

City of Adelaide Heritage Survey (2008)

NAME: *TMVC House, 27-29 Gilbert Place*

ZONE/POLICY AREA: *CBA - PA16*

APPROVED / CURRENT USE: Commercial

FORMER USE: Entrance to former Bank of South Australia yards

DATE(S) OF CONSTRUCTION: c. 1877

LOCATION: 27-29 Gilbert Place
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5280/559

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



TMVC House, 27-39 Gilbert Place—View to northwest

NAME: *TMVC House, 27-29 peelce*

ZONE/POLICY AREA: *CBA - PA16*

DESCRIPTION:

Bluestone wall constructed on part of a city allotment and to Gilbert Place alignment. Main construction is of bluestone with brick quoins and coping to parapet. The main feature is a large sandstone portal which displays a pediment and detailed cornice: there is a keystone in the centre: a modern timber-framed doorway and sidelights have been added, among with a canvas awning. Metal grills have been added to exterior of windows.

The assessment includes the front wall only, the main feature being the sandstone portal.

The assessment does not include the building behind the wall modern door and window treatments with the fabric awnings.

STATEMENT OF HERITAGE VALUE:

The original structure is of heritage value because of its age, its association with the Bank of South Australia and the earlier mode of transport used by its representatives, and the rarity of such an item, that was of a type that was once common. It illustrates several key themes in the city's history: *3.3.2 Banking; 4.1.4 Private transport; 4.7.1 Adaptive re-use.*

The item differs from remnant walls found elsewhere in the city that were once part of whole buildings and are no longer considered to be of heritage value.

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

This item 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 in that it reflects the changing land-use of the area, from that of an open yard to commercial premises; 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 Bank of South Australia stable yard; original fabric and detailing of front boundary stone wall only.

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

BRIEF HISTORICAL BACKGROUND:

This entrance 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 entrance was erected before 1880 (c. 1877).



This building was originally the wall and gate to an enclosed yard that had an attached room at the southeast corner. As the *Register* noted on 1 January 1877:

These [the buildings and yard] will all be enclosed within a wall, and will be approached under an archway of cut Glen Ewin stone, in which will be fitted gates to slide back on rollers.

The Bank of South Australia retained ownership of the site until 30 August 1895 when it was acquired by The Union Bank of Australia Limited. The Bank retained ownership until 1947 and it was after this time that the former bank site was split into various titles.



B.2334, August 1924 (SLSA)



B.7403, February 1938 (SLSA)

The item retained its original form at least until 1938: it had taken on its present form by 1953.



The wall enclosing the former gate, B.12698, 1953 (SLSA)

REFERENCES:

Department for Transport, Infrastructure and Energy, Land Services Group, Land Titles Office, Adelaide: CT 490/93.

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.