 and remained until 1952. It was at this time that the villas were placed on to two titles.

In subsequent years, ownership to the property has changed, although the attached villa appears to have changed little from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Town Acre 515, Grey Ward, Adelaide City Archives: 1876 (6.12.1875); 1881 (29.11.1880); 1895 (17.12.1894); 1903; 1905.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 9.12.1903, microfilm 1895–1910, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 343/54; CT 958/26; CT 1725/146: CT 2199/125.

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

Municipal Year Book 1931, pp. 59–62.

Observer, 24.3.1906, p. 28—biographical details of Arthur Wellington Ware.

Observer, 12.12.1903, p. 25—biographical details of Charles Boxer Ware.

Universal Publicity Co., *The Official Civic Record of South Australia, Centenary Year, 1936*, Adelaide, 1936, p. 67.

City of Adelaide Heritage Survey (2008)

NAME: *Attached villa, 238 Halifax Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1904

LOCATION: 238 Halifax Street
ADELAIDE, SA, 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5577/565

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached villa, 238 Halifax Street — View to northwest

DESCRIPTION:

Number 238 is an attached cottage (with number 236) with margined bluestone front wall, a rendered banded quoin, and brick side wall that has been painted. The hip roof with small gable is corrugated iron, and the verandah floor is ceramic tile and slate. The building has a tall, double sash double front window with rendered surrounds and central mullion. The party wall is rendered masonry that extends above the roof line. The chimney is red brick with a mildly decorative cup. The gable feature, in a vertical line with the window, has lost the top of its timber finial; the chicken wire and spatterdash infill is in good repair. The gable fascia board has restrained decorative endings; below it, the rendered wall has a moulded arch and leaf motif decoration. A timber-framed bull nose verandah extends across the pair of villas: it features decorative posts and carved timber brackets.

The later front fence is painted brick and has two piers terminating in diamond-point caps.

The building has a later rear upper storey extension under part of which is a garage with roller door and access from the side in Cardwell Street.

STATEMENT OF HERITAGE VALUE:

Numbers 236-238 and 232-234 Halifax Street have integrity as two pairs of villas to which little or no renovation has been made and which retain most of their original characteristics as seen from Halifax Street. 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;.
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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;
- Front fence;
- 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:

This attached villa, one of a pair of attached villas, was constructed on Town Acre 515 that was originally granted to George Fife Angas (South Australian Co.) and others on 23 December 1837. By the end of 1875, assessment records indicate that the South Australian Company had begun to subdivide the land. A portion measuring 91 ft 8 inches x 90 ft was acquired by Arthur Chapman in September 1880. He retained the still vacant land until August 1899 when Adelaide brewers Arthur Wellington Ware, George James Ware and Charles Boxer Ware acquired the title.

Arthur Wellington Ware (1861–1927), was the founder of the Torrenside Brewery, Mayor of Adelaide (1898–1901), was appointed chairman of the Tattersalls Racing Club in 1906; and was interested in the Royal Agricultural and Horticultural Society. Charles Boxer Ware (1870–1932) was a Mayor of Thebarton, a brewer, company director and pastoralist.

Meanwhile, in December 1901 the vacant land passed to George and Charles Ware and, in November 1902, to William Gully, described as a contractor. William Gully was a builder and it was he who constructed the two pairs of attached villas in 1904. Assessment records indicate the vacant land measuring 91 ft x 90 ft in 1903, and four houses owned but not occupied by Gully in 1904. The Return of Building Surveyor's Notices indicates that on 9 December 1903 builder 'Wm Gully' was to erect four dwellings on portion of Town Acre 515, Halifax Street, on land he owned. The cost of construction was estimated to be £800.

In May 1913, Gully placed the villas on to two separate titles retaining the portion that contained this (238) and the adjoining villa (236). The land at this time measured 44 ft 2 inches x 90 ft. In September 1913, Rogers sold to Albert N Short an accountant with ownership changing hands many times in succeeding years. Elsie D Bainger and Erica B Bainger acquired the villas in December 1940 and remained until 1952. It was at this time that the villas were placed on to two titles.

In subsequent years, ownership to the property has changed, although the attached villa appears to have changed little from its original form and scale. At least from December 1975, Council records note that the villa was being used as consulting rooms.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Town Acre 515, Grey Ward, Adelaide City Archives: 1876 (6.12.1875); 1881 (29.11.1880); 1895 (17.12.1894); 1903; 1905.

Adelaide City Council, Department of Building Surveying, File No. 5048, 238 Halifax 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', 9.12.1903, microfilm 1895–1910, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 343/54; CT 958/26; CT 1725/146: CT 2202/5.

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

Municipal Year Book 1931, pp. 59–62.

Observer, 24.3.1906, p. 28—biographical details of Arthur Wellington Ware.

Observer, 12.12.1903, p. 25—biographical details of Charles Boxer Ware.

Universal Publicity Co., *The Official Civic Record of South Australia, Centenary Year, 1936*, Adelaide, 1936, p. 67.

City of Adelaide Heritage Survey (2008)

NAME: *Attached Villa, 347-349 Halifax Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. 1880

LOCATION: 347-349 Halifax Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5872/87

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 347-349 Halifax Street — View to southeast

DESCRIPTION:

This is a double-fronted single-storey asymmetrical attached villa, one of a pair. It has pecked squared freestone block front walls and rough-set bluestone side walls. The roof is hipped and gabled with the gable above the projecting room: there are paired eaves brackets, a trefoil vent in the gable wall, and moulded render over the windows. Windows and door are timber-framed: windows are double-hung sash. There is a modern timber-framed verandah at the front with an attached carport. There is a canopy above the window of the projecting room.

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:

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:

This attached villa, one of a pair, was constructed on portion of Town Acre 580 that was originally granted to Osmond Gilles on 23 December 1837.

Over time, the land was subdivided and, in June 1878, James Thompson is noted as owning a piece measuring 65 ft x 100 ft fronting Halifax Street. Thompson was a builder and it is likely that he built the two attached villas, the outlines of which are indicated on the Smith Survey of 1880. Assessment records for 1879 (adopted 25 November 1878) and 1880 (adopted 24 November 1879) note that J Thompson owned but did not occupy two houses (one pair) on Town Acre 580 in Halifax Street and vacant land 62 ft x 100 ft. By the 1881 assessments (adopted 29 November 1880) the four houses are noted, each having an annual assessed value of £40: two were rented while the other two (most likely this attached villa) were unoccupied suggesting a recent completion.

Thompson retained ownership of this property until May 1886 when the title passed to James English, gentleman of Parkside. English died in March 1895 and his executors administered his estate. In November 1904, under the Trustees Act 1893, the land became vested in architect Joseph W English and estate agent Vincent L Bowen. They retained ownership until the property was bought by jeweller Louis Schlank in July 1914. Lucy Hinton (1921–1951), Leslie Hinton (1951–1955) and Basilios Vlachos (1955–1964) were subsequent owners.

In 1964, the property was placed on to two titles and this portion of the property—now measuring 32 ft x 100 ft—was purchased by funeral director Joseph B Siebert and his wife Betty. Joseph Siebert died in June 1969, at which time the title passed to his wife Betty who still retains ownership.

While the scale and form of the attached villa is little changed from the original, Council approved an application to underpin the dwelling in 1945. Other approvals have included the construction of a recreation room and laundry in 1966. A carport erected in front of the villa was subsequently removed in 1973, and at some stage the current carport erected.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 580, Adelaide City Archives: 1879 (25.11.1878); 1880 (24.11.1879); 1881 (29.11.1880).

Adelaide City Council, Department of Building Surveying, File No. 2892, 349–347 Halifax Street, Adelaide City Council.

Department for Transport, Energy & Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 280/173; CT 2156/65; CT 2428/171; CT 4341/313.

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

Smith Survey, 1880, Sheet No. 11, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 368–370 Halifax Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1872–1873

LOCATION: 368-370 Halifax Street

ADELAIDE, SA, 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5223/580

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 368–370 Halifax Street — View to north

DESCRIPTION:

This is a double-fronted, single-storey symmetrical villa. It is built close to the Halifax Street alignment though with a shallow garden in front. Front walling is of bluestone. Quoins and door and window surrounds are rendered and painted. The roof is hipped and covered with pressed metal tiles: chimneys have been removed. There are brackets beneath the eaves. There is a timber-framed verandah across the front of the villa set on timber posts with cast metal brackets. Windows and door surrounds are timber-framed; windows are double-hung sash; main door is timber-panelled with transom above.

The assessment does not include the interior detailing.

STATEMENT OF HERITAGE VALUE:

This double-fronted villa displays common architectural detailing and is not a place of major architectural value. However, it remains substantially intact and retains the purpose for which it was built and remains a good example of a late-Victorian attached villa. It is primarily a place of historical significance and reflects the development of this part of the city for residential purposes. It 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 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 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 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:

This villa—one of four remaining from a row of five—was constructed on portion of Town Acre 508 that was originally granted to James Fisher on 23 December 1837. The solicitor, James Hurtle Fisher (1790-1875), arrived in South Australia in 1836. He became a member of the South Australian Building Committee; was appointed registrar; and was selected as resident commissioner, 'with powers to dispose of the public lands in the province, the proceeds from the sale of which were to finance emigration.' In October 1840 he was elected first mayor of Adelaide, and held the office again in 1852-1854. Fisher was asked by Colonel Robert Torrens to 'prepare drafts of Colonial Acts for establishing a Registration of Births, Deaths and Marriages, and for facilitating the transfer of real property'.

In December 1859, merchant Adam Jaffrey owned Town Acres 504, 505, 508 and 509 which he sold to Hon William Peacock of Hackney. Peacock was a Member of the Legislative Council in the South Australian Parliament at the time this transaction occurred. He retained the land until he sold to William Tomsey Cooper, gentleman of Adelaide, in November 1869. It was Cooper who subdivided the land into many allotments with Lot 31—measuring 30 ft x 90 ft—being acquired by James Thompson in January 1873. Thompson later acquired Lot 30 (372 Halifax Street) in December 1874.

Thompson was a carpenter and is likely to have built or assisted in the building of the villa. Assessment records indicate the vacant 'paddock' owned by Peacock in 1870 (adopted 3 January 1870) but that by the end of 1871, four pieces of vacant land were noted in the town acre that included a piece owned by WT Cooper measuring 192 ft x 90 ft. that he subsequently sold to others. By the end of the following year, 1872, an 'unfinished' house is noted for owner J Thompson. He occupied the house once it was finished. The Smith Survey of 1880 indicates the outline of the house. Thompson relinquished title to the property in October 1882 to Martha Fowler of Woodside who was a joint owner of the house at 316 Angas Street in the mid-1880s.

McDougall and Vines (1993) identified this house as one of four remaining from a row of five [Nos 368 to 380] built speculatively before the Smith Survey was undertaken. The survival of the 'group of similar houses of the same age ... gives a clear indication of the scale and type of residential development', including the subdivision and spacing, of the period.

In 1975, the owner was Mr P Spartalis of Rosslyn Park, who made some alterations, mainly to the laundry. In 1986, the owner was KW Lanyon.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 508, Adelaide City Archives: 1870 (3.1.1870); 1871 (10.1.1871); 1872 (19.12.1871); 1873 (19.11.1872).

Adelaide City Council, Department of Building Surveying, File No. DF 1487:01, 368–370 Halifax Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 9/136; CT 39/95; CT 138/79; CT 150/13; CT 172/223; CT 1547/56; CT 4377/933.

'Fisher, Sir James Hurtle (1790–1875)', *Australian Dictionary of Biography*, Vol. 1, Melbourne University Press, 1966, pp. 379–381.

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

Smith Survey, 1880, Sheet No. 27, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 372 Halifax Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1877–1878

LOCATION: 372 Halifax Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5793/737

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 372 Halifax Street — View to northeast

DESCRIPTION:

This is a double-fronted, single-storey symmetrical villa. It is built close to the Halifax Street alignment though with a shallow garden in front. Walling is of bluestone. Quoins and door and window surrounds are rendered and painted. The roof is hipped and of corrugated iron with chimneys removed. There is a simple timber-framed verandah across the front of the villa. Windows and door surrounds are timber-framed; windows are double-hung sash.

The assessment does not include the interior detailing.

STATEMENT OF HERITAGE VALUE:

This double-fronted villa displays common architectural detailing and is not a place of major architectural value. However, it remains substantially intact and retains the purpose for which it was built and remains a good example of a late-Victorian attached villa. It is primarily a place of historical significance and reflects the development of this part of the city for residential purposes. It 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 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 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
- Cyclone wire boundary fence
- 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.

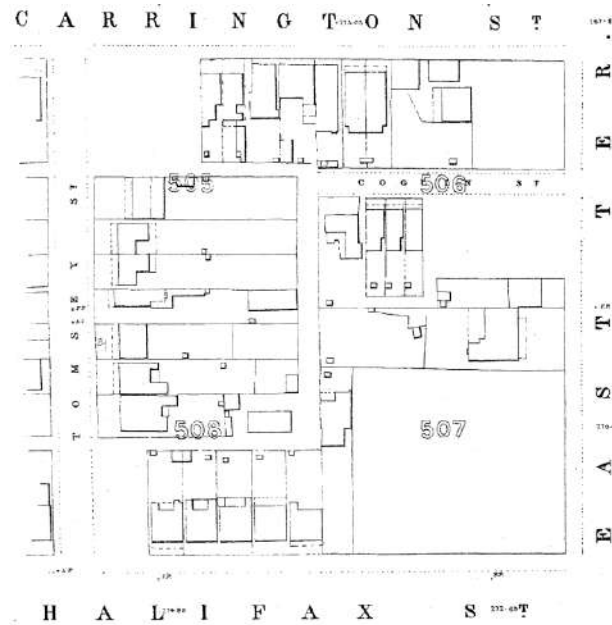
BRIEF HISTORICAL BACKGROUND:

This land on portion of Town Acre 508 was originally granted to James Fisher on 23 December 1837. The solicitor, James Hurtle Fisher (1790-1875), arrived in South Australia in 1836. He became a member of the South Australian Building Committee; was appointed registrar; and was selected as resident commissioner, 'with powers to dispose of the public lands in the province, the proceeds from the sale of which were to finance emigration.' In October 1840 he was elected first mayor of Adelaide, and held the office again in 1852-1854. Fisher was asked by Colonel Robert Torrens to 'prepare drafts of Colonial Acts for establishing a Registration of Births, Deaths and Marriages, and for facilitating the transfer of real property'.

In December 1859, merchant Adam Jaffrey owned Town Acres 504, 505, 508 and 509 which he sold to Hon William Peacock of Hackney. Peacock was a Member of the Legislative Council in the South Australian Parliament at the time this transaction occurred. He retained the land until he sold to William Tomsey Cooper, gentleman of Adelaide, in November 1869. It was Cooper who subdivided the land into many allotments with Lots 28, 29 and 30 being acquired by William Henry Brailey in October 1871. Brailey sold Lot 30 to James Thompson in December 1874 who owned and occupied the house at 368–370 Halifax Street.

Thompson was a carpenter and is likely to have built or assisted in the building of the villa. Assessment records indicate the vacant 'paddock' owned by Peacock in 1870 (adopted 3 January 1870) and at the end of 1874 the house (368–370 Halifax Street) and vacant land—measuring 30 ft x 90 ft—owned by Jas Thompson. This house was constructed over 1877–1878 as assessment records note an 'unfinished house and land' at the end of 1877. The Smith Survey of 1880 indicates the outline of the house. Thompson relinquished title to the property in November 1883 to Sophia Tomley, wife of Samuel OW Tomley, Inspector of Public Works.

Into the late 1890s and beyond, there were a number of changes of ownership, including to Victoria Jones, a widow, in March 1920, with possibly few if any changes to the building itself until, in March 1965, the intention of the owner-occupier, Mr J Johnson, to build 'modern living quarters' of kitchen, bathroom, laundry, and toilet was approved by Council.



McDougall and Vines (1993) identified this house as one of four remaining from a row of five [Nos 368 to 380] built speculatively before the Smith Survey was undertaken. The survival of the 'group of similar houses of the same age ... gives a clear indication of the scale and type of residential development' including the subdivision and spacing of the period.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 508, Adelaide City Archives: 1870 (3.1.1870); 1871 (10.1.1871); 1872 (19.12.1871); 1875 (7.12.1874); 1878 (26.11.1877).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 9/136; CT 39/95; CT 138/79; CT 150/13; CT 159/78; CT201/34; CT 1151/42; CT 4377/933.

'Fisher, Sir James Hurtle (1790–1875)', *Australian Dictionary of Biography*, Vol. 1, Melbourne University Press, 1966, pp. 379–381.

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

Smith Survey, 1880, Sheet No. 27, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 374 Halifax Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1874

LOCATION: 374 Halifax Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5680/450

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 374 Halifax Street — View to northeast

NAME: *Villa, 374 Halifax Street*

ZONE/POLICY AREA: RA2

DESCRIPTION:

This is a double-fronted, single-storey symmetrical villa. It is built close to the Halifax Street alignment though with a shallow garden in front. Front walling is of bluestone. Quoins and door and window surrounds are rendered and painted. The roof is hipped and of corrugated iron: there are paired brackets beneath the front eaves. There is a verandah that extends across the front of the villa set on decorative masonry columns with decorative capitals. Windows and door surrounds are timber-framed; windows are double-hung sash: door is timber panelled with a transom above.

The assessment does not include the interior detailing.

STATEMENT OF HERITAGE VALUE:

This double-fronted villa displays common architectural detailing and is not a place of major architectural value. However, it remains substantially intact and retains the purpose for which it was built and remains a good example of a late-Victorian attached villa. It is primarily a place of historical significance and reflects the development of this part of the city for residential purposes. It 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 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 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
- Masonry boundary fence
- 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.

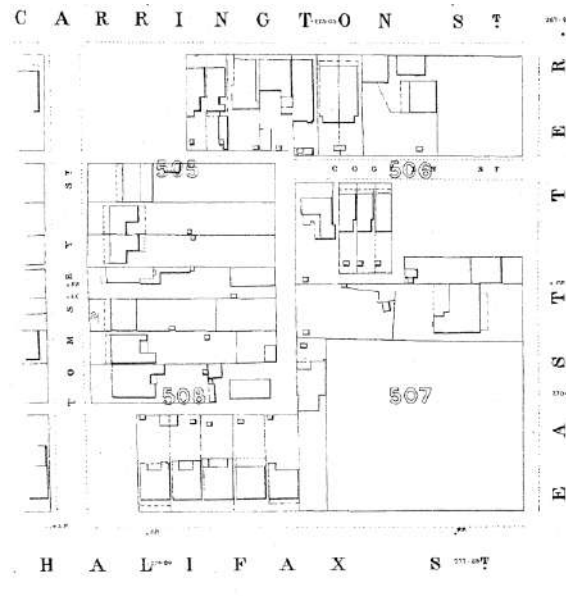
BRIEF HISTORICAL BACKGROUND:

This land on portion of Town Acre 508 was originally granted to James Fisher on 23 December 1837. The solicitor, James Hurtle Fisher (1790-1875), arrived in South Australia in 1836. He became a member of the South Australian Building Committee; was appointed registrar; and was selected as resident commissioner, 'with powers to dispose of the public lands in the province, the proceeds from the sale of which were to finance emigration.' In October 1840 he was elected first mayor of Adelaide, and held the office again in 1852-1854. Fisher was asked by Colonel Robert Torrens to 'prepare drafts of Colonial Acts for establishing a Registration of Births, Deaths and Marriages, and for facilitating the transfer of real property'.

In December 1859, merchant Adam Jaffrey owned Town Acres 504, 505, 508 and 509 which he sold to Hon. William Peacock of Hackney. Peacock was a Member of the Legislative Council in the South Australian Parliament at the time this transaction occurred. He retained the land until he sold to William Tomsey Cooper, gentleman of Adelaide, in November 1869. It was Cooper who subdivided the land into many allotments with Lots 28, 29 and 30 being acquired by William Henry Brailey in October 1871. Brailey sold Lot 29 to William Rosevear in July 1874.

Rosevear was a stone mason (later noted as an iron worker) and is likely to have built or assisted in the building of the villa. Assessment records indicate the vacant 'paddock' owned by Peacock in 1870 (adopted 3 January 1870) and the vacant land owned by Brailey then measuring 90 ft x 90 ft at the end of 1873. By the end of the following year, 1874, an 'unoccupied house' had been constructed on the land with an annual assessed value of £15. Lot 29 shared the Halifax Street frontage with four other similar detached houses, each accessible from the rear lane (or private road). The Smith Survey of 1880 indicates the outline of the house.

William Rosevear transferred the property to his wife, Sarah Ann Rosevear in August 1881; she took a mortgage from Robert Barr Smith in the following month.



Mary Christina Peters, a clerk, lived here from February 1906 until she died in July 1924. After Thomas Mathias Smith died on 2 November 1951, the property was transferred by the Public Trustee to George Smith of Fuller Street, Parkside, presumably Thomas's son, who transferred it to Pantelis Liakimis, a labourer of 22 Wright Court, on 10 February 1955.

McDougall and Vines (1993) identified this house as one of four remaining from a row of five built speculatively before the Smith Survey was undertaken. The survival of the 'group of similar houses of the same age ... gives a clear indication of the scale and type of residential development' including the subdivision and spacing of the period.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Records, Young Ward, Town Acre 508, Adelaide City Archives: 1870 (3.1.1870); 1871 (10.1.1871); 1872 (19.12.1871); 1875 (7.12.1874); 1878 (26.11.1877).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 9/136; CT 39/95; CT 138/79; CT 150/13; CT 159/78; CT 193/223; CT 743/166; CT 2304/78.

'Fisher, Sir James Hurtle (1790–1875)', *Australian Dictionary of Biography*, Vol. 1, Melbourne University Press, 1966, pp. 379–381.

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

Smith Survey, 1880, Sheet No. 27, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 13 Hamilton Place*

ZONE/POLICY AREA: *RA8*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1876

LOCATION: 13 Hamilton Place
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5695/95

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



Villa, 13 Hamilton Place — View to south

DESCRIPTION:

A single-storey detached double-fronted dwelling, forming part of a row of early cottages facing another row across the narrow street. Walling is of bluestone, quoins and window and door surrounds are of rendered and painted brick. There is a painted brick parapet with brick detailing and a simple central pediment. Roof is gabled and of corrugated iron with brick chimney. Windows and door are timber-framed: windows are double-hung sash.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This well-designed cottage has no known significant associations but is of heritage value because it is a surviving example of an early worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements neighbouring dwellings, forming part of a small surviving precinct of workers' dwellings. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.1.5 1860s-1880s Boom; 3.2.2 Limestone, Bluestone and Other Stones; 3.3.1 Land Speculation and Property Investment; 4.4 Residential Development, Building Types and Living Conditions.*

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
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Verandah detailing, including cast iron bracketing and posts and front timber balustrade fence
- 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:

Dwelling

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

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

BRIEF HISTORICAL BACKGROUND:

The subdivision of town acres in the western and southern sections of Adelaide into a network of streets and lanes lined with cottages occurred early in the city's history. In November 1873, Samuel James Way (1836–1916)—later Chief Justice of South Australia—acquired Town Acres 631 and 692 and subdivided the land. John Wells became owner of Lot 23 of portion of Town Acre 692, on which this cottage was erected, in 1874 and then sold to Elizabeth Riches, wife of William Anderson Riches a plasterer, in November 1875. Assessment records indicate that the cottage was built some time during 1876.

Sands and McDougall's South Australian Directories first list Hamilton Place in 1877, but no houses until 1879. Hamilton Place was shown in the Smith Survey of 1880 with this house already constructed together with its neighbours, forming one of many enclaves of workers' dwellings and a closely-settled community. Sands and MacDougall Directories also record the existence of five dwellings on each side of the street, as there are now. William Riches, may have built some or all of the cottages on this side of the street, as he was recorded as a resident in 1879 and in a later assessment (1890, adopted 25 November 1889) owned and occupied one house and owned and leased another two. Thomas Galbraith, a laborer was another original resident also listed in 1890 as an owner/occupier.

Later residents of this house included J Bee, a labourer (1910) followed by Jos Tudor, a painter, who lived there through the 1920s. Their neighbours included other labourers, a driver, a bootmaker, a poulterer, a butcher and a french polisher, and single women.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 692, Adelaide City Archives: 1874 (5.12.1873); 1875 (7.12.1874); 1876 (6.12.1875); 1877 (4.12.1876); 1890 (25.11.1889).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 184/62; CT 197/87.

Jolly, Bridget, *Historic south west corner, Adelaide South Australia*, Adelaide City Council, 2003.

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

Sands and McDougall South Australian Directory, 1872, 1885, 1910, 1913, 1919, 1925.

Smith Survey, 1880, Sheet No. 3, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 17A Hamilton Place*

ZONE/POLICY AREA: RA8

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1876

LOCATION: 17A Hamilton Place
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5136/160

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 17A Hamilton Place — View to southwest

NAME: *Attached cottage, 17A Hamilton Place*

ZONE/POLICY AREA: RA8

DESCRIPTION:

A single-storey attached cottage, forming a pair with No. 19, and part of a row of early cottages facing another row across the narrow street. Walling is of bluestone, quoins and window and door surrounds and parapet are brick with eaves detail. Roof is gabled and of corrugated iron. Windows and door are timber-framed: windows are double-hung sash. The bullnosed veranda has been restored with replica iron lacework and a picket fence of the same type as the attached cottage (No. 19).

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simple cottage has no known significant associations but is of heritage value because it is a surviving example of an early worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements neighbouring dwellings, forming part of a small surviving precinct of workers' dwellings. The cottage and its neighbours are also of significance as they appear to date from when Hamilton Street was first created. The allotments in this row, on the southern side of the street, extend to a rear service lane. This attached pair is 'indicative of the early scale and intense development of worker housing in the minor streets of the City... [and] exhibit cohesive built form qualities and are of typical masonry construction'. (McDougall & Vines, 1993) The pair illustrate key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.1.5 1860s-1880s Boom; 3.2.2 Limestone, Bluestone and Other Stones; 3.3.1 Land Speculation and Property Investment; 4.4 Residential Development, Building Types and Living Conditions.*

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
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in 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

- 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 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:

The subdivision of town acres in the western and southern sections of Adelaide into a network of streets and lanes lined with cottages occurred early in the city's history. In November 1873, Samuel James Way (1836–1916)—later Chief Justice of South Australia—acquired Town Acres 631 and 692 and subdivided the land. Clement Wells, cabinet maker, became owner of Lots 21 and 22 of portion of Town Acre 692, in October 1874. Ownership passed to carpenter William J Gard in November 1875 and to Thomas Galbraith on 9 February 1876. Lot 21 was then sold to Adam Fitch, noted as a gentleman of Adelaide, in July 1876. Assessment records indicate the vacant land in 1875, and the existence of the attached cottage in the following year.

Hamilton Place was shown in the Smith Survey of 1880 with this house already constructed together with its neighbours, forming one of many enclaves of workers' dwellings and a closely-settled community. Sands and McDougall Directories also record the existence of five dwellings on each side of the street, as there are now. William Anderson Riches, a plasterer, may have built some or all of the cottages on this side of the street, as he was recorded as a resident in 1879 and in a later assessment (1890, adopted 25 November 1889) owned and occupied one house and owned and leased another two. Thomas Galbraith, a laborer, was another original resident also listed in 1890 as an owner/occupier.

Later residents of this cottage included GA Badman, a caterer, in 1913, PT Hewett, a butcher (1919), and Miss M Walsh, in 1924.

The property was placed on to two titles in 1958.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Adelaide City Archives: 1875 (7.12.1874); 1876 (6.12.1875); 1877 (4.12.1876); 1890 (25.11.1889).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 184/62; CT 197/84; CT 226/62; CT 1255/57; CT 1670/170; CT 2612/163.

Jolly, Bridget, *Historic south west corner, Adelaide South Australia* Adelaide, City Council, 2003.

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

Sands and McDougall South Australian Directory, 1872, 1885, 1910, 1913, 1919, 1925.

Smith Survey, 1880, Sheet No. 3, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 19 Hamilton Place*

ZONE/POLICY AREA: RA8

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1876

LOCATION: 19 Hamilton Place
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5477/500

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 19 Hamilton Place — view to southwest

DESCRIPTION:

A single-storey attached cottage, forming a pair with No. 17A, and part of a row of early cottages facing another row across the narrow street. Walling is of bluestone, quoins and window and door surrounds and parapet are brick with eaves detail. Roof is gabled and of corrugated iron. Windows and door are timber-framed: windows are double-hung sash. The later bullnosed verandah has turned posts and cast iron brackets as well as a more recent (sympathetic) picket fence of the same type as the attached cottage (No. 17A).

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simple cottage has no known significant associations but is of heritage value because it is a surviving example of an early worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements neighbouring dwellings, forming part of a small surviving precinct of workers' dwellings. The allotments in this row, on the southern side of the street, extend to a rear service lane. This attached pair is 'indicative of the early scale and intense development of worker housing in the minor streets of the City... [and] exhibit cohesive built form qualities and are of typical masonry construction'. (McDougall & Vines, 1993) The pair illustrate key themes: 2.4 *City Dwellers: Householders, Boarders and Tenants*; 3.1.5 *1860s-1880s Boom*; 3.2.2 *Limestone, Bluestone and Other Stones*; 3.3.1 *Land Speculation and Property Investment*; 4.4 *Residential Development, Building Types and Living Conditions*.

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
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in 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
- 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 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:

The subdivision of town acres in the western and southern sections of Adelaide into a network of streets and lanes lined with cottages occurred early in the city's history. In November 1873, Samuel James Way (1836–1916)—later Chief Justice of South Australia—acquired Town Acres 631 and 692 and subdivided the land. Clement Wells, cabinet maker, became owner of Lots 21 and 22 of portion of Town Acre 692, in October 1874. Ownership passed to carpenter William J Gard in November 1875 and to Thomas Galbraith on 9 February 1876. Lot 21 was then sold to Adam Fitch, noted as a gentleman of Adelaide, in July 1876. Assessment records indicate the vacant land in 1875, and the existence of the attached cottage in the following year.

Hamilton Place was shown in the Smith Survey of 1880 with this pair already constructed together with its neighbours, forming one of many enclaves of workers' dwellings and a closely-settled community. Sands and McDougall Directories also record the existence of five dwellings on each side of the street, as there are now. William Anderson Riches, a plasterer, may have built some or all of the cottages on this side of the street, as he was recorded as a resident in 1879 and in a later assessment (1890, adopted 25 November 1889) owned and occupied one house and owned and leased another two. Thomas Galbraith, a laborer, was another original resident also listed in 1890 as an owner/occupier.

Later residents of this cottage included GA Badman, a caterer, in 1913, P T Hewett, a butcher (1919), and Miss M Walsh, in 1924.

Typical residents of this cottage included Chas Stanley, a tailor, in 1913, P T Hewett, a butcher (1919), and Miss M Walsh (1924).

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Adelaide City Archives: 1875 (7.12.1874); 1876 (6.12.1875); 1877 (4.12.1876); 1890 (25.11.1889).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 184/62; CT 197/84; CT 226/62; CT 1255/57; CT 1670/170; CT 2607/196.

Jolly, Bridget, *Historic south west corner, Adelaide South Australia* Adelaide, City Council, 2003.

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

Sands and McDougall South Australian Directory, 1872, 1885, 1910, 1913, 1919, 1925.

Smith Survey, 1880, Sheet No. 3, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 29 Harriett Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1875

LOCATION: 29 Harriett Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5296/520

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 29 Harriett Street — View to northwest

NAME: *Attached cottage, 29 Harriett Street*

ZONE/POLICY AREA: *RA4*

DESCRIPTION:

This is one of a pair of single-storey attached single fronted bluestone cottages. It has a painted coursed bluestone facade with random bluestone side walls and a corrugate iron hipped roof. Each cottage has a large brick chimney at the front and No. 29 has a tall brick chimney at the rear. There is a concave corrugated iron verandah under a separate roof with a concrete base and timber posts. The facade has a four-paned double hung sash window and a timber door with divided transom lights, concealed behind a screen door; both of these and the corners of the building have cement dressings. There are two windows with brick surrounds at the side, and all windows have recent metal grilles. There is a narrow garden setback beyond the verandah to the recent timber picket fence and gate, which adjoin the footpath. A corrugated iron divider separates the verandah from that of the adjoining cottage. There has been some rendering around the base of the cottage in an attempt to deal with rising damp.

STATEMENT OF HERITAGE VALUE:

This cottage has no known significant associations but is of heritage value because it retains original fabric, reflects original form and features of the residential development and occupation of the area and complements other current and 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)*.

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 and simple construction techniques of significance to the local area reflected in 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
- 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 part of Harriett Street close to Gilles Street corner is one of the oldest residential precincts remaining in the city, with several brick cottages, notably No. 25 and No. 27, dating from the 1840s and 1850s. The outline of this pair of bluestone cottages is visible on the Smith Survey of 1880. They were part of a densely settled area of the city at this time, showing a progression in the use of building materials, although this Town Acre, 597, was less intensely subdivided than the adjacent Town Acres 596 and 571.

In 1874, John Martin, a gentleman, was the owner of this property. Martin sold it to Henry Hawkes, a builder, in September 1874 and Hawkes built the cottages in 1875; there were tenants in both by the time the rates were collected the following year. Hawkes retained ownership until his death in 1890 when the title passed to John Bowbear. In 1891 it passed to James Hawkes, a carriage builder, and probably the son of Henry Hawkes. James retained ownership until his death in 1926 when it passed to his widow, Catherine Hawkes. Catherine continued as owner until her death in 1947, when the title passed to Leslie I Hawkes. In 1948, William Hartly James, a land agent of Kent Town, purchased the property. In 1951, James underpinned some of the walls of the dwelling to their 'full thickness', probably in an effort to contain the rising damp.

In 1952, Pantelis Gronthos, a cook, and Stanatios Panteladis, a boot maker, purchased the property, comprising both cottages, as tenants in common. The title was split into two in 1954, with Gronthos becoming the title holder for this property, 29 Harriett Street, and Panteladis becoming the title holder for 31 Harriett Street. Gronthos held the title for 29 Harriett Street until his death in 1995, when it passed to others.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 597, Adelaide City Archives: 1875 (17.12.1874); 1876 (6.12.1875); 1877 (4.12.1876).

Adelaide City Council, Department of Building Surveying, File No. 5164, 29 Harriett Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 196/54; CT 2355/76.

Marsden, Susan, Paul Stark and Patricia Sumerling (eds), *Heritage of the City of Adelaide*, Corporation of the City of Adelaide, Adelaide, 1990, p. 219.

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

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

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 31 Harriett Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1875

LOCATION: 31 Harriett Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5633/655

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 31 Harriett Street — View to northwest

NAME: *Attached cottage, 31 Harriett Street*

ZONE/POLICY AREA: *RA4*

DESCRIPTION:

This is one of a pair of single-storey attached single fronted bluestone cottages. It has a coursed and recently pointed bluestone facade with random bluestone side walls and a corrugate iron hipped roof. Each cottage has a large brick chimney at the front. There is a concave corrugated iron verandah under a separate roof with a concrete base and timber posts. The facade has a four-paned double hung sash window, with a recent metal grille, and a timber door with divided transom lights, concealed behind a screen door; both of these and the corners of the building have cement dressings. There are two windows with brick surrounds at the side. There is a narrow garden setback beyond the verandah to the recent timber picket fence and gate, which adjoin the footpath. A corrugated iron divider separates the verandah from that of the adjoining cottage.

STATEMENT OF HERITAGE VALUE:

This cottage has no known significant associations but is of heritage value because it retains original fabric, reflects original form and features of the residential development and occupation of the area and complements other current and 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)*.

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
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Window grilles and screen doors; recent picket fence and gate
- 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:

The outline of this pair of cottages is visible on the Smith Survey of 1880. They were part of a densely settled area of the city at this time, showing a progression in the use of building materials, although this Town Acre, 597, was less intensely subdivided than the adjacent Town Acres 596 and 571.

In 1874, John Martin, a gentleman, was the owner of this property. Martin sold it to Henry Hawkes, a builder, in September 1874 and Hawkes built the cottages in 1875; there were tenants in both by the time the rates were collected the following year. Hawkes retained ownership until his death in 1890 when the title passed to John Bowbear. In 1891, it passed to James Hawkes, a carriage builder, and probably the son of Henry Hawkes. James retained ownership until his death in 1926 when it passed to his widow, Catherine Hawkes. Catherine continued as owner until her death in 1947, when the title passed to Leslie I Hawkes. In 1948, William Hartly James, a land agent of Kent Town, purchased the property.

In 1952, Pantelis Gronthos, a cook, and Stanatios Panteladis, a boot maker, purchased the property, comprising both cottages, as tenants in common. The title was split into two in 1954, with Gronthos becoming the title holder for 29 Harriett Street and Panteladis becoming the title holder for this property, 31 Harriett Street. Panteladis held this title until his death in 1999, when it passed from his family to the current owners.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 597, Adelaide City Archives: 1875 (17.12.1874); 1876 (6.12.1875); 1877 (4.12.1876).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 196/54; CT 2355/77.

Marsden, Susan, Paul Stark and Patricia Sumerling (eds), *Heritage of the city of Adelaide*, Corporation of the City of Adelaide, Adelaide, 1990, p. 219.

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

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

City of Adelaide Heritage Survey (2008)

NAME: *Plaza Hotel, 81-89 Hindley Street*

ZONE/POLICY AREA: *CBA - PA14*

APPROVED / CURRENT USE: Hotel
FORMER USE: Nightclub / Hotel
DATE(S) OF CONSTRUCTION: 1907

LOCATION: 81-89 Hindley Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5468/638

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



Plaza Hotel, 81-89 Hindley Street—View to south

NAME: *Plaza Hotel, 81-89 Hindley Street*

ZONE/POLICY AREA: *CBA - PA14*

DESCRIPTION:

Three-storey Edwardian commercial building constructed on part city allotment to Hindley Street and Clubhouse Lane alignments.

Southern elevation facing Hindley Street features a symmetrical façade around central section. It is of painted red brick and painted render scribed into blocks. Façade is punctuated with two projecting brick gables and modulated with mannerist banding to applied semi-circular columns—this divides top level elevation. Consoles evident above and between these semi-circular columns. Roofline concealed behind parapet that contains balusters at each end of building and in central section. Painted cast iron lace frieze to ground floor verandah with cast iron pillars. Painted cast iron lace panel and bar balustrade, cast iron pillars and cast iron lace brackets to first floor verandah. Rendered detail to shop sections survive at ground floor level. Original timber joinery to windows but original gable in first floor verandah roof no longer evident and downpipes at second floor level severed.

Western elevation to Clubhouse Lane is of painted brick and render with original windows and doors.

The assessment includes the whole of the essential structure, with verandahs and balcony to northern elevation and detailing to the northern elevation: it also includes an appropriate relationship between interior floors and external features such as windows and doors.

The assessment does not include details of side and rear elevations, additions at rear, the external paint scheme, nor interior details.

The original form of the building remains evident.

STATEMENT OF HERITAGE VALUE:

A substantial and well-detailed Edwardian commercial building is significant for its historical association with the commercial development of this part of the city and, with its decorative elements, forms a significant element on the corner of Hindley Street and Clubhouse Lane. Although some alterations have occurred, the building is largely intact and has retained many of its original design features. 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
 - (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 prominent landmark in the area at the corner of Hindley Street and Clubhouse Lane.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Plaza Hotel; external form, in particular the fabric and detailing of facades and balcony/verandah.

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 Plaza Hotel was formerly the Grand Coffee Palace and was owned and occupied by Michael C Billett. It was opened by Mr JSP Stutley on 7 March 1891. In 1907 it was almost 'wholly rebuilt' with exterior alterations and additions carried out to the value of £3,300. Council approved these plans on 11 March 1907.



B.5305, 1907 (SLSA)

Subsequent alterations and additions were carried out in the 1930s and 1940s by architect Hubert H Cowell. These involved internal alterations and installation of services as well as shop front alterations to cater for the change in the building use: from Coffee Palace to, in 1938, a hotel when it was known as the Grand Hotel. In 1941, part of the hotel was used as a furniture shop. From 1957–59 further internal alterations were undertaken as more shops were opened and it was at this time, 1959, that the hotel became known as the Plaza Hotel. In 1992, the building was used at the ground floor level as a series of shops. The hotel has continued to be remodelled in accordance with social changes that have been reflected in licensing regulations.

Hubert Cowell was the son of architect Henry J Cowell. Hubert was articled to his father and in 1903–1906 practised architecture in South Africa. On his return he was appointed Town Clerk and Surveyor for the Corporation of Thebarton before joining his father and brother in the partnership of Cowell & Cowell. In 1917 he became a Fellow of the South Australian Institute of Architects serving as Councillor, Honorary Secretary and between 1929–1931 as President. In 1937 he won the South Australian Housing Trust's architectural competition for designing its first Trust homes. Between 1937 and 1945, Cowell was responsible for the design and supervision of more than 2000 homes for the South Australian Housing Trust. He retired in 1966 as Michael Page describes as 'one of the last survivors from the colonial and Federation eras of architecture.'

REFERENCES:

Adelaide City Council Annual Report, 1907, Building Surveyor's Report, p. 86.

Adelaide City Council, Department of Building Surveying, Assessment Books, Gawler Ward, Town Acre 53, Adelaide City Archives: 1906.

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*, RAI (SA Chapter), Adelaide, 1986, pp. 155–56, 305.

Register, 11.3.1891, p. 6 (includes a full description of the building and of the opening).

State Library of South Australia, Library Database (Photographs): B.5305, 1907; B.7372, 1937.

The BUILDER, Incorporating "Building & Construction", Engineering Manufacturing and Research, Adelaide, Vol. 17, No. 17, 24.4.1941, p. 12.

Town Clerk's Digest, Adelaide City Council Archives: 1906-07, p. 107; 1932-33, p. 254; 1935-36, p. 95; 1937-38, p. 458; 1939-40, p. 476; 1940-41, p. 373; 1958-59, p. 633.

City of Adelaide Heritage Survey (2008)

NAME: ASO Building, 91-93 Hindley Street
Former Wests' Cinema

ZONE/POLICY AREA: CBA – PA14

APPROVED / CURRENT USE: Music Studio / Offices
FORMER USE: Cinema / Restaurant / Amusement Arcade
DATE(S) OF CONSTRUCTION: 1939

LOCATION: 91-93 Hindley Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5663/323

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Donovan Marsden & Stark, 1982



ASO Building, 91 Hindley Street – View to southeast

NAME: ASO Building, 91-93 Hindley Street
Former Wests' Cinema

ZONE/POLICY AREA: CBA – PA14

DESCRIPTION:

This is a two storey Art Deco building with a major central vertical feature. The ground floor has been altered significantly. The main Art Deco features are evident in the first floor of the main northern elevation. The fabric is of masonry that has been rendered and painted. The balanced design features five windows either side of the central vertical element which served as a clock tower and has four horizontal banded elements on either side on the southern portion of this feature. The slim pilasters of the first storey, between which are vertically fluted panels above the windows, are joined by a thin incised line to the top of the front wall; and the central mullions of the windows terminate visually in the drop motif below the sills. The windows are timber-framed casements with fixed panes above. There is a plain cantilevered verandah across the northern elevation.

The assessment includes the whole of the building though does not include interior, the cantilevered verandah, external signs, nor the external painting scheme.

STATEMENT OF HERITAGE VALUE:

This building is of heritage value as a good example of Art Deco architecture in Adelaide. It is of particular historical value as an early cinema, and indeed now one of the oldest surviving cinema buildings that were once relatively numerous within the city. It illustrates several key themes in the city's history: 3.6.2 *Entertainment* ; 4.3.2 *Twentieth Century Architects*; 4.5.4 *Inter-War Commercial (1920s to 1942)*; and 6.2.2 *Cinemas*.

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 with Hindley Street having a long history of being an entertainment centre of the city; and
 - (b) it represents customs or ways of life that are characteristic of the local area, as a place of entertainment; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a good example of Art Deco architecture in Adelaide; and
 - (e) it is associated with a notable local institution as the headquarters and rehearsal studio of the Adelaide Symphony Orchestra.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Additions at rear
- New services
- Ground level facade

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

Former West's Cinema; external form, in particular the fabric and detailing of art deco façade. Elements of heritage value include art deco interior, including foyer and staircase. Excludes shopfront and internal alterations.

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

BRIEF HISTORICAL BACKGROUND:

The site has seen the Olympia Building that in the early 1900s housed the Olympia Skating Rink, a Cyclorama, and a velodrome. In 1909, the *Register* noted that West's Pictures arranged with Milburn and Jeffrey, contractors, to alter the building to the 'Continental fashion' in response to picture projection. From August to November 1911, and probably later into the new year, J. Kirkpatrick, a Sydney architect, was entrusted to extensively alter the Olympic Building, not least by changing the audience viewing direction from the eastern to the western wall. In Autumn 1926, plans submitted to the Adelaide City Council indicated that West's Picture Theatres intended to spend £4,447 on alterations to be carried out by Silver and Albrich builders. By March 1929, West had bought the site and some surrounding freehold properties with the intention to build a 'Saracenic' picture palace, as he had done in Melbourne on the corner of Flinders and Russell Streets.

In March 1929, The *BUILDING & CONSTRUCTION* journal reported that, following the completion of the 'Regent' Theatre by Hoyts, the re-building of Wests Theatre in Hindley Street would be undertaken at a cost of £550,000. The journal noted that:

The theatre will be on the same luxurious lines as the State Theatre, which was opened in Melbourne recently, and which is considered to be one of the finest picture houses in the world. The new theatre will have a frontage of 150 feet to Hindley Street. The huge refrigeration necessary for the elaborate ventilation system which is to be installed has led to Union Theatres acquiring the whole of the Rosina Street property of Uebehaun and Johnstone. Part of Colton, Palmer & Preston's property has also been secured. ...

However, ten years later, in August 1938, tenders were called for the demolition, purchase and removal of Wests Theatre buildings so that work could commence on the new Wests, 'Theatre of Tomorrow' as it became known. Architects for the project were Guy Crick &

Bruce W. Furze, Sydney, in association with Evans, Bruer & Hall, Adelaide. Crick and Furze remodelled many art deco cinemas in Sydney and elsewhere in NSW for the Kings Cinema Chain, the Scone Civic being their last surviving work.

The work of demolition and clearing was obviously completed by early 1939 because in March 1939 Hutcherson Bros, Sydney, was awarded the contract to undertake construction of the new theatre. The theatre opened on 1 December 1939.



B.33454, April 1977 (SLSA)

John Thiele noted that West theatre was 'considered one of the finest examples of the stylish art deco/modern theatres built in Australia in the late 30s.' The British Empire Films exchange was in offices at the front of the building, above the theatre entrance, accessed by 'a narrow staircase next to the main foyer entrance.' West's Picture Theatre patrons frequented the Victoria Hotel (formerly opposite, and remodelled from its 1840 form in 1929) during the ten-minute interval, thus paying 'the weekly rent of the Victoria in the days of late closing.'

Wests closed on 28 February 1977 with Walt Disney's *Snow White and the Seven Dwarfs* (1937).

By the late 1970s, the building has been used as a Chinese restaurant, a nightclub (Sinatra's) which ended with a fire in December 1981, cinemas (Hindley Cinemas 5 and 6), and an amusement arcade (Time Zone Amusement Arcade) before the building became the headquarters of the Adelaide Symphony Orchestra. The building was refurbished in 2001: the official opening took place on 26 October 2001. Zone Amusement Arcade occupied the building.

REFERENCES:

Adelaide City Council, Register of Plans Submitted to the Building Surveyor.

Adey, John, 'The sun has set on the Wests', *Kino Cinema Quarterly*, no. 80, Winter 2002, pp. 13-17.

Advertiser, 2.2.1977, p. 21 (photographs).

BUILDING & CONSTRUCTION Incorporating THE BUILDER, The Official Journal of the Building Industry in South Australia, Adelaide: Vol. 13, No. 611, 4.8.1938, p. 6; No. 13, No. 622, 30.10.1938, p. 6; Vol. 14, No. 644, 23.3.1939, p. 7.

BUILDING & CONSTRUCTION with which is incorporated The Builder, Journal of the Building Industry in South Australia, Adelaide, Vol. IV, No. 122, 7.3.1929, p. 23.

Newnham, W.H. and Jeanette McLeod, *Old Adelaide Hotels Sketchbook*, Adelaide, Rigby Limited, 1971.

Michael Queale and Nicolette Di Lernia, (comp.), *Adelaide's Architecture and Art*, Wakefield Press, Adelaide, 1996.

Roberts House, Vaucluse,
<<http://www.aussieheritage.com.au/listings/nsw/Vaucluse/RobertsHouse/6848>> (accessed 3 August 2008).

Register, 14.11.1911, p. 10f; 22.7.1911, p. 17g; 19.8.1909, p. 7e; 7.3.1929, p. 23.

State Library of South Australia, Library Database (Photographs): B.29909, 4.3.1975.

The BUILDER, Incorporating "Building & Construction", Manufacturing, Engineering and Research, Adelaide, Vol. 15, No. 650, 4.5.1939, p. 16.

Thiele, John, 'West's Theatre Makeover', *Kino Cinema Quarterly*, no. 80, Winter 2002, pp. 13-15.

Thorne, Ross, *Picture Palace Architecture in Australia and New Zealand*, [West's Olympia Theatre], South Melbourne, Sun, 1976 (photograph of interior in 1920).

City of Adelaide Heritage Survey (2008)

NAME: Shop, 109 Hindley Street

ZONE/POLICY AREA: CBA - PA14

APPROVED / CURRENT USE: Commercial

FORMER USE: Commercial

DATE(S) OF CONSTRUCTION: 1878

LOCATION: 109 Hindley Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5215/241

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Shop, 109 Hindley Street – View to southeast

NAME: *Shop, 109 Hindley Street*

ZONE/POLICY AREA: *CBA - PA14*

DESCRIPTION:

This two-storey shop forms the western-most part of what was originally a group of attached shops. The main construction is of bluestone, evident on the western side, though the northern elevation has been rendered and painted. The roof of corrugated galvanised iron is hidden from view from ground level by the rendered masonry balustraded parapet. The front elevation also features a projecting cornice with paired brackets above rendered and banded pilasters. There is elaborate detailing to the front elevation including a string course above the round-arched windows along with moulding and decorative relief panels about the window-heads: the detailing is reflected in the decorating banding beneath the windows. The round-arch windows are timber-framed with double-hung sashes. There is a concave verandah over the footpath supported by cast iron pillars: this is evidently a modern addition since the time of the previous survey in 1991. Ground floor shopfronts have been altered. There are floral medallion decorations in the render at the western corner of the building. Original door and windows surrounds are evident in the Rosina Street elevation.

The assessment includes the whole of the building with particular reference to the high quality of the detailing to the northern elevation.

The assessment does not include interior detailing, the ground floor shopfronts, or the exact paint scheme of the front elevation, though the existing is entirely appropriate.

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 Hindley Street and the scale and form of late Victorian buildings that once predominated in this area. The significance is enhanced because the shop forms the westernmost part of a group of three, all of which exhibit identical detailing. It illustrates several key themes in the city's history: 2.6 *City Dwellers: Small business owners*; 3.1 *Economic Cycles*; 3.5.2 *Retail and Wholesale Industry*; 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 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.
-

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:

Shops; external form, in particular the fabric and detailing of facades. Excludes ground floor shop fronts.

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

BRIEF HISTORICAL BACKGROUND:

McDougall & Vines indicate that 'the three attached shops ... [of which this is the westernmost] were constructed during 1878 on land owned by the executors of the Emanuel Solomon estate. The site had previously contained several smaller shops, as well as an area of land which may have been off Rosina Street. These earlier buildings were demolished to make way for the three shops which were completed late in 1878.' The group of shops is shown on the Smith Survey of 1880.

This property was Part of Town Acre 73 and was located on the eastern corner of Hindley and Rosina Streets. The Assessment Records show that in 1877 this Part of Town Acre 73 had several shops, the first of which included land as part of the premises. They were owned by Solomon Executors and an auction mart was located near them, also on Part Town Acre 73. By the end of 1878 there were only three shops and there was no land associated with the first shop. The value of the shops had risen dramatically, showing that new premises had been built here. 109 Hindley Street is the western-most of the three attached shops that comprise 105–109 Hindley Street.



B.35525, March 1978 (SLSA)

Adelaide City Council, Correspondence dated 19.2.1992 and 9.6.1992 from Kambitsis Group, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, Assessment Books, Gawler Ward, Town Acre 73, Adelaide City Archives: 1878 (26.11.1877); 1879 (25.11.1878).

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

State Library of South Australia, Library Database (Photographs): B.35525, March 1978.

City of Adelaide Heritage Survey (2008)

NAME: *Adelaide Fringe, 105 Hindley Street*

ZONE/POLICY AREA: *CBA - PA14*

APPROVED / CURRENT USE: Office / Office

FORMER USE: Commercial

DATE(S) OF CONSTRUCTION: 1878

LOCATION: 105 Hindley Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5215/746

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Adelaide Fringe office, 105 Hindley Street – View to south

NAME: *Adelaide Fringe, 105 Hindley Street*

ZONE/POLICY AREA: *CBA - PA14*

DESCRIPTION:

This two-storey shop forms the eastern-most part of what was originally a group of three attached shops. The main construction is of bluestone, evident on the western side of Number 109, though the northern elevation has been rendered and painted. The roof of corrugated galvanised iron is hidden from view from ground level by the rendered masonry balustraded parapet. The front elevation also features a projecting cornice with paired brackets above rendered and banded pilasters. There is elaborate detailing to the front elevation including a string course above the round-arched windows along with moulding and decorative relief panels about the window-heads: the detailing is reflected in the decorating banding beneath the windows. The round-arch windows are timber-framed with double-hung sashes. There is a concave verandah over the footpath supported by cast iron pillars: this is evidently a modern addition since the time of the previous survey in 1991. Ground floor shopfronts have been altered.

The assessment includes the whole of the building with particular reference to the high quality of the detailing to the northern elevation.

The assessment does not include interior detailing, the ground floor shopfronts, or the exact paint scheme of the front elevation, though the existing is entirely appropriate.

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 Hindley Street and the scale and form of late Victorian buildings that once predominated in this area. The significance is enhanced because the shop forms the easternmost part of a group of three, all of which exhibit identical detailing. It illustrates several key themes in the city's history: *2.6 City Dwellers: Small business owners; 3.1 Economic Cycles; 3.5.2 Retail and Wholesale Industry; 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 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.
-

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:

Shops; external form, in particular the fabric and detailing of facades. Excludes ground floor shop fronts.

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

BRIEF HISTORICAL BACKGROUND:

McDougall & Vines indicate that 'the three attached shops ... [of which this is the easternmost] were constructed during 1878 on land owned by the executors of the Emanuel Solomon estate. The site had previously contained several smaller shops, as well as an area of land which may have been off Rosina Street. These earlier buildings were demolished to make way for the three shops which were completed late in 1878.' The group of shops is shown on the Smith Survey of 1880.

This property was Part of Town Acre 73 and was located on the eastern corner of Hindley and Rosina Streets. The Assessment Records show that in 1877 this Part of Town Acre 73 had several shops, the first of which included land as part of the premises. They were owned by Solomon Executors and an auction mart was located near them, also on Part Town Acre 73. By the end of 1878 there were only three shops and there was no land associated with the first shop. The value of the shops had risen dramatically, showing that new premises had been built here. 105 Hindley Street is the eastern-most of the three attached shops that comprise 105–109 Hindley Street.

The Builder reported in April 1941 that additions were undertaken to the building for the E Solomon estate.



B.35525, March 1978 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Gawler Ward, Town Acre 73, Adelaide City Archives: 1878 (26.11.1877); 1879 (25.11.1878).

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

The BUILDER, Incorporating "Building & Construction", Engineering Manufacturing and Research, Adelaide, Vol. 17, No. 14, 3.4.1941, p. 12.

State Library of South Australia, Library Database (Photographs): M.35525, March 1978.

City of Adelaide Heritage Survey (2008)

NAME: *Shop, 107 Hindley Street*

ZONE/POLICY AREA: *CBA - PA14*

APPROVED / CURRENT USE: Commercial

FORMER USE: Commercial

DATE(S) OF CONSTRUCTION: 1878

LOCATION: 107 Hindley Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5215/228

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Shop, 107 Hindley Street – View to south

NAME: *Shop, 107 Hindley Street*

ZONE/POLICY AREA: *CBA - PA14*

DESCRIPTION:

This two-storey shop forms the central part of what was originally a group of three attached shops. The main construction is of bluestone, evident on the western elevation of the adjacent shop, Number 109, though the northern elevation has been rendered and painted. The roof of corrugated galvanised iron is hidden from view from ground level by the rendered masonry balustraded parapet. The front elevation also features a projecting cornice with paired brackets above rendered and banded pilasters. There is elaborate detailing to the front elevation including a string course above the round-arched windows along with moulding and decorative relief panels about the window-heads: the detailing is reflected in the decorating banding beneath the windows. The round-arch windows are timber-framed with double-hung sashes. There is a concave verandah over the footpath supported by cast iron pillars: this is evidently a modern addition since the time of the previous survey in 1991. Ground floor shopfronts have been altered.

The assessment includes the whole of the building with particular reference to the high quality of the detailing to the northern elevation.

The assessment does not include interior detailing, the ground floor shopfronts, or the exact paint scheme of the front elevation, though the existing is entirely appropriate.

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 Hindley Street and the scale and form of late Victorian buildings that once predominated in this area. The significance is enhanced because the shop forms the central part of a group of three, all of which exhibit identical detailing. It illustrates several key themes in the city's history: *2.6 City Dwellers: Small business owners; 3.1 Economic Cycles; 3.5.2 Retail and Wholesale Industry; 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 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.
-

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:](#)

[Shops; external form, in particular the fabric and detailing of facades. Excludes ground floor shop fronts.](#)

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

BRIEF HISTORICAL BACKGROUND:

McDougall & Vines indicate that 'the three attached shops ... [of which this is the central shop] were constructed during 1878 on land owned by the executors of the Emanuel Solomon estate. The site had previously contained several smaller shops, as well as an area of land which may have been off Rosina Street. These earlier buildings were demolished to make way for the three shops which were completed late in 1878.' The group of shops is shown on the Smith Survey of 1880.

This property was Part of Town Acre 73 and was located on the eastern corner of Hindley and Rosina Streets. The Assessment Records show that in 1877 this Part of Town Acre 73 had several shops, the first of which included land as part of the premises. They were owned by Solomon Executors and an auction mart was located near them, also on Part Town Acre 73. By the end of 1878 there were only three shops and there was no land associated with the first shop. The value of the shops had risen dramatically, showing that new premises had been built here. 107 Hindley Street is the central one of three attached shops that comprises 105–109 Hindley Street.



B.35525, March 1978 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Gawler Ward, Town Acre 73, Adelaide City Archives: 1878 (26.11.1877); 1879 (25.11.1878).

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

State Library of South Australia, Library Database (Photographs): B.35525, March 1978.

NAME: 27-29 Hindmarsh Square/28-30 Twin Street **ZONE/POLICY AREA:** MU - PA21

APPROVED / CURRENT USE: Commercial store

FORMER USE: Warehouse

DATE(S) OF CONSTRUCTION: 1909

LOCATION: 27-29 Hindmarsh Square
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5227/249

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Commercial premises—View from Twin Street, to northeast

NAME: 27-29 Hindmarsh Square/28-30 Twin Street **ZONE/POLICY AREA:** MU - PA21

DESCRIPTION:

Two-storey Edwardian commercial building with basement constructed to both Hindmarsh Square and Twin Street alignments. Building occupies full allotment. Construction is of red brick (painted) on a bluestone plinth. The elevations to both Hindmarsh Square and Twin Street are virtually identical and return to the southern elevation visible in an adjacent lane. The parapets are unusual, featuring painted rendered masonry balustrading between projecting pilaster tops, with dentils below the decorative cornice. The pilasters are supported by painted rendered brackets at first floor level that are a feature with the painted rendered banding above ground floor doors and windows. First floor windows heads and those on the southern elevation are rendered and painted a contrasting colour to walls: there is a rendered and painted string course above the plinth. Roof is hipped corrugated galvanised iron, though not visible behind parapet. There are projecting rainheads and downpipes. Original window and door frames are of timber, with small multi-paned windows above main windows and panelled and glazed timber doors.

Significant components include the evident brickwork on the bluestone plinth, pediment treatment and rendered elements to the Hindmarsh Square, Twin Street and southern elevations. Other features include timber framing of doors and windows and the timber panelled and glazed doors.

Those features that do not contribute to the significance of the building are the machinery on the roof: no consideration has been given to the interior.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its notable design characteristics and the contribution it makes with three elevations and as an example of an early twentieth century commercial property in Adelaide. It illustrates several key themes in the city's history: 3.1 *Economic Cycles*; 3.5.2 *Retail and Wholesale Industry*; 3.5.5 *Warehousing*; 4.3 *Development of the Building Industry, Architecture and Construction*; 4.5.3 *Edwardian Commercial Styles (1900 to 1920s)*; 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) its use as a warehouse and later conversion to retail premises displays historical, economical and social themes that are important to the local area; and
 - (d) it is a prominent feature in both Hindmarsh Square and Twin Street; and
 - (e) it is associated with notable people in architects Garlick and Jackman
-

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
- 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 Hindmarsh Square and Twin Street facades.

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

BRIEF HISTORICAL BACKGROUND:

Architects Garlick and Jackman designed the warehouse for Beath, Scheiss & Felstead in 1909.

In 1934 Council received plans for reducing window openings and building up a doorway so the building could be used as a cake factory. This was owned and occupied by Herbert Adams Ltd.

The building was later used by the University of Adelaide, became a hairdressers' training school, and a fashion clothing store.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. BAP.1550, 27–29 Hindmarsh Square, Adelaide City Archives.

BUILDING AND CONSTRUCTION, Incorporating THE BUILDER, Adelaide, Vol. 10, p. 378, 15.2.1934, p. 12.

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

Register, 17.7.1909.

City of Adelaide Heritage Survey (2008)

NAME: *Shop and dwelling, 187-189 Hutt Street*

ZONE/POLICY AREA: *MS4*

APPROVED / CURRENT USE: Shop and dwelling / Shop and dwelling

FORMER USE: Shop and dwelling

DATE(S) OF CONSTRUCTION: Dwelling: 1871–1872

LOCATION: 187-189 Hutt Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5782/246

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Shop and dwelling, 187-189 Hutt Street — View to southwest

DESCRIPTION:

A single-storey Victorian shop and attached residence, the shop built to the street alignment and residence (on the northern side) set back from the street with a front garden and verandah. Shop walling is of painted brick, including parapet; rare surviving original recessed shopfront retains timber-framed side lights possibly interwar changes including metal-framed windows and red tiling, and more recently-added canvas canopy and painted sign: 'Acacia Arts'. Single-fronted residence has bluestone façade, rendered side walls and rendered, painted quoins, and paired decorative rendered eave brackets. Timber framed door surrounded by lights (but no leadlight), sash window. Concave-roofed verandah with rendered columns of later date. Both roofs of corrugated galvanised iron with chimneys, the shop chimney having a chimney pot.

The assessment does not include interiors, but the shop interior is one-roomed and in good condition. The house is in rundown condition but retains most of its original features and could be restored.

STATEMENT OF HERITAGE VALUE:

The buildings are of heritage value as a largely intact and still-used early Hutt Street shop-and-residence; they retain original form and fabric, including the rare surviving recessed shop entrance and garden allotment in front of the adjoining house, and are also noteworthy contributors to the Victorian streetscape of Hutt Street. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s); 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 one of the oldest shop-and-residences in the significant Hutt Street shopping precinct;
 - (b) it represents customs or ways of life that are characteristic of the local area
 - (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 buildings, including exterior walls and roofs;
- Fabric and detailing of façades, including shop front and house verandah.

Exclusions

- Interior detailing
- verandah pillars and front fence(residence)
- 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:

Shop and 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 1870, at the outset of a building boom which brought many new residents to this part of the city, and established Hutt Street as an important shopping precinct, James Coventry, a Hutt Street storekeeper owned this whole corner section of Town Acre 513. He subdivided and sold several blocks in 1870, providing a right of way from McLaren Street to the present property.

Joseph Michell, an Adelaide carpenter, bought this block in 1871 when he also took out a mortgage, when he may have erected the buildings. Assessment records of 1872 (adopted 19 December 1871) indicate that an unfinished house was in the course of construction. W Laurence was noted as the owner and occupier in the following year.

The Smith Survey of 1880 indicates the outline of the residence but not the shop, which was added later, forming an adjoining pair. The property passed quickly in 1871 to a new owner, Walter Laurence, merchant's clerk, who discharged the mortgage in 1875. He took out a series of further mortgages as did his wife Martha when the property passed to her in 1888. After a further change of ownership the photographer William Percy Boase bought the property in 1919.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 513, Adelaide City Archives: 1871 (10.1.1871); 1872 (19.12.1871); 1873 (19.11.1872).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 142/180; CT 158/16; CT 1141/145; CT 4115/535.

Smith Survey, 1880, Sheet No. 26, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Shop, 198 Hutt Street*

ZONE/POLICY AREA: *MS4*

APPROVED / CURRENT USE: Shop / Shop

FORMER USE: Shop and dwelling

DATE(S) OF CONSTRUCTION: 1878

LOCATION: 198 Hutt Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5851/690

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Shop, 198 Hutt Street — View to east

DESCRIPTION:

A three-storey masonry building, built to the Hutt Street alignment, originally part of a larger group of shops — with residences above — extending to Halifax Street. It is a simply designed building, with painted masonry above the ground floor. The only decorative element are a simple parapet. The ground floor has been opened up for the width of the building. There is a central timber-framed window to the first floor — originally for French doors — and a double-hung sash window to the second floor with rendered and painted surrounds. There is a simple timber-framed concave verandah to the ground floor.

The assessment includes the essential form and structure of the building. It does not include the ground floor shopfront nor interior detailing.

The essential scale and form of the building remains, though much of the original ground floor fabric has been lost, and substantial restoration would be required to reinstate the original appearance if that were required or indeed desirable: this would be largely conjectural.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because its age, because it retains original fabric and for the manner in which it reflects the commercial nature of Hutt Street 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: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.4 Small Retail Establishments 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 criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly commercial; and
 - (e) it is associated with a notable local personality in pastoralist and businessman John Rounsevell who had the complex constructed and who lived nearby; and
 - (f) it is a landmark in the area as part of a larger complex on the corner of Hutt and Halifax Streets.
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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
- Ground floor shopfront
- 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:

Shop and Dwelling

External form, including original fabric and detailing of facade, external walls, roof to a depth of 8m from street frontage. Excludes ground floor shopfront and verandah.

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

BRIEF HISTORICAL BACKGROUND:

As McDougall & Vines have indicated, this was part of a row of three shops built in 1878 (and indicated on the Smith Survey of 1880) on a vacant corner allotment of Town Acre 512 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837.

The South Australian Company held title to many town acres, and in January 1870, the *Register* noted that, particularly in the south-eastern portion of the city, the company had released allotments for sale. At some stage, developer John Rounsevell acquired the corner allotment on Hutt and Halifax Streets. Rounsevell was a pastoralist and founder of a coachline that plied routes throughout South Australia. He held title to many properties and land in the Hutt Street area, and was responsible for the construction of three large mansions in the south-east corner of the city that included Ochiltree House.

Assessment records note the vacant land in 1877—measuring 62 ft 6 inches x 210 ft—but that by 25 November 1878 three shops had been constructed; they were all placed on one title. In November 1878, the title indicated three leases: to drapers Allan Anderson and Russell Jeffrey for a period of 7 years from 1 October 1878; to baker Carl A Wagner for six years from 1 February 1879; and to storekeeper James Sellar for seven years from 10 March 1879 (Sellar replaced Henry Moller, a greengrocer).

John Rounsevell died in May 1902 and his estate passed to his wife, Sarah, for her life, then in June 1947 the Public Trustee became the owner of the property as a substitute executor. The Public Trustee relinquished ownership to accountant Robert A Bohme, Maria D Eats and Doris M Keay. Bohme died in June 1954 and the title passed to Mrs Eats and Mrs Keay as joint owners.



SLSA: B 14760 – Hutt Street, 1963



SLSA: B 14597 – Hutt Street, 1962

In 1963, the property was placed on three titles with this piece—now measuring 14 ft x 100 ft—passing to the sole ownership of Mrs Eats until December 1965. At that time florist, Patricia I Tuckey, became the owner until her death in September 1975. Brisbane Properties Pty Ltd held the title for a short time until the current owner, another florist, Alleyne K Rymill, acquired the property.

Originally the shops had a two-storey verandah and balconies to Hutt Street terminating at the chamfered corner. Photographs indicate the existence of French door openings to the second level. As McDougall & Vines note:

... photograph B14597, taken on 21 December 1962 shows the existence of a two level verandah with a roof cover. It is possible that this was the original verandah. Another photograph taken a year later, B14760 [1963], shows a closer view of the verandah which appears to have been partitioned on the upper level. The second floor windows had balconettes which have since been removed.

In 1976, Council approved the erection of a fixed canvas shop front awning, and later in the year noted unauthorised work to the building. This related to suspended ceilings that had been erected below existing ceilings in three rooms on the top floor; this was subsequently approved.

A new verandah at the front of the premises was approved by Council in 1978. Architects were Woodhead Hall McDonald Shaw Pty Ltd.

The building continues in use as a florist's shop.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 512, Adelaide City Archives: 1878 (26.11.1877); 1879 (25.11.1878).

Adelaide City Council, Department of Building Surveying, File No. 1430, 198 Hutt Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 294/154; CT 2275/77; CT 2278/142; CT 3181/144.

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

Smith Survey, 1880, Sheet No. 26, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.14597, December 1962; B.14760, 1963; B.18627; B.35529.