

ROW SHOPS

Address: 25, 25a & 27 O'Connell Street

Certificate of Title: 5175/187; 5169/434; 5302/129

Use: Commercial

Mainstreet (O'Connell)

Zone: MS1

Heritage Status: LHP

Other Assessments: LHP(T) No 27 only
Townscape Initiative 1993

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

It is presumed that this row of one storey shops were constructed in the early 1870s as they predate the two storey corner shop of 1877 and were built for A A Huddleston, a North Adelaide grocer. Huddleston bought the land in 1870. The Huddleston family had a long association with the retail industry in O'Connell Street. They rented the one storey shop across the road at 24 O'Connell Street from 1853 where they ran a grocer's shop until they built these shops, and they also owned another shop, across the street at 26 O'Connell Street until 1913. The row of shops were given separate titles in 1911 and the Huddleston family owned them until 1929. These shops were bought by migrants to Australia in the mid 1960s. Properties such as this were attractive city investment properties following the Second World War.

The shops retain their low scale and simple parapet with low hipped roof behind.

STATEMENT OF HERITAGE VALUE:

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell Street and reflect the development of a local 'High Street' for this section of North Adelaide.

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

- (a) These shops display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
 - (c) This shop 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) These shops display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of single storey commercial buildings of the Victorian period.
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EXTENT OF LISTING:

The external form, materials and details of the row of single storey shops, including front parapets, roof 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:

Nos 25 & 25a Shop
Row of single storey shops

No 27 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 1871-1878
 - Smith Survey 1880
 - LTO CTs 153/193, 1097/27, 3485/179, 80, 4384/422, 5302/129
 - SA Directories 1873-1970
 - State Library of South Australia early photographs B 5437 & B 20642
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SLSA - B 5437 - 1929



SLSA - B 20642 - 1970