

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 13 Vincent Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. 1870s –

LOCATION: 13 Vincent Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5671/410

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Nil



Cottage, 13 Vincent Street — View to southwest

NAME: *Cottage, 13 Vincent Street*

ZONE/POLICY AREA: *RA2*

DESCRIPTION:

Single-storey single-fronted dwelling, one of a pair of free-standing adjacent cottages of very similar appearance (Nos 13 and 17) alongside two further cottages of similar age, forming a group of High Victorian houses along the narrow street. Walling is of painted masonry (possibly sandstone like the front of No. 15). Rendered painted side wall is built close to the Vincent Place alignment, the cottage marking the corner. Verandah extends to Vincent Street alignment with decorative timber posts and concave roof. Windows, fanlight and door timber-framed. Corrugated galvanised iron roof with painted chimney.

Assessment excludes interior (not viewed).

STATEMENT OF HERITAGE VALUE:

This cottage is of heritage value because it is a surviving example of the variety and sequence of workers' dwellings built in the city that retains original fabric, reflects original form and features of the dense residential development and occupation of the area. In association with adjoining cottages it forms a row of typical, Victorian houses, maintaining the typical streetscape of Adelaide at the peak of residential occupation in the early twentieth century. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.3.1 Land Speculation and Property Investment; 4.4 Residential Development, Building Types and Living Conditions; and 4.6 Housing Styles in Adelaide.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which is 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 construction techniques of significance to the local area reflected in the external detailing.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing;
- Front fence and cement verandah floor, although in sympathetic style;
- Rear additions;
- New services.

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

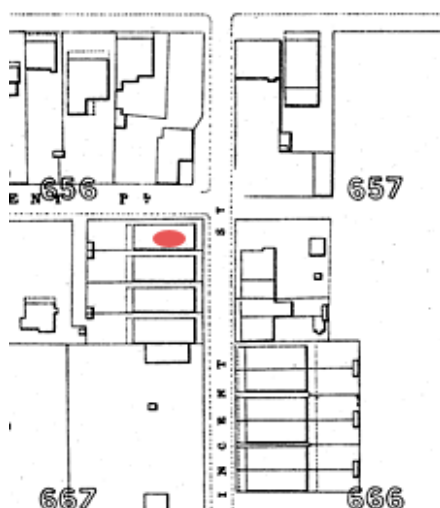
Dwelling

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

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

BRIEF HISTORICAL BACKGROUND:

These cottages were built along a side street in the South East of the city still largely undeveloped in the 1870s. The whole site of all four cottages (Nos 13–19), Part Town Acre 656, was owned by a builder, William Baillie Holmesby and his wife Annie Sophie. Holmesby, listed as a painter, and resident in Vincent Street in 1873, probably built the four cottages along the western side of the street before the property was divided into two allotments, and sold in 1877 and 1878. Indeed, assessment records indicate that William Holmesby owned several houses on Town Acres 656 and 657 during the 1870s.



Annie Holmesby took out mortgages in 1877 and 1878 (the second to a building society) before selling the corner property (site of present Nos 13 and 15) to John Sheldon Crocker, a publican, in 1878. Crocker died in 1894 and the cottages passed to another hotel proprietor, Robert Nurse with WE Moss, a draper. Their tenants in 1895 were Benedick Pfaendler, brass finisher (living in the present No. 13) and AJ Chambers, book-keeper (No. 15).

The pair of cottages (Nos 13 and 15) remained in single ownership, rented to a succession of working class tenants, including for many years a laborer and tobacco twister, FB Magaghan, who lived in both Nos 17 and 13 between 1900 and the 1920s. Mortgage Advances Ltd bought Nos 13 and 15 in 1938 and sold No. 15 separately to Ewen and Stefania Hurko in 1953, although the cottages returned to single ownership for a period between the 1970s and 1990s when approval was given for minor alterations and additions including the brick fence at No. 15.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 656, Adelaide City Archives: 1871 (10.1.1871); 1872 (19.12.1871); 1873 (19.11.1872); 1876 (6.12.1875); 1877 (4.12.1876); 1878 (26.11.1877).

Adelaide City Council, Planning Department, Index Card.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 248/193; CT 1728/130.

Morton, Peter, *After Light: A History of the City of Adelaide and its Council, 1878–1928*, Wakefield Press, Adelaide, 1996.

Sands and McDougall South Australian Directory, 1873, 1888, 1889, 1895, 1900, 1912, 1914, 1923.

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

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 15 Vincent Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. 1870s –

LOCATION: 15 Vincent Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5674/489

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Nil



Cottage, 15 Vincent Street — View to west

NAME: *Cottage, 15 Vincent Street*

ZONE/POLICY AREA: *RA2*

DESCRIPTION:

Single-storey single-fronted dwelling, one of a pair of free-standing adjacent cottages of very similar appearance (Nos 13 and 17) alongside two further cottages of similar age, forming a group of High Victorian houses along the narrow street. Set back slightly from the street, the same distance as No. 13, but the verandah has been removed and replaced by a canopy, and there is a low rendered front wall. House walling is of sandstone with painted side walls. Windows, fanlight and door timber-framed. Corrugated galvanised iron roof with painted chimney.

Assessment excludes interior (not viewed).

STATEMENT OF HERITAGE VALUE:

This cottage is of heritage value because it is a surviving example of the variety and sequence of workers' dwellings built in the city that retains original fabric, reflects original form and features of the dense residential development and occupation of the area. In association with adjoining cottages it forms a row of typical, Victorian houses, maintaining the typical streetscape of Adelaide at the peak of residential occupation in the early twentieth century. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.3.1 Land Speculation and Property Investment; 4.4 Residential Development, Building Types and Living Conditions; and 4.6 Housing Styles in Adelaide.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which is 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 construction techniques of significance to the local area reflected in the external detailing.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Front fence and window canopy
- Rear addition
- New services

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

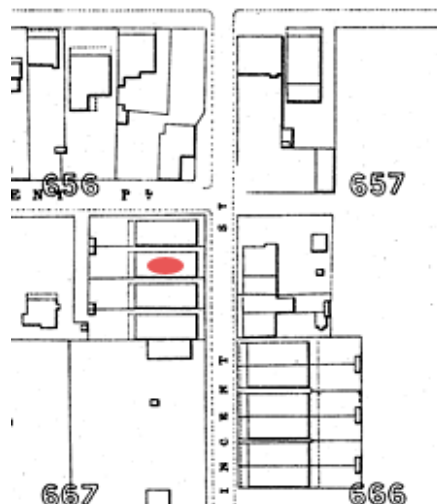
Dwelling

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

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

BRIEF HISTORICAL BACKGROUND:

These cottages were built along a side street in the South East of the city still largely undeveloped in the 1870s. The whole site of all four cottages (Nos 13-19), Part Town Acre 656, was owned by a builder, William Baillie Holmesby and his wife Annie Sophie. Holmesby, listed as a painter, and resident in Vincent Street in 1873, may have built all four cottages along the western side of the street before the property was divided into two allotments, and sold in 1877 and 1878. Indeed, assessment records indicate that William Holmesby owned several houses on Town Acres 656 and 657 during the 1870s.



Annie Holmesby took out mortgages in 1877 and 1878 (the second to a building society) before selling the corner property (site of present Nos 13 and 15) to John Sheldon Crocker, a publican, in 1878. Crocker died in 1894 and the cottages passed to another hotel proprietor, Robert Nurse with WE Moss, a draper. Their tenants in 1895 were Benedick Pfaendler, brass finisher (living in the present No. 13) and A J Chambers, book-keeper (No. 15).

The pair of cottages (Nos 13 and 15) remained in single ownership, rented to a succession of working class tenants, including B J Bainbridge, a painter (1900), and EH Johns, a carter (1914). Mortgage Advances Ltd bought Nos 13 and 15 in 1938 and sold No. 15 separately to Ewhen and Stefania Hurko in 1953, although the cottages returned to single ownership for a period between the 1970s and 1990s when approval was given for minor alterations and additions including the brick fence at No. 15.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 656, Adelaide City Archives: 1871 (10.1.1871); 1872 (19.12.1871); 1873 (19.11.1872); 1876 (6.12.1875); 1877 (4.12.1876); 1878 (26.11.1877).

Adelaide City Council, Planning Department, Index Card.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 248/193; CT 1728/130.

Morton, Peter, *After Light: A History of the City of Adelaide and its Council, 1878–1928*, Wakefield Press, Adelaide 1996.

Sands and McDougall South Australian Directory, 1873, 1888, 1889, 1895, 1900, 1912, 1914, 1923.

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

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 17 Vincent Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. late 1870s

LOCATION: 17 Vincent Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5438/27

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Nil



Cottage, 17 Vincent Street — View to northwest

NAME: *Cottage, 17 Vincent Street*

ZONE/POLICY AREA: *RA2*

DESCRIPTION:

Single-storey single-fronted dwelling, one of a pair of free-standing adjacent cottages of the same appearance (Nos 17 and 19) standing alongside two further cottages of similar age, forming a group of small High Victorian houses along the narrow street. Walling is of sandstone front with rendered painted side walls and rendered painted quoins. Traditional form and detailing has been maintained and restored, including reinstated bull-nosed verandah built to the street alignment with skylights, and picket front fence. Windows, fanlight and door timber-framed. Corrugated galvanised iron roof with painted chimney. (Although now in different ownership it is clear that the restoration was undertaken by the one owner of both cottages.)

Assessment excludes interior (not viewed).

STATEMENT OF HERITAGE VALUE:

This cottage is of heritage value because it is a surviving example of the variety and sequence of workers' dwellings built in the city that retains original fabric, reflects original form and features of the dense residential development and occupation of the area. In association with adjoining cottages it forms a row of typical, Victorian houses, maintaining the typical streetscape of Adelaide at the peak of residential occupation in the early twentieth century. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.3.1 Land Speculation and Property Investment; 4.4 Residential Development, Building Types and Living Conditions; and 4.6 Housing Styles in Adelaide.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which is 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 construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Front fence and verandah, although in sympathetic style
- Rear addition
- New services

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

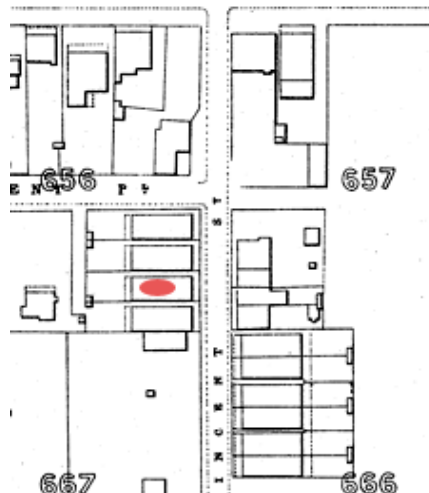
Dwelling

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

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

BRIEF HISTORICAL BACKGROUND:

These two cottages were built along a side street in the South East of the city still largely undeveloped in the 1870s. The whole site of all four cottages (Nos 13-19), Part Town Acre 656, was owned by a builder, William Baillie Holmesby and his wife Annie Sophie. Holmesby, listed as a painter, and resident in Vincent Street in 1873, may have built all four cottages along the western side of the street before the property was divided into two allotments, and sold in 1877 and 1878. Indeed, assessment records indicate that William Holmesby owned several houses on Town Acres 656 and 657 during the 1870s.



Holmesby sold this property (site of present Nos 17 and 19) in 1877 to Jacob Bowden, a herbalist of Gilles Street. Bowden died in 1888 and the property was sold by his widow to MH Madge, gentleman, and E Alcock, agent.

The pair of cottages remained in single ownership, rented to a succession of working class tenants, including Constable James Higgins (No. 17) in 1895 , FB Magaghan, who lived in both Nos 17 and 13 between 1900 and the 1920s, and Geo Price, tram conductor (No. 19) in 1923. No. 17 was bought by Polish immigrants Marian Dziedzic, laborer, and his wife Anastazja, and No. 19 by Ivan James Fleet, a painter, and his wife Marjorie, in 1954. A later owner Orvieto Pty Ltd gained approval to demolish the cottages and build four townhouses, but they were instead restored with No. 19 gaining a new bathroom in 2005.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 656, Adelaide City Archives: 1871 (10.1.1871); 1872 (19.12.1871); 1873 (19.11.1872); 1876 (6.12.1875); 1877 (4.12.1876); 1878 (26.11.1877).

Adelaide City Council, Planning Department, Index Cards.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 248/193; CT 258/155; CT 2347/168; CT 2355/155.

Morton, Peter, *After Light: A History of the City of Adelaide and its Council, 1878–1928*, Wakefield Press, Adelaide 1996.

Sands and McDougall South Australian Directory, 1873, 1888, 1889, 1895, 1900, 1912, 1914, 1923.

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

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 19 Vincent Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. late 1870s

LOCATION: 19 Vincent Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5410/654

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Nil



Cottage, 19 Vincent Street — View to northwest

NAME: *Cottage, 19 Vincent Street*

ZONE/POLICY AREA: *RA2*

DESCRIPTION:

Single-storey single-fronted dwelling, one of a pair of free-standing adjacent cottages of the same appearance (no's 17 and 19) standing alongside two further cottages of similar age, forming a group of small High Victorian houses along the narrow street. Walling is of sandstone front with rendered painted side walls and rendered painted quoins. Traditional form and detailing has been maintained and restored, including reinstated bull-nosed verandah built to the street alignment with skylights, and picket front fence. Windows, fanlight and door timber-framed. Corrugated galvanised iron roof with painted chimney. (Although now in different ownership it is clear that the restoration was undertaken by the one owner of both cottages.)

STATEMENT OF HERITAGE VALUE:

This cottage is of heritage value because it is a surviving example of the variety and sequence of workers' dwellings built in the city that retains original fabric, reflects original form and features of the dense residential development and occupation of the area. In association with adjoining cottages it forms a row of typical, Victorian houses, maintaining the typical streetscape of Adelaide at the peak of residential occupation in the early twentieth century. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.3.1 Land Speculation and Property Investment; 4.4 Residential Development, Building Types and Living Conditions; and 4.6 Housing Styles in Adelaide.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which is 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 construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior
- Front fence and verandah, although in sympathetic style.
- Rear additions
- New services

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

Dwelling

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

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

BRIEF HISTORICAL BACKGROUND:

These two cottages were built along a side street in the South East of the city still largely undeveloped in the 1870s. The whole site of all four cottages (Nos 13-19), Part Town Acre 656, was owned by a builder, William Baillie Holmesby and his wife Annie Sophie. Holmesby, listed as a painter, and resident in Vincent Street in 1873, may have built all four cottages along the western side of the street before the property was divided into two allotments, and sold in 1877 and 1878. Indeed, assessment records indicate that William Holmesby owned several houses on Town Acres 656 and 657 during the 1870s.

Holmesby sold this property (site of present Nos 17 and 19) in 1877 to Jacob Bowden, a herbalist of Gilles Street. Bowden died in 1888 and the property was sold by his widow to MH Madge, gentleman and E Alcock, agent.

The pair of cottages remained in single ownership, rented to a succession of working class tenants, including Constable James Higgins (No. 17) in 1895, and Geo Price, tram conductor (No. 19) in 1923. No. 17 was bought by Polish immigrants Marian Dziedzic, laborer, and his wife Anastazja, and No. 19 by Ivan James Fleet, a painter, and his wife Marjorie, in 1954. A later owner Orvieto Pty Ltd gained approval to demolish both cottages and build four townhouses, but they were instead restored with No. 19 gaining a new bathroom in 2005.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 656, Adelaide City Archives: 1871 (10.1.1871); 1872 (19.12.1871); 1873 (19.11.1872); 1876 (6.12.1875); 1877 (4.12.1876); 1878 (26.11.1877).

Adelaide City Council, Planning Department, Index Cards.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 248/193; CT 258/155; CT 2347/168; CT 2355/155.

Morton, Peter, *After Light: A History of the City of Adelaide and its Council, 1878–1928*, Wakefield Press, Adelaide 1996.

Sands and McDougall South Australian Directory, 1873, 1888, 1889, 1895, 1900, 1912, 1914, 1923.

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

City of Adelaide Heritage Survey (2008)

NAME: *St Stephens Lutheran Church Hall, 152-160 Wakefield Street*

ZONE/POLICY AREA: *MU – PA22*

APPROVED / CURRENT USE: Place of Worship / Place of Worship

FORMER USE: Church Hall

DATE(S) OF CONSTRUCTION: c. 1905–1906

LOCATION: St Stephen's Lutheran Church
152-160 Wakefield Street

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5872/7

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



St Stephens Lutheran Church Hall, 152-160 Wakefield Street – View to north

NAME: *St Stephens Lutheran Church Hall, 152-160 Wakefield Street*

ZONE/POLICY AREA: *MU – PA22*

DESCRIPTION:

The hall is neo-Gothic in style that repeats elements of the façade of the church nave in a complementary architectural composition. Main southern elevation is of pecked freestone with red brick quoins and dressings about door and windows: side walls are of red brick. The main door and windows to the southern elevation have pointed arch heads with moulding about the arches. Roof is gabled and of corrugated iron with three circular vents on the ridge line. There are two brick bands within the southern gabled end and a central brick vent.

The assessment includes the whole of the building, though not interior detailing and alterations.

STATEMENT OF HERITAGE VALUE:

This place is of heritage value because it forms part of an important group with the adjacent church and because of its identification with the Lutheran Church and its work in Adelaide. The group is identified with one of the important early migrant groups to South Australia. 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; Edwardian Ecclesiastical Styles (1900 to 1920s) 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 particularly that of religion associated with the German migrant group.; and
 - (e) it is associated with a notable local personalities or more particularly German Lutherans.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Any rear additions
- New services

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

St Stephen's Lutheran Church Hall; external form, in particular the fabric and detailing of facades.

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

BRIEF HISTORICAL BACKGROUND:

The first St Stephens Lutheran Church was erected in Pirie Street in 1861, but as the congregation grew this site was purchased in September 1899 from Ellen Lucas, the wife of merchant Alfred Lucas. Almost immediately, work began on the new church with the foundation stone being laid by Sir Samuel Way on 14 October 1899. The church was consecrated on 11 February 1900 and was dedicated to the memory of St Stephen the Martyr.

In 1904, building plans were submitted to the City Council for the construction of the hall. Assessment records confirm that the hall had not been constructed by the end of November 1904; by 1906 St Stephens Hall is noted.



B.5813, May 1911 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Hindmarsh Ward, Town Acre 296, Adelaide City Archives: 1905 (22.11.1904); 1907; 1909; 1912 (27.11.1911).

Adelaide City Council, DMS Card Index, Adelaide City Archives. Refers to *Town Clerk's Digest* (Building plan approvals) for the hall on 23.5.1904 (Trustees of St Stephens Church).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 606/15.

Observer, 21.10.1899, pp. 14b, 42a.

Register, 21.9.1903, p. 6a—St Stephens Lutheran Church history.

State Library of South Australia, Library Database (Photographs): B.5813, 25.5.1911.

St Stephens Lutheran Church, AHPI identifier 16921, report produced 24.6.2008: see <http://www.heritage.gov.au/ahpi/search.html>.

City of Adelaide Heritage Survey (2008)

NAME: *Family Practice, 263-265 Wakefield Street* **ZONE/POLICY AREA:** *MU - PA20*

APPROVED / CURRENT USE: Office / Consulting Room
FORMER USE: Dwelling
DATE(S) OF CONSTRUCTION: 1894

LOCATION: 263-265 Wakefield Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5285/183

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



Family Practice, 263-265 Wakefield Street — View to southwest

NAME: *Family Practice, 263-265 Wakefield Street* **ZONE/POLICY AREA:** *MU - PA20*

DESCRIPTION:

This is a highly intact single-storey asymmetrical late Victorian villa with a projecting bay, prominently located on a corner site. It is constructed of margined bluestone with rendered, rusticated and painted quoins and rendered and painted door and window surrounds. The roof is hipped and of corrugated galvanised iron, with a prominent gable to Wakefield Street: there are two plainly detailed painted chimneys and paired brackets beneath eaves to Wakefield and Cardwell Streets. Doors and windows are timber framed, with the windows of double-hung sash: there is a pair of windows beneath the front gable with decorative moulded surrounds. There is a return verandah to the Wakefield and Cardwell Street elevations, with cast iron brackets and frieze between the verandah posts. The verandah floor features ceramic tiles of red ochre, black, cream in colour in pyramid, hexagon, and rectangular patterns). The villa is complemented by the masonry wall on the Wakefield and Cardwell Street alignments, which features masonry pillars with decorative tops and wrought iron railings.

The rear is of bluestone construction on the western side and brick on the south, with a plain cement cornice, and a chimney. The residential, domestic nature of the former city residence is therefore intact.

The assessment includes the original structure and form of the villa beneath the hipped and gabled roof, the front return verandah, and traditional treatment of window and door surrounds: the villa is complemented by the masonry wall.

The assessment does not include additions to the rear nor interior detailing.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value because it is a good example of a late Victorian villa that retains original fabric, reflect the building's original form, features of the earlier residential occupation of the area, the change to commercial/professional use, and complements other dwellings in the area. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

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

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

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

Inclusions

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

Exclusions

- Rear additions
- Interior detailing
- New services

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

Former Dwelling; external form, in particular the original fabric and detailing of Wakefield and Cardwell Street facades, including return verandah and masonry boundary fence. Excludes incongruous later additions.

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

BRIEF HISTORICAL BACKGROUND:

This villa was constructed on portion of Town Acre 351 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837. The South Australian Company retained ownership of the land until November 1881 when it sold to Arthur L Harrold, Samuel Cornish and Henry D O'Halloran. However, despite passing through numerous hands, the land remained vacant until a mortgagee sale to Frederick W Bullock and James Viner Smith occurred in April 1893 and the land was subdivided. Augustine Ignatius Thomas Hewitt acquired a portion measuring 50 ft 1 inches x 110 ft y in August 1893.

Assessment records indicate the vacant land in 1893. However, by the end of 1894 the assessment notes the existence of a house with an annual assessed value of £45. FW Bullock & Co. was noted as the owner, although Hewitt was by this time the owner. Surveyor's records confirm the construction: on 16 March 1894 Council was advised that builder FW Bullock was to construct a dwelling in Wakefield Street, on Town Acre 351, estimated to cost £600.

Hewitt disposed of the property to the Evangelical Lutheran Bethlehem Church of Flinders Street Adelaide Inc. in June 1911, and they retained the title until December 1924. While ownership to the property has continued to change hands, the villa appears to have changed little from its original form and scale.

The villa was later occupied by Stormy Summers.



B.70352, August 1981 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Records, Young Ward, Town Acre 351, Adelaide City Archives: 1891 (27.10.1890); 1894 (11.12.1893); 1895 (17.12.1894).

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 16.3.1894, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 373/7; CT 375/238; CT 577/125; CT 4034/321.

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

State Library of South Australia, Library Database (Photographs): B.70352, August 1981.

City of Adelaide Heritage Survey (2008)

NAME: *Offices, 321-325 Wakefield Street*

ZONE/POLICY AREA: *RA1*

APPROVED / CURRENT USE:

Offices / Offices

FORMER USE:

Dwellings / Offices

DATE(S) OF CONSTRUCTION:

1883

LOCATION:

321-325 Wakefield Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA:

Adelaide City Council

LAND DESCRIPTION:

CT-5299/301 CT5299/302

HERITAGE STATUS:

Local Heritage Place

OTHER ASSESSMENTS

McDougall & Vines, 1993



Offices, 321-325 Wakefield Street — View to south

NAME: *Offices, 321-325 Wakefield Street*

ZONE/POLICY AREA: *RA1*

DESCRIPTION:

This was originally a pair of two-storey residences built back from the Wakefield Street alignment. Walling is of bluestone with rendered and painted quoins and window and door surrounds. The roof is hipped and of corrugated iron with the masonry party wall extending above the roof line: there are brackets beneath the front eaves. There is a timber-framed verandah to the ground floor with the timber-framed balcony and verandah above to the first floor; there are cast metal brackets and frieze to the ground floor verandah and timber and cast metal balustrading to the first floor balcony with a timber and cast metal frieze to the first floor verandah. Windows and door are timber-framed with the windows being double-hung sash: doors are timber panelled with transoms above.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value because it is a good and rare example of a late Victorian paired two-storey residences. 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 illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.3 Edwardian House Styles (1900 to 1920s); and 4.6 Heritage and Building Conservation.*

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

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

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

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- 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 Dwellings

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 two-storey residence—previously a pair of two-storey residences—was constructed on portion of Town Acre 354 that was originally granted to John Hibbard on 23 December 1837.

The town acre remained unsubdivided until 1877 when Henry Bowen and Thomas W Harris acquired a portion measuring 62 ft 6 inches x 200 ft. Frederic B Burden became the registered owner of the land in September 1881—that by this time measured 47 ft 6 inches x 30 ft—which then passed to Johann FD Langhams in December 1882.

The two-storey residences were built in 1883. Assessment records of 1883 (adopted 29 November 1882) note the vacant land owned by Burden. By the following year, 1884 (adopted 26 November 1883) J Langhams is noted as owning and occupying a house with an annual assessed value of £70. The Building Surveyor's Notices confirm the construction. On 1 September 1882, the Council received notification that builder J Kleingunther was contracted to erect two two-storey houses on Town Acre 354.

Johann Langhams died in March 1892 and the land was registered with his executors until it was acquired by Georg HC Meyer and Hermann Homburg in December 1908. Subsequent owners included Herman Homburg and Hermann Gaetjens (1912–1914); Stockwell Lanh, Walter J Langhans and Albert W Langhans (1914–until the death of the last of the trio in 1964).

In 1938, Council approved the construction of a garage for the use of his Honour Mr Justice Edward E Cleland who was then using the property, and in 1966 gave special approval for the building to be converted from residential use to that of offices. At the same time, it approved the erection of a new office building on the site 'at a later date'. Other approvals included the construction of a light metal framed garage (1970); alterations and additions to the building for continuing office use—internal door openings and removal of external shades (1976); erection of a partition on the ground floor (1980); and construction of a steel clad structure for general storage (1980). At some stage, modifications were made to the garden and the front fence.

Fire occurred in the building in September 1988 and January 1999 but it appears that no major structural damage occurred. The building retains much of its original scale and form.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 354, Adelaide City Archives: 1877 (4.12.1876); 1882 (28.11.1881); 1883 (29.11.1882); 1884 (26.11.1883); 1885 (24.11.1884); 1886 (25.1.1886).

Adelaide City Council, Department of Building Surveying, File No. 2952, 321–325 Wakefield Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, Heritage File 5800.13/0206.1, 321–325 Wakefield Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 1.9.1882, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 140/84; CT 252/52; CT 371/243; CT 3336/126.

City of Adelaide Heritage Survey (2008)

NAME: *Offices, 47-49 Waymouth Street*
Former Woodards House

ZONE/POLICY AREA: *CBA - PA16*

APPROVED / CURRENT USE: Offices and South Australian College of English

FORMER USE: Offices

DATE(S) OF CONSTRUCTION: 1928-1929

LOCATION: 47-49 Waymouth Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5323/691

HERITAGE STATUS: Local Heritage Place

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



Offices, 47-49 Waymouth Street (Former Woodards House)—View to southeast

NAME: *Offices, 47-49 Waymouth Street*
Former Woodards House

ZONE/POLICY AREA: *CBA - PA16*

DESCRIPTION:

This five-storey office building was constructed in the Inter-War Commercial Palazzo style in 1928-1929. Built of load-bearing reinforced concrete, the ground floor has a rusticated plinth and the upper floors feature string courses and panelled pilasters. The ground floor features paired windows in arched frames with barley sugar columns, panels and rondels on each side of the double metal-framed sliding glass doors, also within an arched frame, with a fanlight. Metal panels are interspaced above and below the windows between the pilasters on the upper floors, to disguise the internal floor slabs that would otherwise be visible from the exterior. These panels are decorated with circular motifs. Only one of the two lamps that flanked the front entry at either side of the door still remains, and there is a metal lamp bracket on the opposite side where the lamp was located. Above this are two circular metal plaques on both sides of the front entry doors with the Norwich Union emblem. Inside the building, the foyer is largely original and has a coffered ceiling and marble dado. The floors are terrazzo and the original single lift still operates.

Significant components include: the original form of the five-storey building, including the facade elements of the Waymouth Street and Bentham Street facades: the rusticated plinth, string courses and panelled pilasters; the ground floor windows and the front entrance glass doors, and the keystones above these and the front windows; all windows on the upper floors and the metal panels between them; the parapet at the front of the building; the lamp fixed on the wall beside the front entry doors and the metal lamp bracket on the opposite side; the circular metal plaques on both sides of the front entry doors with the Norwich Union emblem; the interior entry foyer with its coffered ceiling, marble dado and terrazzo floors.

The assessment includes the whole of the original structure, particularly the treatment of the northern and southern elevations.

The assessment does not include treatment of southern and eastern elevations, nor interior detailing.

STATEMENT OF HERITAGE VALUE:

Woodards House, built in 1928-1929, is a fine example of a building constructed in the Inter-War Commercial Palazzo style. It shows the public style of F Kenneth Milne, a prominent South Australian architect, who regarded this building as one of his most important works. Constructed as the South Australian head office of the Norwich Union Fire Insurance Society, the building reflects the commercial expansion and consolidation of the capital city centre during the Inter-War period. The additional floor constructed in 1953 adds to the interest of the building by showing the effects of the Depression. It illustrates several key themes in the city's history: 3.1.8 *New Technology and City Development*; 3.3.3 *Other Financial Institutions*; 3.7.3 *Office Workers*; 4.3 *Development of the Building Industry, Architecture and Construction*; 4.3.2 *Twentieth Century Architects*; 4.5.4 *Inter War Commercial Styles (1920s to 1942)*; 4.6 *Heritage and Building Conservation*; 4.7.1 *Adaptive re-use*.

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area, being an example of a late 1920s commercial building constructed close to the city centre as the head office of the Norwich Union Fire Insurance Society, showing confidence in their business as the Depression was beginning; and
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as it displays Milne's use of the Inter-War Commercial Palazzo style; and
- (e) it is associated with a notable local personality, prominent Adelaide architect, F Kenneth Milne; and
- (f) it is a notable landmark in the area, being prominently situated on the corner of Waymouth and Bentham Streets.

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

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:

Offices (Woodards House); external form in particular the fabric and detailing of Waymouth and Bentham Street facades.

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

BRIEF HISTORICAL BACKGROUND:

In late 1926, the Norwich Union Fire Insurance Society Ltd purchased from the Trustee of the late JA Johnson a block of land on the south-east corner of Waymouth and Bentham Streets. It was the intention of the Society to build up-to-date offices on the site. This process began in April 1928 when F Fricker, Queenstown, was appointed contractor for the work that was expected to cost £47,000. Architects for the project were F Kenneth Milne & Evans.

Woodards House is a fine example of a building constructed in the Inter-War Commercial Palazzo style. This was an international style adopted by Australian architects, constituting a reinterpretation of the Italian Renaissance palazzo façade. It was usually large in scale, with a strong relationship to the street alignment. Features of this style exhibited in Woodards House include a rusticated plinth,

arched windows and doors and barley sugar columns at ground floor level, and metal-framed windows and panels, string courses and pilasters on the upper floors.



B.5477, 1919 (SLSA)



B.12983, April 1954 (SLSA)

F Kenneth Milne first set up practice in Adelaide in 1909. By the 1920s he was one of South Australia's leading architects. The firm was known as Milne and Evans at this time and another architect, Russell, also assisted in the design.

The Norwich Union Fire Insurance Society Limited was founded in Norwich, England in 1797 by Thomas Bignold and set up another section, the Norwich Union Life Insurance Society, in 1808. Both then became the Norwich Union Society. The Company's presence in South Australia began in 1874 when J Gilbert Boothly opened an agency in Adelaide. In 1898, the Norwich Union Insurance Society took over the South Australian Insurance Co. founded in 1862 and operated its business from that company's former offices located on the northern corner of Pirie and King William Streets. When more office space was needed, the Company moved to the National Mutual Building, followed by the Citizen Building, before constructing its own offices. A head office was not established in Melbourne until 1957. In 1988 the Australian group of Norwich companies commenced operations and assumed legal responsibility for business in Australia.

F Kenneth Milne regarded Woodards House as one of his most important works. He also designed the Hampshire Hotel and the scoreboard at Adelaide Oval (South Australian Heritage Register); in the 1928–1945 period, he designed Goldsbrough House and the SA Brewing Company Offices (both of which are on the South Australian Heritage Register). Milne also designed numerous houses, including Sunnyside at North Adelaide (South Australian Heritage Register). Milne was a life member of the South Australian Institute of Architects and its president between 1937 and 1939. He was also active in campaigning for the establishment of a Chair of Architecture at the University of Adelaide.

Woodards House was originally intended to be eight storeys in height, but as a result of the Depression, only four were constructed. An additional floor was added in 1953, with the design by the same architectural firm, which had evolved into F Kenneth Milne, Dawkins Boehm & Ellis. The well-established firm of William Essery & Son Ltd constructed the additional floor. This new floor adds interest to the building as it shows how the Depression affected construction in the city, with another floor being added at a more prosperous time.

In 1976, the building was sold to the Catholic Church Endowment Society. It has continued to be used as offices and is currently tenanted by the SA College of English on three levels, and some small government and private agencies on the ground floor. A number of offices remain vacant, including the whole of the third level, and these have recently been advertised for lease. Although the cornice between the fourth and fifth floors was removed when the site to the east was developed, the overall integrity of the building is high. The building has been well maintained and is generally in good condition. Many of the original fittings have been retained.

REFERENCES:

Adelaide City Council, Correspondence dated 29.10.1992 from SGIC, Adelaide City Archives.

Apperlery, Richard, Robert Irving and Peter Reynolds, *Identifying Australian Architecture*, Angus and Robertson, Sydney, 1989.

BUILDING & CONSTRUCTION: Engineering Machinery Manufacturing, Adelaide: Vol. II, No. 71, 7.3.1928, p. 13; Vol. II, No. 78, 25.4.1928, p. 9.

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

Marsden, Susan, Paul Stark and Patricia Sumerling, *Heritage of the City of Adelaide. An Illustrated Guide*, 1990.

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

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

Register of the National Estate, Place ID 17430, File No. 3/03/001/0193, status: Registered.

State Library of South Australia, Library Database (Photographs): B.5477, 1919; B.12983, April 1954.

THE BUILDER incorporating The Town Planning and Local Government Journal, Adelaide, Vol. 7, No. 48, 15.12.1926, p. 11.

‘The World’s First Life Insurance Society’, Norwich Life 150th anniversary souvenir pamphlet.

Woodburn, S, ‘F. Kenneth Milne, Portrait of an Architect’, Exhibition Catalogue, Flinders University Architecture Archives, 1984.

City of Adelaide Heritage Survey (2008)

NAME: *Union Hotel, 68-72 Waymouth Street*

ZONE/POLICY AREA: *CBA - PA15*

APPROVED / CURRENT USE: Hotel w/out Accommodation

FORMER USE: Hotel

DATE(S) OF CONSTRUCTION: 1880

LOCATION: 68-72 Waymouth Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5445/841

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan, Marsden & Stark, 1982; McDougall & Vines, 199



Union Hotel, 68-72 Waymouth Street—View to northwest

NAME: *Union Hotel, 68-72 Waymouth Street*

ZONE/POLICY AREA: *CBA - PA15*

DESCRIPTION:

This two storey hotel is constructed of sandstone and painted render, with highly detailed window and door surrounds. It has a chamfered corner at the intersection of Waymouth Street and the eastern side lane. The side lane leads to the Hotel yard behind the centre of Town Acre 174. The upper windows are particularly striking, being Romanesque in style with voussoirs and keystones. The westernmost bay of the hotel was originally a separate tenancy and its upper Palladian arched window is much more elaborate. The visible side wall to the side lane is much less ornate in detail and has a higher parapet than the ornate cornice and parapet to the front of the building. The roofline is not visible behind the parapet. The street and side lane facades include banded pilasters at the ground floor level, with panelled pilasters in the floor above. Doors are timber and windows have timber joinery. There is a stained glass fanlight over the timber side door, which includes the words: Union Hotel Established 1845. The interior timber floors and some walls may be original. The main part of the building ends about 10 metres along the side lane and an earlier single storey section of grey painted brick adjoins the hotel at the rear. There is a small yard behind this. The building is in excellent condition.

Significant components include: the original form of the two-storey sandstone building, the timber-framed windows and doors and their painted render surrounds; the painted render band between the ground and upper floors; the banded and panelled pilasters; the ornate cornice and parapet at the front of the building and the tall parapet at the side.; the two street lamps at the front of the building.

Those features that do not contribute to significance of building are the interior of the building.

STATEMENT OF HERITAGE VALUE:

There has been a Union Hotel on this site since the early years of the settlement of the city and the outline of this hotel is visible on the 1880 Smith Survey. The site has been continuously used for a hotel for more than 160 years. The current building has been altered over the years, but it retains many of its original elegant classical design features, including the highly detailed window and door treatments. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 3.1.1 Early Development Patterns; 3.5.1 A City of Pubs; 3.7 Working Men and Women; 4.3 Development of the Building Industry, Architecture and Construction; 4.4.2 Other Forms of Accommodation; 6.2.3 Hotels, Bars and Wineshops.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area as a hotel and meeting place for local people since early days of the city's settlement; and
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, exhibiting elegant classical features in its design and the highly detailed window and door treatments.

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Additions at rear
- New services

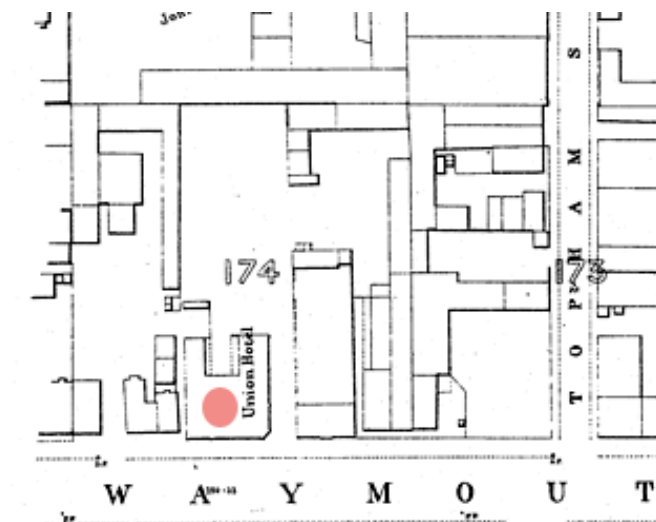
NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

Union Hotel; external form, in particular the fabric and detailing of facades.

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

BRIEF HISTORICAL BACKGROUND:

The Union Hotel was built in 1880 on the site of the Union Inn that dated from 1845.



The design of the two-storey Inn has been attributed to the architect James Cumming. It was built of brick and faced sandstone, with a painted finish at various times over the years. The original Inn had a balconette situated where the current hotel sign protrudes from the building, and the doorway to this balconette had a pediment at the top; there was also a balustraded parapet, surmounted by ornamental urns, along the roof edge.



B.36803, 1889 (SLSA)

Builders Hackett & Harris carried out alterations to the value of £120 in 1914–1915 by and J Oliver, Seventh Avenue, St Peters, was awarded the contract to undertake additions and alterations to the hotel in March 1925. C W Rutt & Lawson were the architects overseeing the project.

Alterations to the Hotel in 1929 and 1940 resulted in the removal of the balconette, pediment, parapet and ornamental urns. The original parapet has been replaced with a simpler one. The Hotel has had internal alterations and a Bottle Shop that was located at the rear western side no longer exists. The separate western tenancy has been incorporated into the Hotel. While these alterations have changed the appearance of the 1880 Hotel, the original building structure has been retained, as well as many of the original exterior features, and the elegant building is prominent on its corner site.

The hotel has continued to be re-modelled in accordance with social changes that have been reflected in licensing regulations.

REFERENCES:

Adelaide City Council, Correspondence dated 25.5.1992 from P & S Robbins and 11.11.1992 from Geof Nairn Architects, 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', 4.11.1914, microfilm 1910–1925, Adelaide City Archives.

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

Hoad, J L, *Hotels and Publicans in South Australia, 1836–March 1993*, Second Edition (revised), McLaren Vale, 1999, pp. 482–83.

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

Smith Survey, 1880, Sheet No. 64, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.36803, 1889.

THE BUILDER, Adelaide, Vol. 32, No. 5, 4.2.1955, p. 19 notes alterations to be carried out to the hotel by A S Bissland Ltd.

THE BUILDER incorporating The Town Planning and Local Government Journal: Vol. 6, No. 12, 25.3.1925, p. 13.

Town Clerk's Digest, Adelaide City Council Archives: 1928–29, 8.7.1929, p. 275; 1948–49, 30.5.1949, p. 638.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 12 Weil Street*

ZONE/POLICY AREA: *RA11*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1877

LOCATION: 12 Weil Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5291/536

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



Attached cottage, 12 Weil Street — View to southeast

DESCRIPTION:

An attached cottage, one two attached cottages, built close to the Weil Street alignment. Walling is of bluestone, quoins and window and door surrounds are of brick. Roof is hipped and of corrugated iron: there is a skillion roof at the rear. Windows and door are timber-framed: windows are double-hung sash with multi-panes in upper leaf; door is timber-panelled with a transom above. A simple timber-framed verandah extends to the property boundary with a picket fence between the posts.

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

STATEMENT OF HERITAGE VALUE:

This simply-designed attached cottage, has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby and opposite. 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
- Additions at rear
- New services

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

Dwelling

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

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

BRIEF HISTORICAL BACKGROUND:

This building is one of two attached cottages constructed on portion of Town Acre 629 that was originally granted to Frederick Handcock on 23 December 1837.

Over time, the land was subdivided and in September 1868, Johann M J T Weil, a tinmaker of Springbank, is noted as the owner of land measuring 85 ft x 175 ft on the corner of Gilbert Street and a 'Private Road'. This 'Private Road' was later to become Weil Street, most likely named after Johann Weil or his family.

'Julius Wehl' was noted as the owner of four houses in Gilbert Street, and vacant land and a shed off Gilbert Street, in assessment records of 1871 (adopted 10 January 1871) and 1875 (adopted 7 December 1874). Weil sold the vacant land to cabinetmaker John Wells the Elder in February 1876. Wells had previously owned the land in the late 1860s and by the end of 1876, assessment records indicate that he was the owner of a shed on the land.

Wells proceeded to break up the land and, in May 1877, Peter Murphy acquired a portion—measuring 69 ft x 85 ft. The two attached cottages were constructed under Murphy's ownership in 1877 and fronted Weil Street. The Smith Survey of 1880 notes the outline of the attached cottages and assessment records of 1878 (adopted 26 November 1877), confirm that Peter Murphy owned four houses in Weil Place: James Flatstead, Jeremiah Murphy and Thomas Byrt occupied a house each while one remained vacant.

In June 1910, Peter Murphy and Michael E Murphy, a sharebroker's clerk, became the registered owners. When Peter Murphy died in October 1912, Michael Murphy retained ownership until August 1950. It was at this time, that the land was placed on to two titles with Phillip J Butler, a plasterer, acquiring one of the pair of attached cottages. Butler placed the attached cottage on to two titles in 1952.

Since that time, this section of one of the attached cottages has passed through many hands, although the building appears to have retained its original form and scale. For over two years, from February 1977 until October 1979, owners included former *Advertiser* journalist Anthony Baker and his wife Lili.

Alterations/additions to the cottage have included a new laundry (1981) and the construction of a pergola (1986).

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 629, Adelaide City Archives: 1871 (10.1.1871); 1875 (7.12.1874); 1877 (4.12.1876); 1878 (26.11.1877); 1880 (24.11.1879); 1890 (25.11.1889).

Adelaide City Council Index Cards, 12 Weil Street.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 119/25; CT 119/77; CT 251/6; CT 2116/41; CT 2231/119.

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

Smith Survey, 1880, Sheet No. 2, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Offices, 101-103 Wright Street*

ZONE/POLICY AREA: RA8

APPROVED / CURRENT USE: Offices / Offices

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. 1879

LOCATION: 101-103 Wright Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5725/633

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Offices, 101-103 Wright Street — View to south

DESCRIPTION:

Triple-fronted single storey house (small villa), now used as offices, with two storey office block at the rear (Hobson's Place). Sited on the south eastern corner of Wright Street and Hobson's Place and set back from the street behind a small garden and a rendered masonry and iron front wall (probably of later date). Walling of sandstone (front and side walls) tuck-pointed on the front wall and with a roughly pecked surface evident on the western side wall, rendered masonry quoins and lower courses. Sash windows and door are timber-framed: the original timber panelled door also has surrounding leadlights. Bullnosed return verandah with gabled roof and finial and lacework (restored or reconstructed) with steps up to a tiled, slate-edged floor. Return verandah to set back eastern section (1920s addition) also sandstone-fronted with brick side wall and its own entrance door. Roof is corrugated galvanised iron. Rendered chimney, painted the same dark grey as other rendered sections of the house and the rear office block.

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

STATEMENT OF HERITAGE VALUE:

This dwelling is of heritage value because it is a surviving example of mid-sized Victorian houses built in the city that retains original fabric, reflects original form and features of residential development and occupation of the area. This illustrates the diversity of city housing, and of higher standard than many small houses of similar age in this locality. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.1.5 1860s-1880s Boom; 3.2.2 Limestone, Bluestone and Other Stones; 4.4 Residential Development, Building Types and Living Conditions; and 4.6 Housing Styles in Adelaide.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which was predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the residential settlement; and
 - d) it displays 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, roof and chimney;
- Fabric and detailing of the façade, including windows and doors and restored verandah.

Exclusions

- Interior
- Front fence (although sympathetic), grilles
- Office block 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

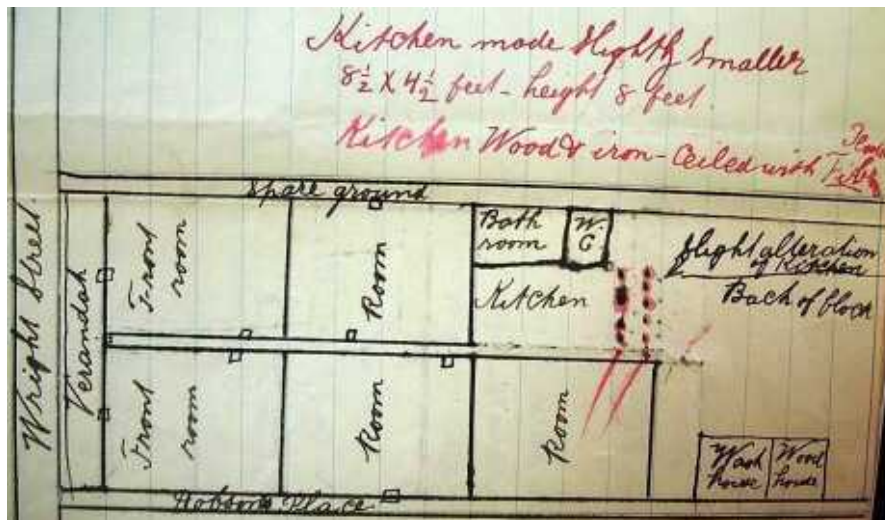
External form, including original fabric and detailing of the original building and 1926 addition, including facade and verandah, external walls, roof and chimneys, as visible from the street.. Excludes any later additions.

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

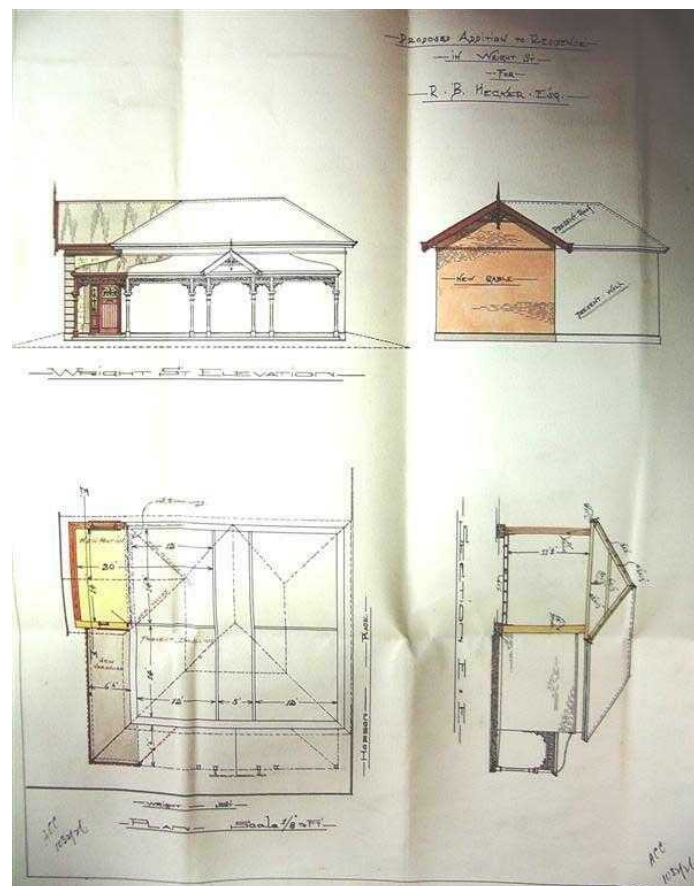
BRIEF HISTORICAL BACKGROUND:

This villa was constructed in two carefully-matched sections, reflecting its long history as a dwelling of substance, sited on a large block of land in the South West quarter of the city. The land was subsequently subdivided and dwellings were constructed some time prior to 1880, as the Smith Survey indicates the outline of dwellings. Certainly, assessment records indicate that the two houses were constructed by 1879 when Mrs Harman was noted as the owner.

Mrs Harman was Julia Ann Harman a widow of Adelaide, and she sold this part of Town Acre 479 in 1881 to John William Opey, a journalist. Opey transferred the site of this house in 1882 to Euphemia Hoddle Garsons (spinster) for her separate use, and provided a mortgage. Garsons repaid £100 of the mortgage to Opey in 1883 and the rest was transferred to other mortgage holders, while she took out a further bank mortgage in 1886. This mortgage (a sum of £200) was not discharged until 1897 when Garsons sold the property to William Henry Williams, a miner. He sold the house to Hannah McGuire, hotel proprietress, in 1911, and after a further sale it was bought in 1924 by Robert Boyd Hecker, farmer and agent, and his wife Agnes Jane Hecker.



Simple floor plan of original house (Adelaide City Archives)



Plan of proposed additions in 1926 (Adelaide City Archives)

The Heckers soon embarked on upgrading their city home, but their initial changes to the wood and iron kitchen at the rear of the house contravened the *Building Act*, and so in 1926 they submitted a new plan to council for an addition on the 'spare ground' on the eastern side, extending at right angles and incorporating rooms at the rear of the house. As the plan and elevation indicate, this addition was carefully detailed to match the existing exterior, including an extension to the verandah. The work was designed and carried out by the builder Otto Gustav Hameister.

Hecker died in 1927 soon after this work was completed. Agnes Hecker continued to live in the house (and applied to build a 'motor shelter' in 1936—now the site of the office building), and remained in residence after marrying Harvey Scrimshaw, a laborer of Kent Town, in 1940. Rasch Pty Ltd made application for office alterations in 1984, and removed the sleepout to restore the verandah in 1986. Warwick Fabrics (the present owner) gained approval to construct the two-storey office at the rear in 2001.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 479, Adelaide City Archives: 1880 (24.11.1879).

Adelaide City Council, Department of Building Surveying, File No. 3361 (including 1926 plan), 101–103 Wright Street, Adelaide City Archives.

Adelaide City Council, Planning Department, Index Cards.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 316/176; CT 1496/104; CT 1797/123.

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

Sands and McDougall South Australian Directory 1929.

Smith Survey, 1880, Sheet No. 21, Adelaide City Archives.

City of Adelaide Heritage Survey (2008)

NAME: *Attached Cottage, 217A Wright Street*

ZONE/POLICY AREA: *RA11*

APPROVED / CURRENT USE: House / House

FORMER USE: House

DATE(S) OF CONSTRUCTION: c. 1868/1869

LOCATION: 217A Wright Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5721/21

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines 1993



Attached Cottage, 217A Wright Street — View to southwest

DESCRIPTION:

This is a single-storey, single-fronted worker's cottage and is one of an attached pair. It is built close to the street alignment. Walling is of bluestone with brick quoins and door and window surrounds. Roof is gabled and of corrugated iron. Party walls stand beyond the roof line at the eastern gable end and between attached cottages. There is a narrow concave verandah across the front of the cottage that extends to the street alignment. There is a picket fence at the street alignment.

The assessment includes the whole of the original cottage, but not interior detailing.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Any additions at rear
- New services

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

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:

William A Cawthorne, gentleman of Adelaide, is noted as the owner of Part Town Acres 473 and 474 in August 1868. Town Acre 473 was originally granted to Joseph Middleton and Town Acre 474 to Robert Bristow on 23 December 1837.

Cawthorne subdivided the land into seven pieces and, in November 1868, labourer Daniel O'Leary acquired a portion. The attached cottage was built during O'Leary's ownership. Indeed, assessment records for 1869 (adopted 18 January 1869) note Daniel O'Leary as owning and occupying a house in Wright Street on Town Acre 473 at an annual assessed value of £11. Town Acre 474 followed immediately in the assessments. The outline of the attached cottages is shown on the 1880 Smith Survey.



Title to the property passed to Catherine Rawson, dressmaker, who leased to Alfred Proud for four years before he acquired the property in February 1884 and, on the same day, transferred the title to land agent William Paddock. Further changes in ownership occurred with three titles being created in 1953.

In 1991, Council approval was given for a lean-to be demolished at the rear of the cottage and an brick extension to be constructed in its place (kitchen, bathroom, study). A pergola replaced an existing shed.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acres 473/474, Adelaide City Archives: 1869 (18.1.1869); 1870 (3.1.1870); 1871 (10.1.1871).

Adelaide City Council, Department of Building Surveying, File No. 1176, 217A Wright Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 118/198; CT 122/207; CT 521/178; CT 2287/25

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: *Attached cottage, 291-293 Wright Street*

ZONE/POLICY AREA: *RA11*

APPROVED / CURRENT USE: Dwellings

FORMER USE: Dwellings

DATE(S) OF CONSTRUCTION: 1879

LOCATION: 291-293 Wright Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5119/971

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 291-293 Wright Street — View to south

NAME: *Attached cottage, 291-293 Wright Street*

ZONE/POLICY AREA: *RA11*

DESCRIPTION:

This is a single-storey, double-fronted attached cottage. It is one of a group of six. Walling is of bluestone with rendered and painted quoins and window and door surrounds. Roof is gabled and of corrugated iron. Windows and door are timber framed: windows are double-hung sash. There is a simple timber-framed verandah across the front of the cottage.

The assessment includes the whole of the original cottage; it does not include interior detailing.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Any additions at rear
- New services

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

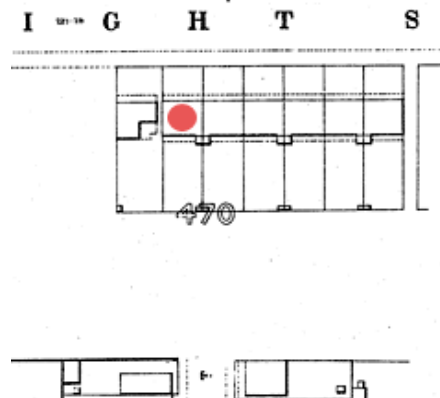
Dwelling

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 attached cottage is part of a row of cottages that were constructed on portion of Town Acre 470. In 1875, assessment records indicate that the town acre remained vacant land owned by E White's Trust. Records for 1880 (adopted 24 November 1879) indicate that the land had been subdivided: four pieces remained vacant while there were four unfinished houses on the remaining portions. The outline of the row of cottages appears on the 1880 Smith Survey.



Further subdivision has occurred over the years with ownership of the properties being placed on separate titles. For a time (September 1926–July 1934), William Morrow of Dulwich was the registered owner. Morrow was a tailor who worked in Port Pirie, was Mayor of Port Pirie from 1910–1911, and was closely involved with the Church of Christ. He was elected to the South Australian Parliament in August 1915 and served in the Legislative Council until July 1934. Ben Robinson, an Adelaide music teacher, was the registered owner from January 1938 until his death in September 1955.



SLSA: B 33458 – Wright Street, 1977

Council approved alterations to the kitchen and laundry (1976) and for the erection of a kitchen, study, laundry and bathroom in an addition to the rear of the existing residence in 1994. The builder for the project was Homeshield Improvements.

Ownership of the cottage has continued to change hands, although the attached cottage appears to have changed little in form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 470, Adelaide City Archives: 1875 (7.12.1874); 1880 (24.11.1879).

Adelaide City Council, Department of Building Surveying, File No. 3114, 291–293 Wright Street, Adelaide City Archives.

Coxon, Howard; Playford, John; and Reid, Robert, *Biographical Register of the South Australian Parliament 1857–1957*, Wakefield Press, Netley, 1985, p. 160.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 1353/110; CT 1385/197; CT 1391/88; CT 4060/861.

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

Smith Survey, 1880, Sheet No. 9, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.33458, May 1977.