

OFFICES

28-30 Franklin Street

This building is one of those Adelaide buildings which evokes something of the social and political relationship which existed between the 'city' and the 'country' before Adelaide's reliance on its mining and pastoral hinterland was broken down. The prominent mercantile firm of John Darling and Son erected it in 1916.

John Darling Snr and his eldest son John Darling Jnr arrived in South Australia in 1855. In 1866 Darling Jnr joined his father's firm. The *Cyclopedia of South Australia* records that the firm became one of the largest in Australasia with branches in Victoria, New South Wales, Tasmania and London. It is therefore not surprising that the influence of the firm and the standing of the Darlings were considerable. Both men were at times parliamentarians. J. Darling Jnr was a president of the Employers' Union of South Australia, the South Australian Chamber of Commerce, and the Ship Owners' Association of South Australia. He was also a director of a number of prominent mercantile and commercial organisations including Broken Hill Proprietary Ltd. Although both John Darling Snr and Jnr died before the erection of this building, these offices reflect the success of the firm and the importance of the Darling family, especially as the building remained in the ownership of John Darling and Son Proprietary Ltd. until 1958.

J.B. Hirst recognised the significance of this family by stating that Darling Snr ranked with the most prominent colonial and British landholders. This prominence is indicated by the following:

When Darling the wheat merchant, was accused of supporting a railway inland from Port Broughton because he did business there, his defence was to accept this charge and to invite his accuser to name a port where he did not have an interest.

Similarly, Darling Jnr is accredited by Hirst as holding ' . . . the power behind the throne' of the conservatives in Parliament at the turn of the twentieth century.

Architect E.H. McMichael advertised tenders for the construction of a new building in Franklin Street in July 1916. The plan for the building was approved in August 1916. It is constructionally and architecturally notable, for the composition reflects ably that period in which a marked preference for the classical tradition is particularly noticeable. The Verco building in North Terrace (also designed by McMichael) and the Tattersalls Club in Grenfell Street are other examples of design of this period.

The building's original exterior is a surprisingly crisp and well-integrated interpretation of the classical tradition. Some of its merits are the rustication of the ground floor, detailing of the first floor and surrounds to openings, the treatment of quoins, and the use of a bay window panel terminated by a pediment. These are typical devices, yet are utilised here in an individualistic way which demonstrates well the accepted approach to office design and mainstream architectural aesthetics at this time.

Heritage of the City of Adelaide

The building occupies an important corner site and is accompanied by structures opposite of a similar date and scale facing Bentham Street. The environmental contribution of the building is amplified by its high integrity and visual complexity.

ACA, *Digest of Proceedings*, 28 August 1916; Burgess, H.T., *Cyclopedia of South Australia*, Vol. 1, 1909, p. 233; Hirst, J.B., *Adelaide and the country 1870-1917*, 1973, p. 103.

The text in this Information Sheet was copied from the **Heritage of the City of Adelaide: An Illustrated Guide**, (1996). The photographs contained in this Information Sheet are a selection of those held by Heritage Services, in digital format.

The property described in this Information Sheet is included in the Register of State Heritage places. A heritage listing does not mean or imply right of access by the public to such properties.

The heritage related Principles of Development Control as well as the Precinct specific objectives and Principles of Development Control are contained in the Adelaide (City) Development Plan. These should be referred to in whole when contemplating any development.

Further information on the Heritage Incentives Scheme, an initiative of Council to sponsor timely and appropriate conservation action is available upon request of the Customer Service Centre.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	OFFICES	Building No	6/2523
Address	28-30 Franklin Street, 32-40 Bentham Street		CT 514/91

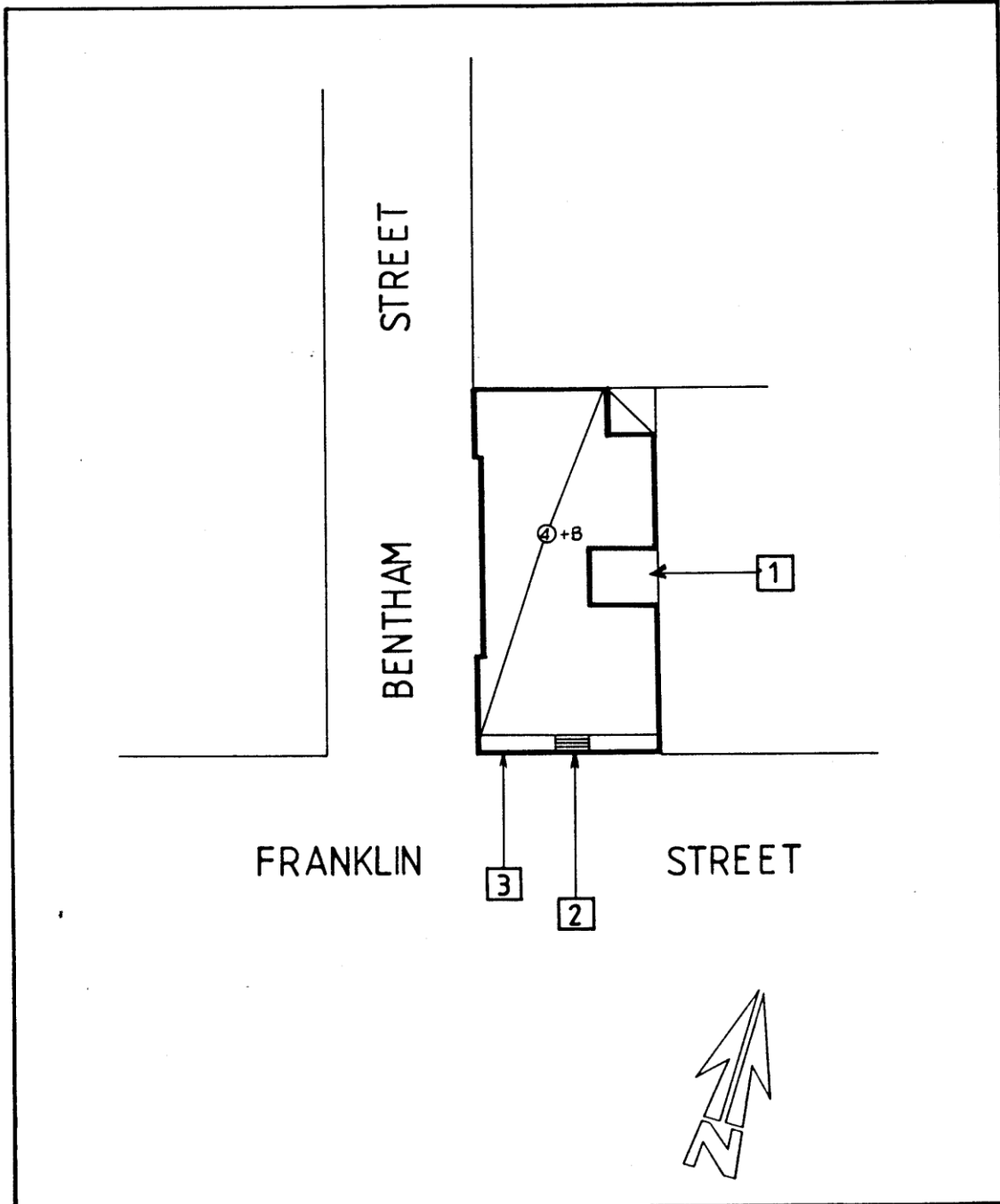


Image scanned - not to stated scale.

This Curtilage Map has been prepared as a guide only and no warranty or assurance is given about the accuracy of the content as it may contain obsolete information. The Corporation excludes all liability [including for negligence] in relation to your use of these documents.



CITY OF ADELAIDE HERITAGE STUDY

The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	OFFICES	Building No
Address	28-30 Franklin Street, 32-40 Bentham Street	6/2523
		CT 514/91

NOTES:

1. Light well.
2. Steps over basement.
3. Cast iron railing fence.