

TERRACE OF SHOPS AND DWELLINGS

302-306 King William Street



(CD Ref 1606/14)

This terrace of shops and dwellings, on part Town Acre 452, is located on the northern side of the Crown and Sceptre Hotel in King William Street. The shops were completed in c.1900. Adelaide City Council approved the architectural plans, proposing four shops and dwellings for this site, in July 1899. It is possible the shops were designed by

the architects, Williams and Good. Although not conclusive evidence, a tender notice was placed in the *South Australian Register* in July 1899 by Williams and Good proposing four shops and dwellings.

A two storey terrace of shops and dwellings, the building is an unusually fine survivor in a conspicuous location. The terrace is constructed of stone with rendered surrounds to openings and quoins. The exterior of the first floor is intact although neglected. The facade of this section of the building is divided into four equal bays, each with a doorway and window sheltered by a wide roofed balcony. The balcony is decorated with cast iron lacework to the balustrade, verandah fascia. Metal Classical columns support the roof of the balcony. The building is capped by an elaborately decorated Classical parapet with pediments and incised decoration as is found in designs of this period. It represents a good example of high Victorian attached shop and dwelling design.

The ground floor of the shops is less intact. One original shopfront remains (number 306), complete with recessed double entrance doors and timber Classical columns enclosing glass to the display bay with a pressed metal ceiling. The other four tenancies are greatly altered as is the original configuration of the building. The alterations date from the 1950s and are unsympathetic.

In 1951, 302 King William Street was divided into two shops to become 302 and 302a King William Street. In 1960, the most northerly shop (302) was purchased by the Minister of Works and amalgamated with the Adelaide Magistrates Court complex.

Although the shops were built over 20 years after the completion of the Crown and Sceptre Hotel, their design and scale complement the hotel. The terrace contributes to the Victoria Square precinct, a vital part of the townscape of Adelaide, which is largely comprised of listed buildings. The shops reinforce the character of the Square and the listed buildings that surround the Square.

Heritage of the City of Adelaide

The construction of the shops at this time and in this area, also reflects a general redevelopment of buildings in the vicinity, occurring largely as a result of the development of the Central Market nearby. The shops reflect the establishment of a new retail area with the Central Market as its focus, an area detached from the main retail district of Rundle Street.

Land Title Office, Certificate of Title 659/20, 1425/22, 1435/75,76,77, 2121/126-129; General Registry Office, Application 23923, 19 February 1900; Deposit Book 229/240; Rate Assessment Books for the period 1898-1901; *South Australian Register*, 15 July 1899, p. 3.

The text in this Information Sheet was copied from the **City of Adelaide Heritage Study**, October 1990, Volume One, part of a review of the City of Adelaide Plan 1986-1991. 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

ITEM	TERRACE OF SHOPS AND ATTACHED HOUSES	BUILDING NO.
ADDRESS	302-306 King William Street	

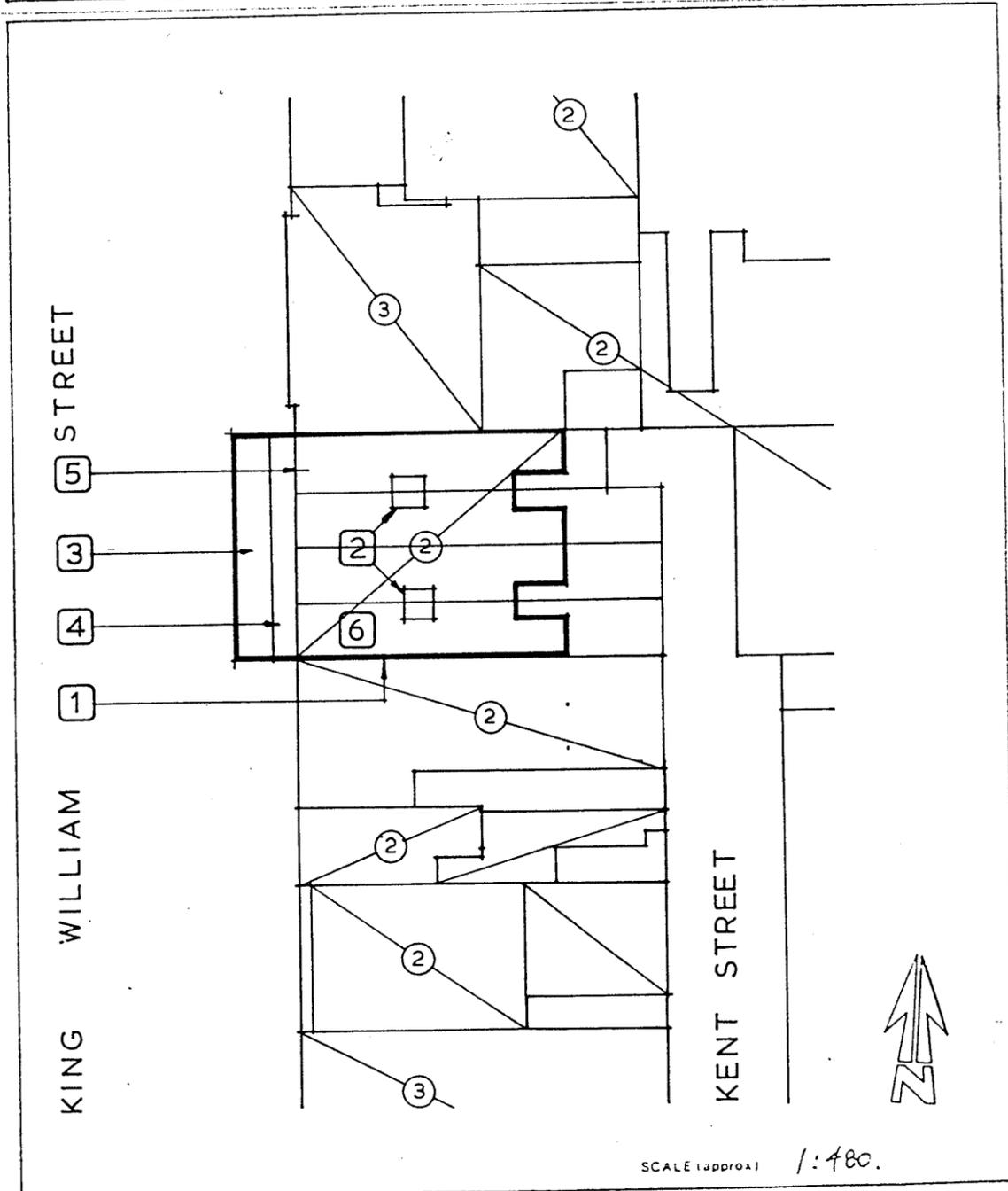


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ITEM	TERRACE OF SHOPS AND ATTACHED HOUSES	BUILDING NO.
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1. Main body of building.
2. Light wells.
3. verandah.
4. Balcony.
5. Bricked up wall replacing former shop front.
6. The only original tenancy remaining.

SCALE (approx)

1:400.