

SHOPS

Address: 114-118 O'Connell Street
Certificate of Title: 5197/2; 5197/9

Use: Commercial
Mainstreet (O'Connell): MS1

Heritage Status: LHP
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

These shops with a ninety foot frontage to O'Connell Street date from 1863 when Adelaide City Council rate assessment records referred to '2 unfinished buildings' for J Harrington. With an annual rateable value given as £20 for the unfinished buildings, by 1864 there were four shops for Harrington recorded for this address. The larger shop on the corner of George and O'Connell Street was rated at £50, while the three adjoining ones were £28 each.

Apart from subsequent changes to the shop fronts on the ground floor, the form of these shops appears relatively intact. The shops were alongside the first Royal Oak Hotel which was relocated and rebuilt in 1866 on the opposite side of the road.

A member of the Harrington family, Benjamin Harrington, sold the shops in 1897. The shops remained on one title until 1927 when one of the shops was sold separately. The remaining shops were given separate title in 1948.

STATEMENT OF HERITAGE VALUE:

This row of two storey shops is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This row of shops displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This row of shops has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This row of shops displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey commercial building of the Victorian period.

EXTENT OF LISTING:

The external form, materials and details of the c1865 two storey row of shops.

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

Shops
c1885 two storey row of shops

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

REFERENCES

- ACC Rate Assessments 1860-1900
- Smith Survey 1880
- LTO CTs 473/13, 1458/71, 1462/29, 1982/153-154, 3575/80, 4071/921, 5197/2, 5197/9
- *SA Directories* 1873-1970



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