

SHOP

Address: 21 O'Connell Street
(includes 122-123 Ward Street)

Certificate of Title: 5451/152

Use: Commercial

Mainstreet (O'Connell)

Zone: MS1

Heritage Status: LHP

Other Assessments: LHP(T)

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This is a prominent two storey corner shop and residence, with a substantial parapet above the upper level verandah. It was constructed in 1878 for A A Huddleston, a grocer. Describing the building improvements for 1877, the *South Australian Register* for 23 March 1878 wrote, 'Mr A A Huddleston has had a good shop with dwelling house attached erected in O'Connell Street for £900.' The Huddleston family occupied or owned this property until 1918. The Huddleston family had a long association with the retail industry in O'Connell Street, operating grocers premises at various locations from 1853.

This shop at 21 O'Connell Street has been used for variety of businesses. In 1882 it was a dressmakers; in 1890 an upholsterer's; in 1900 a greengrocer's shop; and in 1910 a piano tuner and music sellers. From about the First World War until at least the 1950s it was a confectionary shop.

STATEMENT OF HERITAGE VALUE:

This two storey shop, built at the end of 1877 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 shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy and the provision of retail services for residents of the immediate area and the wider local community.
 - (d) This shop 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:

Original external form, materials and details of the two storey shop including parapet form and detail, masonry walls and verandah form.

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

Shop

Frontage and side wall returns visible from the street

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

REFERENCES

- ACC Rate Assessments 1871-1893
- Smith Survey 1880
- LTO titles
- GRO RPA Application 11194 1/3/1871
- *SA Directories* 1873-1970
- State Library of South Australia early photograph B 5437



SLSA - B 5437- 1929