

City of Adelaide Heritage Survey (2008)

NAME: *Hostel, 316-320 South Terrace*

ZONE/POLICY AREA: RA3

APPROVED / CURRENT USE: Hostel

FORMER USE: Residence

DATE(S) OF CONSTRUCTION: 1876

LOCATION: 316-320 South Terrace

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5860/818

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS City of Adelaide Heritage Study, 1990;
Historical Research Pty Ltd, 2007.



Hostel, 316-320 South Terrace — View to northeast

DESCRIPTION:

The building description is primarily concerned with the original two-storey Victorian mansion. The essential form and structure of the original mansion remain evident despite the unsympathetic additions made to it on all sides. Walling is of painted stone with rendered vermiculated quoins. The roof is hipped: there are two rendered and painted chimneys with decorative tops.

There is a central section of the main southern elevation featuring the front door that is surmounted by a decorative gable.

The ground floor of the building has been altered drastically.

STATEMENT OF HERITAGE VALUE:

This place is of considerable heritage value primarily because of its associations with the Johnson family, Sir Jenkin Coles and the Totally and Permanently Disabled Soldiers' Association. It is also important as a surviving mansion overlooking the south parklands, underscoring the attraction for such a location by Adelaide's successful men. The heritage value remains, despite unsympathetic additions to the mansion. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants*; *3.6 Professional Services*; *4.3 Development of the Building Industry, Architecture and Construction*; *4.6.2 Victorian Houses (1870s to 1890s)*; and *4.6 Heritage and Building Conservation*.

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) it displays historical, economical or social themes that are of importance to the local area which was once characterised by large mansions; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the high quality of the external detailing as far as the original mansion is concerned; and
 - (e) it is associated with a notable local personalities and a significant group, particularly the Johnson family, Sir Jenkin Coles and the Totally and Permanently Disabled Soldiers' Association; and
 - (f) it is a notable landmark in the area because of its corner siting at the intersection of South Terrace and Hutt Street overlooking the south parklands.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the first floor of the façade;
- The cast iron boundary fence.

Exclusions

- Interior detailing
- Additions on all sides
- 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 Dwelling

External form, including original fabric and detailing of facade and verandah, side walls, roof as visible from the street.. Includes cast iron and masonry boundary fence. Excludes post Second World War additions.

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

BRIEF HISTORICAL BACKGROUND:

Town Acre 669, on which this residence was built, was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837. In the late 1860s, the South Australian Company began selling some of its holdings for residential purposes in this area of the city.

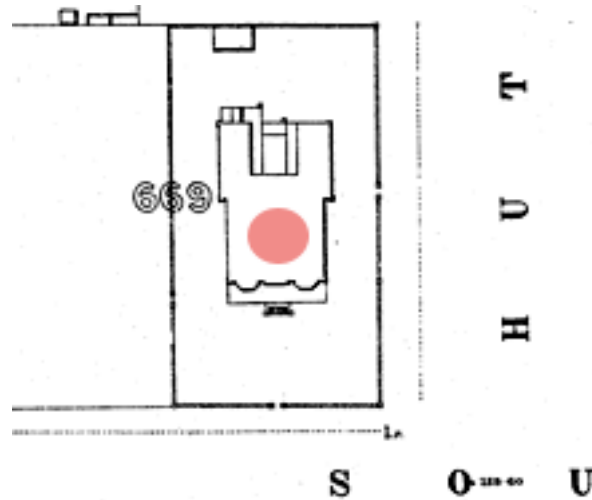
The first Torrens Title notes that in 1872 the land was in the ownership of Robert Stuckey and that in June of that year William Johnston, the wine and spirit merchant, acquired the property. William Johnston was born in Scotland in 1813 and arrived with his family in South Australia in 1839. The Johnston family brewery—the Oakbank Brewery that was established in 1843—was one of the earliest breweries in the colony. Among others, the business also established the Lion Brewery at North Adelaide, but ceased brewing altogether in 1914 and concentrated its activities on hotel ownership and the production of aerated waters. Johnstons remains a family-owned and controlled company, and in 2004 owned 19 hotels in South Australian country towns as well as becoming involved in property development, vineyards and wine production.

In 1876, Messrs Brown & Thompson constructed this building to the design of architect Daniel Garlick. The residence—later called *Davaar* after the island near Campbelltown, Scotland—consisted of 14 rooms 'besides pantries, cellars, larder and bathroom'. The *Register* described the property as having large and well ventilated rooms:

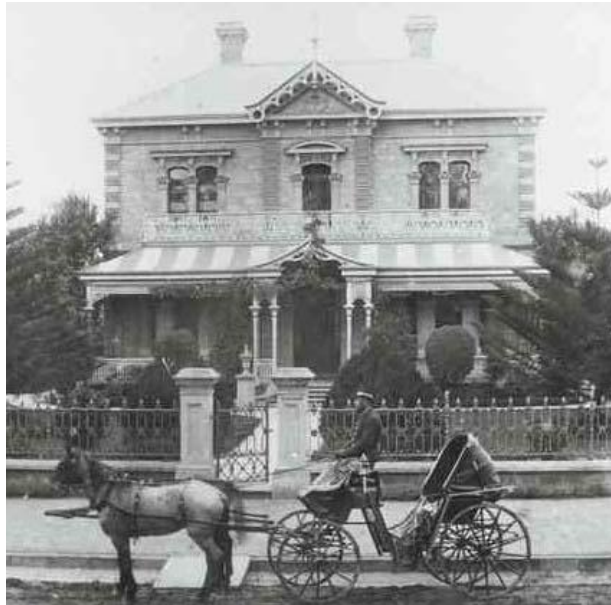
... those on the ground floor being 14 feet from floor to ceiling, and on the first floor 13 feet high. The house is fitted up with every requirement for comfort and convenience. Hot and cold water is laid on to the bath, scullery, pantries, and other places where it is required. The bedrooms have handsome wardrobes on each side of the fireplaces. The library has been furnished with handsome bookcases, these and the wardrobes being of Kauri pine, French polished. The dining and drawing rooms have handsome bay windows, and ceilings furnished with enriched cornices and centre

flowers. The entrance-hall is handsomely finished, having at the back portion the main staircase, which is of blackwood. Teatree Gully freestone, from Messrs. Brown & Thompson's quarries, is used for the walls. The line of the front wall is broken and finished with pediment and pierced barge-board, and has a large verandah and balcony finished round with ornamental cast iron railing.

The cost of the building and fences was £4,000, and its location reflects the attractiveness of a property overlooking the parklands.



Not long after the completion of his new home, William Johnston died, on 18 December 1879. His wife returned to Scotland to live but later his daughter and her husband lived in the home. The Johnston family connection was severed when the property was sold in December 1889 to the Hon. James G Ramsay, of Mt Barker, Charles Lyons, JP, Adelaide, and solicitor James Henderson. James Ramsay was born in Glasgow and established his own agricultural implement and machinery manufacturing business at Mt Barker in 1856. Later a member of the Mt Barker District Council, he entered the South Australian Parliament in 1870 serving terms in both the House of Assembly (1870–1875) and the Legislative Council (1880–1888).



SLSA: B 26668 – SouthTerrace, 1890

It was during the ownership of Ramsay, Lyons and Henderson that the property was leased—from 1 March 1894 until 1 March 1906—to Sir Jenkin Coles. Born in Liverpool, NSW, in 1843, Coles worked in various occupations until he became a member of the South Australian Parliament (1875–1878, 1881–1911) and Speaker in the Parliament (1890–1911). He also held positions as a director of the Bank of Adelaide; chairman of the South Australian Board of the Citizen's Life Assurance Co.; and council member of the School of Mines. He was knighted in 1894.

Title to the property continued to change hands, and in August 1950 the South Australian Branch of the Totally and Permanently Disabled Soldiers' Association of Australia acquired the property from merchant Patrick Walsh who was a member of the executive of the Association. The South Australian branch of the association had been established in 1937. Thereafter the property became associated with the welfare of returned and wounded soldiers, as a meeting place and as a hostel and aged care facility. Major additions were made to accommodate the new uses to which the property was put. These included:

1953 — clubroom extensions

Architect: Hall & Rutt; Builder: F F Wefford & Son.

1955 — residential wing (nine bedrooms) and offices

Architect: Bevan Rutt; Builder: William T Collyer.

1956 — new bathrooms and alterations to dining room

Architect: Bevan Rutt; Builder: C Hill & Co.

1958 — extensions to club premises

Architect: Bevan Rutt; Builder: L J Fletcher Ltd.

1959 — construction of ladies lounge

Architect: Bevan Rutt & R B Roberts; Builder: G T Hodson & Co. Ltd.

1963–1964 — construction of 14 units

1966 — construction of homes for the aged

1979 — underpinning club rooms and hostel

Architect: John Viney, JH Bullock & Partners Pty Ltd; Builder: G E Viney & Sons.

1981 — re-roofing premises to boarding house

1997 — new bar

The South Australian Branch of the Totally and Permanently Disabled Soldiers' Association relinquished its ownership of the property on 7 March 2008.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 2819, 316-320 South Terrace, Adelaide City Archives.

City of Adelaide Heritage Study, 1990, Adelaide City Archives.

Coxon, Howard; Playford, John; and Robert Reid, *Biographical Register of the South Australian Parliament, 1857–1957*, Wakefield Press, Netley, 1985, pp. 43–44, 186.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 12/116; CT 827/9; CT 2046/7; CT 2096/82; CT 5860/818.

Historical Research Pty Ltd, 'TPI House, 318 South Terrace (formerly Davaar) Heritage Assessment,' Report to Adelaide City Council, November 2007.

Painter, Alison, *Brewers & Hoteliers: The Johnstons of Oakbank*, J. & A.G. Johnston Limited, Adelaide, 2004, viii, xiii, 94.

Register, 1.1.1870, p. 3—notes the release of land for sale by the South Australian Company; 18.1.1877, p. 6—describes the building.

Smith Survey, 1880, Sheet No. 8, Adelaide City Archives.

SA Chronicle and Weekly Mail, 13.1.1877, p. 8—describes the building.

State Library of South Australia, Library Database (Photographs): B.26668, c. 1890.