

ROW SHOPS

Address: 45, 47, 49, 49a & 51
O'Connell Street
Certificate of Title: 5366/828; 5270/57;
5290/183; 5174/535

Use: Commercial
Mainstreet (O'Connell)
Zone: MS1

Heritage Status: LHP
Other Assessments: LHP(T) Nos 45, 47 49a &
51 only
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This row of two storey shops were constructed in 1898 for George Rothe and W Stewart. Shortly after the shops were completed, they were transferred to John Acraman. When Acraman brought the shops under the Real Property Act in 1914 in which they were valued at £2250, they were all rented out. At that time they were occupied by a greengrocer, a fish shop, light refreshments, a tailor and a tobacconist. Since that time each of the shops has had a variety of owners and occupants.

This row of shops is an excellent example of a two storey 1890s commercial building. It retains important stylistic elements including a continuous balustraded parapet, paired arched windows, decorative moulding and a central projecting pediment.

STATEMENT OF HERITAGE VALUE:

This row of two storey shops, constructed in 1898, is representative of the development of commercial facilities and services during the early Edwardian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) These shops display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
- (c) They have played an important part in the lives of local residents as in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) These shops display aesthetic merit and design characteristics of significance to North Adelaide, as they are an excellent example of a two storey commercial building of the Edwardian period.

EXTENT OF LISTING:

The external form, materials and details of this row of two storey shops, including front parapets and roof form. Excludes any later changes to shopfronts.

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

Nos 45, 47 49a & 51 Row Shops
Frontage and side wall returns visible from the street

No 49 Row Shop
Part of row of two storey shops
This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- ACC Building Surveyors Plan Books 31/10/1898
 - ACC Rate Assessments 1890-1905
 - Smith Survey 1880
 - LTO CTs 1027/41, 1767/122, 2569/116, 3328/61, 62, 63; 3857/135, 4146/667, 4323/934; 5174/535,6; 5290/183
 - GRO RPA Application 26313 17/3/1914
 - SA Directories 1873-1970
 - State Library of South Australia early photograph B 38112
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SLSA - B 38112 - 1980