

NAME: 27-29 Hindmarsh Square/28-30 Twin Street **ZONE/POLICY AREA:** MU - PA21

APPROVED / CURRENT USE: Commercial store

FORMER USE: Warehouse

DATE(S) OF CONSTRUCTION: 1909

LOCATION: 27-29 Hindmarsh Square
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5227/249

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Commercial premises—View from Twin Street, to northeast

NAME: 27-29 Hindmarsh Square/28-30 Twin Street **ZONE/POLICY AREA:** MU - PA21

DESCRIPTION:

Two-storey Edwardian commercial building with basement constructed to both Hindmarsh Square and Twin Street alignments. Building occupies full allotment. Construction is of red brick (painted) on a bluestone plinth. The elevations to both Hindmarsh Square and Twin Street are virtually identical and return to the southern elevation visible in an adjacent lane. The parapets are unusual, featuring painted rendered masonry balustrading between projecting pilaster tops, with dentils below the decorative cornice. The pilasters are supported by painted rendered brackets at first floor level that are a feature with the painted rendered banding above ground floor doors and windows. First floor windows heads and those on the southern elevation are rendered and painted a contrasting colour to walls: there is a rendered and painted string course above the plinth. Roof is hipped corrugated galvanised iron, though not visible behind parapet. There are projecting rainheads and downpipes. Original window and door frames are of timber, with small multi-paned windows above main windows and panelled and glazed timber doors.

Significant components include the evident brickwork on the bluestone plinth, pediment treatment and rendered elements to the Hindmarsh Square, Twin Street and southern elevations. Other features include timber framing of doors and windows and the timber panelled and glazed doors.

Those features that do not contribute to the significance of the building are the machinery on the roof: no consideration has been given to the interior.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its notable design characteristics and the contribution it makes with three elevations and as an example of an early twentieth century commercial property in Adelaide. It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.5.2 Retail and Wholesale Industry; 3.5.5 Warehousing; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.3 Edwardian Commercial Styles (1900 to 1920s); 4.7.1 Adaptive re-use.*

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) its use as a warehouse and later conversion to retail premises displays historical, economical and social themes that are important to the local area; and
 - (d) it is a prominent feature in both Hindmarsh Square and Twin Street; and
 - (e) it is associated with notable people in architects Garlick and Jackman
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, plaster work and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Paint scheme
- 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 Warehouse; external form, in particular the fabric and detailing of Hindmarsh Square and Twin Street facades.

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

BRIEF HISTORICAL BACKGROUND:

Architects Garlick and Jackman designed the warehouse for Beath, Scheiss & Felstead in 1909.

In 1934 Council received plans for reducing window openings and building up a doorway so the building could be used as a cake factory. This was owned and occupied by Herbert Adams Ltd.

The building was later used by the University of Adelaide, became a hairdressers' training school, and a fashion clothing store.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. BAP.1550, 27–29 Hindmarsh Square, Adelaide City Archives.

BUILDING AND CONSTRUCTION, Incorporating THE BUILDER, Adelaide, Vol. 10, p. 378, 15.2.1934, p. 12.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Register, 17.7.1909.