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**NAME:** *Shops, 121-127 Grenfell Street*

**ZONE/POLICY AREA:** *CBA - PA15*

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**APPROVED / CURRENT USE:** Shop / shop

**FORMER USE:** Warehouse

**DATE(S) OF CONSTRUCTION:** Corner section: 1926–1927; Reface: 1980s

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**LOCATION:** 121-127 Grenfell Street

ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5158/760

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**HERITAGE STATUS:** Nil

**OTHER ASSESSMENTS** McDougall & Vines, 1993



*121–127 Grenfell Street—View to southeast*

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**DESCRIPTION:**

Original two-storey painted rendered masonry warehouse and shops with basement. Walling is of masonry that has been rendered and painted. The first floor featured extensive detailing with square piers with large decorative brackets at the top dividing paired windows. There is a cornice above the piers with a simple parapet above that. First floor windows are timber-framed double-hung sash.

The building was refaced in 1980s with the ground floor largely obscured by the addition of a large verandah and modern shopfronts at ground floor level. The verandah is metal framed, bullnosed, and extends the width of the building.

The essential scale and form of the building remains.

The assessment includes the whole of the building. It does not include internal alterations and detailing, signage attached to the verandah and certainly does not include the graffiti to the ground floor walling.

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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 this part of the central business district and the scale and form of late Victorian buildings that once predominated in this area. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Smaller Retail Establishments; 3.5.5 Warehousing; 3.8.4 Manual work; 4.3.2 Twentieth Century Architects; 4.3.3 Building Materials; 4.5.3 Edwardian Commercial (1900 to 1920s).*

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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 criterion:

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

### Inclusions

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

### Exclusions

- Interior detailing
- Paint scheme
- Modern entry/window system at ground floor
- Front verandah
- 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:

Former Warehouse; external form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and verandah.

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

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## BRIEF HISTORICAL BACKGROUND:

JN Taylor & Co. Ltd was responsible for this corner building being constructed over 1926–1927 on Town Acre 147. Although the firm acquired the title to this corner section on Grenfell and Hyde Streets in September 1916, it had been leasing the adjoining building—owned by James T Hackett—further to the west since March 1913. The firm acquired this adjoining property in April 1923, after its leased had expired, and proceeded to consolidate the two titles on to one title.

Soon after, the firm began plans to demolish the corner building and merge the new one with that further to the west by constructor OB Schmerl & Co. Ltd. As *THE BUILDER* reported in November 1926:

Before the work of construction can be begun it will be necessary for the existing premises on the site to be demolished. These old buildings, which are on the corner of Hyde and Grenfell Streets, extend to the premises occupied by the firm. Mr SR Dickenson has secured the contract of demolishing the buildings. It is expected that the work of erecting the new structure will be put in hand in about a week's time.

Plans have been prepared by Messrs Bruce & Harral, architects. The extensions, which comprise a basement and ground and first floors, will have the same elevation to Grenfell Street as the property now occupied by J.N. Taylor & Co. Ltd. The same design will be followed throughout, and when completed the whole structure will have the appearance of one large building.

Provision has also been made for possible additional storeys to be erected in the future. It is anticipated that the work will be completed by the end of May.



The building soon after completion, B.4862, May 1928 (SLSA)

Building Surveyor's Notices confirm that Council was notified in November 1926 of the building proposal expected to cost £7,500.

Once the building had been completed, portions were leased, including space on the first floor to the Universal Pictures almost continuously from 1 November 1927 until at least 1 July 1964. JN Taylor & Co. Ltd relinquished the title in August 1966. The Royal Australian Automobile Association of South Australia became registered owners from June 1977 to April 1982.

At some stage, the verandah along the whole Grenfell Street frontage has been added.

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## REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 8 of the Building Act, 1923', 9.11.1926, microfilm 1925–1935, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 654/114 and CT 1480/164 merged into CT 1579/34; CT 3173/126.

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

*Progressive Adelaide as it stands today: A pictorial directory of its most attractive centres*, Centenary Year of South Australia, 1936, GH Baring, Grenfell Street, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.4862, May 1928.

*THE BUILDER, The Journal of the Building Industry in South Australia*, Vol. 7, No. 43, 10.11.1926, p. 9.