

HOUSE AND FORMER SHOP

293 Morphett Street

This fragile building is significant to the City of Adelaide because of its age and its illustration of early building techniques and features which are valuable reminders of the development of Adelaide. Originally constructed in 1848 as a three roomed cottage, the building was extended by the erection of a one roomed shop; the shop front of which is now unique in the City.

According to the Conservation Plan for the property by Flightpath Architects (1994), George Dawson bought the land on which the building is sited in 1848. By 1849 two cottages had been built at the rear as well as the three roomed cottage facing Brown (renamed Morphett) Street. By 1857 the shop room was built and by 1862 George Dawson's widow, Elizabeth, owned the land which had been expanded to include land to the south as purchased by A.E Boord and conveyed by Boord to Elizabeth Dawson and her daughter also Elizabeth. Obviously a person of strong character, Elizabeth appears to have contrived to secure her daughter's interest in the property for the future as it was agreed that Elizabeth Dawson the younger would have use of the premises during the life of Elizabeth Dawson the elder "upon trust for her sole and separate use free from the control debts or engagements of any husband with whom she may intermarry".



(CD Ref 2015/29)

The appearance of the property has changed little since 1857. Elizabeth Dawson the elder went on to control seven houses and the shop, be the licensee of the Queen's Arms Hotel and own a country section and dwelling house. When she died in 1875 Elizabeth Dawson was a woman of considerable property developing a number of properties initially with her husband but more importantly without him after 1850 by which time he had left the Colony.

Heritage of the City of Adelaide

The property was purchased by Martha Standley in 1913 from whom the present owners are descended. The building and its contents are a remarkably intact record of family life in the City for the majority of the twentieth century.

The small structure exemplifies the early Adelaide constructional genre of gabled walling and casement windows to the residence and brick parapet and small paned window to the shop. The form of this building indicates a piecemeal development typical of much of Adelaide's vernacular buildings. The small paned shopfront is of particular interest and would appear to be set under a timber bressummer. Also notable is



(CD Ref 1606/98)

the pavement alignment of the shopfront, the form of which is now extremely rare in Adelaide as it was superseded by the use of cast-iron and plate glass.

The integrity of the structure is quite high despite cement rendered surfaces.

ACA, Assessments, Smith Survey 1880; GRO, Memorials for Robert Hogan, George Dawson and Robert Palmer; South Australian Directories, 1872-93.

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 a place of Local Heritage (City Significance). 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	RESIDENCE AND FORMER SHOP	Building No 14/1004
Address	293 Morphett Street, 14-16 Bartels Street	CT 3658/43

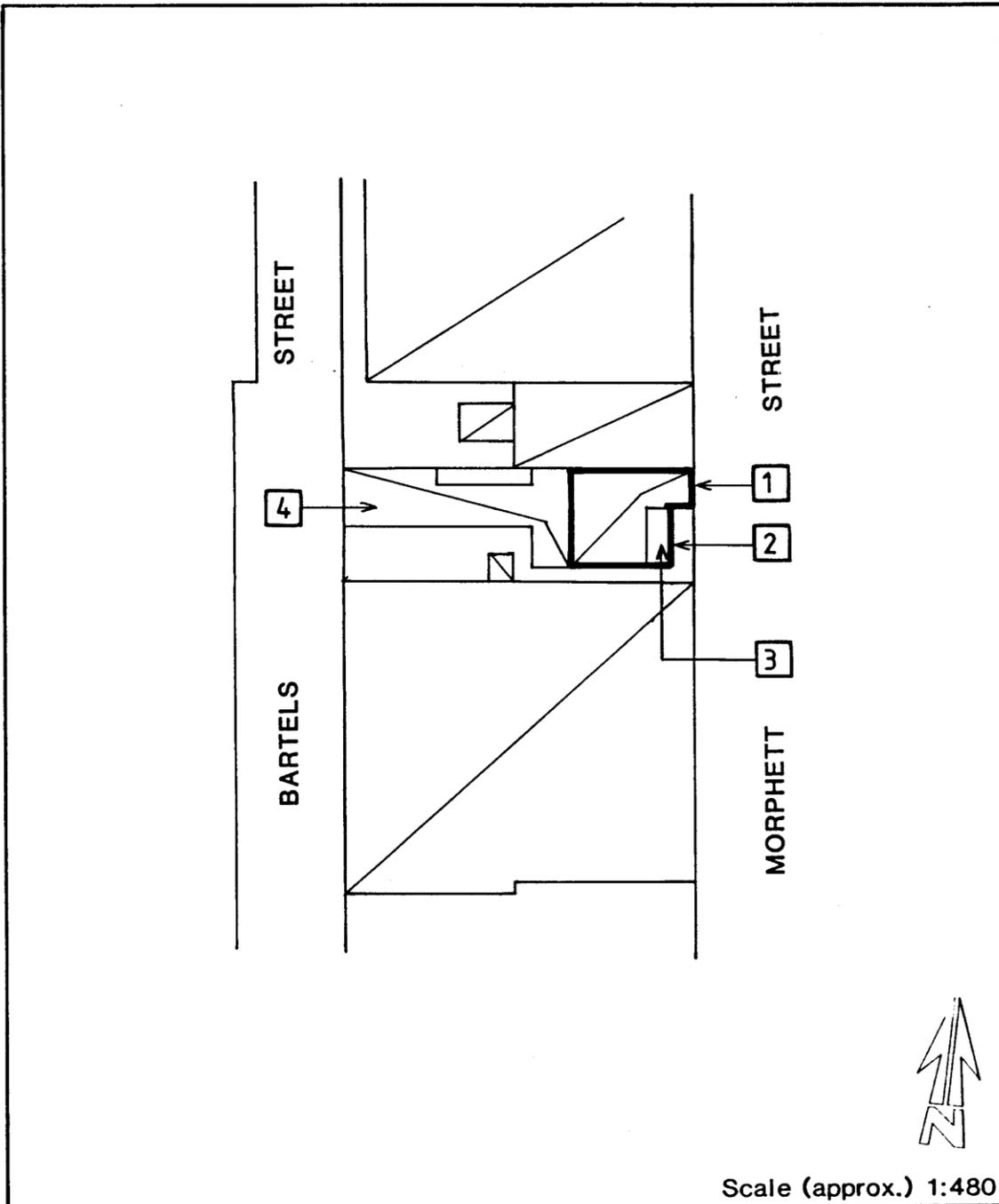


Image scanned - not to stated scale.

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	RESIDENCE AND FORMER SHOP	Building No 14/1004
Address	293 Morphett Street, 14-16 Bartels Street	CT 3658/43

NOTES:

1. Shop section with paned window under hipped roof.
2. Rendered masonry construction.
3. Verandah to residence.
4. Corrugated iron clad accretions.