

## AAMI BUILDING (Formerly Hindmarsh Buildings)

134-140 Grenfell Street

The building on this site, the north western corner of Hindmarsh Square and Grenfell Street, was erected for the successful Jewish family, the Phillipsons. The Phillipsons owned the building, with another Jewish family, the Goldsmids, for over a hundred years.

The two families bought Town Acres 102 and 103 in 1846, from the original land owner, John Reary, a London wine merchant. Reary was bankrupted in 1845, prompting him to sell the land.

The building, constructed to house a warehouse, offices and shops, was designed by the architects, Cumming and Davies. Their tender notice calling for the submission of quotes appeared in the *South Australian Register* on 16 May 1883. The plans were approved by Council on 18 June 1883, and the building was nearly complete by November 1883. The building was valued at an annual rateable value of £500.

The first tenants of the building were Genders and Company. Not a great deal is known of J.C. Genders, but it is known that he was a saddler of some note. He displayed his work at an exhibition of traders and artisans in 1881. In reporting the exhibition *Frearsons Weekly* stated that,

‘J.C. Genders has a neat case of saddlery, all handwork. In short hand sewn work (he) now seems to have superseded that was once executed by machine. In the same exhibit are bridles, bits, spurs and all necessaries for horsemen.’

The building was rebuilt after it was gutted by fire in November 1910. It became the property of the Electricity Trust of South Australia in 1948 and has had several owners since. In 1977, the building was refurbished. It remains an important record of Grenfell Street in the past, once dominated by large wholesaling and warehouse concerns.

The building is a four storeyed, detached warehouse with a basement and is constructed from bluestone and brick. The lined bluestone work appears on the eastern, southern and western elevations, i.e. Hindmarsh Square, Grenfell Street and Twin Street facades. The northern elevation of the building reveals a construction of bluestone rubble to the ground floor and brick to the three storeys above. The building is very simply decorated as befits its original warehouse function. The quoins and surrounds to windows and doors are rendered. There is the occasional keystone in the window surrounds on the upper floors. The building features a parapet and rendered string courses to differentiate the levels of the building.

The Grenfell Street elevation of the building at ground floor level contains shopfront windows in a timber frame. They appear to be relatively recent alterations. In addition there have been some alterations to the basement area to accommodate the businesses located there.

Architecturally, the building is significant as an example of a simple but solid warehouse of the late nineteenth century. The warehouse is not unusual in terms of others constructed, but

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complements others of this type of construction of large, but utilitarian warehouses, now rarely represented in the City.

The building contributes to a notable physical environment. It is a prominent building in terms of its scale and massing and it dominates the area of Hindmarsh Square.

Land Title Office, Certificate of Title 571/115, 785/114, 1057/146, 1472/33; *South Australian Register*, 16 May 1883; *Frearsons Weekly*, 27 August 1881; Rate Assessment records for the period 1882-1886; General Registry Office, Application number 22409.

The text in this Information Sheet was copied from the **City of Adelaide Heritage Study**, October 1990, Volume One, part of a review of the City of Adelaide Plan 1986-1991. The photographs contained in this Information Sheet are a selection of those held by Heritage Services, in digital format.

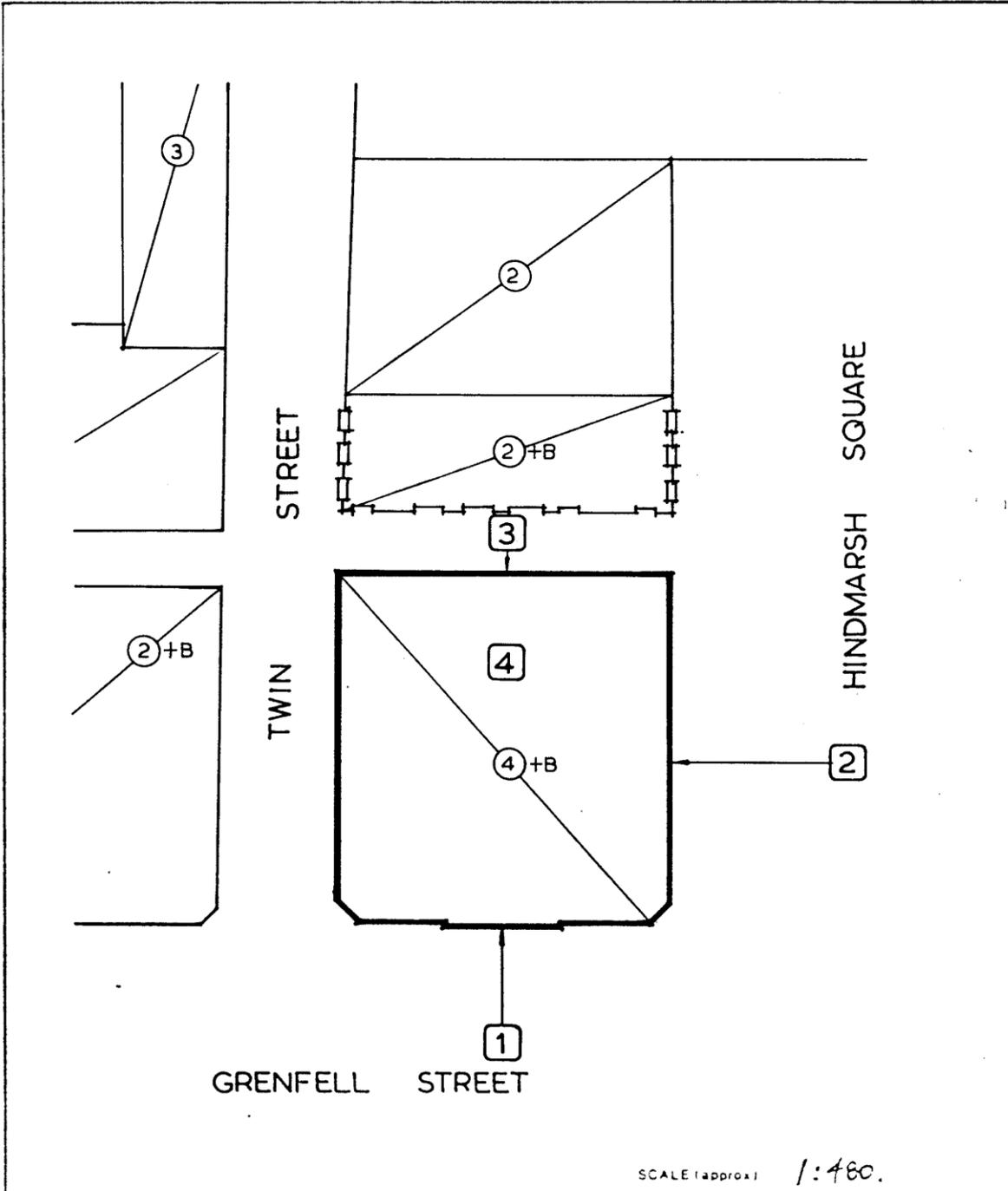
The property described in this Information Sheet is a place of Local Heritage (City Significance). A heritage listing does not mean or imply right of access by the public to such properties.

*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

ITEM	AAMI BUILDING	BUILDING NO.
ADDRESS	134-140 Grenfell Street	



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ITEM	AAMI BUILDING	BUILDING NO.
ADDRESS	134-140 Grenfell Street	

1. Main body of building with rebuilt shop-fronts and attended entrance
2. Elevation to Hindmarsh Square
3. Northern elevation of brick with stone plinth and rendered alterations.
4. Interior of building completely rebuilt and refitted.

SCALE (approx)

1:400.