

City of Adelaide Heritage Survey (2008)

NAME: *Cranford House, 338-339 South Terrace*

ZONE/POLICY AREA: RA3

APPROVED / CURRENT USE: Professional rooms

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1878

LOCATION: CRANFORD HOUSE
338-339 South Terrace

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5083/738

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan, Marsden & Stark, 1982;
City of Adelaide Heritage Study, 1990;
McDougall & Vines, 1993



Cranford House, 338-339 South Terrace — View to north

DESCRIPTION:

This is a grand two-storey asymmetrical mansion built back from the South Terrace alignment, but on that of Vincent Street. The walling is bluestone with rendered, painted and banded quoins and rendered door and window surrounds. The roof is hipped and of corrugated iron. It features a small triangular louvred vent and elaborately decorated chimneys, with paired brackets beneath the eaves. There is a rendered bay window to the ground floor on the west with moulding and keystones about the windows: there is decorative carving on the eaves of the balcony above. A particular feature is the projecting room on the ground floor east of the main entrance. It featured a central pair of timber-framed doors with a transom above. This is highlighted by the moulding about the opening and the ornate pediment above supported on a prominent cornice and large moulded brackets with four decorative features between. The main doorway is timber framed with side and top lights. There are three pairs of French windows giving access to the first floor balconies, each with rendered and decorated surrounds.

The first floor balconies and verandahs have evidently been added to the building since the previous heritage survey in 1992. These feature cast-iron posts with elaborate timber and cast metal balustrade and cast metal brackets and frieze.

The mansion is complemented by the bluestone fence with stone coping that defines the boundary to South Terrace and Vincent Street.

STATEMENT OF HERITAGE VALUE:

This building is of major heritage value because of the high quality of its architectural detailing and its unique history. The grandeur of the building highlights the significance and attraction attached to a dwelling overlooking the south parklands. It also has a particular history as a residential school of women wishing to learn home science run by Dr Ethel Hillier. The building reflects to early residential character of the area. It illustrates several key themes in the city's history: 2.5 City Dwellers: City, state and business leaders; 3.6 Professional Services; 4.3 *Development of the Building Industry, Architecture and Construction*; and 4.6.2 *Victorian Houses (1870s to 1890s)*; 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 predominantly residential; and
- (d) it displays particular aesthetic merit because of its design characteristics and construction techniques of significance to the local area reflected in the high quality of the external detailing; and
- (e) it is associated with a notable local personality, notably Dr Ethel Hillier, who conducted her 'home science' school.

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade to southern and eastern elevations;
- Front and side walls to garden.

Exclusions

- Interior detailing
- Any later additions at rear
- 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:

Dwellings

External form of two storey building, including original fabric and detailing of facade and balcony/verandah, external walls, roof and chimneys. Includes masonry fence on eastern boundary. Excludes reconstructed front fence, roof vent and later additions to rear.

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

BRIEF HISTORICAL BACKGROUND:

McDougall & Vines, 1993 with additions by Donovan & Associates, 2008

This dwelling was constructed on portion of Town Acre 667 that was originally granted to John Barton Hack on 23 December 1837.

At some stage the land was subdivided and in January 1861 shoemaker William Crabb purchased a portion measuring 40 ft x 210 ft. Crabb sold the land to Joseph Peacock in January 1866 for £100. The parcel of land continued to be sold, and in October 1875 was acquired by Mary Ann Hillier, wife of John R Hillier, a clerk of Adelaide for 'her sole and separate use'. George Crooks Shierlaw and William Shierlaw acquired the title from Mary Ann Hillier in October 1877. The Shierlaws were 'clothiers and tailors' and had operated a business in Hindley Street from 1859. In 1876, the firm took out a 21 year lease on a site in Hindley Street and had builder Mr Tapson erect new premises—subsequently known as Glasgow House.

In August 1878, the Shierlaws sold the land to builder William Robertson who most likely constructed the house. Assessment records of 1878 (adopted 26 November 1877) note that the land was still vacant but that by the following year, 1879 (adopted 25 November 1878), Robertson was the owner/occupier of a house with an annual assessed value of £80. The Smith Survey of 1880 indicates the outline of the dwelling. Robertson lived in nearby Gilles Street during the period c. 1879–1884. Newspaper reports in 1876 indicate the growth in the construction of substantial residences in the south of the city, and city land with a parkland frontage was desirable and consequently expensive.

Robertson sold the completed dwelling in February 1880 to William Watts before his wife, Jane, became the owner in 1887. In the same year, she sold the property to Harold Fisher and William Culross, and the title remained registered with them until November 1927.

Culross with Francis J Fisher also owned the nearby property at 411–443 Pulteney Street (1896–1919).

As McDougall & Vines note, from c. 1942 until the early 1950s the house was used as a residential Home School to provide 'intensive courses by which, in a short time, girls can make themselves proficient in household management'. The school catered for two categories of pupils: those who were about to be married—who paid fees for their tuition and enrolled to learn about 'home management' in courses designed to teach them to be proficient wives and mothers—and unemployed 'girls' who were taught to be 'home assistants' or servants. These women paid no fees during the course but paid a portion of their salary, once they had secured a job as a servant.

The school was established and managed by Dr Ethel Hillier. Her father was a coach builder and carriage painter who lived at St Peters. *South Australian Directories* indicate that she was a physician and that she qualified in c. 1912–1914. She and her husband first practised at Blyth from c. 1915–1925 and later at Curramulka from c. 1935–1937. During the period 1925–1935 she practised from North Terrace, Adelaide. The school closed in 1950 when she died aged 65 years.

In 1960, Kingsway Motels Pty Ltd intended erecting a first class motel on this and two adjacent properties in South Terrace. While Council approved the application, the project did not proceed and the dwelling along with those at 337 and 339 South Terrace were used as lodging houses. In July 1963, this dwelling comprised 11 rooms, two toilets/bathrooms, laundry and a rear verandah with 12 adults and two children residing in the premises.

Other alterations and additions approved by Council have included:

1964 — conversion of use of building from dwelling to medical consulting rooms with subsequent internal alterations;
Architect: John S Chappel Pty Ltd; Builder: Marshall & Brougham Ltd

1965 — internal alterations: staff-room, office and toilets;
Builder: Arthur Bates & Son

1974 — construction of a two-storey town house at the rear of the building for use as a private residence;
Architect: Graeme Whitford; Builder: J L & P Liebeknecht

1974 — extension of the carport to the boundary;

1983 — opening in the existing fence/wall on Vincent Street for car parking at the rear of the building;

1983 — installation of a new ramp and re-building steps at the front of the building, along with a new gate at the rear;

1986 — construction of a pergola at rear for cars.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 646, Adelaide City Archives: 1875 (7.12.1874); 1878 (26.11.1877); 1879 (25.11.1878); 1880 (24.11.1879).

Adelaide City Council, Department of Building Surveying, File No. 2722, 339–340 South Terrace, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. 2722A, 338–339 South Terrace, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 18/68; CT 36/62; CT 68/13; CT 77/247; CT 101/205; CT 261/37; CT 2449/23.

Donovan, Marsden & Stark, *City of Adelaide Heritage Study*, Adelaide City Council, 1982.

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

Miller, P, *Long Division, State Schools and Society in South Australia*, 1985, p. 198.

Northern Argus, 15.9.1916, p. 2g—bereavement notice for E and A V Hillier.

Register, 12.1.1876, Supplement, p. 1—indicates the growth in housing construction; 26.5.1876, p. 5c—description of Glasgow House, Hindley Street.

Sands and McDougall South Australian Directory, 1882–1951.

Smith Survey, 1880, Sheet No. 7, Adelaide City Archives.

Statton, J, *Biographical Index of South Australians*, entry for J C Heinemann, Vol. 2, p. 712.