

City of Adelaide Heritage Survey (2008)

NAME: *Former Coles Store, 112-118 Rundle Mall* **ZONE/POLICY AREA:** CBA – PA14

APPROVED / CURRENT USE: Commercial
FORMER USE: Former Coles department store
DATE(S) OF CONSTRUCTION: 1940

LOCATION: 110-118 Rundle Mall
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT – 5886/22 + 5886/23 + 5886/24

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



Former Coles Store, 112–120 Rundle Mall – View to northeast

NAME: *Former Coles Store, 112-118 Rundle Mall* **ZONE/POLICY AREA:** *CBA – PA14*

DESCRIPTION:

This art deco building department store and offices was designed by Melbourne architect Harry Norris (1888–1966) for CJ Coles and Company and built in 1940. The building of structural steel and reinforced concrete was built to the Rundle Mall and Charles Street alignments and features Art Deco detailing with the curved corner and horizontal elements.

The building is clad with caramel coloured Wunderlich faience tiles that curve around the corner. It has a strong horizontal emphasis provided by the arrangement of metal-framed windows to the upper floors to the southern and western elevations: there is a narrow cornice clad with cream tiles above the top row of windows. The roof was covered in a bituminous roofing material and included a boiler and hot water room and elevator motor room.

The ground floor retail area had terrazzo flooring: there were escalators to the basement which was also a retail area. The first floor included a public cafeteria, girls' dining room and lounge room. The second floor had administration, men's lounge and dining room, the receiving area and confectionary store. Third floor included a store and receiving area.

The ground floor has been extensively modified, but this has not compromised the essential integrity of the building.

The assessment includes the whole of the building, but not alterations to the interior, interior detailing, nor external signage.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it is a good example of late Art Deco architecture in Adelaide. It retains its original scale, form and fabric and exhibits good quality external detailing. It is of value also for the manner in which its distinctive design and detailing reflects the changing commercial nature of Rundle Street/Mall and because it remains a prominent building in Rundle Mall. It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.5.2 Retail and Wholesale Industry; 3.5.3 Department Stores; 4.3 Development of the Building Industry, Architecture and Construction; 4.3.2 Twentieth Century Architects; 4.3.3 Building Materials; 4.5.3 Edwardian Commercial (1900 to 1920s); 4.5.5 Post War Commercial; 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 landmark in the area because of its corner siting at the heart of Rundle Mall.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Additions at rear
- New services

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

Former Coles Department Store; external form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts.

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

BRIEF HISTORICAL BACKGROUND:

In November 1939, tenders were called by the architects Harry & Norris, Melbourne, for the purchase, demolition and removal of existing buildings on the Rundle Mall/Charles Street site: Clive S Steele of Melbourne was the structural engineer. In March 1940, Fricker Bros, Carrington Street, were awarded the contract for the erection and completion of a building of 'structural steel and reinforced concrete', referred to as 'Store No 23, Adelaide' for Coles. The shop fronts and interior decoration of ground and lower ground floors were carried out by Brooks Robinson Pty Ltd. In 1940, Fricker Bros added an awning to the building.

The escalators that were installed by Malcolm Moore Ltd of Melbourne were the first simultaneous two-way service in Adelaide.



The building has taken on other uses since being vacated by Coles in about 1984. The second floor was converted for use as a Youth Centre for the South Australian Health Commission in 1985. Prides Business College converted the third floor for use as teaching purposes in late 1988: Prides altered the first floor for classrooms and offices in 1999.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Plans BAPO5813:02, 112–118 Rundle Street, Adelaide City Archives.

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

The BUILDER, Incorporating "Building & Construction", Manufacturing, Engineering and Research, Adelaide: Vol. 15, No. 680, 30.11.1939, p. 11; Vol. 16, No. 9, 29.2.1940, p. 11; Vol. 16, No. 12, 21.3.1940, p. 17; Vol. 16, No. 28, 11.7.1940, p. 19.

State Library of South Australia, Library Database (Photographs):

City of Adelaide Heritage Survey (2008)

NAME: *Grundy Shoes, 188 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Shop / Shop

FORMER USE: Shop

DATE(S) OF CONSTRUCTION: 1896 with extensive alterations 1938

LOCATION: 188 Rundle Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5382/828

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Grundy Shoes, 188 Rundle Street – View to northwest

NAME: *Grundy Shoes, 188 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

DESCRIPTION:

This is the eastern corner element of a larger two-storey development that included five shops. The current appearance represents a highly restrained, balanced, and handsome art deco renovation to an existing building by architect Chris A. Smith. The whole development features a symmetrical façade about a central feature formed by projecting piers and bearing the name ‘Rundle Buildings’ surmounted by a raised pediment with a central decorative element: the roof is not visible from the street because of the decorative parapet. The southern and eastern elevations are rendered and painted with horizontal banding. Windows to the first floor are timber-framed, double-hung sash. A significant feature of this development is the incorporation of the detailing along Synagogue Place to include the ‘new’ Jewish synagogue — the first being built in 1850, the latter in 1871. There is a suspended verandah that extends the length of the southern elevation. The presence of several chimneys suggests that the top floor, originally residential, remained so after the restyling of the building.

The assessment includes the whole of the original structure and the architectural detailing to the Rundle Street and Synagogue Place elevations. It does not include alterations to the shop front nor internal detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its early association with the Jewish community. It is also of value, because it retains its original form and later simple art deco detailing, for the manner in which it reflects the changed commercial nature of Rundle Street and the scale and form of commercial buildings that predominate in this area. It is important too, because it is the western element of a larger development and for the manner in which it reflects its neighbours and the manner in which external features are carried into Synagogue Place and eastern elevation of the former Synagogue. It illustrates several key themes in the city’s history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 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; 6.3.1 Places of worship/Churches.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area, in particular the commercial development of the east end of Rundle Street; and
- (e) it is associated with a notable local group, namely the Adelaide Jewish community, and Adelaide architect Chris Smith, and builder HJ Emery; and
- (f) it contributes to a notable landmark in the area as part of Rundle Buildings which is a substantial visual and commercial part of Rundle 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
- 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 (Rundle Buildings); external form, in particular the fabric and art deco detailing of facades. Excludes shopfronts.

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

BRIEF HISTORICAL BACKGROUND:

The land on which these shops were built, was acquired by members of the Hebrew community in 1847. The original synagogue was built in 1848 facing Rundle Street but with a depth of approximately 60 ft from the footpath with a garden in front.

In 1870, construction began on the new synagogue that was consecrated in March 1871. The five shops were constructed in 1896 on the vacant land in front of the synagogue because it was felt that the vacant land 'acted detrimentally to the commercial development of that locality'. Building Surveyor's Notices of 13 April 1896, confirm this and note that builders Sutherland & Story were engaged to construct the five shops estimated to cost £3,000. At the same time, the entrance to the synagogue was transferred to Synagogue Place. The rental from the shops was used to help support the Hebrew community.



B.7692, 1938 (SLSA)

HJ Emery of Ashford, was contracted to undertake extensive alterations and additions to the shops—by now known as Rundle Buildings (182–188 Rundle Street)—and Synagogue Buildings for the Adelaide Hebrew Congregation in September 1938. The architect for the project was Chris A Smith.



B.9553, May 1940 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 13.4.1896, microfilm 1895–1910, Adelaide City Archives.

BUILDING & CONSTRUCTION Incorporating *THE BUILDER*, *The Official Journal of the Building Industry in South Australia*, Adelaide: Vol. 13, No. 615, 1.9.1938, p. 6; Vol. 13, No. 619, 29.9.1938, p. 7; Vol. 13, No. 622, 20.10.1938, p. 14.

Chronicle, 15.1.1897, p. 19.

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

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

Personal communication: The Manager of Grundy's, May 2008.

Register, 30.6.1923, p. 14.

State Library of South Australia, Library Database (Photographs): B.3779; B.7692, 1938; B.9553, May 1940; B.21358.

State Library of South Australia, Tom Hadfield Grundy, Alderman, Adelaide City Council, scrapbook 1927–1966, D 5502 (Misc).

City of Adelaide Heritage Survey (2008)

NAME: *Todia Sushi King, 182 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Shop / Shop

FORMER USE: Shop

DATE(S) OF CONSTRUCTION: 1896 with extensive alterations 1938

LOCATION: 182 Rundle Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5382/824

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Todia Sushi King, 182 Rundle Street – View to north

NAME: *Todia Sushi King, 182 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

DESCRIPTION:

This is the western element of a larger two-storey development that included five shops. The current appearance represents a highly restrained, balanced, and handsome art deco renovation to an existing building by architect Chris A. Smith. The whole development features a symmetrical façade about a central feature formed by projecting piers and bearing the name ‘Rundle Buildings’ surmounted by a raised pediment with a central decorative element: the roof is not visible from the street because of the decorative parapet. The southern and eastern elevations are rendered and painted with horizontal banding. Windows to the first floor are timber-framed, double-hung sash. A significant feature of this development is the incorporation of the detailing along Synagogue Place to include the ‘new’ Jewish synagogue — the first being built in 1850, the latter in 1871. There is a suspended verandah that extends the length of the southern elevation. The presence of several chimneys suggests that the top floor, originally residential, remained so after the restyling of the building.

The assessment includes the whole of the original structure and the architectural detailing to the Rundle Street elevation. It does not include alterations to the shop front nor internal detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its early association with the Jewish community. It is also of value, because it retains its original form and later simple art deco detailing, for the manner in which it reflects the changed commercial nature of Rundle Street and the scale and form of commercial buildings that predominate in this area. It is important too, because it is the western element of a larger development and for the manner in which it reflects its neighbours and the manner in which external features are carried into Synagogue Place and eastern elevation of the former Synagogue. It illustrates several key themes in the city’s history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 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; 6.3.1 Places of worship/Churches.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area, in particular the commercial development of the east end of Rundle Street; and
 - (e) it is associated with a notable local group, namely the Adelaide Jewish community, and Adelaide architect Chris Smith, and builder HJ Emery; and
 - (f) it contributes to a notable landmark in the area as part of Rundle Buildings which is a substantial visual and commercial part of Rundle Street.
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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

- 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 \(Rundle Buildings\); external form, in particular the fabric and art deco detailing of facades. Excludes shopfronts.](#)

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

BRIEF HISTORICAL BACKGROUND:

The land, on which these shops were built, was acquired by members of the Hebrew community in 1847. The original synagogue was built in 1848 facing Rundle Street but with a depth of approximately 60 ft from the footpath with a garden in front.

In 1870, construction began on the new synagogue that was consecrated in March 1871. The five shops were constructed in 1896 on the vacant land in front of the synagogue because it was felt that the vacant land 'acted detrimentally to the commercial development of that locality'. Building Surveyor's Notices of 13 April 1896, confirm this and note that builders Sutherland & Story were engaged to construct the five shops estimated to cost £3,000. At the same time, the entrance to the synagogue was transferred to Synagogue Place. The rental from the shops was used to help support the Hebrew community.

HJ Emery of Ashford, was contracted to undertake extensive alterations and additions to the shops—by now known as Rundle Buildings (182–188 Rundle Street)—and Synagogue Buildings for the Adelaide Hebrew Congregation in September 1938. The architect for the project was Chris A Smith.



B.9553, May 1940 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 13.4.1896, microfilm 1895–1910, Adelaide City Archives.

BUILDING & CONSTRUCTION Incorporating THE BUILDER, The Official Journal of the Building Industry in South Australia, Adelaide: Vol. 13, No. 615, 1.9.1938, p. 6; Vol. 13, No. 619, 29.9.1938, p. 7; Vol. 13, No. 622, 20.10.1938, p. 14.

Chronicle, 15.1.1897, p. 19.

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

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

Personal communication: The Manager of Grundy's, May 2008.

Register, 30.6.1923, p. 14.

State Library of South Australia, Library Database (Photographs): B.3779; B.9553, May 1940; B.21358.

State Library of South Australia, Tom Hadfield Grundy, Alderman, Adelaide City Council, scrapbook 1927–1966, D 5502 (Misc).

City of Adelaide Heritage Survey (2008)

NAME: *KBS Convenience, 184 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Shop / Shop

FORMER USE: Shop

DATE(S) OF CONSTRUCTION: 1896 with extensive alterations 1938

LOCATION: 184 Rundle Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5382/825

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



KBS Convenience, 184 Rundle Street – View to north

NAME: *KBS Convenience, 184 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

DESCRIPTION:

This is an original part of a larger two-storey development that included five shops. The current appearance represents a highly restrained, balanced, and handsome art deco renovation to an existing building by architect Chris A. Smith. The whole development features a symmetrical façade about a central feature formed by projecting piers and bearing the name ‘Rundle Buildings’ surmounted by a raised pediment with a central decorative element: the roof is not visible from the street because of the decorative parapet. The southern and eastern elevations are rendered and painted with horizontal banding. Windows to the first floor are timber-framed, double-hung sash. A significant feature of this development is the incorporation of the detailing along Synagogue Place to include the ‘new’ Jewish synagogue — the first being built in 1850, the latter in 1871. There is a suspended verandah that extends the length of the southern elevation. The presence of several chimneys suggests that the top floor, originally residential, remained so after the restyling of the building.

The assessment includes the whole of the original structure and the architectural detailing to the Rundle Street elevation. It does not include alterations to the shop front nor internal detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its early association with the Jewish community. It is also of value, because it retains its original form and later simple art deco detailing, for the manner in which it reflects the changed commercial nature of Rundle Street and the scale and form of commercial buildings that predominate in this area. It is important too, because it is the western element of a larger development and for the manner in which it reflects its neighbours and the manner in which external features are carried into Synagogue Place and eastern elevation of the former Synagogue. It illustrates several key themes in the city’s history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 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; 6.3.1 Places of worship/Churches.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area, in particular the commercial development of the east end of Rundle Street; and
- (e) it is associated with a notable local group, namely the Adelaide Jewish community, and Adelaide architect Chris Smith, and builder HJ Emery; and
- (f) it contributes to a notable landmark in the area as part of Rundle Buildings which is a substantial visual and commercial part of Rundle 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
- 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 (Rundle Buildings); external form, in particular the fabric and art deco detailing of facades. Excludes shopfronts.

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

BRIEF HISTORICAL BACKGROUND:

The land on which these shops were built, was acquired by members of the Hebrew community in 1847. The original synagogue was built in 1848 facing Rundle Street but with a depth of approximately 60 ft from the footpath with a garden in front.

In 1870, construction began on the new synagogue that was consecrated in March 1871. The five shops were constructed in 1896 on the vacant land in front of the synagogue because it was felt that the vacant land 'acted detrimentally to the commercial development of that locality'. Building Surveyor's Notices of 13 April 1896, confirm this and note that builders Sutherland & Story were engaged to construct the five shops estimated to cost £3,000. At the same time, the entrance to the synagogue was transferred to Synagogue Place. The rental from the shops was used to help support the Hebrew community.

HJ Emery of Ashford, was contracted to undertake extensive alterations and additions to the shops—by now known as Rundle Buildings (182–188 Rundle Street)—and Synagogue Buildings for the Adelaide Hebrew Congregation in September 1938. The architect for the project was Chris A Smith.



B.9553, May 1940 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 13.4.1896, microfilm 1895–1910, Adelaide City Archives.

BUILDING & CONSTRUCTION Incorporating THE BUILDER, The Official Journal of the Building Industry in South Australia, Adelaide: Vol. 13, No. 615, 1.9.1938, p. 6; Vol. 13, No. 619, 29.9.1938, p. 7; Vol. 13, No. 622, 20.10.1938, p. 14.

Chronicle, 15.1.1897, p. 19.

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

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

Personal communication: The Manager of Grundy's, May 2008.

Register, 30.6.1923, p. 14.

State Library of South Australia, Library Database (Photographs): B.3779; B.9553, May 1940; B.21358.

State Library of South Australia, Tom Hadfield Grundy, Alderman, Adelaide City Council, scrapbook 1927–1966, D 5502 (Misc).

City of Adelaide Heritage Survey (2008)

NAME: *Flight Centre, 186 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Shop / Shop

FORMER USE: Shop

DATE(S) OF CONSTRUCTION: 1896 with extensive alterations 1938

LOCATION: 186 Rundle Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5382/826

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Flight Centre, 186 Rundle Street – View to north

NAME: *Flight Centre, 186 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

DESCRIPTION:

This is the central element of a larger two-storey development that included five shops. The current appearance represents a highly restrained, balanced, and handsome art deco renovation to an existing building by architect Chris A. Smith. The whole development features a symmetrical façade about a central feature formed by projecting piers and bearing the name ‘Rundle Buildings’ surmounted by a raised pediment with a central decorative element: the roof is not visible from the street because of the decorative parapet. The southern and eastern elevations are rendered and painted with horizontal banding. Windows to the first floor are timber-framed, double-hung sash. A significant feature of this development is the incorporation of the detailing along Synagogue Place to include the ‘new’ Jewish synagogue — the first being built in 1850, the latter in 1871. There is a suspended verandah that extends the length of the southern elevation. The presence of several chimneys suggests that the top floor, originally residential, remained so after the restyling of the building.

The assessment includes the whole of the original structure and the architectural detailing to the Rundle Street elevation. It does not include alterations to the shop front nor internal detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its early association with the Jewish community. It is also of value, because it retains its original form and later simple art deco detailing, for the manner in which it reflects the changed commercial nature of Rundle Street and the scale and form of commercial buildings that predominate in this area. It is important too, because it is the western element of a larger development and for the manner in which it reflects its neighbours and the manner in which external features are carried into Synagogue Place and eastern elevation of the former Synagogue. It illustrates several key themes in the city’s history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 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; 6.3.1 Places of worship/Churches.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area, in particular the commercial development of the east end of Rundle Street; and
- (e) it is associated with a notable local group, namely the Adelaide Jewish community, and Adelaide architect Chris Smith, and builder HJ Emery; and
- (f) it contributes to a notable landmark in the area as part of Rundle Buildings which is a substantial visual and commercial part of Rundle 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
- 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 (Rundle Buildings); external form, in particular the fabric and art deco detailing of facades. Excludes shopfronts.

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

BRIEF HISTORICAL BACKGROUND:

The land on which these shops were built, was acquired by members of the Hebrew community in 1847. The original synagogue was built in 1848 facing Rundle Street but with a depth of approximately 60 ft from the footpath with a garden in front.

In 1870, construction began on the new synagogue that was consecrated in March 1871. The five shops were constructed in 1896 on the vacant land in front of the synagogue because it was felt that the vacant land 'acted detrimentally to the commercial development of that locality'. Building Surveyor's Notices of 13 April 1896, confirm this and note that builders Sutherland & Story were engaged to construct the five shops estimated to cost £3,000. At the same time, the entrance to the synagogue was transferred to Synagogue Place. The rental from the shops was used to help support the Hebrew community.

HJ Emery of Ashford, was contracted to undertake extensive alterations and additions to the shops—by now known as Rundle Buildings (182–188 Rundle Street)—and Synagogue Buildings for the Adelaide Hebrew Congregation in September 1938. The architect for the project was Chris A Smith.



B.9553, May 1940 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 13.4.1896, microfilm 1895–1910, Adelaide City Archives.

BUILDING & CONSTRUCTION Incorporating THE BUILDER, The Official Journal of the Building Industry in South Australia, Adelaide: Vol. 13, No. 615, 1.9.1938, p. 6; Vol. 13, No. 619, 29.9.1938, p. 7; Vol. 13, No. 622, 20.10.1938, p. 14.

Chronicle, 15.1.1897, p. 19.

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

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

Personal communication: The Manager of Grundy's, May 2008.

Register, 30.6.1923, p. 14.

State Library of South Australia, Library Database (Photographs): B.3779; B.9553, May 1940; B.21358.

State Library of South Australia, Tom Hadfield Grundy, Alderman, Adelaide City Council, scrapbook 1927–1966, D 5502 (Misc).

City of Adelaide Heritage Survey (2008)

NAME: *Grundy Shoes, 186A Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Shop / Shop

FORMER USE: Shop

DATE(S) OF CONSTRUCTION: 1896 with extensive alterations 1938

LOCATION: 186A Rundle Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5382/827

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Grundy Shoes, 186A Rundle Street – View to northwest

NAME: *Grundy Shoes, 186A Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

DESCRIPTION:

This is an original part of a larger two-storey development that included five shops. The current appearance represents a highly restrained, balanced, and handsome art deco renovation to an existing building by architect Chris A. Smith. The whole development features a symmetrical façade about a central feature formed by projecting piers and bearing the name ‘Rundle Buildings’ surmounted by a raised pediment with a central decorative element: the roof is not visible from the street because of the decorative parapet. The southern and eastern elevations are rendered and painted with horizontal banding. Windows to the first floor are timber-framed, double-hung sash. A significant feature of this development is the incorporation of the detailing along Synagogue Place to include the ‘new’ Jewish synagogue — the first being built in 1850, the latter in 1871. There is a suspended verandah that extends the length of the southern elevation. The presence of several chimneys suggests that the top floor, originally residential, remained so after the restyling of the building.

The assessment includes the whole of the original structure and the architectural detailing to the Rundle Street elevation. It does not include alterations to the shop front nor internal detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its early association with the Jewish community. It is also of value, because it retains its original form and later simple art deco detailing, for the manner in which it reflects the changed commercial nature of Rundle Street and the scale and form of commercial buildings that predominate in this area. It is important too, because it is the western element of a larger development and for the manner in which it reflects its neighbours and the manner in which external features are carried into Synagogue Place and eastern elevation of the former Synagogue. It illustrates several key themes in the city’s history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 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; 6.3.1 Places of worship/Churches.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area, in particular the commercial development of the east end of Rundle Street; and
- (e) it is associated with a notable local group, namely the Adelaide Jewish community, and Adelaide architect Chris Smith, and builder HJ Emery; and
- (f) it contributes to a notable landmark in the area as part of Rundle Buildings which is a substantial visual and commercial part of Rundle 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
- 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 (Rundle Buildings); external form, in particular the fabric and art deco detailing of facades. Excludes shopfronts.

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

BRIEF HISTORICAL BACKGROUND:

The land on which these shops were built, was acquired by members of the Hebrew community in 1847. The original synagogue was built in 1848 facing Rundle Street but with a depth of approximately 60 ft from the footpath with a garden in front.

In 1870, construction began on the new synagogue that was consecrated in March 1871. The five shops were constructed in 1896 on the vacant land in front of the synagogue because it was felt that the vacant land 'acted detrimentally to the commercial development of that locality'. Building Surveyor's Notices of 13 April 1896, confirm this and note that builders Sutherland & Story were engaged to construct the five shops estimated to cost £3,000. At the same time, the entrance to the synagogue was transferred to Synagogue Place. The rental from the shops was used to help support the Hebrew community.

HJ Emery of Ashford, was contracted to undertake extensive alterations and additions to the shops—by now known as Rundle Buildings (182–188 Rundle Street)—and Synagogue Buildings for the Adelaide Hebrew Congregation in September 1938. The architect for the project was Chris A Smith.



B.9553, May 1940 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 13.4.1896, microfilm 1895–1910, Adelaide City Archives.

BUILDING & CONSTRUCTION Incorporating THE BUILDER, The Official Journal of the Building Industry in South Australia, Adelaide: Vol. 13, No. 615, 1.9.1938, p. 6; Vol. 13, No. 619, 29.9.1938, p. 7; Vol. 13, No. 622, 20.10.1938, p. 14.

Chronicle, 15.1.1897, p. 19.

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

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

Personal communication: The Manager of Grundy's, May 2008.

Register, 30.6.1923, p. 14.

State Library of South Australia, Library Database (Photographs): B.3779; B.9553, May 1940; B.21358.

State Library of South Australia, Tom Hadfield Grundy, Alderman, Adelaide City Council, scrapbook 1927–1966, D 5502 (Misc).

City of Adelaide Heritage Survey (2008)

NAME: *Scout Outdoor Centre, 192-196 Rundle Street* **ZONE/POLICY AREA:** *MU - PA20*
Former Gerard and Goodman

APPROVED / CURRENT USE: Commercial
FORMER USE: Commercial
DATE(S) OF CONSTRUCTION: 1938

LOCATION: 192-196 Rundle Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5230/851

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



Scout Outdoor Centre, 192-196 Rundle Street – View to northeast

NAME: *Scout Outdoor Centre, 192-196 Rundle Street* **ZONE/POLICY AREA:** *MU - PA20*
Former Gerard and Goodman

DESCRIPTION:

Simple Art deco style two-storey shop and offices built to the street alignment. The roof is not visible from the ground because of a parapet. The development features a shop front with recessed central entrance doorway; black glass (Virolite) with aluminium trim and restrained stepped central motif above the front windows. The window-walls are 'bevelled' where they return inwards. The Synagogue Lane wall of the building is stone-faced and further north is scored render.

The assessment includes the whole of the original structure and especially the detailing of the southern elevation. It does not include internal detailing, nor features such as the sign above the first floor windows.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and simple art deco external detailing, for the manner in which it reflects the changed commercial nature of Rundle Street and the scale and form of commercial buildings that predominate in this 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; 4.5.4 Inter War Commercial Styles (1920s to 1942); 4.6 Heritage and Building Conservation; 6.4.3 Community and Service Organisations.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which has continued to be predominantly commercial; and
 - (e) it is associated with a notable local personalities, particularly the Adelaide architectural firm Woods Bagot, Jory and Laybourne Smith, and builder C H Martin Ltd.
-

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
- Additions at rear
- New services

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

Shop and Offices; (Former Gerard & Goodman); 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:

In March 1938, CH Martin Ltd, Adelaide, was contracted to erect a shop and offices for Gerard and Goodman. The shop had an internal connection to the original building in Synagogue Place, which it abuts. This became the main showroom for the firm. In May, plans were submitted to Adelaide City Council for a verandah to cover the Rundle Street frontage and extend around the corner into Synagogue Place (2-8). Woods, Bagot, Laybourne-Smith & Irwin were the architects responsible for the project.



B.8202, 1939 (SLSA)

The building has been used by the Scouting organisation since 1988.

REFERENCES:

Adelaide City Council, Correspondence dated February 1992 from Simes Services Pty Ltd, Adelaide City Archives.

BUILDING & CONSTRUCTION Incorporating THE BUILDER, The Official Journal of the Building Industry in South Australia, Adelaide: Vol. 13, No. 587, 17.2.1938, p. 14; Vol. 13, No. 589, 3.3.1938, p. 6; Vol. 13, No. 599, 12.5.1938, p. 14.

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

State Library of South Australia, Library Database (Photographs): B.8202, 1939.

City of Adelaide Heritage Survey (2008)

NAME: *Shops, 241-243 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Commercial

FORMER USE: Commercial

DATE(S) OF CONSTRUCTION: 1908

LOCATION: 241-243 Rundle Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5995/532

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS

Donovan, Marsden & Stark, 1982;

McDougall & Vines, 1993



241–243 Rundle Street – View to southeast

NAME: *Shops, 241-243 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

DESCRIPTION:

Two-story brick shops, built to the alignments of Rundle and Union Streets. First floor indicates the building is of red-brick construction, though ground floor walls to Rundle and Union Streets have been rendered and painted. There is a rendered and painted parapet to Rundle and Union Streets with a central acroterion and small obelisk decorations at the corners. Quoins are rendered and painted as are first floor door and window surrounds. First floor windows are timber-framed and double-hung sash. Large picture windows have been added to the ground floor elevations to Rundle and Union Streets.

There is a ground floor verandah to Rundle Street supported by timber posts, with a first floor balcony and verandah: the latter feature a simple squared timber balustrade, with a simple timber frieze beneath the verandah formed from a cross member with filled panels. There is a cantilevered verandah to Union Street with a first floor balcony and verandah of similar design to that facing Rundle Street.

The assessment includes the essential scale and form of the building with the near original detailing above the ground floor. It includes verandahs to Rundle and Union Streets, though not necessarily those presently in place.

The assessment does not include alterations to the structure at ground floor level, the paint scheme, nor interior detailing.

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

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and good quality external detailing, for the manner in which it reflects the changed commercial nature of Rundle Street/Mall and the scale and form of late Victorian buildings that once predominated in this area. Its value is enhanced because of its corner siting. 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.*

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

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

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

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Recent ground level shop fronts, entry/window system Rundle/Union Streets
- Interior detailing
- Additions at rear
- New services

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

Shops; external form, in particular the fabric and detailing of Rundle and Union Street facades. Excludes shopfronts.

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

BRIEF HISTORICAL BACKGROUND:

The South Australian Company originally took up the land on which this building was erected before Richard Hall of St Marys acquired it in 1862.

A single storey building on the site had a succession of owners, including the East End Grain and Produce Company, until being acquired by Willis Brown in 1908. Plans for a two-storey double shop were approved in 1908. William Hutton leased both shops in 1922 and continued to trade until at least 1939.



B.5530, 1929 (SLSA)

REFERENCES:

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

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

McDougall & Vines, *East End Markets Conservation Plan*, 1987.

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

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

State Library of South Australia, Library Database (Photographs): B.5530, 1929.

City of Adelaide Heritage Survey (2008)

NAME: *Shops and Offices, 265-267 Rundle Street* **ZONE/POLICY AREA:** *MU - PA20*

APPROVED / CURRENT USE: Commercial
FORMER USE: Offices, Charlick Brothers
DATE(S) OF CONSTRUCTION: 1927

LOCATION: 265-267 Rundle Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5995/525

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines, 1987; McDougall & Vines, 1993



265–267 Rundle Street – View to southeast

NAME: *Shops and Offices, 265-267 Rundle Street* **ZONE/POLICY AREA:** *MU - PA20*

DESCRIPTION:

A substantial rendered three-storey building on the Rundle Street alignment with a fourth storey set back. Construction is of red-brick, though the elevations to Rundle Street and Ebenezer Place are unpainted cement rendered. Construction is in the style of restrained stripped classicism, with simple pilaster extending from the first floor to the heavy projecting cornice with decorative dentils. The ground floor features wide arches to windows, though with modern shopfronts; windows feature metal frames. There is a suspended verandah to the ground floor.

The assessment includes the whole of the original structure and architectural detailing to northern and western elevations along with an appropriate relationship between interior floors and external features such as windows and doors. It does not include shop front alterations nor interior detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because its association with grocers and provision merchants, Charlick Brothers and because it retains original scale, form, fabric and good quality though simple external detailing. It is also of value for the manner in which it reflects the changed commercial nature of Rundle Street and the scale and form of late Victorian buildings that once predominated in this area. It illustrates several key themes in the city's history: *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 external detailing; and
 - (e) it is associated with a notable local personality, in Charlick Brothers.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Recent shop front alterations
- Interior detailing
- Additions at rear
- New services

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

Shops and Offices; external form, in particular the fabric and detailing of façade. Excludes incongruous later shopfronts and rooftop addition.

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

BRIEF HISTORICAL BACKGROUND:



B.4864, May 1928 (SLSA)

Charlick Bros, the company founded by Robert Charlick in the early 1870s, acquired this site in 1921. The *Register* of June 1891 noted that Robert Charlick started the business 'in the East-End Market in a sort of shed, 10 ft x 14 ft.' Business went well and he purchased 'a corner shop in Rundle-street abutting on the market, and in a short time he took over the adjoining establishment which belonged to the late Mr. S. Bakewell'. Later, he built his own premises and took into the business his brothers, William and Frederick Charlick, and his brother-in-law, AG Baker. Besides these buildings and a wholesale outlet at Port Adelaide, in c.1888 the business erected a warehouse on this southern side of Rundle Street. In 1891 the firm opened a grocery shop and tea emporium in what is now Rundle Mall.

This building was designed by architect Reginald Short and built by HJ Emery as a new head office for all departments and for country orders of the grocers and provision merchants, Charlick Brothers. It was built in 1927 to replace earlier shops in accordance with approval granted on 7 March. Building Surveyor's Notices note that the expected cost of the building was £11,000. Charlick also had an office building at the west end of Rundle Street.

The shop fronts were altered in 1978.

REFERENCES:

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

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 2.3.1927, microfilm 19125–1935, Adelaide City Archives..

McDougall & Vines, *East End Markets Conservation Plan*, 1987.

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

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

Register, 15.6.1891, p. 5d (Charlick Brothers' grocery shop and information on the background of the business).

State Library of South Australia, Library Database (Photographs): B 4864, May 1928.

City of Adelaide Heritage Survey (2008)

NAME: Scoozi, 270-274 Rundle Street

ZONE/POLICY AREA: MU - PA20

APPROVED / CURRENT USE: Restaurant

FORMER USE: Shops, offices

DATE(S) OF CONSTRUCTION: 1907

LOCATION: 270-274 Rundle Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5209/659

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan, Marsden & Stark, 1982;

McDougall & Vines, 1987



Scoozi, 270-274 Rundle Street – View to northwest

NAME: Scoozi, 270-274 Rundle Street

ZONE/POLICY AREA: MU - PA20

DESCRIPTION:

Two storey symmetrical building, built to the Rundle Street and Charlick Lane alignments. Construction is essentially of brick, with the southern elevation being rendered and painted. The roof is not visible from the ground, being hidden behind a rendered parapet with a raised central pediment. There is a projecting cornice at the base of the parapet with associated brackets. Large first floor windows are timber-framed with arched heads: the central windows of each group of three featuring three-centred arches while the others are semi-circular: all first floor windows have label mouldings and decorative keystones and decorative sills. The ground floor shop fronts have been extensively altered, with a verandah having been added.

The assessment includes the whole of the original structure, especially the architectural detailing to the front elevation to the first floor and above. The assessment does not include ground floor alterations, not internal detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and good quality external detailing, for the manner in which it reflects the commercial nature of Rundle Street and the scale and form of late Victorian buildings that once predominated in this area. It illustrates several key themes in the city's history: *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.*

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

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

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

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Recent canopy and entry/window system along Rundle Street
- 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; external form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and verandah.

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

BRIEF HISTORICAL BACKGROUND:

Richard Vaughan leased the site to Robert Charlick in 1874. Charlick Bros was the company founded by Robert Charlick in the early 1870s. The *Register* of June 1891 noted that Robert Charlick started the business 'in the East-End Market in a sort of shed, 10 ft x 14 ft.' Business went well and he purchased 'a corner shop in Rundle-street abutting on the market, and in a short time he took over the adjoining establishment which belonged to the late Mr. S. Bakewell'. Later, he built his own premises and took into the business his brothers, William and Frederick Charlick, and his brother-in-law, AG Baker. Besides these buildings and a wholesale outlet at Port Adelaide, in c.1888 they erected a warehouse on the southern side of Rundle Street. In 1891 the firm opened a grocery shop and tea emporium in what is now Rundle Mall.

This building was designed by architect HJ Cowell and built in 1907 for Charlick Bros, replacing an earlier structure. Building Surveyor's Notices of November 1906 indicate that R. Newbery was engaged to construct the building for Charlick Bros at a contract price of £2,000.



B.15038, August 1963 (SLSA)

Charlicks continued in occupation until 1927 when a new building was constructed opposite. A verandah to the building fell into disrepair and was removed in the 1960s. The East End Market Company redeveloped the building in 1984 to plans prepared by architects Hames Sharley

Major alterations were approved in 1990. Part of the building was used as a photographic studio from 1991.

Richard Vaughan was the founder of the East End Market: 'It was here, in 1862, that the idea of a market for general produce first suggested itself to him, and he at once started the project with his characteristic activity'. Land was acquired, and in 1876 Richard Vaughan sold it to a Company. In 1869, he was presented with a gold watch and 'a purse of sovereigns' from the citizens of Adelaide and market gardeners in recognition of his efforts. When he retired as Manager of the Market he was given a silver epergne at a banquet held in his honour. He died in April 1884.

REFERENCES:

Adelaide City Council, Correspondence dated 28.2.1992 from Ward & Partners, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 23.11.1906, microfilm 1895–1910, Adelaide City Archives.

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

McDougall & Vines, *East End Markets Conservation Plan*, 1987.

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

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

Observer, 26.4.1884, p. 28a—obituary of Richard Vaughan.

Register, 15.6.1891, p. 5d (Charlick Brothers' grocery shop and information on the background of the business).

State Library of South Australia, Library Database (Photographs): B.15038, August 1963.

City of Adelaide Heritage Survey (2008)

NAME: *Distill, 286 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Night Club / Night Club

FORMER USE: Shops

DATE(S) OF CONSTRUCTION: 1905

LOCATION: 286 Rundle Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5172/551

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS

Donovan, Marsden & Stark, 1982;

McDougall & Vines, 1987; McDougall & Vines, 1993



286 Rundle Street – View to southwest

NAME: *Distill, 286 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

DESCRIPTION:

A two-storey building built to the Rundle Street alignment and features an eclectic mix of styles. It is of brick construction with the ground floor rendered and painted. The roof is gabled with Marseilles tiles and terra cotta cresting. There is a prominent central gable to the Rundle Street elevation: this features decorative timber bargeboards and a central ornamental feature. There are decorative brackets beneath the southern eaves. There are rendered and decorative pilasters to both the ground and first floors at either end of the building. There are pointed-arch windows to the first floor: the windows are timber-framed double hung sash, with the upper panes and that at the arch of coloured. The two central windows are set within a rendered feature defined by arched moulding and including a small central quatre-foil window. There is a deep band of decorative moulding beneath the first floor windows. The ground floor has been substantially altered.

The assessment includes the original main structure, particularly the architectural detailing to the first floor and above. It does not include alterations not colour schemes to the ground floor, nor interior detailing.

The essential scale and form of the building remains: substantial restoration is required to reinstate the original ground floor appearance if that were required or desired.

STATEMENT OF HERITAGE VALUE:

The building is unusual because of its distinctive style, but is of heritage value because this. It retains original fabric and good quality external detailing, for its eclectic style with Edwardian and gothic elements. It is also of value for the manner in which it reflects the changed commercial nature of Rundle Street and the scale and form of commercial buildings that predominated in this 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.*

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 which is unusual in the area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Entry/window system to Rundle Street
- 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 Shop; external form, in particular the fabric and detailing of façade. Excludes incongruous later shopfronts.

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

BRIEF HISTORICAL BACKGROUND:

The building was designed by architect Henry J Cowell and built in 1905 by R Newbery of Payneham, replacing a pair of shops on the site earlier that had been destroyed by fire in January 1905. Building Surveyor's Notices confirm that a notice was lodged with the Council in March 1905 indicating that builder R Newbery had been engaged by the East End Market Company to construct a shop at an expected cost of £760.



PRG 280/1/22/357, B.1463 (SLSA)

The building has had several commercial uses and its existing use was changed to that of a licensed restaurant in 1991: it changed from a restaurant to a 'health lounge' in 2006 and a licensed bar the following year.

REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 24.3.1905, microfilm 1895–1910, Adelaide City Archives.

McDougall & Vines, *East End Markets Conservation Plan*, 1987.

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

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

State Library of South Australia, Library Database (Photographs): B.1363 (PRG 280/1/22/357).

City of Adelaide Heritage Survey (2008)

NAME: *Nicholls Building — Pulteney Grammar School — 193 -199 South Terrace*

ZONE/POLICY AREA: RA7

APPROVED / CURRENT USE: School / School

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1921

LOCATION: Pulteney Grammar School
193 - 199 South Terrace

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-6004/892

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Pulteney Grammar School, 193 - 199 South Terrace — View to northwest

NAME: *Nicholls Building — Pulteney Grammar School — 193 - 199 South Terrace*

ZONE/POLICY AREA: RA7

DESCRIPTION:

This is a single-storey institutional building of Tea Tree Gully sandstone. Walling features cement rendered surrounds and moulding to windows and a rendered crenellated parapet. Roof is hipped and gabled and of corrugated iron. The roof features gables to the main elevation with central rendered tri-foil vents. Window are timber-framed.

The appearance the Nicholls Building is complemented by the front boundary fence of bluestone, rendered masonry pillars, rendered coping and cast iron panels.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value for several reasons. It is of architectural merit for the quality of its design and detailing, although somewhat anachronistic in its style. It is of particular heritage merit as the foundation building of Pulteney Grammar School on its new site and for the manner in which its construction marks a milestone the history of the school. It is also closely identified with the Anglican Church in Adelaide. It illustrates several key themes in the city's history: *4.3.1 Architects and Builders; 6.4.2 Church schools; 7.1.3 Primary and secondary schools.*

This building should also be assessed under the State Heritage Criteria.

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 with the development of a major Adelaide school; and
 - (b) it represents customs or ways of life that are characteristic of parts of the local area and beyond with the support for a private Church school; 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, even though the design is anachronistic; and
 - (e) it is associated with a notable local institution, particularly the Anglican Church and Pulteney Grammar School, itself.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Later 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:

School

External form, including facade, external walls, original fabric and detailing of the original building. Excludes 1953 and 1971 additions, front fence and roof structure.

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

BRIEF HISTORICAL BACKGROUND:

Nicholls building was erected on portion of Town Acre 682 that was originally granted to MD Hill on 23 December 1837. The building forms part of the Pulteney Grammar School that was originally established in 1847 as the Pulteney Street School on a site at the corner of Pulteney and Flinders Street. The name of the school was taken from the street name.

In 1916, with school enrolments increasing, the school sought to purchase land on South Terrace from St Peter's College but was unable to proceed with the transaction when it could not sell its own site. However, in 1919 the school was able to sell to the Commonwealth government for use of the Repatriation Department and purchase the still available town acre on South Terrace. In the meantime, while old scholar J Quinton Bruce prepared plans for the new school, in September 1919 students were moved to the Congregational Church Hall in Hindmarsh Square where they remained until this building was ready for occupation.

As William R Ray, a former headmaster of Pulteney Grammar, noted in his history of the school, the foundation stone to what later became known as Nicholls Building after headmaster William Nicholls was laid on Remembrance Day 11 November 1920 by the Governor, Sir Archibald Weigall. The date was specifically chosen because South Australia's first VC was an old scholar, Lt AS Blackburn, and the building was a memorial to old scholars who had served and to those who died during the Great War.

The foundation stone noted:

PULTENEY GRAMMAR SCHOOL
INSTITUTED 1947
THIS STONE WAS LAID BY
SIR W.E.G. ARCHIBALD WEIGALL, K.C.M.G.
ON 11TH NOVEMBER 1920
O PROSPER THOU OUR HANDIWORK

Old scholar Walter Charles Torode won the contract to construct the building. Of Tea Tree Gully stone, the building was dedicated and opened by the Governor-General on 3 July 1921 having cost £4,961. School students of the now Pulteney Grammar School, occupied the building for the first time on 13 September 1921.



SLSA: PRG 280/1/26/202 – Pulteney Grammar School, South Tce, 1921

Almost immediately school enrolments increased, and in 1924 Cheary Brothers won the contract to construct two rooms on the eastern side of the building. A second storey was added to the building in 1971.



SLSA: B 2650 – Pulteney Grammar School, South Tce, 1925

In 1975, work began on modernising the building:

Since 1921, Main Wing with its long passageway of polished jarrah and its spacious, high ceilinged classrooms on either side, had at one time or another, housed all those who had passed through Pulteney. It was a building of character yet lacking entirely in the finer comforts. Its erstwhile denizens would have found it hard to credit the transformation that occurred. Not only were heaters and overhead exhaust fans installed but the irritating traffic noises were reduced by the double glazing of the windows and the level of sound generally muted by the laying of thick carpet throughout.

In the 1990s, the school buildings were painted to unify the colour scheme.

Nicholls Building, the first school building on the South Terrace site, continues to play an important role in the educational facilities of Pulteney Grammar School.

REFERENCES:

Ray, W R, *Pulteney Grammar School 1847–1997*, Revised and brought up to date by K Brunton, F H Greet and J R Moore, Wakefield Press, 1997 (first published 1973), pp. 93–94, 100, 102–05, 174, 228.

Pulteney Grammar School web site: www.pulteney.sa.edu.au/AboutPulteney/History.aspx

State Library of South Australia, Library Database (Photographs): PRG 280/1/26/202; B.2650, 8.4.1925.

City of Adelaide Heritage Survey (2008)

NAME: *Hostel, 316-320 South Terrace*

ZONE/POLICY AREA: RA3

APPROVED / CURRENT USE: Hostel

FORMER USE: Residence

DATE(S) OF CONSTRUCTION: 1876

LOCATION: 316-320 South Terrace

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5860/818

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS City of Adelaide Heritage Study, 1990;
Historical Research Pty Ltd, 2007.



Hostel, 316-320 South Terrace — View to northeast

DESCRIPTION:

The building description is primarily concerned with the original two-storey Victorian mansion. The essential form and structure of the original mansion remain evident despite the unsympathetic additions made to it on all sides. Walling is of painted stone with rendered vermiculated quoins. The roof is hipped: there are two rendered and painted chimneys with decorative tops.

There is a central section of the main southern elevation featuring the front door that is surmounted by a decorative gable.

The ground floor of the building has been altered drastically.

STATEMENT OF HERITAGE VALUE:

This place is of considerable heritage value primarily because of its associations with the Johnson family, Sir Jenkin Coles and the Totally and Permanently Disabled Soldiers' Association. It is also important as a surviving mansion overlooking the south parklands, underscoring the attraction for such a location by Adelaide's successful men. The heritage value remains, despite unsympathetic additions to the mansion. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants*; *3.6 Professional Services*; *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 characterised by large mansions; 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 as far as the original mansion is concerned; and
 - (e) it is associated with a notable local personalities and a significant group, particularly the Johnson family, Sir Jenkin Coles and the Totally and Permanently Disabled Soldiers' Association; and
 - (f) it is a notable landmark in the area because of its corner siting at the intersection of South Terrace and Hutt Street overlooking the south parklands.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the first floor of the façade;
- The cast iron boundary fence.

Exclusions

- Interior detailing
- Additions on all sides
- 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, including original fabric and detailing of facade and verandah, side walls, roof as visible from the street.. Includes cast iron and masonry boundary fence. Excludes post Second World War additions.

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

BRIEF HISTORICAL BACKGROUND:

Town Acre 669, on which this residence was built, was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837. In the late 1860s, the South Australian Company began selling some of its holdings for residential purposes in this area of the city.

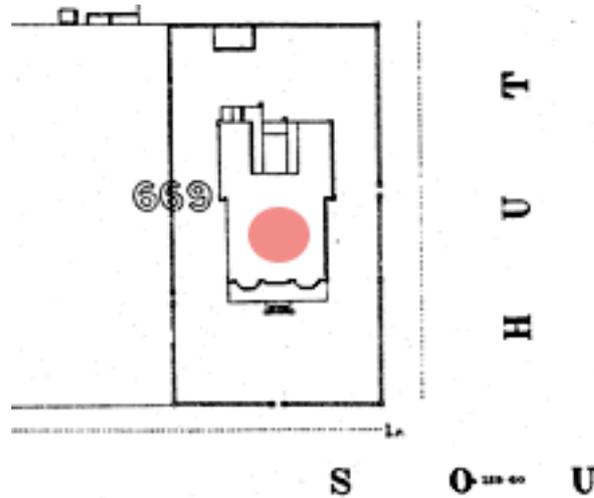
The first Torrens Title notes that in 1872 the land was in the ownership of Robert Stuckey and that in June of that year William Johnston, the wine and spirit merchant, acquired the property. William Johnston was born in Scotland in 1813 and arrived with his family in South Australia in 1839. The Johnston family brewery—the Oakbank Brewery that was established in 1843—was one of the earliest breweries in the colony. Among others, the business also established the Lion Brewery at North Adelaide, but ceased brewing altogether in 1914 and concentrated its activities on hotel ownership and the production of aerated waters. Johnstons remains a family-owned and controlled company, and in 2004 owned 19 hotels in South Australian country towns as well as becoming involved in property development, vineyards and wine production.

In 1876, Messrs Brown & Thompson constructed this building to the design of architect Daniel Garlick. The residence—later called *Davaar* after the island near Campbelltown, Scotland—consisted of 14 rooms 'besides pantries, cellars, larder and bathroom'. The *Register* described the property as having large and well ventilated rooms:

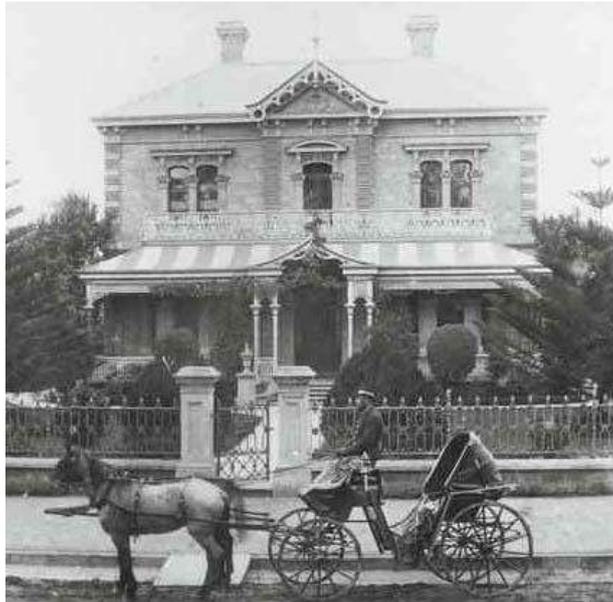
... those on the ground floor being 14 feet from floor to ceiling, and on the first floor 13 feet high. The house is fitted up with every requirement for comfort and convenience. Hot and cold water is laid on to the bath, scullery, pantries, and other places where it is required. The bedrooms have handsome wardrobes on each side of the fireplaces. The library has been furnished with handsome bookcases, these and the wardrobes being of Kauri pine, French polished. The dining and drawing rooms have handsome bay windows, and ceilings furnished with enriched cornices and centre

flowers. The entrance-hall is handsomely finished, having at the back portion the main staircase, which is of blackwood. Teatree Gully freestone, from Messrs. Brown & Thompson's quarries, is used for the walls. The line of the front wall is broken and finished with pediment and pierced barge-board, and has a large verandah and balcony finished round with ornamental cast iron railing.

The cost of the building and fences was £4,000, and its location reflects the attractiveness of a property overlooking the parklands.



Not long after the completion of his new home, William Johnston died, on 18 December 1879. His wife returned to Scotland to live but later his daughter and her husband lived in the home. The Johnston family connection was severed when the property was sold in December 1889 to the Hon. James G Ramsay, of Mt Barker, Charles Lyons, JP, Adelaide, and solicitor James Henderson. James Ramsay was born in Glasgow and established his own agricultural implement and machinery manufacturing business at Mt Barker in 1856. Later a member of the Mt Barker District Council, he entered the South Australian Parliament in 1870 serving terms in both the House of Assembly (1870–1875) and the Legislative Council (1880–1888).



SLSA: B 26668 – SouthTerrace, 1890

It was during the ownership of Ramsay, Lyons and Henderson that the property was leased—from 1 March 1894 until 1 March 1906—to Sir Jenkin Coles. Born in Liverpool, NSW, in 1843, Coles worked in various occupations until he became a member of the South Australian Parliament (1875–1878, 1881–1911) and Speaker in the Parliament (1890–1911). He also held positions as a director of the Bank of Adelaide; chairman of the South Australian Board of the Citizen's Life Assurance Co.; and council member of the School of Mines. He was knighted in 1894.

Title to the property continued to change hands, and in August 1950 the South Australian Branch of the Totally and Permanently Disabled Soldiers' Association of Australia acquired the property from merchant Patrick Walsh who was a member of the executive of the Association. The South Australian branch of the association had been established in 1937. Thereafter the property became associated with the welfare of returned and wounded soldiers, as a meeting place and as a hostel and aged care facility. Major additions were made to accommodate the new uses to which the property was put. These included:

1953 — clubroom extensions

Architect: Hall & Rutt; Builder: F F Wefford & Son.

1955 — residential wing (nine bedrooms) and offices

Architect: Bevan Rutt; Builder: William T Collyer.

1956 — new bathrooms and alterations to dining room

Architect: Bevan Rutt; Builder: C Hill & Co.

1958 — extensions to club premises

Architect: Bevan Rutt; Builder: L J Fletcher Ltd.

1959 — construction of ladies lounge

Architect: Bevan Rutt & R B Roberts; Builder: G T Hodson & Co. Ltd.

1963–1964 — construction of 14 units

1966 — construction of homes for the aged

1979 — underpinning club rooms and hostel
Architect: John Viney, JH Bullock & Partners Pty Ltd; Builder: G E Viney & Sons.

1981 — re-roofing premises to boarding house

1997 — new bar

The South Australian Branch of the Totally and Permanently Disabled Soldiers' Association relinquished its ownership of the property on 7 March 2008.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 2819, 316-320 South Terrace, Adelaide City Archives.

City of Adelaide Heritage Study, 1990, Adelaide City Archives.

Coxon, Howard; Playford, John; and Robert Reid, *Biographical Register of the South Australian Parliament, 1857–1957*, Wakefield Press, Netley, 1985, pp. 43–44, 186.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 12/116; CT 827/9; CT 2046/7; CT 2096/82; CT 5860/818.

Historical Research Pty Ltd, 'TPI House, 318 South Terrace (formerly Davaar) Heritage Assessment,' Report to Adelaide City Council, November 2007.

Painter, Alison, *Brewers & Hoteliers: The Johnstons of Oakbank*, J. & A.G. Johnston Limited, Adelaide, 2004, viii, xiii, 94.

Register, 1.1.1870, p. 3—notes the release of land for sale by the South Australian Company; 18.1.1877, p. 6—describes the building.

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

SA Chronicle and Weekly Mail, 13.1.1877, p. 8—describes the building.

State Library of South Australia, Library Database (Photographs): B.26668, c. 1890.

City of Adelaide Heritage Survey (2008)

NAME: *Cranford House, 338-339 South Terrace*

ZONE/POLICY AREA: *RA3*

APPROVED / CURRENT USE: Professional rooms

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1878

LOCATION: CRANFORD HOUSE
338-339 South Terrace

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5083/738

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan, Marsden & Stark, 1982;
City of Adelaide Heritage Study, 1990;
McDougall & Vines, 1993



Cranford House, 338-339 South Terrace — View to north

DESCRIPTION:

This is a grand two-storey asymmetrical mansion built back from the South Terrace alignment, but on that of Vincent Street. The walling is bluestone with rendered, painted and banded quoins and rendered door and window surrounds. The roof is hipped and of corrugated iron. It features a small triangular louvred vent and elaborately decorated chimneys, with paired brackets beneath the eaves. There is a rendered bay window to the ground floor on the west with moulding and keystones about the windows: there is decorative carving on the eaves of the balcony above. A particular feature is the projecting room on the ground floor east of the main entrance. It featured a central pair of timber-framed doors with a transom above. This is highlighted by the moulding about the opening and the ornate pediment above supported on a prominent cornice and large moulded brackets with four decorative features between. The main doorway is timber framed with side and top lights. There are three pairs of French windows giving access to the first floor balconies, each with rendered and decorated surrounds.

The first floor balconies and verandahs have evidently been added to the building since the previous heritage survey in 1992. These feature cast-iron posts with elaborate timber and cast metal balustrade and cast metal brackets and frieze.

The mansion is complemented by the bluestone fence with stone coping that defines the boundary to South Terrace and Vincent Street.

STATEMENT OF HERITAGE VALUE:

This building is of major heritage value because of the high quality of its architectural detailing and its unique history. The grandeur of the building highlights the significance and attraction attached to a dwelling overlooking the south parklands. It also has a particular history as a residential school of women wishing to learn home science run by Dr Ethel Hillier. The building reflects to early residential character of the area. It illustrates several key themes in the city's history: 2.5 City Dwellers: City, state and business leaders; 3.6 Professional Services; 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 which was once predominantly residential; and
- (d) it displays particular aesthetic merit because of its design characteristics and construction techniques of significance to the local area reflected in the high quality of the external detailing; and
- (e) it is associated with a notable local personality, notably Dr Ethel Hillier, who conducted her 'home science' school.

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade to southern and eastern elevations;
- Front and side walls to garden.

Exclusions

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

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

Dwellings

External form of two storey building, including original fabric and detailing of facade and balcony/verandah, external walls, roof and chimneys. Includes masonry fence on eastern boundary. Excludes reconstructed front fence, roof vent and later additions to rear.

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

BRIEF HISTORICAL BACKGROUND:

McDougall & Vines, 1993 with additions by Donovan & Associates, 2008

This dwelling was constructed on portion of Town Acre 667 that was originally granted to John Barton Hack on 23 December 1837.

At some stage the land was subdivided and in January 1861 shoemaker William Crabb purchased a portion measuring 40 ft x 210 ft. Crabb sold the land to Joseph Peacock in January 1866 for £100. The parcel of land continued to be sold, and in October 1875 was acquired by Mary Ann Hillier, wife of John R Hillier, a clerk of Adelaide for 'her sole and separate use'. George Crooks Shierlaw and William Shierlaw acquired the title from Mary Ann Hillier in October 1877. The Shierlaws were 'clothiers and tailors' and had operated a business in Hindley Street from 1859. In 1876, the firm took out a 21 year lease on a site in Hindley Street and had builder Mr Tapson erect new premises—subsequently known as Glasgow House.

In August 1878, the Shierlaws sold the land to builder William Robertson who most likely constructed the house. Assessment records of 1878 (adopted 26 November 1877) note that the land was still vacant but that by the following year, 1879 (adopted 25 November 1878), Robertson was the owner/occupier of a house with an annual assessed value of £80. The Smith Survey of 1880 indicates the outline of the dwelling. Robertson lived in nearby Gilles Street during the period c. 1879–1884. Newspaper reports in 1876 indicate the growth in the construction of substantial residences in the south of the city, and city land with a parkland frontage was desirable and consequently expensive.

Robertson sold the completed dwelling in February 1880 to William Watts before his wife, Jane, became the owner in 1887. In the same year, she sold the property to Harold Fisher and William Culross, and the title remained registered with them until November 1927.

Culross with Francis J Fisher also owned the nearby property at 411–443 Pulteney Street (1896–1919).

As McDougall & Vines note, from c. 1942 until the early 1950s the house was used as a residential Home School to provide ‘intensive courses by which, in a short time, girls can make themselves proficient in household management’. The school catered for two categories of pupils: those who were about to be married—who paid fees for their tuition and enrolled to learn about ‘home management’ in courses designed to teach them to be proficient wives and mothers—and unemployed ‘girls’ who were taught to be ‘home assistants’ or servants. These women paid no fees during the course but paid a portion of their salary, once they had secured a job as a servant.

The school was established and managed by Dr Ethel Hillier. Her father was a coach builder and carriage painter who lived at St Peters. *South Australian Directories* indicate that she was a physician and that she qualified in c. 1912–1914. She and her husband first practised at Blyth from c. 1915–1925 and later at Curramulka from c. 1935–1937. During the period 1925–1935 she practised from North Terrace, Adelaide. The school closed in 1950 when she died aged 65 years.

In 1960, Kingsway Motels Pty Ltd intended erecting a first class motel on this and two adjacent properties in South Terrace. While Council approved the application, the project did not proceed and the dwelling along with those at 337 and 339 South Terrace were used as lodging houses. In July 1963, this dwelling comprised 11 rooms, two toilets/bathrooms, laundry and a rear verandah with 12 adults and two children residing in the premises.

Other alterations and additions approved by Council have included:

1964 — conversion of use of building from dwelling to medical consulting rooms with subsequent internal alterations;
Architect: John S Chappel Pty Ltd; Builder: Marshall & Brougham Ltd

1965 — internal alterations: staff-room, office and toilets;
Builder: Arthur Bates & Son

1974 — construction of a two-storey town house at the rear of the building for use as a private residence;
Architect: Graeme Whitford; Builder: J L & P Liebeknecht

1974 — extension of the carport to the boundary;

1983 — opening in the existing fence/wall on Vincent Street for car parking at the rear of the building;

1983 — installation of a new ramp and re-building steps at the front of the building, along with a new gate at the rear;

1986 — construction of a pergola at rear for cars.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 646, Adelaide City Archives: 1875 (7.12.1874); 1878 (26.11.1877); 1879 (25.11.1878); 1880 (24.11.1879).

Adelaide City Council, Department of Building Surveying, File No. 2722, 339–340 South Terrace, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. 2722A, 338–339 South Terrace, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 18/68; CT 36/62; CT 68/13; CT 77/247; CT 101/205; CT 261/37; CT 2449/23.

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

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

Miller, P, *Long Division, State Schools and Society in South Australia*, 1985, p. 198.

Northern Argus, 15.9.1916, p. 2g—bereavement notice for E and A V Hillier.

Register, 12.1.1876, Supplement, p. 1—indicates the growth in housing construction; 26.5.1876, p. 5c—description of Glasgow House, Hindley Street.

Sands and McDougall South Australian Directory, 1882–1951.

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

Statton, J, *Biographical Index of South Australians*, entry for J C Heinemann, Vol. 2, p. 712.

City of Adelaide Heritage Survey (2008)

NAME: *Grand villa, 103-105 South Terrace*

ZONE/POLICY AREA: RA9

APPROVED / CURRENT USE: Offices
FORMER USE: Dwelling
DATE(S) OF CONSTRUCTION: 1884–1885

LOCATION: 103-105 South Terrace
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5711/491

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



Grand villa, 103-105 South Terrace — View to northeast

DESCRIPTION:

This is a grand two-storey asymmetrical double fronted villa set back from the street alignment. Walling is of sandstone with rendered and banded painted quoins and window and door surrounds: the enlarged picture window to the first floor is a later alteration. Roof is of corrugated iron and is hipped and gabled: the gable to the south features simply decorated bargeboards. The ground floor features an arcaded verandah formed by round columns with decorative tops from which spring arches. The timber-framed first floor balcony and verandah feature cast iron and timber balustrading to the balcony, and cast iron brackets and frieze to the verandah. Windows and doors are timber-framed: windows are double-hung sash, the panelled timber front door has sidelights and fan light above.

There are major two-storey additions at the rear

The assessment does not include the interior detailing.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value primarily because it is a good example of a grand late Victorian villa built overlooking the parklands. It retains original fabric and external detailing, reflects the building's original form and use, features of the earlier residential occupation of the area and complements other former dwellings in the area. It is of value too because its use as professional offices reflects changing patterns of the city's development. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 3.6 Professional Services; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s); and 4.6 Heritage and Building Conservation.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area overlooking the parklands which was once predominantly residential; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the quality of the external detailing; and
 - (e) it is associated with a notable local group and profession, being the head office of the Real Estate Institute of South Australia.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Later additions 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, including original fabric and detailing of facade and balcony/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 large two-storey villa was erected on portion of Town Acre 690 that was originally granted to Rev. Charles Beaumont Howard on 23 October 1837.

Over time, the land was subdivided and in October 1881 when Matthew H Madge acquired the property from Charles R Reeves, the property measured 52 ft 6 in x 210 ft.

Assessment records note that in 1885 (adopted 7 December 1884) an 'unfinished house' on land measuring 53 ft x 210 ft and owned by M H Madge was in the course of construction. Assessment records for 1890 note the completed house owned and occupied by Madge with an annual assessed value of £60. The records also note that Madge owned six other properties—terrace houses—on South Terrace adjoining this villa.

Matthew Madge was born in Southampton, England in 1839 and arrived in South Australia with his parents in 1854. In 1860, he opened a bakery and confectionery business in Grote Street, and such was the respect that he had earned from business associates that he was elected to the Adelaide City Council where he served from 1870–1878. He was responsible for the construction of 'many handsome business premises' in Grote Street, including a 'new and commodious shop and dwelling-house' in 1869 that was designed by architect 'Mr Garlick'.

Madge retired from active commercial life in 1881, his son EAH Madge succeeding him. However, his interests in philanthropic and religious life continued in a wide range of organisations and societies, and to the Methodist Church. They included Prince Alfred College, Benevolent and Strangers' Friendly Society, Royal Institution for the Blind, Rechabite Order, Order of Foresters and Point McLeay Aboriginal Mission. Money raised from a pamphlet describing an overseas trip helped to establish the Draper Memorial Lecture Hall, and he spent 25 years as Superintendent of the Halifax Street Methodist Mission Sunday School.

Madge died in March 1916 but various family members retained ownership of the house until 1923. The property continued to change hands with various members of the Watchman

family owning the property from 1924–1948. In March 1968, the Real Estate Institute of South Australia Inc. acquired the property.

The Real Estate Institute of South Australia Inc (REI) was formally established on 16 October 1919 as The Licensed Land Brokers' and Auctioneers' Association of South Australia to promote greater professionalism of the real estate industry, by acting as a watchdog and, through education, giving its agents greater credibility. At the time of acquisition, the dwelling was used as three flats. While the paperwork for the property to be registered in the REI's name was being undertaken, the Adelaide City Council granted special permission for the building's use to be changed to that of offices. In July 1969, the REI erected its sign 'Real Estate Institute of South Australia' to the premises and on 7 October 1969, fifty years after the establishment of the Institute, Steele Hall, the Premier, opened the building. The plaque read:

THIS BUILDING WAS OFFICIALLY OPENED BY
THE HON. STEEL HALL M.P.
PREMIER OF SOUTH AUSTRALIA
7TH OCTOBER 1969

In 1975, Council approved an extension to office space on the first floor, and car parking facilities. Other approvals given included:

1976 — rear additions to existing office building that included the boardroom, air-conditioning and demolition of toilets. Architect: CW Peters; Builder N & I Omond.

1981 — construction of a new external steel staircase providing an alternative exit from the second level of the building. Architect: Jury Burden Pty Ltd.

REI sold the premises in April 1992.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 690, Adelaide City Archives: 1875 (7.12.1874); 1880 (24.11.1879); 1885 (17.12.1894) 1890 (25.11.1889).

Adelaide City Council, Department of Building Surveying, File No. 1075, 103–105 South Terrace, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. 20/2126, 103–105 South Terrace, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, Micro-fische Index, 103–105 South Terrace, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, Hampstead Gardens, 1978, p. 444.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 19/230; CT 1213/134; CT 1306/99; CT 1755/142; CT 4351/613.

Donovan, Peter and Painter, Alison, *Real History: a history of the Real Estate Institute of South Australia, 1919–1989*, Real Estate Institute of South Australia, Adelaide, 1990, pp. 143–44, 176.

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

Register, 1.1.1870, p. 3.

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 154 Sturt Street*

ZONE/POLICY AREA: RA11

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1878

LOCATION: 154 Sturt Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-260/168

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Cottage, 154 Sturt Street — View to northwest

DESCRIPTION:

This single-storey, single fronted cottage, built close the street alignment, has brick side walls and lined bluestone front walls, red brick quoins and door and window surrounds; there are brick additions at the rear. It has a corrugated iron hip roof and red brick chimneys with simple decorative tops; there are paired brackets beneath the eaves at the front. Windows and door are timber-framed: windows are double-hung sash: door is timber panelled. There is a timber-framed front verandah that extends to the property boundary: the verandah has a feature gable in line with the front door. There is timber balustrading between the verandah posts, cast metal brackets and a timber and cast metal frieze.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements 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 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.

Exclusions

- Interior detailing
- New services

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

Dwelling

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

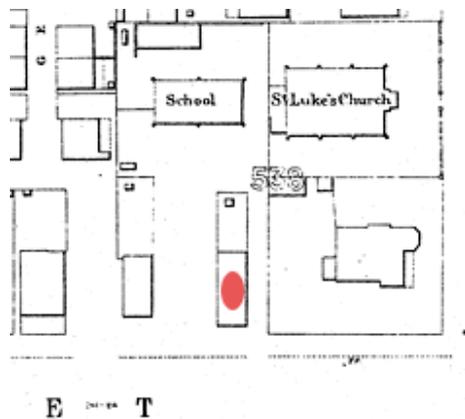
This is the legally recognised listing and should be used for the purposes of development application assessment.

BRIEF HISTORICAL BACKGROUND:

This single fronted cottage was constructed on portion of Town Acre 538 that was originally granted to Charles Cortis on 21 October 1840.

At some stage the town acre was subdivided, and by March 1876, William Wilson, a clothier of Adelaide, owned a portion (that then encompassed 160 Sturt Street) measuring approximately 88 ft 6 in x 107 ft 6 in. The property quickly passed to William Wadham, land agent (1877), then George Shaw, an importer and land broker, who subdivided the land into two. He retained one portion (now encompassing 160 Sturt Street) and sold the other (now 154 Sturt Street) measuring c. 21 ft x 97 ft 8 in to Elizabeth Healy, wife of Patrick Healy a bootmaker.

Assessment records of 1878 (adopted 26 November 1877) note that, aside from the parsonage, the land on the town acre remained vacant but that by the following year, 1879 (adopted 25 November 1878), a house owned by Elizabeth Healey and occupied by Patrick Healey had been constructed. The house was noted with an annual assessed value of £18. The Smith Survey of 1880 also confirms the outline of the house.



Elizabeth was the owner of shops built in 1891–92 in Morphett Street (274–276) and occupied by drapers J J Foale and Company until 1906. Elizabeth died in July 1919 and the property passed to Robert Healy who retained ownership until April 1923. The property has since changed hands several times, although the cottage appears to have changed little from its original scale and form.

Council records note that in 1970 the side of the building was used for advertising hoarding.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 538, Adelaide City Archives: 1875 (7.12.1874); 1878 (26.11.1877); 1879 (25.11.1878); 1880 (24.11.1879); 1895 (17.12.1894).

Adelaide City Council, Department of Building Surveying, File No. 3056, 154 Sturt Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 223/149; CT 260/168.

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

Sumerling and Taylor report for the State Heritage Branch, 1990—regarding 274–276 Morphett Street.

Smith Survey, 1880, Sheet No. 20, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 160 Sturt Street*

ZONE/POLICY AREA: *RA11*

APPROVED / CURRENT USE: House / House
FORMER USE: Dwelling
DATE(S) OF CONSTRUCTION: Between 1878–1882

LOCATION: 160 Sturt Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5852/996

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



Cottage, 160 Sturt Street — View to north

DESCRIPTION:

This single-storey, single fronted cottage, built close the street alignment, has brick side walls and lined bluestone front walls, with rendered and painted quoins and door and window surrounds. It has a corrugated iron hip roof; there are brackets beneath the eaves at the front. Window and door are timber-framed: window is double-hung sash. There is a timber-framed front verandah that extends across the front of the building: the verandah has cast metal brackets and a timber and cast metal frieze.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements 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 illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s).*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Brick fence at property boundary
- 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

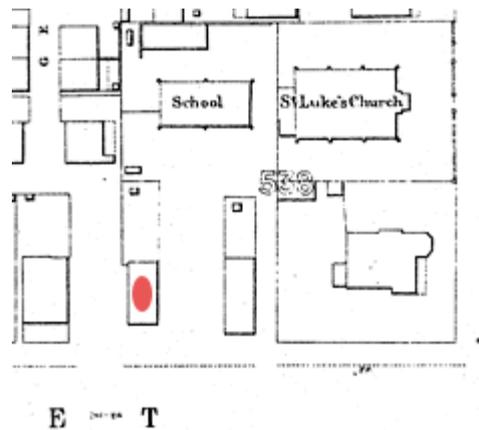
External form, including original fabric and detailing of facade and verandah, external walls, roof, as visible from the street.. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This single fronted cottage was constructed on portion of Town Acre 538 that was originally granted to Charles Cortis on 21 October 1840.

At some stage the town acre was subdivided, and by March 1876, William Wilson, a clothier of Adelaide, owned a portion measuring approximately 88 ft 6 in x 107 ft 6 in. The property quickly passed to William Wadham, land agent (1877), then George Shaw, an importer and land broker, who subdivided the land into two, selling one portion (now encompassing 154 Sturt Street) and retaining the other. This he sold in January 1878 to William Appleby the younger, an engineer of Adelaide, who later in the year transferred the title into his wife Mary's name before the title reverted back to him in August 1881.



It would appear that the cottage was constructed some time between the period of 1878–1882. Assessment records for 1878 (adopted 26 November 1877) indicate that William H Appleby owned vacant land in Sturt Street; by 1879 (adopted 25 November 1878) owned and occupied a house with an annual assessed value of £16; and by 1880 (adopted 24.11.1879) owned and occupied a house, and owned vacant land. By 1883 (adopted 28 November 1882) the vacant land appears to have been used to construct another house bringing the number of houses owned by Appleby on this town acre to three—one occupied by him and the other two let. This cottage is one of the three houses erected during this period, most likely that constructed in 1878.

Ownership of the property continued to change. In 1951, the property was broken into two. It was at this time, that 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*.

In November 1959, Council gave approval to construct a kitchen; in January 1960, a new toilet and laundry; and in July 1979 to construct bathroom and laundry additions at the rear of the house. Notwithstanding these additions, the cottage appears to have changed little from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 538, Adelaide City Archives: 1875 (7.12.1874); 1878 (26.11.1877); 1879 (25.11.1878); 1880 (24.11.1879); 1881 (29.11.1980); 1882 (28.11.1881); 1883 (28.11.1882); 1895 (17.12.1894).

Adelaide City Council, Department of Building Surveying, File No. 3058, 160 Sturt Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 23.11.1898, microfilm 1895–1910, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 223/149; CT 269/175; CT 368/55; CT 2206/108.

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. 20, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Two-storey shop and residence, 185 Sturt Street* **ZONE/POLICY AREA:** RA11

APPROVED / CURRENT USE: Shop / Shop
FORMER USE: Shop and residence
DATE(S) OF CONSTRUCTION: 1869–1870

LOCATION: 185 Sturt Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5933/553

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



Two-storey shop and residence, 185 Sturt Street

NAME: *Two-storey shop and residence, 185 Sturt Street* **ZONE/POLICY AREA:** RA11

DESCRIPTION:

This a large two-storey building, attached to No. 187 immediately to the west. It is built to the Sturt Street alignment. The original ground floor shopfront has been altered, with the modern replacement of large picture windows. The walling to the ground floor is of bluestone; quoins and door surrounds are rendered and painted: walling to the first floor is of red brick and evidently a later addition: the northern elevation has been painted. There is a simple parapet that conceals the roof: there are paired brackets beneath the associated cornice. First floor door and window are timber-framed: the window is double-hung sash: French doors provide access to the balcony. There is a ground floor verandah and first floor cantilevered balcony and verandah; the latter are timber framed with cast iron brackets and balustrading. The essential scale and form of the building remains evident: only superficial restoration is required to return it to an original appearance if this was desired. There are evident additions at the rear.

The assessment includes the whole of the building, though not the interior detailing nor external signs.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and good quality external detailing, for the manner in which it reflects the commercial nature of this part of Sturt Street and the scale and form of late Victorian buildings, and because it once forms part of a group and makes a major contribution to the area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area; and
 - (d) it displays aesthetic merit, design characteristics and construction techniques of significance to the local area reflected in the quality of the external detailing; and
 - (f) it is a prominent feature in the area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

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:

Shops and Dwellings

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

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

BRIEF HISTORICAL BACKGROUND:

This building was constructed on portion of Town Acre 549 that was originally granted to William Lee on 23 December 1837. The town acre was subsequently sold, and when the first Torrens Title was issued in August 1865 to Frances Corbel Singleton and Richard Bowen Colley they were noted as owning both Town Acres 548 and 549. Singleton and Colley subdivided the land into many allotments, and in March 1867 publican Frederick Goldney acquired a portion.

Assessment records note that the land owned by Goldney remained vacant in 1868 but that by the following year an unfinished building was in the course of construction. The records also note that Goldney's name had been crossed out and new owner Robert Stoodley inserted. Robert Stoodley was a shopkeeper and acquired this portion of land, that included another small section, in November 1869.

However, within a short period Stoodley appears to have encountered financial difficulties and become insolvent and the land was transferred to John Cherry and Charles Farr in May 1870. Within two months, on 14 July 1870, land agent George Cotton acquired this piece and then sold back to Charles Farr, a contractor and builder in September 1870. While it is unknown if the building was completed at this stage, or if Farr completed the construction, the building was finished by the time of the next assessment. The 1871 records (adopted 10 January 1871) note that Charles Farr owned two properties on the town acre: a house with an assessed annual value of £20 and a shop with an assessed annual value of £26. Both buildings were occupied by Jones Williams. However, by 1875 (adopted 7 December 1874), records indicate that the buildings were both being used as shops. The outline of the shops is evident on the Smith Survey of 1880.

Charles Farr arrived in South Australia aboard the '*Eden*' in 1839. In a new colony, Farr's talents were much in demand. Among other construction work, he was responsible for a variety of work in the city around this time: erecting the Harris Scarfe building in Gawler Place (1864) and extensions (1870); shops at 12 Rundle Mall (1868); store in Waymouth Street (1866); former Buck's Head Hotel, North Terrace (1869); warehouses in Grenfell and

Rundle Streets (1870); re-building of King's Head Hotel, King William Street (1875) and Waymouth Chambers, Waymouth Street (1876).

Charles Farr died in 1888 and those responsible for his estate transferred the land now measuring 43 ft x 90 ft to storekeeper John Austin in February 1889. The *Town Clerk's Digest* notes that on 12 September 1892, the Council approved plans for J Austin to undertake alterations to the premises. Photographs indicate that it appears likely that the second storey was added to the building at this stage. Austin leased portion of the property from July 1919 until July 1935 to Lewis T Funnell. However, following Austin's death, the title passed to Sarah Funnell in November 1930.



SLSA: B 32483 – Sturt Street, c.1890



SLSA: B 46510 - Austin's Store, Sturt Street, c.1895

In March 1958, the Town Clerk of the Adelaide City Council issued the owner with a notice under the provisions of Section 120 of the Building Act 1923–1953 requesting that the verandah over the footpath to this and 187 Sturt Street be removed. This was duly complied with. Other alterations/additions that Council approved for the two properties included alterations to the shop fronts and dwellings (1960) and construction of a toilet and lunch room at a time when the premises were used as showrooms and offices (1961).

The property was placed on two separate titles in 1960 when Sarah Funnel relinquished the property. In the 1970s, the ground floor premises were used as a music room and general bookshop while the first floor was used as a residence. In the 1990s, a wholesale liquor business operated on the premises.

The building continues to be used for commercial purposes.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 549, Adelaide City Archives: 1869 (18.1.1869); 1870 (3.1.1871); 1871 (10.1.1871); 1875 (7.12.1874); 1880 (24.11.1879); 1885 (24.11.1884).

Adelaide City Council, Department of Building Surveying, File No. 3193, 185–187 Sturt Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. 6255, 185 Sturt Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 69/197; CT 113/8; CT 121/136; CT 138/217; CT 654/126, CT 1584/129.

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

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

State Library of South Australia, Library Database (Photographs): B.32483, c.1890; B46510, c.1895.

Town Clerk's Digest 1891–92, Council Meeting 12.9.1892, p. 253, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Two-storey shop and residence, 187 Sturt Street* **ZONE/POLICY AREA:** RA11

APPROVED / CURRENT USE: Shop / Shop

FORMER USE: Shops

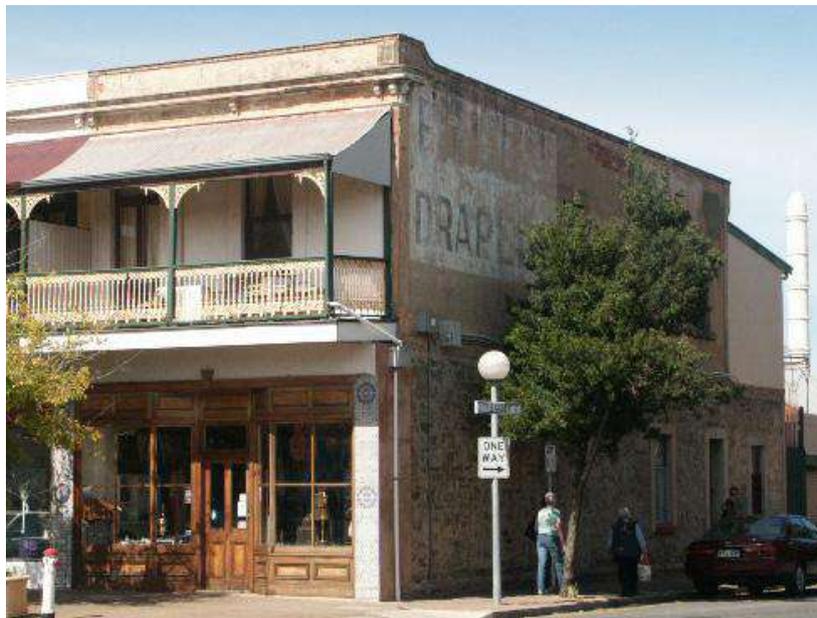
DATE(S) OF CONSTRUCTION: 1869–1870

LOCATION: 187 Sturt Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5676/466

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



Two-storey shop and residence, 187 Sturt Street — View to southeast

NAME: *Two-storey shop and residence, 187 Sturt Street* **ZONE/POLICY AREA:** RA11

DESCRIPTION:

This a large two-storey building, attached to No. 185 immediately to the east. It is built to the Sturt Street alignment and on that of Little Gilbert Street. The timber-framed ground floor shopfront has been altered, with the replacement by one of an original form and appearance. The walling to the ground floor is of bluestone; quoins and door surrounds are rendered and painted: walling to the first floor is of red brick and evidently a later addition: the first floor walling to the main elevation has been painted. There is a simple parapet that conceals the roof: there are paired brackets beneath the associated cornice. First floor door and window are timber-framed: the window is double-hung sash: French doors provide access to the balcony. There is a ground floor verandah and first floor cantilevered balcony and verandah; the latter are timber framed with cast iron brackets and balustrading. The essential scale and form of the building remains evident: only superficial restoration is required to return it to an original appearance if this was desired. There are evident additions at the rear.

The assessment includes the whole of the building, though not the interior detailing nor external signs.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and good quality external detailing, for the manner in which it reflects the commercial nature of this part of Sturt Street and the scale and form of late Victorian buildings, and because it once forms part of a group and makes a major contribution to the area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area; and
 - (d) it displays aesthetic merit, design characteristics and construction techniques of significance to the local area reflected in the quality of the external detailing; and
 - (f) it is a prominent feature in the area because of its corner siting to Sturt Street and Little Gilbert Street.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

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:

Shops and Dwellings

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

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

BRIEF HISTORICAL BACKGROUND:

This building was constructed on portion of Town Acre 549 that was originally granted to William Lee on 23 December 1837. The town acre was subsequently sold, and when the first Torrens Title was issued in August 1865 to Frances Corbel Singleton and Richard Bowen Colley they were noted as owning both Town Acres 548 and 549. Singleton and Colley subdivided the land into many allotments, and in March 1867 publican Frederick Goldney acquired a portion.

Assessment records note that the land owned by Goldney remained vacant in 1868 but that by the following year an unfinished building was in the course of construction. The records also note that Goldney's name had been crossed out and new owner Robert Stoodley inserted. Robert Stoodley was a shopkeeper and acquired this portion of land, that included another small section, in November 1869.

However, within a short period Stoodley appears to have encountered financial difficulties and become insolvent and the land was transferred to John Cherry and Charles Farr in May 1870. Within two months, on 14 July 1870, land agent George Cotton acquired this piece and then sold back to Charles Farr, a contractor and builder in September 1870. While it is unknown if the building was completed at this stage, or if Farr completed the construction, the building was finished by the time of the next assessment. The 1871 records (adopted 10 January 1871) note that Charles Farr owned two properties on the town acre: a house with an assessed annual value of £20 and a shop with an assessed annual value of £26. Both buildings were occupied by Jones Williams. However, by 1875 (adopted 7 December 1874), records indicate that the buildings were both being used as shops. The outline of the shops is evident on the Smith Survey of 1880.



Charles Farr arrived in South Australia aboard the 'Eden' in 1839. In a new colony, Farr's talents were much in demand. Among other construction work, he was responsible for a variety of work in the city around this time: erecting the Harris Scarfe building in Gawler Place (1864) and extensions (1870); shops at 12 Rundle Mall (1868); store in Waymouth Street (1866); former Buck's Head Hotel, North Terrace (1869); warehouses in Grenfell and Rundle Streets (1870); re-building of King's Head Hotel, King William Street (1875) and Waymouth Chambers, Waymouth Street (1876).

Charles Farr died in 1888 and those responsible for his estate transferred the land now measuring 43 ft x 90 ft to storekeeper John Austin in February 1889. The *Town Clerk's Digest* notes that on 12 September 1892, the Council approved plans for J Austin to undertake alterations to the premises. Photographs indicate that it appears likely that the second storey was added to the building at this stage. Austin leased portion of the property from July 1919 until July 1935 to Lewis T Funnell. However, following Austin's death, the title passed to Sarah Funnell in November 1930.



SLSA: B 32483 – Sturt Street, c.1890



SLSA: B 46510 - Austin's Store, Sturt Street, c.1895

In March 1958, the Town Clerk of the Adelaide City Council issued the owner with a notice under the provisions of Section 120 of the Building Act 1923–1953 requesting that the verandah over the footpath to this and 185 Sturt Street be removed. This was duly complied with. Other alterations/additions that Council approved for the two properties included alterations to the shop fronts and dwellings (1960) and construction of a toilet and lunch room at a time when the premises were used as showrooms and offices (1961).

The property was placed on two separate titles in 1960 when Sarah Funnel relinquished ownership to the property. In 1963, Council approved the erection of a carport. However, by 1990 it was noted that the premises were in a general state of neglect.

It was at this time, that the ownership of the property began to reflect the change in South Australia's cultural diversity in this instance the immigration 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*. Meanwhile, the building continues to be used for commercial purposes.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 549, Adelaide City Archives: 1869 (18.1.1869); 1870 (3.1.1870); 1871 (10.1.1871); 1875 (7.12.1874); 1880 (24.11.1879); 1885 (24.11.1884).

Adelaide City Council, Department of Building Surveying, File No. 3193, 185–187 Sturt Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. 6254, 187 Sturt Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 69/197; CT 113/8; CT 121/136; CT 138/217; CT 654/126; CT 1584/129.

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

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

Observer, 12.11.1859, p. 7a.

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

State Library of South Australia, Library Database (Photographs): B.32483, c.1890; B46510, c.1895.

Town Clerk's Digest 1891–92, Council Meeting 12.9.1892, p. 253, Adelaide City Archives.