

WEST'S COFFEE PALACE **(Former Grant's Coffee Palace; Former Austral Stores)**

104-120 Hindley Street

In the early days of the colony, Hindley and Rundle streets through to North Terrace contained the greatest concentration of both commercial and residential development in Adelaide. Although the residential component has now all but disappeared, West's Coffee Palace stands as a reminder of the important commercial and residential function of Hindley Street and provides a striking example of its architectural diversity and former splendour.

In the boom years of the late 1870s Hindley Street was transformed from a piecemeal collection of buildings into an elegantly terraced street lined with buildings of strong architectural character, often with deep balconies. West's Coffee Palace was built in 1903 during another period of renewed prosperity in the city. Its extensive use of stuccoed dressings, brick and Marseilles tiles is tied to the Edwardian period and the eclectic approach to design by architects of this era.



(CD Ref 3964/91)

Leopold Conrad, for whom the complex was erected, began trading in Hindley Street in 1869 as a butcher and smallgoods manufacturer. His firm became one of the largest of its type in South Australia with the head office in Hindley Street.

Conrad came to Adelaide from Germany as a young man. He served as member of the Adelaide City Council for Young Ward 1894-96. His two sons Albert Selmar and Frank Herbert were trained as architects, A.S. Conrad beginning his practice in 1893. Shortly after F.H. Conrad joined the firm, becoming a partner in 1906. The *Cyclopaedia of South Australia* in 1909 described the Messrs Conrad as ' . . . associated and to a great extent identified with

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the introduction of new methods and the wave of modern development which has manifested itself in the State within recent years'.

In 1902 Leopold Conrad's old shops were pulled down and by the end of 1903 a group of twelve shops and dwellings had replaced the earlier buildings. Conrad named the complex Austral Stores, the building being designed by A.S. Conrad.



(CD Ref 3982/13)



(CD Ref 3971/5)

In 1908 plans were approved by Council for dining-rooms at the Astral Stores, Jonathan Grant having taken up a lease in the complex. Grant had operated successful dining-rooms in Hindley Street opposite the Austral Stores, and now established what was known as Grant's Coffee Palace.

Coffee palaces were by this time an established tradition in Adelaide. With the founding in 1884 of the South Australian Temperance Alliance, and the Women's Christian Temperance Union in 1886, the temperance movement gained a strong political and moral voice. Coffee palaces sprang up as a result of this philosophy, although by the time that Grant's Coffee Palace moved into the Austral Stores the role of coffee palaces had changed to that of cheap accommodation with more frills than boarding houses. They remained unlicensed and were not classed as hotels. These were particularly popular with country visitors.

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Grant's Coffee Palace was taken over in 1919 by John West and renamed West's Coffee Palace. West's Coffee Palace was listed in the *South Australian Directory* as part of the Austral Stores until 1921 when the title 'Austral Stores' was dropped, each of the tenants being listed separately under individual addresses. When John West died in 1926 his wife Agnes took over management of the coffee palace, and his family continued to run the accommodation side of the business. The building has since been subdivided, the shops were sold, and in about 1960 the ornate veranda/balcony was removed and the present shopfronts were inserted.

The complex built by W.B. Bland remains an excellent example of the florid freestyle so typical of the Edwardian period. The principal facade is dominated by twin three storey towers with flanking pavilions, the roof form being particularly important with vertical elements, party walls, tiles and ridge work. Constructed of brick with stuccoed dressings, the complex is reminiscent of the Adelaide Fruit and Produce Exchange which was built about the same time.

The building is a rare and developed form of this design idiom. Its scale and detailing is of great significance to the Hindley Street townscape and terminates the view at the northern end of Rosina Street.

Although altered and in deteriorating condition, the upper floor of the building remains remarkably original. A common goal of owners and tenants could be forged to revitalise this significant architectural and historical asset in Hindley Street.

ACA, Assessments 1902, 1903, *Digest of Proceedings*, 2 February 1903; Burgess, H.T., *Cyclopedia of South Australia*, 1909, Vol. 1, p. 545, Vol. 2, p. 266; *Honorary Magistrate*, 31 December 1926; MLSA, Historical photographs (Town Acre 52); *Quiz*, 2 June 1905; *Register*, 10 January 1903; *South Australian Directory*, 102-70; Whitelock, D., *Adelaide: from colony to Jubilee*, 1985, p. 276.

The text in this Information Sheet was copied from the **Heritage of the City of Adelaide: An Illustrated Guide**, (1996). The photographs contained in this Information Sheet are a selection of those held by Heritage Services, in digital format.

The property described in this Information Sheet is included in the Register of State Heritage places. A heritage listing does not mean or imply right of access by the public to such properties.

The heritage related Principles of Development Control as well as the Precinct specific objectives and Principles of Development Control are contained in the Adelaide (City) Development Plan. These should be referred to in whole when contemplating any development.

Further information on the Heritage Incentives Scheme, an initiative of Council to sponsor timely and appropriate conservation action is available upon request of the Customer Service Centre.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	WESTS COFFEE PALACE	Building No 2/0118
Address	104-118 Hindley Street	CT Nos. - See facing page

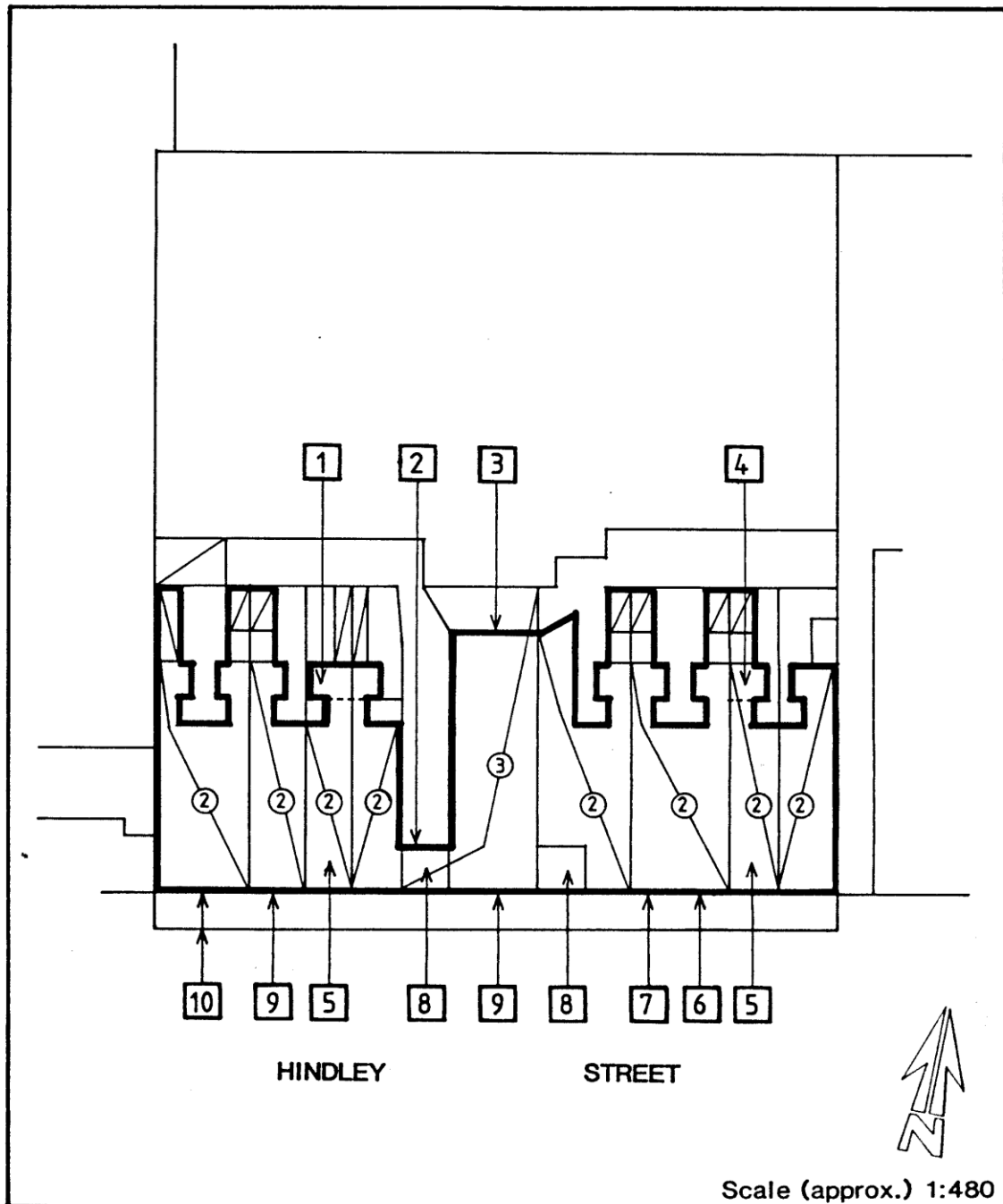


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Item WESTS COFFEE PALACE

Address 104-118 Hindley Street

Building No

2/0118

CT Nos. - See
facing page

NOTES:

1. Exclude first floor alterations.
2. Carriageway.
3. First and second floor extension demolished.
4. Exclude first floor alterations.
5. Terra cotta tiled roof with metal cresting and parapets.
6. Half rose window.
7. Red brick (English bond) with extensive, highly decorative stuccoed enrichment above ground floor level.
8. Towers with elaborate stucco enrichment and shingle mansard roof with dormer windows and turrets.
9. Half rose window.
10. Ground floor shop fronts and verandah significantly altered.

C.T. NO. INFORMATION

<u>Property</u>	<u>Building Name</u>	<u>C.T.</u>
104 Hindley Street	Wests Coffee Palace	4177/756
106-106a Hindley Street	Wests Coffee Palace	5109/130, 2949/34
108-110 Hindley Street	Wests Coffee Palace	2949/35
112-112b Hindley Street	Wests Coffee Palace	2937/2
114 Hindley Street	Wests Coffee Palace	3375/20
116 Hindley Street	Wests Coffee Palace	4247/443
116a-116b Hindley Street	Wests Coffee Palace	4169/425
118 Hindley Street	Wests Coffee Palace	3129/115