

CALEDONIAN INN

Address: 213-219 O'Connell Street
Certificate of Title: 5140/830

Use: Hotel
Mainstreet (O'Connell)
Zone: MS1

Heritage Status: LHP
Other Assessments: Townscape Initiative 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

The Caledonian Hotel was licensed in 1869 as a bluestone single storey structure. The Caledonian and the Queen's Head in Kermode Street, the only single storey hotels in the city, are both in North Adelaide. After the mid 1850s it was unusual to rebuild or establish a new hotel as a one storey structure. The Brecknock Arms in King William Street was rebuilt in 1873 as a single storey hotel, but transformed into a two storey hotel in the 1920s.

Three years before the licensing of the Caledonian, the Royal Oak Hotel which had been on the eastern side of O'Connell Street, was relocated on the opposite of the road at 121 O'Connell Street. This is an indication of the rising importance of O'Connell Street in this period.

In 1882 the pub was renamed the Caledonian Hotel and in 1883 it was sold to William R Sawyers and Arthur B Malcolm who owned the Naracoorte Brewery. In 1889 it was sold to another brewer, William Sawers, who also bought the Union Brewing & Malting Co Ltd. in the east end of Adelaide. From 1926 until 1934 the hotel was owned by Port Adelaide hotel publican, AG Hillwood, who sold it to the SA Brewing Company.

The corner of Barton Terrace and O'Connell Street in front of the Caledonian Hotel became a horse tram terminus following the introduction of the services to North Adelaide in 1878. Nearby, off Gover Street, the stables for the A & S Tramway Company stables were located. Tram activity guaranteed such a healthy trade for the hotel, that extensive additions were made to the hotel in 1883. As part of the extensions, the hotel was given a substantial new facade which was rendered and stuccoed.

The paint removal to stone, facade conservation works, street verandah and extension to the west were undertaken in 2003, to the design of architect David Dawson.

STATEMENT OF HERITAGE VALUE:

The Caledonian Hotel is one of only two single storey hotels in the city. It is unusual for being constructed as a single storey hotel in the city when by the mid 1850s period, they were built as two storey structures. It is also one of only nine new hotels (of which only four are still trading) to be licensed between 1870 and 1900.

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

- (a) The Caledonian Inn displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
 - (c) It has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
 - (d) The Caledonian Inn displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a single storey commercial building of the Victorian period.
-

EXTENT OF LISTING:

The external form, materials and detail of the single storey 1882 hotel including roof form and masonry parapeted walls, window and door configuration and joinery where original. Excludes later extensions, in particular restaurant section which accommodates services (toilets, etc). Also excludes new openings in early section.

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

Caledonian Inn

Single storey 1882 hotel. Excludes alterations, including the restaurant section, services, amenities and French door openings in façade.

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

REFERENCES

- ACC Building Surveyors Plan Books 31/1/1896
- ACC Rate Assessments 1865-1880
- Smith Survey 1880
- KM Deutsher, *The Breweries of Australia: a history*, 1999, pp.223, 236.
- LTO CTs 131/228, 676/42, 767/3, 1443/181, 5140/830
- SA Register 8/1/1883 p. 2 - Tender by WH Campbell
- State Library of SA photos B5111 (c1879), B10294 (1911), 31787 (1936)



SLSA - B10294 - 1911