

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 11-13 Kate Court*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1894

LOCATION: 11-13 Kate Court
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5717/349

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



Villa, 11-13 Kate Court — View to northwest

DESCRIPTION:

This is a double-fronted, single-storey asymmetrical villa. It is built close to the street alignment though with a shallow garden in front. Walling is of bluestone. Quoins and door and window surrounds are red brick. The roof is hipped and gabled of corrugated iron with red brick chimneys with decorative tops. The gable above the projecting room has plain barge boards and a turned timber finial. There is a verandah at the front of the villa set on timber posts with cast metal brackets and narrow frieze. 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.
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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
- Iron 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, 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:

Town Acre 502 was one of four town acres originally granted to resident commissioner James Hurtle Fisher, on 23 December 1837. By 1865, William Paxton, a gentleman of London, had become the owner of a large land acreage in this part of the city, including Town Acre 502. In 1876 he subdivided it into many smaller allotments and Frederick Redman, a licensed victualler, purchased allotments 1, 2, 12 (this property) and 13 of Part Town Acre 502. In 1877, Redman sold these allotments to Henry Stanbury, who built a shop and premises on that part of the land that fronted on to Carrington Street in 1878 (Lot 2 was on the corner of Carrington Street and Kate Street, as it was then called).

In 1886 Stanbury transferred the property title to his wife, Elizabeth Amy Stanbury, including the shop and premises that included adjoining vacant land. But it was not until 1894 that this house was built in Mrs Stanbury's name on Allotment 12, fronting on to Kate Court, as it was now named. The style and construction of the house is remarkably similar, but in reverse image, as the one built next to the shop on Carrington Street for Mrs Stanbury in 1896–1897 suggesting that the same builder, W Tanner, was responsible for their construction. However, this house in Kate Court was unoccupied at the end of 1894 but by the end of 1895 another house had been built next to this one, in Mrs Stanbury's name, and both were tenanted. The shop and premises in Carrington Street also continued in Mrs Stanbury's name, although occupied by James Stanbury, probably a son.

Mrs Stanbury continued as the owner until her death in 1942, when it passed to Lillie Amy Hill, a married woman of Torrensville, probably a daughter. In 1944, the land was subdivided, with Lot 12 remaining with Lillie Hill until 1960, when it was sold to Con Theodore. Mr Theodore's wife became a part owner in 1965 and in 1991 Peter Theodore became a part owner with Con Theodore.

REFERENCES:

Adelaide City Archives, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 502, Adelaide City Archives: 1876 (14.12.1876); 1881 (29.11.1880); 1889 (28.11.1888); 1894 (11.12.1893); 1895 (17.12.1894); 1896 (13.1.1896).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 70/54; CT 217/132; CT 231/81; CT 1825/78.

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

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 12A Kate Court*

ZONE/POLICY AREA: RA2

APPROVED / CURRENT USE: House / House

FORMER USE: Dwellings

DATE(S) OF CONSTRUCTION: 1877

LOCATION: 12A Kate Court
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5442/257

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 12A Kate Court — View to east

DESCRIPTION:

One of a pair of single-storey single fronted cottages built close to the Kate Court alignment. Walling of the main elevation is of dressed sandstone, with brick quoins and window and door surrounds: those to No 12A have been painted. Side wall is rendered. Roof is hipped and of corrugated iron with a plain central chimney. Windows and doors of front elevation are timber-framed: windows are double-hung sash; doors are timber-panelled with a transom above. A modern simple concave timber-framed verandah extends across the front of the cottages and extends to the boundary: it includes simple timber brackets and incorporates a picket fence at the boundary.

The assessment includes the whole of the original cottage; it excludes the interior detailing. The adjoining cottage, No 12 is a Local Heritage (Townscape)

STATEMENT OF HERITAGE VALUE:

This simply-designed pair of cottages has no known significant associations but is of heritage value because it is a surviving example of early, attached worker's cottages that retain original fabric, reflect original form and features of the early residential development and occupation of the area. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following 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 of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services

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

Dwelling

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

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

BRIEF HISTORICAL BACKGROUND:

The cottages appear on the Smith Survey Map of 1880.

Town Acre 502 was one of four town acres originally granted to Resident Commissioner James Hurtle Fisher, on 23 December 1837. By 1865 William Paxton, a gentleman of London, had become the owner of a large land acreage in this part of the city, including Town Acre 502. Paxton subdivided and sold the land over the next twelve years and leased Lots 5, 6, 11 (this property), 14 and 19 to William Benbow, a cabinet maker of Hindley Street, for two years from 1875, with a covenant to purchase. Benbow purchased allotments 11, 14 and 19, Part Town Acre 502, in 1876 and sold them to William Priest, a land agent, who immediately sold portion of Lot 11 to Richard Shadrack, another cabinet maker. Shadrack built a workshop here in 1876 and in 1877 he built the attached cottages in Kate Street, one of which included his workshop; these cottages are now known as 12 and 12A Kate Court.

In March 1878 Shadrack sold the property to William Oliver, a licensed victualler. Much later, in 1893, Oliver took out a mortgage for this and other property with the Bank of Adelaide. However, it appears he was not able to meet repayments and in July 1898 the Bank, as mortgagee, sold it to Adam Adamson, an agent. In October 1898, Adamson sold it to Charlotte Couch, a widow of Blackburn Street. Further transfers occurred in 1908, 1926, 1927, 1938 and 1956. In 1982, Charles Herzenak, a carpenter, purchased the property and sold a portion, this property (now Lot 105, 12A Kate Court), to Jill Carolyn Dobney; Herzenak retained Lot 104 (12 Kate Court). Further transfers of 12A Kate Court occurred in 1989 and 1997, when it was purchased by the current owners.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 502, Adelaide City Archives: Vol. 24, 1876 (14.12.1876); Vol. 25, 1878 (26.11.1877).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 70/54; CT 223/76; CT 2224/72; CT 4199/603; CT 4200/308.

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

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

City of Adelaide Heritage Survey (2008)

NAME: *King William House, 25-27 King William Street* **ZONE/POLICY AREA:** CBA - PA16
Former Commercial Bank of Australia

APPROVED / CURRENT USE: Shop (Duty Free)
FORMER USE: Former bank
DATE(S) OF CONSTRUCTION: 1889; Additions/Alterations: 1926–1927

LOCATION: 25-27 King William Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5549/221

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



King William House – View to west

NAME: *King William House, 25-27 King William Street* **ZONE/POLICY AREA:** *CBA - PA16*
Former Commercial Bank of Australia

DESCRIPTION:

This building consists of five floors and a basement, and has a high parapet. The ground floor is constructed of finely detailed red granite, with classical features including rusticated pilasters and Corinthian columns, with later bronze-detailed windows and doors, including transom lights. The upper floors are of white rendered masonry with bronze-framed windows, the top floor having classically-styled, round-headed windows at each side. There is a projecting cornice between the third and fourth floors and a more restrained cornice below the parapet. The building occupies the full allotment and the frontage aligns with King William Street. The interior has highly decorative features on the ground and mezzanine floors, including ceiling roses, cornices and pillars.

Significant components include: original building form, including facade elements: pilasters; columns; all glassed areas and bronze framework; plinth and both sets of steps up to the entry; all facade details on upper floors, including parapet. Interior features on ground and mezzanine floors: floors, ceiling roses, cornices and pillars.

Those features that do not contribute to significance of building are the interiors of all other floors.

STATEMENT OF HERITAGE VALUE:

This building has historical significance as it shows the growth in banking in South Australia in the late Victorian era. It is also a good example of the architectural style and detail of the late Victorian period and the 1927 extensions provide an interesting example of how an earlier classical style of building could be easily adapted to the new Inter-War style using a more restrained classicism. It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.1.8 New Technology and City Development; 3.3.2 Banking; 3.6.1 Company Offices; 3.7.3 Office Workers; 4.3 Development of the Building Industry, Architecture and Construction; 4.3.2 Twentieth Century Architects; 4.5.4 Inter War Commercial Styles (1920s to 1942); 4.7.1 Adaptive re-use.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area, as it is a good example of a growth of banking in South Australia in the late nineteenth century; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as it is a good example of the architectural style and detail of the late Victorian period an interesting example of how an earlier classical style of building could be easily adapted to the new Inter-War style of restrained classicism.
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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:

Former Bank (Commercial Bank of Australia); external form, in particular the fabric and detailing of King William Street façade.

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

BRIEF HISTORICAL BACKGROUND:

This building was designed by architect Edward Davies, who won a competition for the design in October 1886. It was built for the Commercial Bank of Australia in 1889 and was then described as a building in Renaissance style, three stories high and crowned with cupolas. The banking chamber and the ground floor were the most attractive parts of the building, with the chamber being originally lit by a central ceiling lantern of embossed and cathedral glass.



B.2905, c. 1889 (SLSA)

In 1926 tenders were called for additions and alterations to the building, the intention being to give the bank a more up-to-date image. WT Lamerton was awarded the tender in June 1926. As noted in *The Builder*.

An extra storey will be added over a portion of the building. The banking chamber will be enlarged and improved, and a central entrance instead of two side entrances will be provided. A passenger lift will be installed, with concrete staircases at front and back. The new floors will be of concrete, covered with wood. Ornamental iron gates will give access from the street to the vestibule. The ground floor façade, which is of granite, will be slightly re-modelled. The two upper storeys of sandstone will be pulled down, and there will be a new design, with an extra storey giving a total height from the pavement of 72 ft. All the new windows will be of steel and of ornamental type.

Architects appointed to the project were Davies (who prepared the plans for the original building), Woolridge & Counsell.

The changes were in line with the more restrained classical style of architecture which was common in commercial and public buildings of the Inter-War period.



B.4715, 1928 (SLSA)

REFERENCES:

Adelaide City Council, Correspondence dated 30.10.1992 from The Gasparin Group, Adelaide City Archives.

Danvers Architects, Heritage Significance Report, 25–27 King William Street, Adelaide, Adelaide City Archives.

Donovan, P, S Marsden and P Stark, City of Adelaide Heritage Survey, unpublished report to Department of Planning and Development, Adelaide, 1982.

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

State Library of South Australia, Library Database (Photographs): B.2905, c.1885; B.4715, 1928.

The Builder: Journal of the Building Industry in South Australia, "The Builder" Publishing Company, Adelaide: Vol. 7, No. 8, 24.2.1926, p. 5; Vol. 7, No. 24, 30.6.1926, p. 16.

City of Adelaide Heritage Survey (2008)

NAME: Shop, 64 King William Street

ZONE/POLICY AREA: CBA - PA16

APPROVED / CURRENT USE: Commercial / Office

FORMER USE: Shop

DATE(S) OF CONSTRUCTION: 1881–1882; Alterations/Re-facing: 1925; 1933

LOCATION: 64 King William Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5686/236

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan Marsden & Stark, 1982



Sands & McDougall Building, 64 King William Street – View to east

NAME: Shop, 64 King William Street

ZONE/POLICY AREA: CBA - PA16

DESCRIPTION:

This three-storey building is constructed of concrete-rendered brick has its upper floors faced in the Art Deco style. Elements of the style used on the facade include the geometric designs below the ledges of the three small-paned metal-framed windows on both the first floor and second floors, and within the upper portion of the windows on the second floor; the elongated pilasters on each side of the facade; the fluting between the first and second floor windows; the pressed cement designs at the tops of the pilasters and the pilaster capitals; the geometric chevron design above the windows and above the 'Sands and McDougall' lettering; the stylised 'Sands and McDougall' lettering between the pilasters and similar 'Printers Stationers' lettering below the first floor windows; the parapet with fluting and pressed cement shell design and the rearing horse insignia at the centre of this. The low gable roof is of corrugated iron and there are plain brick parapet walls at both sides. The ground floor is used as a shop and a new shopfront was installed in 1987. A metal verandah canopy is attached to the main building by metal tie rods. Internally the ground and first floor levels are long and narrow with a split level at the eastern end. Staircases to the upper levels alternate from one side of the building to the other, starting at the back end of the ground floor.

Significant components include: the original form of the painted rendered brick three-storey building and facade elements, including all geometric and ornamental pressed cement designs; the elongated pilasters; the fluting between the windows and within the parapet; the stylised lettering; the small-paned metal-framed windows.

Those features that do not contribute to the significance of the building are: the shop front at ground level; and all interior features.

STATEMENT OF HERITAGE VALUE:

The place is of particular value because of the good quality Art Deco architectural detailing. The new facade to this building was carried out by prominent architectural firm Philip Claridge in association with L Gregory Bruer and Norman G Fisher and represents part of the retail development of Adelaide during the latter years of the Depression. It is an alteration to a nineteenth century Italianate building and may have been an option opposed to demolition and rebuilding. It expresses the commercial aspects of the style now known as Art Deco and uses a range of elements from the style to attract the public, including vertical expression, geometric designs, an insignia and stylised lettering. It is also of value because of the manner in which it reflects the changing commercial nature of the locality and the manner in which it has undergone adaptation to retain its economic viability. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Small Retail Establishments; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.4 Inter War Commercial Styles (1920s to 1942); 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 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 quality of the art deco detailing as it shows an interesting commercial use in Adelaide of the decorative style that later became known as Art Deco, during the later years of the Great Depression; and
 - (e) it is associated with a notable local personalities, particularly the stationery firm Sands & McDougall and Adelaide architectural firm Claridge, Bruer and Fisher.
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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

- Ground level shop front
- 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:](#)

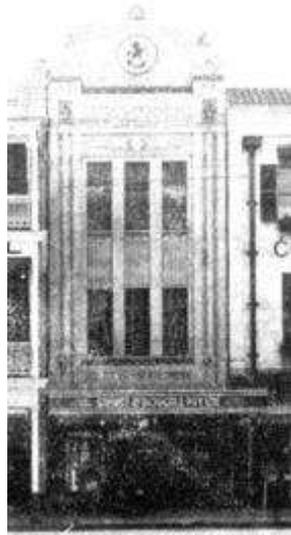
[Shop \(Sands & McDougall\), external form, in particular the art deco detailing of King William Street façade. Excludes incongruous later shopfront.](#)

BRIEF HISTORICAL BACKGROUND:

This is a refacing of an earlier building, built in 1881–1882, and is part of Town Acre 108. Sands & McDougall Ltd was a firm of manufacturing stationers, printers and bookbinders that had premises at King William Street and Light Square. The original stationers' building at King William Street was classical in style and alterations were carried out in 1894, 1896 and 1924. In 1933, it was refaced to a design by architectural firm Philip Claridge in association with L Gregory Bruer and Norman G Fisher. Bruer later worked on West's cinema and the Piccadilly cinema, both of which are in the Art Deco style. The circular motif or insignia at the top features a rearing horse. This and the other decorative motifs at the parapet are cast cement plaster, while the geometrical detailing above and below the upper floor windows is of copper.

The 1933 plans show that the new facade replaced the former classical facade, which included round-headed windows with keystones in a group of three at each level, and a balustraded parapet with a segmental pediment at the top of the building. The ground floor, with timber-framed glass entry doors and shop windows, remained much the same, except for new cement pilasters at the sides and a set of small windows set into a new entablature above the entry door. A verandah canopy was installed over the footpath at this time. The

builder was Fricker Brothers. The new facade was higher than the earlier one but the number of floors remained the same.



Sands & McDougall Building, 1936 (*Progressive Adelaide*)

Further alterations to the shopfront were carried out in 1963 and 1964, and also in 1964 an exterior wall was modified when the adjoining structure was demolished.



B.15026, August 1963 (SLSA)

In 1982, there were internal alterations to the stairs and doors, and galleries were demolished and in 1987 a new shopfront was installed. George and Robert Brown Fraser, wholesale and retail stationers, purchased the property from Montefiore Estate in 1895. It was transferred from Robert B Fraser to George Fraser in 1900 (described as a shop and printing office; then as a shop and showrooms to 1920) and leased to Sands & McDougall for 50 years from 30 June 1925. George Fraser died in 1935 and the title was transferred to ET & A Co. Ltd. In 1975 it was purchased by CBC Properties Ltd and transferred to Hindmarsh Building Society Ltd in 1985, then to SH Superannuation Fund Investment Trust in 1986 and further leased.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 5800.03/2027; File No DF 1574:01, 64 King William Street, Adelaide City Archives.

BUILDING & CONSTRUCTION Incorporating THE BUILDER, The Official Journal of the Building Industry in South Australia, Adelaide: Vol. 9, No. 340, 18.5.1933, p. 14; Vol. 9, No. 341, 25.5.1933.

Louis Laybourne Smith Architecture Museum, University of South Australia.

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

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

Register, 19.12.1894, p. 5 (notes the 1894 alterations and additions supervised by architects Garlick and Jackman).

Royal Australian Institute of Architects (RAIA), Register of Significant Buildings, on-line version: www.architecture.com.au/i-cms?page=1.18.3146.5400, 5.5.2006.

State Library of South Australia, Library Database (Photographs): B.15026, August 1963.

THE BUILDER, incorporating The Town Planning and Local Government Journal, Adelaide, Vol. 5, No. 5, 30.1.1924, p. 7.

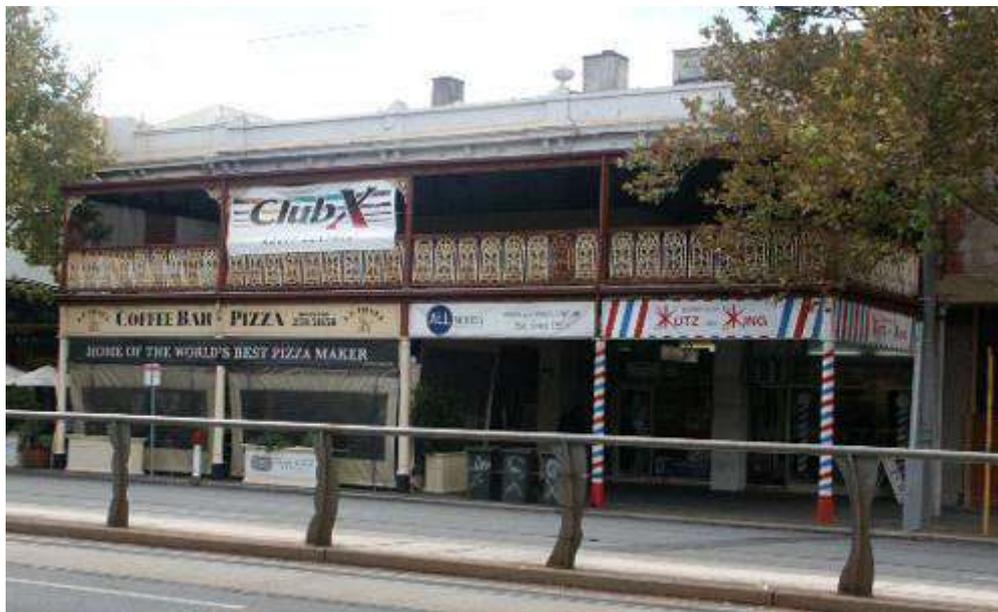
NAME: 348-352 King William Street

ZONE/POLICY AREA: MU - PA28

APPROVED / CURRENT USE: Shops
FORMER USE: Shops
DATE(S) OF CONSTRUCTION: 1883

LOCATION: 348-352 King William Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5950/646 & CT-5195/845

HERITAGE STATUS: Nil
OTHER ASSESSMENTS Donovan, Marsden & Stark, 1981;
McDougall & Vines, 1993



Shops, 348-352 King William Street—View to northeast

NAME: 348-352 King William Street

ZONE/POLICY AREA: MU - PA28

DESCRIPTION:

Typical two-storey bluestone row of shops with residences above. No. 350-352 represents half of this structure which extends to the north. Building has been constructed to King William Street alignment with its two-storey verandah over footpath. Verandah has a full width balcony at upper level and retains most of its original detail including cast iron filigree panels, brackets and timber posts. Upper façade to this section is intact. While parapet needs repair, it retains original cement render detailing that includes good examples of parapet urns and paired brackets beneath the cornice. Ground floor fronts are replacements to original shop fronts. Roof to the verandah and building are of corrugated galvanised iron. A later roof light has been added. Bluestone has been painted and timber joinery has been used on upper floor.

The assessment includes the whole building under the main hipped roof and the front verandahs and balcony, also architectural detailing to the western elevation.

The assessment does not include rear additions, renovations to ground floor western elevation, detailing to northern and southern elevations nor chimneys.

STATEMENT OF HERITAGE VALUE:

This is a good example of late Victorian (1880s) commercial style of architecture. The building shows the use of materials for construction in this period, for example bluestone, cast iron filigree and timber posts. It also shows the development of this type of joint commercial/residential property in this part of the city in the 1880s. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Small Retail Establishments; 4.3 Development of the Building Industry, Architecture and Construction; and 4.5.2 Victorian commercial (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area as the building is historically significant for the development of this type of commercial property in this part of the city in the late Victorian period; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as the building displays design characteristics and construction techniques of significance to the local area and is an example of the use of building materials, eg bluestone, cast iron filigree in the late Victorian period.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Additions at rear
- New services

BRIEF HISTORICAL BACKGROUND:

In October 1870, boot and shoemaker William Holland held title to the property. In October 1886, title passed to the City of Adelaide Land and Investment Co. Ltd until 1891. McDougall & Vines, 1992 indicate that the shops were constructed for the City Land & Investment Company and were fully let by late November 1883.



Building is on the centre/right of photograph B.4766, January 1928 (SLSA)

On 20 August 1954 tenders were called for modernising and converting the shops and dwellings to shops and offices for the Church Missionary Society who now owned the property. The tender was awarded to the contractor W Antalfy, Linden Park, in the following September. The alterations to 350 King William Street included a new kitchen. The Society retained ownership until July 1992.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Adelaide City Archives: 1883 (29.11.1882); 1884 (26.11.1883).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 148/87; CT 547/120.

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.

State Library of South Australia, Library Database (Photographs): B.4766, January 1928; B.15287, 1964.

THE BUILDER, Adelaide, Vol. 31, No. 34, 20.8.1954, p. 14; Vol. 31, No. 38, 17.9.1964, p. 19; Vol. 31, No. 42, 16.10.1954, p. 11.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottages, 17-19 Little Gilbert Street*

ZONE/POLICY AREA: RA11

APPROVED / CURRENT USE: House / House

FORMER USE: Dwellings

DATE(S) OF CONSTRUCTION: 1874; 1994

LOCATION: 17-19 Little Gilbert Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5273/186

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottages, 17-19 Little Gilbert Street — View to southwest

DESCRIPTION:

This is a pair of single-storey, single fronted cottages. Front elevation is of bluestone with brick quoins and window and door surrounds. Side walls are of brick. New roof is gabled and of corrugated iron: there is a skillion portion at the rear. Windows and doors are timber framed; windows are double hung sash: door is timber panelled with transom above. There is a new timber-framed concave verandah across the front extending to the property boundary with an associated picket fence.

STATEMENT OF HERITAGE VALUE:

This modern incarnation of a pair of attached cottages has no known significant associations but is of heritage value because it is a surviving example of an early cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The refurbishments has added another feature to the heritage value of the place. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following 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 and parapet

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, 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 cottage was constructed on portion of Town Acre 549 that was originally granted to William Leigh on 23 December 1837. The building was originally a single cottage that was converted into two dwellings in 1994.

Over time, the land was subdivided and in October 1865 Henry Bees, a storeman, acquired one piece of land (of 20 that were subdivided) for £25. He subsequently sold in 1869 to Michael Keane, a licensed victualler. The land remained vacant under Keane's ownership and, in December 1873, Thomas Foynes, a storekeeper of Adelaide, acquired the property. Assessment records of 1874 (adopted 5 December 1873) indicate the vacant land and that a house had been constructed by the time of the next assessment (adopted 7 December 1874). The house had an annual assessed value of £14 and was occupied by a William Freeman. The Smith Survey indicates the outline in 1880.

Thomas Foynes died in April 1879 and the Public Trustee administered his estate until October 1927 when the property was sold. In the intervening years, the cottage has passed through several hands reflecting the diversity of inner-city life. Since 1950, either John Taliangis or, following his death in 1982, his wife Martha Taliangis has owned the cottage.

In March 1994, an application to demolish the existing cottage was made to Council but this was later withdrawn. Instead, Council subsequently approved an application seeking to convert the cottage into two strata units. The architect for the project was Windsor & Fairford and the builder was Delaine. The development application for the strata unit development was made in September 1994 and in the following November, Council approved the construction of a storage loft to the building. At April 1995, it was estimated that approximately 42% of the building retained its original fabric. In 2003, a carport was constructed.

The cottage continues to be used for residential purposes.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 549, Adelaide City Archives: 1873 (19.11.1872); 1874 (5.12.1873); 1875 (7.12.1874); 1880 (24.11.1879); 1885.

Adelaide City Council, Department of Building Surveying, File No. 6135, 17–19 Gilbert Street, Adelaide City Archives.

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

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 69/197; CT 73/40; CT 137/105; CT 2105/93.

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

Smith Survey, 1880, Sheet No. 17, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 14 Little Sturt Street*

ZONE/POLICY AREA: RA11

APPROVED / CURRENT USE: House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1869

LOCATION: 14 Little Sturt Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5941/697

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993.



Attached cottage, 14 Little Sturt Street — View to southeast

DESCRIPTION:

This is a single-fronted, single-storey attached cottage, one of the central cottages of a group of six. The main elevation has bluestone walling that has been painted. Roof is gabled and of corrugated iron. Window and door are timber-framed: window is double-hung sash. Window and door surrounds are rendered and painted. There is a timber-framed verandah across the front of the group. There is a picket fence at the boundary.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly a working class residential area; and
 - (b) it represents customs or ways of life that are characteristic of the local area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
 - Any additions at rear
 - New services and air-conditioner in the window
-

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 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 attached cottage—one of a group of six—was constructed on portion of Town Acre 548 that was originally granted to William Leigh on 23 December 1837.

At various stages the town acre was subdivided. In 1865 while under the ownership of Francis C Singleton and Richard B Colley, 20 lots were sold off. Henry Struve, builder, purchased the remaining land for £78-10-0 in June 1866. In February 1869, Struve sold 37 perches to another builder, George Murray who subdivided further. Five of the cottages were built in 1869 and it appears that Murray was responsible for their construction. He took out a mortgage in 1869 on the land measuring 80 ft x 85 ft and assessment records covering that year indicate five houses in Murray's ownership. Trustees took over the administration of Murray's estate in April 1870 and it was again subdivided. The Smith Survey of 1880 indicates the outline of the six cottages.

In 1872 the property was subject to a mortgagee sale and was purchased by John Daly. Daly, then later Mary Daly, continued as owners of the property until 1920 when members of the Hyland family retained ownership until 1936. In the 1950s, the ownership of the property began to reflect the change in South Australia's cultural diversity in this instance the influx of Greek people to South Australia following World War II and the Home Land Civil War (1946–1949) as Bridget Jolly notes in the Council's booklet *Historic South West Corner, Adelaide, South Australia*.

While the attached cottage has changed little from its original scale and form, approval to construct an extension—kitchen, laundry and bathroom—was given by Council in October 1966.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 548, Adelaide City Archives: 1869 (18.1.1869); 1870 (3.1.1870); 1875 (7.12.1874); 1880 (24.11.1879).

Adelaide City Council, Department of Building Surveying, File No. 3122, 14 Little Sturt Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT69/197; CT 86/83; CT 125/88; CT 165/146.

Jolly, Bridget, *Historic South West Corner, Adelaide, South Australia*, The Corporation of the City of Adelaide, Adelaide, 2003.

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

Smith Survey, 1880, Sheet No. 17, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 11 Marion Street*

ZONE/POLICY AREA: RA2

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1877

LOCATION: 11 Marion Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5425/748

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines 1993



Attached cottage, 11 Marion Street

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 11 Marion Street*

ZONE/POLICY AREA: RA2

DESCRIPTION:

A single-storey dwelling, one of a group of five built close to the Marion Street alignment: this is the northernmost. Walling is of bluestone, with rendered and painted quoins and window and door surrounds. Roof is gabled and of corrugated iron with a simply decorated brick parapet to the front elevation and a red brick chimney: the parapet features dentils beneath a cornice. A modern timber-framed curved verandah extends across the front of the group of cottages: this has timber brackets and narrow cast metal frieze. There is a red brick and tubular metal fence at the boundary.

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

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage—one of a group of five—has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following 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 of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- The 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:

Dwelling

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

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage—on the northern end—was one of a row of five cottages constructed on portion of Town Acre 503 that was originally granted to James Fisher on 23 December 1837.

Certificate of Title records indicate that absentee owner William Paxton, a gentleman of London, was the owner of Town Acres 502, 503, 510, 511 and 659, and portion of Town Acre 658, in August 1865. Pieces of the land were sold, with the remaining land—Town Acres 502, 503, 510 and 511—subdivided into 32 allotments. Lot 10 of Town Acre 503 was purchased by Charles Priest, a land agent, in February 1877 who sold to Joseph Stevenson in September of that year (he had acquired Lot 15 in the June).

Stevenson was a builder of Flinders Street, and in 1876–1877 was responsible for erecting 23 workmen's houses between Franklin and Waymouth Streets and in Hurtle Square—of two and three-rooms—able to be leased at a reasonable rent. It seems likely that he constructed the cottages in 1877, all of which appear on the Smith Survey of 1880.

Assessment records of 1878 (adopted 26 November 1877) note that Joseph Stevenson was the owner of five vacant houses in Marion Street with an annual assessed value of £15 each. Records for 1875, 1876 and 1877 note vacant land in Marion Street. Stevenson sold the property to Isaac Hutton, a gentleman of Eastwood, in May 1878, at the same time as he sold him Lot 15. A later owner (1883–1895) included Bertha L Craven, wife of draper John Craven, who established the department store J Craven & Co. Ltd in 1888. The company grew to become one of Adelaide's larger department stores and built premises on the corner of Rundle and Pulteney Streets where Target now operates.

Ownership has continued to change hands reflecting the diversity of inner-city living. In 1954, an application to construct an additional bedroom to the house was disallowed by Council, but in 1981 approval was given for the renovation of the cottage that included a kitchen and dining room. Shutters to side windows, front fence and new verandah have also been undertaken at some stage.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 503, Adelaide City Archives: 1875 (7.12.1874); 1876 (6.12.1875); 1877 (4.12.1876); 1878 (26.11.1877).

Adelaide City Council, Department of Building Surveying, File No.1356, 11 Marion Street, Adelaide City Archives.

Chronicle, 13.7.1933, p. 54—includes a small history of J Craven & Co. Ltd.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 70/54; CT 217/132; CT 245/211; CT 2070/134; CT 2083/57.

Register, 18.1.1877, p. 6—notes details about Stevenson's building activities.

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

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 17 Marion Street*

ZONE/POLICY AREA: RA2

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1877

LOCATION: 17 Marion Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5797/295

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines 1993



Attached cottage, 17 Marion Street — View to northwest

NAME: *Attached cottage, 17 Marion Street*

ZONE/POLICY AREA: RA2

DESCRIPTION:

A single-storey dwelling, one of a group of five built close to the Marion Street alignment: this is the southernmost. Walling is of bluestone, with rendered and painted quoins and window and door surrounds. Roof is gabled and of corrugated iron with a simply decorated brick parapet to the front elevation and a red brick chimney: the parapet features dentils beneath a cornice. Window and door are timber-framed: window is double hung sash. A modern timber-framed curved verandah extends across the front of the group of cottages: this has timber brackets and narrow cast metal frieze. There is a picket fence at the boundary that complements the appearance of the cottage.

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

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage—one of a group of five—has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following 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 of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services

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

Dwelling

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

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage—on the southern end—was one of a row of five cottages constructed on portion of Town Acre 503 that was originally granted to James Fisher on 23 December 1837.

Certificate of Title records indicate that absentee owner William Paxton, a gentleman of London, was the owner of Town Acres 502, 503, 510, 511 and 659, and portion of Town Acre 658, in August 1865. Pieces of the land were sold, with the remaining land—Town Acres 502, 503, 510 and 511—subdivided into 32 allotments. Lot 15 of Town Acre 503 was purchased by Charles Priest, a land agent, in February 1877 who sold to Joseph Stevenson in the following June. Stevenson later acquired Lot 10 in September of that year.

Stevenson was a builder of Flinders Street, and in 1876–1877 was responsible for erecting 23 workmen's houses between Franklin and Waymouth Streets and in Hurtle Square—of two and three-rooms—able to be leased at a reasonable rent. It seems likely that he constructed the cottages in 1877, all of which appear on the Smith Survey of 1880.

Assessment records of 1878 (adopted 26 November 1877) note that Joseph Stevenson was the owner of five vacant houses in Marion Street with an annual assessed value of £15 each. Records for 1875, 1876 and 1877 note vacant land in Marion Street. Stevenson sold the property to Isaac Hutton, a gentleman of Eastwood, in May 1878, at the same time as he sold him Lot 10.

Ownership has continued to change hands reflecting the diversity of inner-city living.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 503, Adelaide City Archives: 1875 (7.12.1874); 1876 (6.12.1875); 1877 (4.12.1876); 1878 (26.11.1877).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 70/54; CT 217/132; CT 245/211; CT 254/42; CT 2083/56–60; CT 2070/134; CT 2083/56; CT 4045/189.

Register, 18.1.1877, p. 6—notes details about Stevenson's building activities.

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

City of Adelaide Heritage Survey (2008)

NAME: Warehouse, 15-19 Market Street

ZONE/POLICY AREA: MU - PA25

APPROVED / CURRENT USE: Warehouse and offices

FORMER USE: Warehouse and offices

DATE(S) OF CONSTRUCTION: 1911–1912

LOCATION: 15-19 Market Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5403/203

HERITAGE STATUS: Local Heritage Place

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



15-19 Market Street—View to the southwest

NAME: Warehouse, 15-19 Market Street

ZONE/POLICY AREA: MU - PA25

DESCRIPTION:

A two-storey red brick warehouse built to the street alignment and continuing around a corner of the street to the design of architect Charles W Rutt. The building features a decorated parapet Timber framed windows to the first floor are recessed and feature brick sills. There are three blind arched windows to the first floor portion of the building at its southern end facing north. A straight cantilevered verandah extends from the front elevation: it is of corrugated iron. Ground floor shop windows appear largely original. The name, Haselgrove, remains prominent on the north face of the building. This was Haselgrove's Bulk Store and Forwarding and Receiving Department.

The assessment includes the original form of building beneath the two hipped roofs, though with particular emphasis on the detailing to the front elevations: it also includes an appropriate relationship between interior floors and external features such as windows and doors.

The assessment does not include that portion of the building at the rear, the painted colour scheme of the front elevations nor detailing of the interior.

The place provides a near-original appearance to the street.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of the quality of its design and detailing of the manner in which it reflects the commercial nature of the area. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Small Retail Establishments; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.3 Edwardian Commercial Styles (1900 to 1920s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area, particularly the commercial life associated with the nearby market; and
 - (d) it displays aesthetic merit and design characteristics of significance to the local area, particularly the manner in which the architect addresses the complication associated with the sharp dog-leg to Market Street.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

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

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

Former Warehouse; external form, in particular the fabric and detailing of Market Street façade.

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

BRIEF HISTORICAL BACKGROUND:

This building was erected on part of Town Acre 405 originally granted to Jonathan Sandford on 23 December 1837.

Charles Haselgrove, an ironmonger, acquired the now subdivided site in September 1910 from Thomas Baker, a chemical manufacturer of Melbourne. Within a short time, plans for a new building were under way with architect Charles W Rutt responsible for the design and tenders being called for the construction on 23 August 1911. By the following year, the *Adelaide City Council Annual Report* noted the large business premises 'recently erected in Market Street'.

As McDougall & Vines note, the building originally comprised two shops to Market Street with a warehouse behind.



B.13659, April 1956 (SLSA)

In 1926, the Adelaide City Council approved plans for alterations to the warehouse. Architects were Charles W Rutt and Lawson, and TW Waters, Goodwood, was contracted to undertake the work for a contract price of £1,725. In 1998, internal alterations were made for conversion of the building to offices.

The Haselgrove business (later known as Haselgrove & Co. Pty Ltd) retained ownership of the site until September 1982.

REFERENCES:

Adelaide City Council Annual Report, 1912, Building Surveyor's Report, p. 112.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 8 of the Building Act, 1923', 4.8.1926, microfilm 1925–1935, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 49/181; CT 51/200; CT 119/111; CT 181/101; CT 227/36; CT 2524/31; CT 4197/127.

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.

Obituary of Harvie Haselgrove, *Hardware Association of SA Inc. Newsletter*, Spring, October 2005, p. 2, at <www.hasa.net.au/images/hasa_spring05.pdf>

Observer, 14.12.1907, p. 40b—Richard Haselgrove, obituary.

State Library of South Australia, Library Database (Photographs): B.13659, April 1956.

The Builder: Journal of the Building Industry in South Australia, "The Builder" Publishing Company, Adelaide: Vol. 7, No. 32, 25.8.1926, p. 21; Vol. 7, No. 33, 1.9.1926, p. 9.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 14-16 McLaren Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / house

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1878

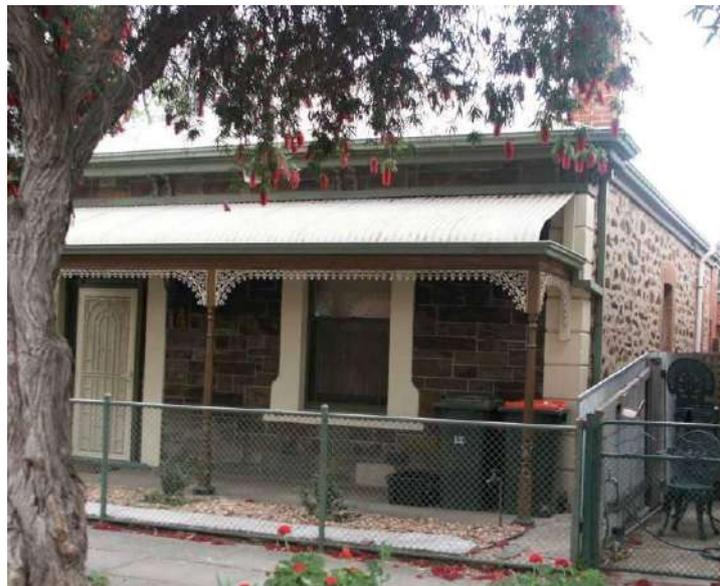
LOCATION: 14-16 McLaren Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5416/221

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 14-16 McLaren Street — View to north

DESCRIPTION:

This single fronted cottage is built of face bluestone, with random bluestone side walls, and retains original features including rendered quoins, double hung sash window and timber door with side and top lights. The window and door have cement-rendered surrounds. It has a corrugated iron hipped roof and face brick chimney. There are paired timber brackets to the fascia board above the bullnose verandah under separate roof, which has been rebuilt, but cast iron detailing appears to be original. There is a shallow setback with a small gravelled garden bed and concrete front yard, with recent metal and wire fencing. It is in very good condition.

STATEMENT OF HERITAGE VALUE:

This bluestone cottage is of historical significance as it shows the development of this part of the city for residential purposes in the late Victorian period. It is of architectural interest as it displays features of this period used for this type of modest residential cottage in the local area in this period. It forms a cohesive residential precinct with similar cottages lining both sides of this street. 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 as it shows the development of this part of the city for residential purposes in the late Victorian period;
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as it shows architectural features of this period used for this type of modest residential cottage in the local area. It forms a cohesive residential precinct with similar cottages lining both sides of this street.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Any additions at rear
- Front yard elements, including fencing

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, external walls, roof and chimney, as visible from the street.. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

In 1878 the title to this property, Part Town Acre 496, was held by Francis Jury, a carpenter, together with a right of way over the private road at the rear of the property. In 1875 the title shows that Jury took out a mortgage on the property with the trustees of the Loyal Princess Royal Lodge IUOOF Friendly Society, which he discharged in 1882.

The Assessment records do not show Jury as the owner of this land in 1875 or 1877 and the owners of Part Town Acre 496, McLaren Street, at this time were Fx. Fairweather and Wiles Peacock. In 1878, the records show Thomas Clarkson as the owner of two houses built in McLaren Street, both of which were vacant. By the end of 1879 Jury is listed as the owner of these same two houses; he was living in one, and had a tenant in the other. Therefore the houses were built in 1878, probably for Jury, although Clarkson is shown as the owner, and may have had the houses built before selling them to Jury. Clarkson was also the owner of Part Town Acre 499 (see 293 Carrington Street) but did not build on the land and was probably a land speculator.

Jury took out a further mortgage in 1883 and discharged it in 1887; at the same time he sold the property to Caroline Louisa Watts, wife of Frederick Jared Watts, a gentleman of Adelaide, for her separate use. After Frederick Watt's death in 1923, an arrangement was made for transfer of the property in respect of the children of Frederick and Caroline Watts and when Caroline died in 1926 it was transferred to Harold Percy Watts.

When Harold Watts died in 1933 it passed to Alice Watts, a widow, and Mollie Watts, a spinster; it was divided as part estate in freehold for Alice and part estate in fee simple for Mollie. In 1947 the property was transferred as an estate in fee simple to Hanorah Donellan, a married woman, of Parkside. In 1982 it became the property of the current owner, Peter Prinse, a Company Director. In the same year The Corporation of the City of Adelaide acquired a right of way over the property.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 496, Adelaide City Archives: 1877 (4.12.1876); 1878 (26.11.1877); 1879 (25.11.1878); 1880, (24.11.1879).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 285/103; CT 4196/106.

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

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 34-36 McLaren Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. 1875

LOCATION: 34-36 McLaren Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5410/508

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 34-36 McLaren Street — View to north

DESCRIPTION:

This is a single storey, double fronted sandstone villa with random bluestone side walls, rendered on the eastern side. It retains its two original double hung sash windows and timber door with side and top lights, all with cement-rendered surrounds. It has a corrugated iron hipped roof and a bullnose verandah under separate roof with plain timber posts and a tiled concrete floor. A notable feature is the detailed pair of brick chimneys. The villa has been painted in traditional colours of heritage green and cream and has been re-roofed. It has a shallow setback with narrow garden allotment and new timber picket fence and is in excellent condition.

STATEMENT OF HERITAGE VALUE:

This sandstone cottage is of historical significance as it shows the development of this part of the city for residential purposes in the late Victorian period. It is of architectural interest as it displays features of this period used for this type of residential cottage in the local area in this period. It forms a cohesive residential precinct with similar cottages lining both sides of this street. 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 as it shows the development of this part of the city for residential purposes in the late Victorian period; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; detailed pair of brick chimneys; and bullnose verandah with tiled concrete floor;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- Front yard elements, including new timber picket fence

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 villa appears on the 1880 Smith Survey Map, by which time McLaren Street was largely developed as a residential area. McLaren Street is a narrow street of similarly aged houses, with little disruption to the streetscape. The traditional and characteristic built form on both sides of the street is reinforced by the narrow street width.

In 1920, the Board of Trustees of the State Bank of South Australia was the owner of this property, Part Town Acre 497. It remained with the Bank until it was transferred to Wilfred Henry Gale, a butcher, and his wife, Hilda, who were living at that address. At the same time it was transferred from the Gales to Constantine Vassilopoulos, a business manager. This suggests that the Gales had been renting the property for some time, and then bought and immediately sold it in 1950. Vassilopoulos changed his name to Vass in 1952.

Council records indicate that for a time (from at least the mid-1950s) the villa was used as a boarding/lodging house. In 1980, Council approved an application to convert the existing boarding house to flats, and in 1988 to construct a single storey brick veneer skillion roofed extension at the rear of the cottage (bathroom, bedroom and kitchen). Adrian R Cavanagh Architects were architects for the project and Cabal Pty Ltd the builder. However, by 1990 the cottage was being used as a private dwelling. A new verandah and picket fence have been added at some stage.

In 1999, the villa was transferred to Lorna Isabel Coates and on Ms Coates' death in 2008 it was transferred to current owner, Michael Radford Sage.

The villa has changed little from its original scale and form.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 5001, 34–36 McLaren Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 1152/68; CT 4196/663.

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

Smith Survey, 1880, Sheet No. 25, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 67 McLaren Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1892

LOCATION: 67 McLaren Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5880/344

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



Cottage, 67 McLaren Street — View to southeast

DESCRIPTION:

This single fronted cottage is built of face bluestone, with brick side walls, the eastern side having two arched windows with sills and brick voussoirs. It retains original features including painted and rendered quoins, large double hung sash window and timber door with side and top lights. The window and door have cement-rendered surrounds. It has a corrugated iron hipped roof and a verandah under separate roof with original cast iron trim and painted metal posts. There are corrugated iron sheets at each end of the verandah. The brick chimney has been removed but its original form can be seen on the adjacent house. It has a shallow setback with a courtyard and a concrete and metal fence at the front. The house is in fair condition and the two vents above the verandah roof, the string course, the timber eaves and fascia are all badly in need of painting.

STATEMENT OF HERITAGE VALUE:

This bluestone cottage is of historical significance as it shows the development of this part of the city for residential purposes in the late Victorian period. It is of architectural interest as it displays features of this period used for this type of modest residential cottage in the local area in this period. It forms a cohesive residential precinct with similar cottages lining both sides of this street. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation.*

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

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

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

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; and verandah with cast iron trim;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- Front yard elements, including concrete and metal fence

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:

The cottage was erected on part of Town Acre 514 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837. The South Australian Company of London still held the title in 1880. In 1881, it was transferred to John William Parsons, an Adelaide land agent, and it was noted that the land was split in two. In 1882 the title was transferred to Walter Stephen Hunt, a clerk of Adelaide, who took out two mortgages on the property, one with the City of Adelaide Land and Investment Company Ltd, which included further property. Assessment records for 1890 (adopted 25 November 1889) note the land as still vacant. In 1891 it was transferred to the National Bank of Australasia, before being transferred later that year to Thomas Ashton Stamp, a gentleman of Adelaide, and on the same day to Land and Estate Agents, Frederick William Bullock and James Viner Smith, as tenants in common.

In 1892, the land was subdivided, probably in keeping with the earlier division, and portion went to James Bond, a policeman, and his wife, Fanny. At this stage, a private road is shown to the east of the property. It appears that James and Fanny lived in the house that was erected in 1892. Assessment records of 1893 (adopted 1 November 1892) note James Bond as the owner of two houses in McLaren Street with an annual assessed value of £16 each. The Return of Building Surveyor's Notices indicates that on 26 May 1892 builder FW Bullock was contracted to construct two cottages on Town Acre 514, McLaren Street, at a total cost of £700, most likely James Bond's cottages.

Following their deaths, Fanny in 1925 and James in 1927, the property was transferred to Ethel Bond in 1931. When Ethel died in 1937, it was transferred to Maud Lynch, who died in 1942. Ownership then passed to John Clement Lynch, a mail officer, in 1942, and was transferred to Edith Hill, a married woman, in 1949. Edith died in 1967, and it was transferred to John Temple Hill, and later that same year to Eugene Capaldo, a driver, and his wife, Angelina. After Eugene's death in 1981, it passed to a series of owners, up to the present title holder.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 514, Adelaide City Archives: 1890 (25.11.1889); 1892 (4.1.1892); 1893 (1.11.1892); 1895 (17.12.1894).

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 26.5.1892, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: 200/223; 212/140; 333/1; CT 370/171; CT 554/161 CT 562/18.

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

Register, 1.1.1870, p. 3.

Smith Survey, 1880, Sheet No. 25, Adelaide City Archives.

NAME: *Shops, 278–280 Morphett Street
Part of 132 – 140 Gouger Street*

ZONE/POLICY AREA: *MU-PA25*

APPROVED / CURRENT USE: Shops
FORMER USE: Shops and residences
DATE(S) OF CONSTRUCTION:: 1880s

LOCATION: 132–140 Gouger Street
ADELAIDE, SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5592/315

HERITAGE STATUS: Nil
OTHER ASSESSMENTS McDougall & Vines, 1993



Shops, 278–280 Morphett Street – View to east

NAME: *Shops, 278–280 Morphett Street*
Part of 132 – 140 Gouger Street

ZONE/POLICY AREA: *MU-PA25*

DESCRIPTION:

A two-storey block of shops with residences above, were built to the alignments of Gouger Street and Morphett Street, with the main elevation to the latter. Ground floor walling is of bluestone, the first floor is of red brick. There is a balustraded parapet with two pedimented name plate that denotes the centre section of each shop. There is a first floor balcony and verandah; this is cantilevered and timber-framed with timber balustrading.

The assessment does not include interior detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its age its retention of original fabric and good quality external detailing, for the manner in which it reflects the changed commercial nature of the area and the scale and form of late Victorian buildings that predominate in this area. It is also a prominent building on a prominent corner site. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Retail Establishments; 4.3 Development of the Building Industry, Architecture and Construction; and 4.5.2 Victorian commercial (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which has continued to be predominantly commercial; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the high quality of the external detailing; and
 - (f) it is a notable feature in the area because of its corner siting.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Paint scheme
- Modern entry/window system at ground floor

- Any rear additions
- New services

BRIEF HISTORICAL BACKGROUND:

These shops were erected on part of Town Acre 384 that was originally granted to Frederick Boucher on 23 December 1837. The Smith Survey of 1880 indicates a building already on the site. Ironmonger Robert Hogan had acquired the property on 3 December 1869 and had built a single storey dwelling on the corner site in 1870 and later converted this to a shop. Hogan died on 7 January 1884. Patrick Healy (1846–1920), an Irish migrant, who had established a successful bootmaking business, acquired the property in 1884 and began building two shops immediately north of the site in 1891, and acquired the corner site. On 13 January 1896 he gained approval for additions and alterations to the corner shop suggesting that at this time this was converted into the two two-storey shops to the design of Edward Davies. The shops were ultimately taken by James J Foale & Co, drapers when completed.

Princes World Wide Pty Ltd acquired the property on 26 March 1976.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 2008/0276, 278–280 Morphett Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 58/18, 138/208, 4198/553.

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

City of Adelaide Heritage Survey (2008)

NAME: *Former coach house, 4-8 Nil Street* **ZONE/POLICY AREA:** *MU - PA20*

APPROVED / CURRENT USE: House / House
FORMER USE: Stable/coach house
DATE(S) OF CONSTRUCTION: c. 1870

LOCATION: 4-8 Nil Street
 ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5121/200

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



Former coach house, 4-8 Nil Street – View to northeast

NAME: *Former coach house, 4-8 Nil Street*

ZONE/POLICY AREA: *MU - PA20*

DESCRIPTION:

This was a single storey building, constructed as a stable, but since converted into a two-level dwelling. The walling is of bluestone. The roof is of corrugated iron and gabled, with decorative bargeboards and timber finial: a small gabled former window has been added to the southern elevation.

The assessment refers only to the form and scale of the original building. It does not include additions and alterations required for its change of use, neither external nor internal.

The building does not warrant restoration to an earlier form. This would now be largely conjectural.

STATEMENT OF HERITAGE VALUE:

This place is of particular heritage value as a rare surviving example of a stable complex once associated with one of the grand homes of Adelaide. Its value is not diminished by the change of use, nor alterations made to permit this: indeed, the change of use extends its utility, reflects ongoing changes within the city, and its continued existence assists in telling the story of the larger site. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 4.1.4 Private transport; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (e) it is associated with notable local personalities.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Modern additions
- Interior detailing
- New services

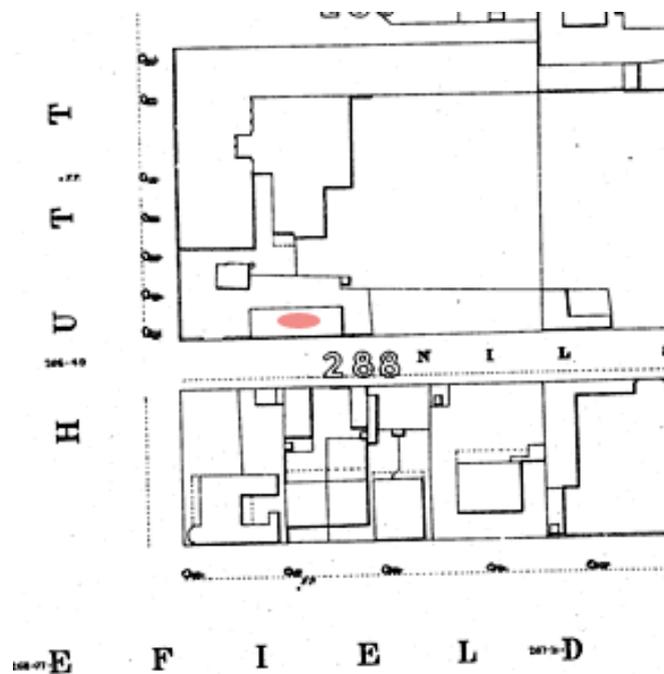
NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

Former coach house; external form and remnant boundary wall. Excludes incongruous later additions.

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

BRIEF HISTORICAL BACKGROUND:

A residence was built on this subdivision in 1847 to the design of Sir George Kingston for Neville Blyth (who with his brother owned an ironmonger shop in Hindley Street). Sir Henry Ayers (1821–1897), managing director of the 'Burra' copper mine and State politician, bought the house in 1865. The one-time stable is indicated on the Smith Survey of 1880.



From 1871 to 1880 the residence on the site was the home of second son, HL Ayers. Sir John Cox Bray, one-time premier of South Australia, acquired the property in 1880. His grandson, the late John J Bray, former Chief Justice of South Australia and Chancellor of the University of Adelaide, lived in the house.



B.8856, c. 1872 (SLSA)

REFERENCES:

Morgan, EJR and Gilbert, SH, *Early Adelaide Architecture*, Melbourne, Oxford University Press, 1969, p. 55.

Prest, Wilfred and Kerrie Round, Carol Fort, *Wakefield Companion to South Australian History*, Wakefield Press, Kent Town, 2001.

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

Smith Survey, 1880, Sheet No. 45, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.8856, c. 1872.

City of Adelaide Heritage Survey (2008)

NAME: *Security House, 233-236 North Terrace*
Former Kelvin House

ZONE/POLICY AREA: CBA - PA13

APPROVED / CURRENT USE: University of Adelaide (basement, ground floor & level 3);
School of Commerce, Adelaide Graduate School of
Business.

FORMER USE: Offices

DATE(S) OF CONSTRUCTION: 1926

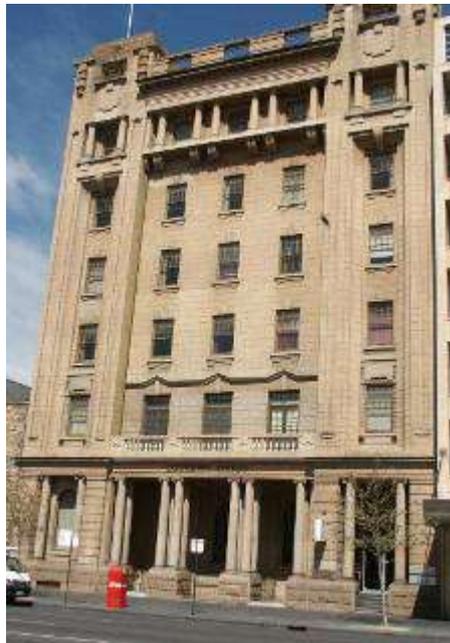
LOCATION: 233-236 North Terrace
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5129/427

HERITAGE STATUS: Local Heritage Place

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



Security House, 233–236 North Terrace—View to south

NAME: *Security House, 233-236 North Terrace*
Former Kelvin House

ZONE/POLICY AREA: *CBA - PA13*

DESCRIPTION:

This building of six floors and basement was built in the Inter-War Commercial Palazzo style with some Art Deco elements. It is constructed of rendered masonry with stone detailing. It has a symmetrical formal design with strong vertical divisions of the facade, classical balustrading and a parapet concealing the roof. The Art Deco elements are the stepped tops of the pylons, the Art Deco style motif beneath each pylon and the banded motifs at the sides these openings, as well as the flagpoles above. The entrance loggia at ground floor level is supported by ionic columns. An external staircase of marble inside the entrance loggia leads to the basement floor, the entry to which is formed by metal-framed glass double doors with a fanlight. Electric lamps are located on either side of the doorway. Entry to the ground and upper floors is via steps to a doorway on the western side of the front. The interior of the ground floor appears to be original.

Significant components include: original building form, including facade elements: all facade details on upper floors, including parapet and art Deco elements; entrance loggia, including columns; external marble staircase; plinth and steps to entry at ground level; metal-framed glass entry doors at basement level and lamps flanking the door.

Those features that do not contribute to significance of building are the interiors of all floors.

STATEMENT OF HERITAGE VALUE:

Designed by prominent architect, Eric H McMichael, this is an excellent example of a building in the Inter-War Commercial Palazzo style, with refined architectural detailing and including some Art Deco elements. It represents an outstanding style of office construction on one of the city's major streets in the Inter-War period. It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.6.1 Company Offices; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.4 Inter War Commercial (1920s to 1942); 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, as it represents an outstanding style of office construction on one of the city's major streets in the Inter-War period; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as it is an excellent example of the Inter-War Commercial Palazzo style of architecture in this period.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- All facade details on upper floors, including parapet and art Deco elements
- Entrance loggia, including column
- External marble staircase; plinth and steps to entry at ground level
- Metal-framed glass entry doors
- Lamps flanking the door.

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:

Office (former Kelvin House); external form, in particular the fabric and detailing of facades.

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

BRIEF HISTORICAL BACKGROUND:

The former Kelvin House, now Security House, was built in 1926 and designed by prominent architect, Eric H McMichael. McMichael designed the building in the Commercial Palazzo style, a simplified, vertical reinterpretation of the Italian Renaissance palazzo facade. Characteristics of the style used here are the lower storey expressed as a base in a visually heavier material, with strong rustication and large openings; the top story differentiated from storeys below, a prominent classical cornice; aedicules and other classical features such as balustraded balconies.



B.3264, 1926 (SLSA)

B.4718, 1928 (SLSA)

McMichael also included some Art Deco detailing at the top of the building: the tops of the pylons are stepped, with flagpoles above; these pylons include openings with an Art Deco style motif beneath each of them and banded motifs at the sides. The building is featured as an example of the Commercial Palazzo style in the publication *Identifying Australian Architecture*, along with Shell House (South Australian Heritage Register—now a facade), designed by McMichael and Harris, located at 170 North Terrace.



Kelvin Building, 1936 (*Progressive Adelaide*)

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

REFERENCES:

Adelaide City Council, Correspondence dated 13.1.1992 from The University of Adelaide Buildings Branch, Adelaide City Archives.

Apperly, Richard, Robert Irving & Peter Reynolds, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Sydney, 1989.

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 (South Australian Chapter), Adelaide, 1986, pp. 129, 149–51, 186.

Woodburn, 'SF Kenneth Milne, Portrait of an Architect', Exhibition Catalogue, Flinders University, Architecture Archives, 1984.

City of Adelaide Heritage Survey (2008)

NAME: *Katron Creative, 22-24 Oakley Street* **ZONE/POLICY AREA:** *MU - PA25*

APPROVED / CURRENT USE: Office / Office

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1867

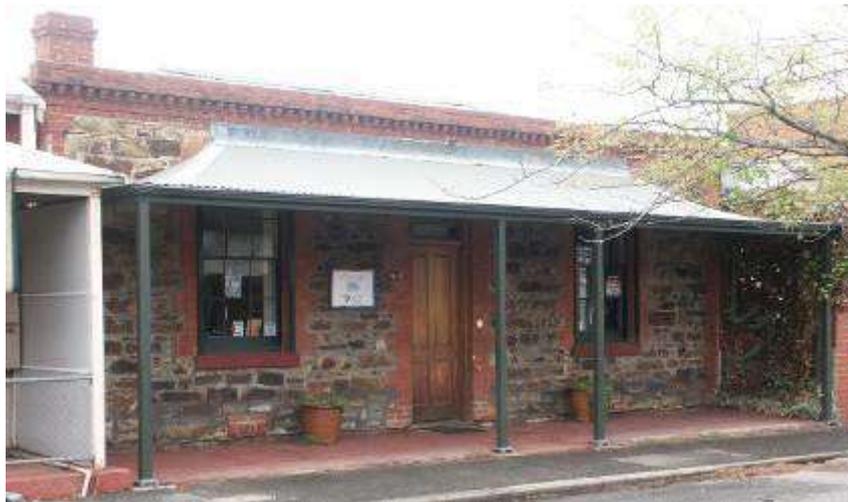
LOCATION: 22-24 Oakley Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5413/519

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS: McDougall & Vines, 1993



Katron Creative, 22-24 Oakley Street — View to the southeast

NAME: *Katron Creative, 22-24 Oakley Street* **ZONE/POLICY AREA:** *MU - PA25*

DESCRIPTION:

A typical single-storey worker's cottage in a row of similar dwellings. This is a double-fronted symmetrical cottage, the main construction is of bluestone with red brick quoins to door and window surrounds. The hipped roof of corrugated galvanised iron runs north-south and is hidden behind a low brick parapet that features dentils. Red brick chimney is simply detailed. Door and windows are timber-framed: windows are double-hung sash featuring multi-paned leaves, door is panelled timber. There is a hipped concave verandah to the front elevation set on timber posts: it is evidently a modern addition, in keeping with contemporary building practice.

The south wall that abuts onto a car park is in disrepair. Wide sheet metal is fastened to the roof edge and overlaps the top of the wall to act as reinforcement. There are invasive creepers, including variegated ivy. This wall shows the remains of a fireplace and chimney that was positioned in this part of a party wall to no. 24. Chimney was demolished by mid 1992.

The assessment includes the essential original form of the building beneath the hipped roof, particularly the face stonework to the front elevation with the brick quoins, parapet and door and window surrounds, also the timber-framed door and windows. It also includes the front verandah although this is a later addition.

The assessment does not include the later additions to the rear, detailing of the northern and southern elevations, nor the interior.

The cottage retains a near-original appearance from the street.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value because it is a scarce remainder of an early bluestone worker's cottage that retains much of its original fabric, retains its original form and features and character of the early residential occupation of the area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

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

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

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

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Additions at rear
- New services

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

Former Dwelling; external form, in particular the fabric and detailing of Oakley Street façade. Excludes incongruous later additions.

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

BRIEF HISTORICAL BACKGROUND:

This cottage was constructed on portion of Town Acre 386 that originally granted to Abraham Borrodaile on 23 December 1837.

Edward G Sells was noted as the owner on the first Torrens Title issued in January 1867 for land measuring 32 ft x 85 ft. The house was constructed during Edward Sells' ownership. Assessment records note that the town acre remained vacant until 1866 but that in the following year's assessments (adopted 23 December 1867) Edward Sells was the owner/occupier of a house in Oakley Street with annual assessed value of £10. This value had risen to £16 by 1870.

Sells transferred the title to Harriet S Sells in April 1879, and she remained owner until her death in January 1891. The outline of the cottage is indicated on the Smith Survey of 1880.



B.44675, July 1985 (SLSA)

While the cottage has continued to change hands, it appears little changed from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 386, Adelaide City Archives: 1867 (20.12.1866); 1868 (23.12.1867); 1871 (10.1.1871); 1873 (19.11.1872); 1875 (7.12.1874).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 95/230; CT 993/172; CT 4382/817.

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

Smith Survey, 1880, Sheet No. 38, Adelaide City Council Archives.

State Library of South Australia, Library Database (Photographs): B.44675, July 1985.

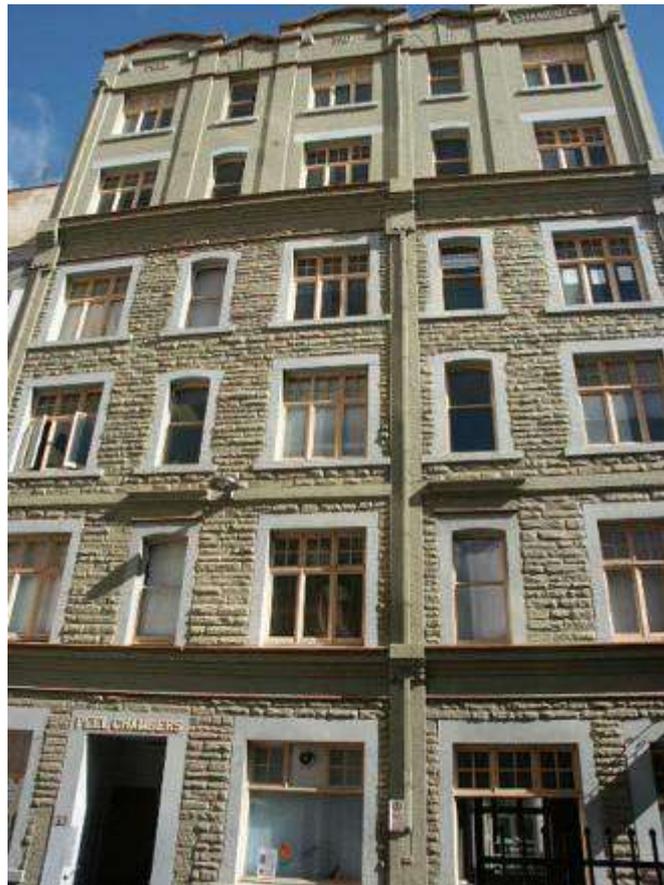
City of Adelaide Heritage Survey (2008)

NAME: *Peel Chambers, 23-25 Peel Street* **ZONE/POLICY AREA:** *CBA - PA16*

APPROVED / CURRENT USE: Offices
FORMER USE: Offices/Retail
DATE(S) OF CONSTRUCTION: 1897 (to fourth floor level)

LOCATION: 23-25 Peel Street
 ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5108/154 CT5108/155

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



Peel Chambers – View to west

NAME: *Peel Chambers, 23-25 Peel Street*

ZONE/POLICY AREA: *CBA - PA16*

DESCRIPTION:

A six-level office building built to the street alignment in Peel Street. The symmetrical front elevation is of painted sandstone — for the four lower levels: the two upper levels are painted brick: the sidewalls are of brick. There is a deep cornice across the front of the building at the top of the ground floor level, and another at the top of level four. The two upper floors feature square pilasters with decorative parapets and pediments above. There are two rows of segmental arched windows from the first to the fifth floor: these are timber-framed double-hung sash windows. These are complemented by three rows of larger square headed windows. The latter are each divided into three vertical segments by timber mullions and are divided into smaller panes above casement windows.

This assessment includes all of the building, though does not include interior detailing.

STATEMENT OF HERITAGE VALUE:

This building designed by prominent local architectural firm Garlick, Jackman and Garlick is of particular heritage value because of the fine detailing with additions being in a complementary style and form. It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.6.1 Company Offices; 4.3 Development of the Building Industry, Architecture and Construction; 4.3.1 Architects and Builders; 4.5.2 Victorian Commercial (1870s to 1890s); 4.7.1 Adaptive re-use.*

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

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

- (a) It displays historical, economical or social themes that are of importance to the local area; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; and
 - (e) it is associated with a notable local architectural firm Garlick, Jackman and Garlick.
-

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:

Former Warehouse; external form and fabric and detailing of three storey building, excluding the northern and eastern (rear) facades.

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

BRIEF HISTORICAL BACKGROUND:

This building was constructed on portion of Town Acre 110 that was originally granted to the South Australian Company. The land was subsequently subdivided, and the first four-storeys of the building were erected in 1897 when William Detmold Ltd of London were the registered owners. Designed by architects Garlick, Jackman and Garlick, the *Advertiser* of 12 January 1898 noted that the four-storey warehouse was 'built of brick, with a front of Tarlee stone, rock dressed'. The floors to the building—measuring 60 ft x 35 ft—were 'made very strong' to accommodate heavy machinery. Building Surveyor's Notices indicate the builder was JJ Leahy.

In July 1916, the title passed to W Thomas & Co., and the company undertook additions to the building. The Building Surveyor's Reports of 1917 and 1918 note these additions, and given the length of time needed to undertake the work it seems possible that the extra two floors may have been added at this stage. Builder Emmett & Son was noted as having been engaged to undertake the 'additions to offices' in August 1917 expected to cost £3,000.

In 1918, the property once again changed hands: to Florence E. Thomas of Malvern, Edith V Grose of Toorak and Lilian M Grose. The *BUILDING & CONSTRUCTION* Journal of February 1929 noted that builders Emmett & Sons Ltd were responsible for the addition of an awning to the roof and a strongroom to the office.

W Thomas & Co. Ltd re-acquired the property in January 1940 and in January 1947 the Ex-Naval Men's Association South Australian Section Inc. purchased the building. Later known as the Ex-Naval Men's Association of Australia (South Australia) and then The Naval Association of Australia (South Australia) Inc., the Association held the title until December 1963.



Building at the rear, B.27421, March 1973 (SLSA)

In 1980, the building's use was converted to retail. Currently it is used as offices.

REFERENCES:

Adelaide City Council Annual Reports, Building Surveyor's Reports, 1917, p. 57; 1918, p. 45.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 3.12.1897, microfilm 1895–1910; 11.8.1917, microfilm 1910–1924, Adelaide City Archives.

Advertiser, 12.1.1898, p. 6a.

BUILDING & CONSTRUCTION with which is incorporated The Builder, Journal of the Building Industry in South Australia, Adelaide, Vol. IV, No. 119, 13.2.1929, p. 30.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 617/182; CT 3035/51; CT 4143/55.

Donovan, Marsden & Stark, *City of Adelaide Heritage Study*, Adelaide City Council, 1982.

State Library of South Australia, Library Database (Photographs): B.27421, March 1973.

NAME: *Former warehouse, 28 Peel Street*

ZONE/POLICY AREA: CBA - PA16

APPROVED / CURRENT USE: Offices

FORMER USE: Warehouse

DATE(S) OF CONSTRUCTION: c. 1875

LOCATION: 28 Peel Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5344/479

HERITAGE STATUS: Nil

OTHER ASSESSMENTS McDougall & Vines, 1993



28 Peel Street (Former Warehouse)—View to northeast

NAME: *Former warehouse, 28 Peel Street*

ZONE/POLICY AREA: *CBA - PA16*

DESCRIPTION:

Three-storey bluestone office and warehouse building constructed to Peel Street alignment with visible side wall to adjacent lane on southern elevation. There is a single-storey section on the eastern elevation. This face bluestone warehouse—with sandstone quoins and painted and rendered surrounds to windows and doors—is a remnant of a much larger complex that extended to Currie Street. Roof is of corrugated galvanised iron, and second storey of southern elevation is rendered—has an arched recess at southwestern corner. Northern elevation is rendered at ground and first floor levels while top floor is of brick. Doors on western elevation all central and recessed (central door converted to window). Door to second storey has balcony with cast iron lace to balustrade. Windows are timber-framed, double-hung sash. There is a timber hoist above the central door to the upper floor.

The assessment applies to the three-storey building and includes the facework and detailing to doors and windows and the hoist on the western elevation.

The assessment does not include the single storey section on the eastern elevation, nor the wall treatments to northern, eastern and southern elevations.

STATEMENT OF HERITAGE VALUE:

The remnant office and warehouse is of heritage significance as an example of a late nineteenth century bluestone warehouse/commercial property in Adelaide that is becoming increasingly rare 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; 3.6.1 Company Offices; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Commercial (1870s to 1890s); 4.7.1 Adaptive re-use.*

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

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

- (a) its use as a warehouse and later conversion to commercial premises displays historical, economical and social themes that are important to the local area; and
 - (d) the detail of the stone work displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
-

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
- Any rear additions
- New services

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

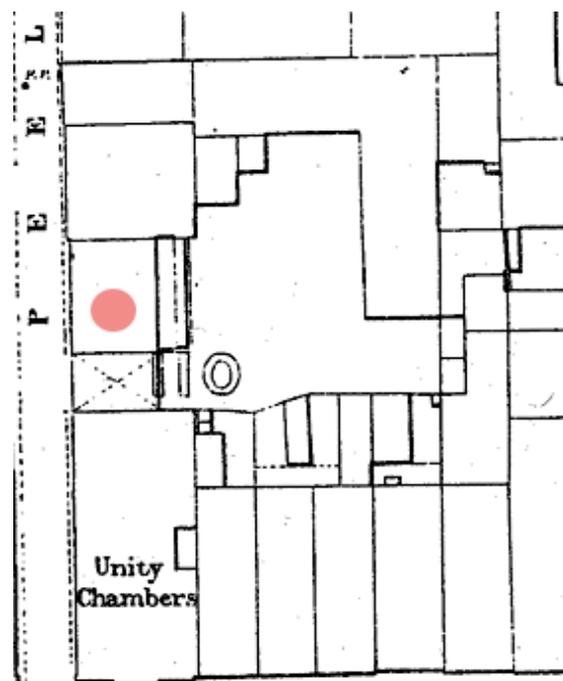
Former Warehouse; External form and fabric and detailing of three storey building excluding the northern and eastern (rear) facades

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

This building was constructed in c. 1875 and is a remnant of a much larger complex that extended to Currie Street. Known as Unity Chambers, the exposed stone wall to the side lane was the wall of a large carriageway that allowed entry to the centre of Town Acre 110. The Smith Survey of 1880 indicates the outline of this building and the carriageway, and also outlines the extent of the original building.



That part of the building immediately to the south was demolished in 1954.



Warehouse in right background, B.13113, July 1954 (SLSA)

This building was later used as a restaurant, a coffee lounge, a café, and later professional offices. For some time there was second floor access via a walkway to 32 Currie Street; the doorway was bricked up in 1987 and the link building removed in 1990.

REFERENCES:

Adelaide City Council, Department of Building Surveying, BAP 2378, 28 Peel Street, Adelaide City Archives.

Adelaide City Council, Correspondence dated 31.8.1992 from RP McGregor, and 24.9.1992 from Bone & Tonkin Planners Pty Ltd, Adelaide City Archives.

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

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

State Library of South Australia, Library Database (Photographs): B.13113, July 1954.