

NAME: *Former warehouse, 28 Peel Street*

ZONE/POLICY AREA: CBA - PA16

APPROVED / CURRENT USE: Offices

FORMER USE: Warehouse

DATE(S) OF CONSTRUCTION: c. 1875

LOCATION: 28 Peel Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5344/479

HERITAGE STATUS: Nil

OTHER ASSESSMENTS McDougall & Vines, 1993



28 Peel Street (Former Warehouse)—View to northeast

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DESCRIPTION:

Three-storey bluestone office and warehouse building constructed to Peel Street alignment with visible side wall to adjacent lane on southern elevation. There is a single-storey section on the eastern elevation. This face bluestone warehouse—with sandstone quoins and painted and rendered surrounds to windows and doors—is a remnant of a much larger complex that extended to Currie Street. Roof is of corrugated galvanised iron, and second storey of southern elevation is rendered—has an arched recess at southwestern corner. Northern elevation is rendered at ground and first floor levels while top floor is of brick. Doors on western elevation all central and recessed (central door converted to window). Door to second storey has balcony with cast iron lace to balustrade. Windows are timber-framed, double-hung sash. There is a timber hoist above the central door to the upper floor.

The assessment applies to the three-storey building and includes the facework and detailing to doors and windows and the hoist on the western elevation.

The assessment does not include the single storey section on the eastern elevation, nor the wall treatments to northern, eastern and southern elevations.

STATEMENT OF HERITAGE VALUE:

The remnant office and warehouse is of heritage significance as an example of a late nineteenth century bluestone warehouse/commercial property in Adelaide that is becoming increasingly rare 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; 3.6.1 Company Offices; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Commercial (1870s to 1890s); 4.7.1 Adaptive re-use.*

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

The building is recommended for Local Heritage listing because it meets the following criteria:

- (a) its use as a warehouse and later conversion to commercial premises displays historical, economical and social themes that are important to the local area; and
 - (d) the detail of the stone work displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
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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
- Any rear additions
- 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:

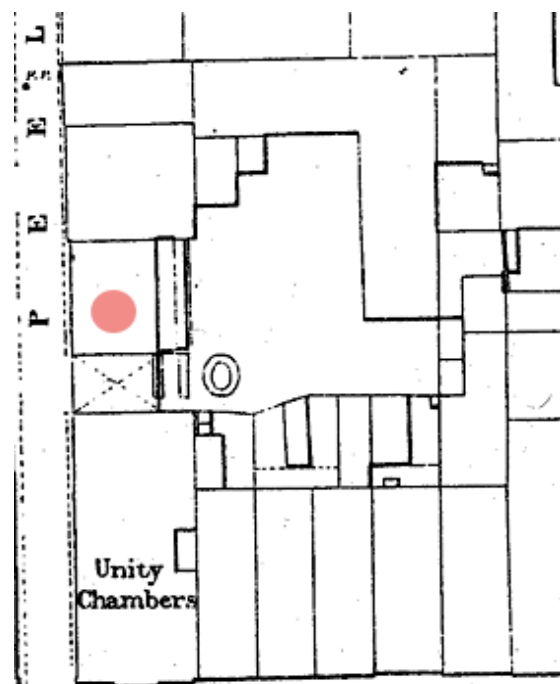
Former Warehouse; External form and fabric and detailing of three storey building excluding the northern and eastern (rear) facades

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

BRIEF HISTORICAL BACKGROUND:

McDougall & Vines, 1992 with additions by Donovan & Associates, 2008

This building was constructed in c. 1875 and is a remnant of a much larger complex that extended to Currie Street. Known as Unity Chambers, the exposed stone wall to the side lane was the wall of a large carriageway that allowed entry to the centre of Town Acre 110. The Smith Survey of 1880 indicates the outline of this building and the carriageway, and also outlines the extent of the original building.



That part of the building immediately to the south was demolished in 1954.



Warehouse in right background, B.13113, July 1954 (SLSA)

This building was later used as a restaurant, a coffee lounge, a café, and later professional offices. For some time there was second floor access via a walkway to 32 Currie Street; the doorway was bricked up in 1987 and the link building removed in 1990.

REFERENCES:

Adelaide City Council, Department of Building Surveying, BAP 2378, 28 Peel Street, Adelaide City Archives.

Adelaide City Council, Correspondence dated 31.8.1992 from RP McGregor, and 24.9.1992 from Bone & Tonkin Planners Pty Ltd, Adelaide City Archives.

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

Smith Survey, 1880, Sheet No. 71, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.13113, July 1954.