

**City of Adelaide Heritage Survey (2008)**

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**NAME:** *Adelaide Fringe, 105 Hindley Street*

**ZONE/POLICY AREA:** *CBA - PA14*

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**APPROVED / CURRENT USE:** Office / Office

**FORMER USE:** Commercial

**DATE(S) OF CONSTRUCTION:** 1878

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**LOCATION:** 105 Hindley Street  
ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5215/746

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**HERITAGE STATUS:** Local Heritage Place

**OTHER ASSESSMENTS** McDougall & Vines, 1993



*Adelaide Fringe office, 105 Hindley Street – View to south*

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**DESCRIPTION:**

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

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

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

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**STATEMENT OF HERITAGE VALUE:**

The building is of heritage value because it retains original fabric and good quality external detailing, for the manner in which it reflects the changed commercial nature of Hindley Street and the scale and form of late Victorian buildings that once predominated in this area. The significance is enhanced because the shop forms the easternmost part of a group of three, all of which exhibit identical detailing. It illustrates several key themes in the city's history: *2.6 City Dwellers: Small business owners; 3.1 Economic Cycles; 3.5.2 Retail and Wholesale Industry; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Commercial (1870s to 1890s); 4.7 Heritage and Building Conservation.*

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**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.
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## ELEMENTS OF HERITAGE VALUE:

### Inclusions

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

### Exclusions

- Interior detailing
- Additions at rear
- New services

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

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

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

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## BRIEF HISTORICAL BACKGROUND:

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

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

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



B.35525, March 1978 (SLSA)

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## REFERENCES:

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

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

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

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