

City of Adelaide Heritage Survey (2008)

NAME: *Former coach house, 4-8 Nil Street* **ZONE/POLICY AREA:** *MU - PA20*

APPROVED / CURRENT USE: House / House
FORMER USE: Stable/coach house
DATE(S) OF CONSTRUCTION: c. 1870

LOCATION: 4-8 Nil Street
 ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5121/200

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines, 1993



Former coach house, 4-8 Nil Street – View to northeast

NAME: *Former coach house, 4-8 Nil Street*

ZONE/POLICY AREA: *MU - PA20*

DESCRIPTION:

This was a single storey building, constructed as a stable, but since converted into a two-level dwelling. The walling is of bluestone. The roof is of corrugated iron and gabled, with decorative bargeboards and timber finial: a small gabled former window has been added to the southern elevation.

The assessment refers only to the form and scale of the original building. It does not include additions and alterations required for its change of use, neither external nor internal.

The building does not warrant restoration to an earlier form. This would now be largely conjectural.

STATEMENT OF HERITAGE VALUE:

This place is of particular heritage value as a rare surviving example of a stable complex once associated with one of the grand homes of Adelaide. Its value is not diminished by the change of use, nor alterations made to permit this: indeed, the change of use extends its utility, reflects ongoing changes within the city, and its continued existence assists in telling the story of the larger site. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 4.1.4 Private transport; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

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
 - (e) it is associated with notable local personalities.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade
- Associated fence.

Exclusions

- Modern additions
- Interior detailing
- New services

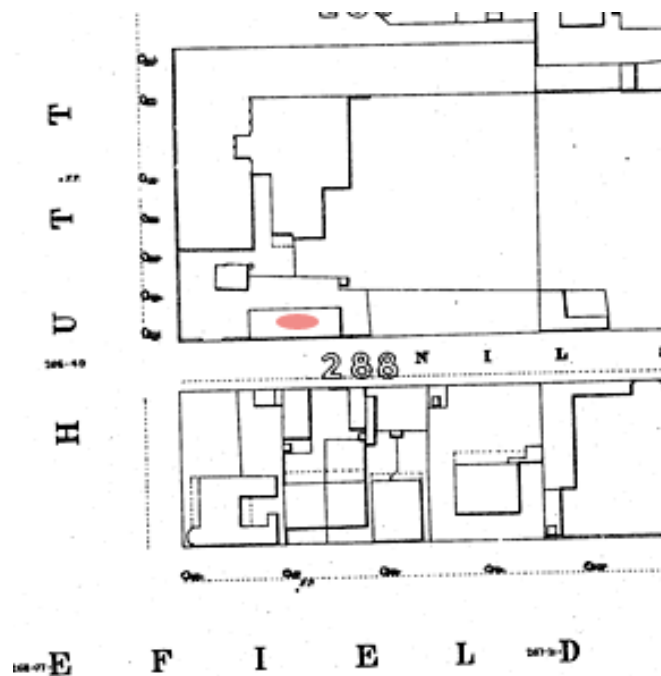
NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

Former coach house; external form and remnant boundary wall. Excludes incongruous later additions.

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

BRIEF HISTORICAL BACKGROUND:

A residence was built on this subdivision in 1847 to the design of Sir George Kingston for Neville Blyth (who with his brother owned an ironmonger shop in Hindley Street). Sir Henry Ayers (1821–1897), managing director of the 'Burra' copper mine and State politician, bought the house in 1865. The one-time stable is indicated on the Smith Survey of 1880.



From 1871 to 1880 the residence on the site was the home of second son, HL Ayers. Sir John Cox Bray, one-time premier of South Australia, acquired the property in 1880. His grandson, the late John J Bray, former Chief Justice of South Australia and Chancellor of the University of Adelaide, lived in the house.



B.8856, c. 1872 (SLSA)

REFERENCES:

Morgan, EJR and Gilbert, SH, *Early Adelaide Architecture*, Melbourne, Oxford University Press, 1969, p. 55.

Prest, Wilfred and Kerrie Round, Carol Fort, *Wakefield Companion to South Australian History*, Wakefield Press, Kent Town, 2001.

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

Smith Survey, 1880, Sheet No. 45, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.8856, c. 1872.