

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

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**NAME:** *Shop and dwelling, 187-189 Hutt Street*

**ZONE/POLICY AREA:** *MS4*

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**APPROVED / CURRENT USE:** Shop and dwelling / Shop and dwelling

**FORMER USE:** Shop and dwelling

**DATE(S) OF CONSTRUCTION:** Dwelling: 1871–1872

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**LOCATION:** 187-189 Hutt Street  
ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5782/246

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**HERITAGE STATUS:** Local Heritage Place

**OTHER ASSESSMENTS** Nil

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*Shop and dwelling, 187-189 Hutt Street — View to southwest*

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**DESCRIPTION:**

A single-storey Victorian shop and attached residence, the shop built to the street alignment and residence (on the northern side) set back from the street with a front garden and verandah. Shop walling is of painted brick, including parapet; rare surviving original recessed shopfront retains timber-framed side lights possibly interwar changes including metal-framed windows and red tiling, and more recently-added canvas canopy and painted sign: 'Acacia Arts'. Single-fronted residence has bluestone façade, rendered side walls and rendered, painted quoins, and paired decorative rendered eave brackets. Timber framed door surrounded by lights (but no leadlight), sash window. Concave-roofed verandah with rendered columns of later date. Both roofs of corrugated galvanised iron with chimneys, the shop chimney having a chimney pot.

The assessment does not include interiors, but the shop interior is one-roomed and in good condition. The house is in rundown condition but retains most of its original features and could be restored.

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**STATEMENT OF HERITAGE VALUE:**

The buildings are of heritage value as a largely intact and still-used early Hutt Street shop-and-residence; they retain original form and fabric, including the rare surviving recessed shop entrance and garden allotment in front of the adjoining house, and are also noteworthy contributors to the Victorian streetscape of Hutt Street. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s); 4.6 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 as one of the oldest shop-and-residences in the significant Hutt Street shopping precinct;
  - (b) it represents customs or ways of life that are characteristic of the local area
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
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## **ELEMENTS OF HERITAGE VALUE:**

### **Inclusions**

- External form and scale of the buildings, including exterior walls and roofs;
- Fabric and detailing of façades, including shop front and house verandah.

### **Exclusions**

- Interior detailing
- verandah pillars and front fence(residence)
- 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:

#### Shop and Dwelling

External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street.. Excludes any later additions.

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

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## **BRIEF HISTORICAL BACKGROUND:**

In 1870, at the outset of a building boom which brought many new residents to this part of the city, and established Hutt Street as an important shopping precinct, James Coventry, a Hutt Street storekeeper owned this whole corner section of Town Acre 513. He subdivided and sold several blocks in 1870, providing a right of way from McLaren Street to the present property.

Joseph Michell, an Adelaide carpenter, bought this block in 1871 when he also took out a mortgage, when he may have erected the buildings. Assessment records of 1872 (adopted 19 December 1871) indicate that an unfinished house was in the course of construction. W Laurence was noted as the owner and occupier in the following year.

The Smith Survey of 1880 indicates the outline of the residence but not the shop, which was added later, forming an adjoining pair. The property passed quickly in 1871 to a new owner, Walter Laurence, merchant's clerk, who discharged the mortgage in 1875. He took out a series of further mortgages as did his wife Martha when the property passed to her in 1888. After a further change of ownership the photographer William Percy Boase bought the property in 1919.

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## **REFERENCES:**

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 513, Adelaide City Archives: 1871 (10.1.1871); 1872 (19.12.1871); 1873 (19.11.1872).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 142/180; CT 158/16; CT 1141/145; CT 4115/535.

Smith Survey, 1880, Sheet No. 26, Adelaide City Archives.