

City of Adelaide Heritage Survey (2008)

NAME: Restaurant, 17-25 Gilbert Place

ZONE/POLICY AREA: CBA - PA16

APPROVED / CURRENT USE: Restaurant

FORMER USE: Accommodation/Offices/Store

DATE(S) OF CONSTRUCTION: c. 1877

LOCATION: 17-25 Gilbert Place

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT 5207/715 CT-5207/770

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Restaurant, 17-25 Gilbert Place—View to Northwest

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DESCRIPTION:

Two-storey simple Victorian warehouse constructed on part of city allotment on a corner site and aligned to Gilbert Place. Of cubic form, former face bluestone warehouse has brick quoins, small window openings highlighted and punctuated with red brick quoining surmounted by parapet and stringcourse. Windows are multi-paned, and of double hung sash (with painted timber joinery) at first floor level. Ground floor window joinery (painted) and stonework later adaptation. Hipped roof of corrugated galvanised iron is concealed behind parapet. Supported awning at eastern elevation. The large ground floor windows are later additions and the building has had the façade restored.

The assessment includes the whole building which features the eastern and northern elevations on street alignments. Particular features include the original form of the building, the stone facework to the eastern and northern elevations, the brick detailing to quoins and door and window surrounds, and the timber framed windows.

The assessment does not include the suspended verandah, or interior details.

STATEMENT OF HERITAGE VALUE:

The face bluestone building is of heritage significance as an early example of a simple Victorian warehouse/commercial property in Adelaide and, being sited on the corner of Gilbert Place, of the scale of early commercial development within internal city lanes. It illustrates several key themes in the city's history: *2.6 City Dwellers: Small business owners; 3.1 Economic Cycles; 3.3.2 Banking; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Commercial (1870s to 1890s); 4.7 Heritage and Building Conservation; 6.2.4 Cafes and Restaurants.*

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

The building is recommended for Local Heritage listing because it meets the following criteria:

- (a) its use as accommodation/offices for the Bank of South Australia and later conversion to commercial premises displays historical, economical and social themes that are important to the local area; and
 - (d) the use of faced bluestone displays aesthetic merit, design characteristics or construction techniques of significance to the local area; and
 - (e) it is associated with a notable local bank, the Bank of South Australia and architect Edmund Wright.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including all exterior walls, façade elements, 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:

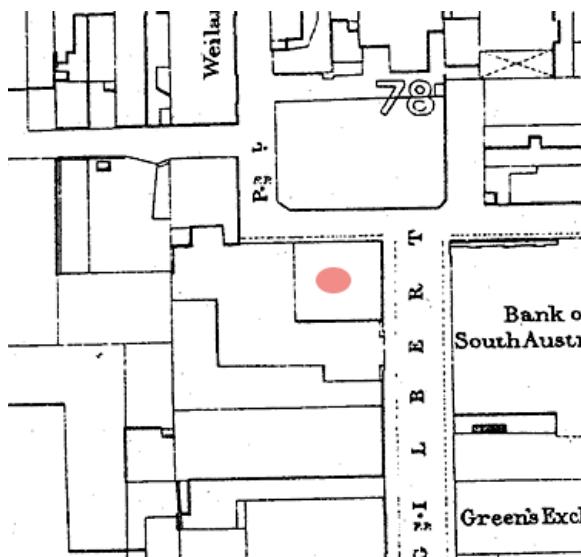
Former Warehouse; external form, in particular the fabric and detailing of Gilbert Place facades. Excludes the canopy and incongruous later shopfront.

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

BRIEF HISTORICAL BACKGROUND:

This building was constructed on portion of Town Acre 78 that was originally granted to Boyle Travers Finniss on 23 December 1837. Finniss also acquired the adjoining Town Acre 109.

At some stage, the Bank of South Australia acquired parts of both these town acres—split by Gilbert Place—and used that portion fronting King William Street on which to erect its new bank in 1876. The back portions of the town acres were part of the overall bank design and were for use as stabling, clerks' sleeping and dining rooms, messengers' rooms and other offices. While not built in 1876 with the bank construction, it is evident from the Smith Survey that the building was erected before 1880 (c. 1877).



The adjoining building to the south was the original wall and gate to the enclosed yard of the complex that had an attached room at the southeast corner. The wall was constructed of 'cut Glen Ewin stone'.



B.2334, August 1924 (SLSA)



B.7403, February 1938 (SLSA)



Former offices on right, B.12698, 1953 (SLSA)

The Bank of South Australia retained ownership of the site until 30 August 1895 when The Union Bank of Australia Limited acquired it. The Bank retained ownership until 1947 and it was after this time that the former bank site was split into various titles. Between November 1951 and December 1978, the site was owned by the Corporation of the City of Adelaide. In 1945, the Council was reported to have been in 'preliminary negotiations' with the Bank to purchase the site. The Council was at that time considering sites in the City for establishing a women's rest centre.

Restoration of the building was completed during the ownership of GMA Piazza from December 1978.

REFERENCES:

Adelaide City Council, Correspondence dated 12.5.1992 from GMA Piazza, Adelaide City Archives.

Advertiser, 28.3.1945, p. 7g.

Department for Transport, Infrastructure and Energy, Land Services Group, Land Titles Office, Adelaide: CT 490/93; CT 1944/48; CT 2184/181; CT 4136/957.

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

Register, 1.1.1877, p. 6.

South Australian Chronicle and Weekly Mail, 15.1.1876, p. 11—notes the intention of the building on this site.

Smith Survey, 1880, Sheet No. 71, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.2334, August 1924; B.7403, February 1938; B.12698, 1953.