

COBBS RESTAURANT/NIGHTCLUB (Former Tobacco Factory)

63 Light Square

Adelaide's merchants enjoyed a boom period in the early 1880s. Cobbs Restaurant was built as a factory/warehouse for R. Dixson and Co. in 1883 and was used afterwards by a succession of merchants including the British and Australian Tobacco Company.



(CD Ref 3964/1)

Hugh Dixson established the first tobacco business in New South Wales during the late 1820s. By the 1880s this was the largest house of its kind in Australia, with plantations in New South Wales and Queensland. It was also the largest importer of American leaf and had branches throughout Australia, including the Adelaide branch established between 1876 and 1878. The Adelaide factory was at Halifax Street from 1878 to 1882, when the Light Square factory was built to the design of Cumming and Davies.

A grandson, Hugh Robert Dixson, became associated with the local business in 1889. He settled in North Adelaide, building the imposing Stalheim House in 1897 (the name was changed to Carclew when the Bonythons bought it in 1908). H.R. Dixson became MP for North Adelaide in 1901. By then he had produced a cigarette especially for South Australian smokers, known as 'Dixsons No. 1 cigarette'.

At that time there were six registered tobacco, cigar and cigarette factories in Adelaide. This figure rose to eleven in 1905, but by 1915 there were only two left. In 1904 Marcus Belton of the British and Australian Tobacco Company took over the Dixson factory until about the end of the First World War. Several other merchants then used the premises until 1930. From 1930 until 1965 bacon curers, George Chapman Ltd, owned the premises. Apart from the addition of a veranda subsequent remodelling for use as a restaurant has made no alteration to the building's external character.

Factory/warehouses such as this building are a dominant feature outside the central business district of Adelaide and are enduring reminders of Adelaide's historical role as South Australia's major industrial centre.

ACA, Assessments; *Frearsons Monthly illustrated Adelaide News*, October 1880; MLSA, Historical photographs (Town Acre 180); Pascoe, J.J., *History of Adelaide and vicinity*, 1901, pp. 418-19; SAPP, *Report of inspectors of factories*, 1922.

The text in this Information Sheet was copied from the **Heritage of the City of Adelaide: An Illustrated Guide**, (1996). The photographs contained in this Information Sheet are a selection of those held by Heritage Services, in digital format.

Heritage of the City of Adelaide

The property described in this Information Sheet is included in the Register of State Heritage places. 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

Prepared by the Dept. of Planning and Development

Item	COBBS RESTAURANT	Building No 5/0507
Address	61-65 Light Square; 4-8 Ann Street	CT 4193/297 *

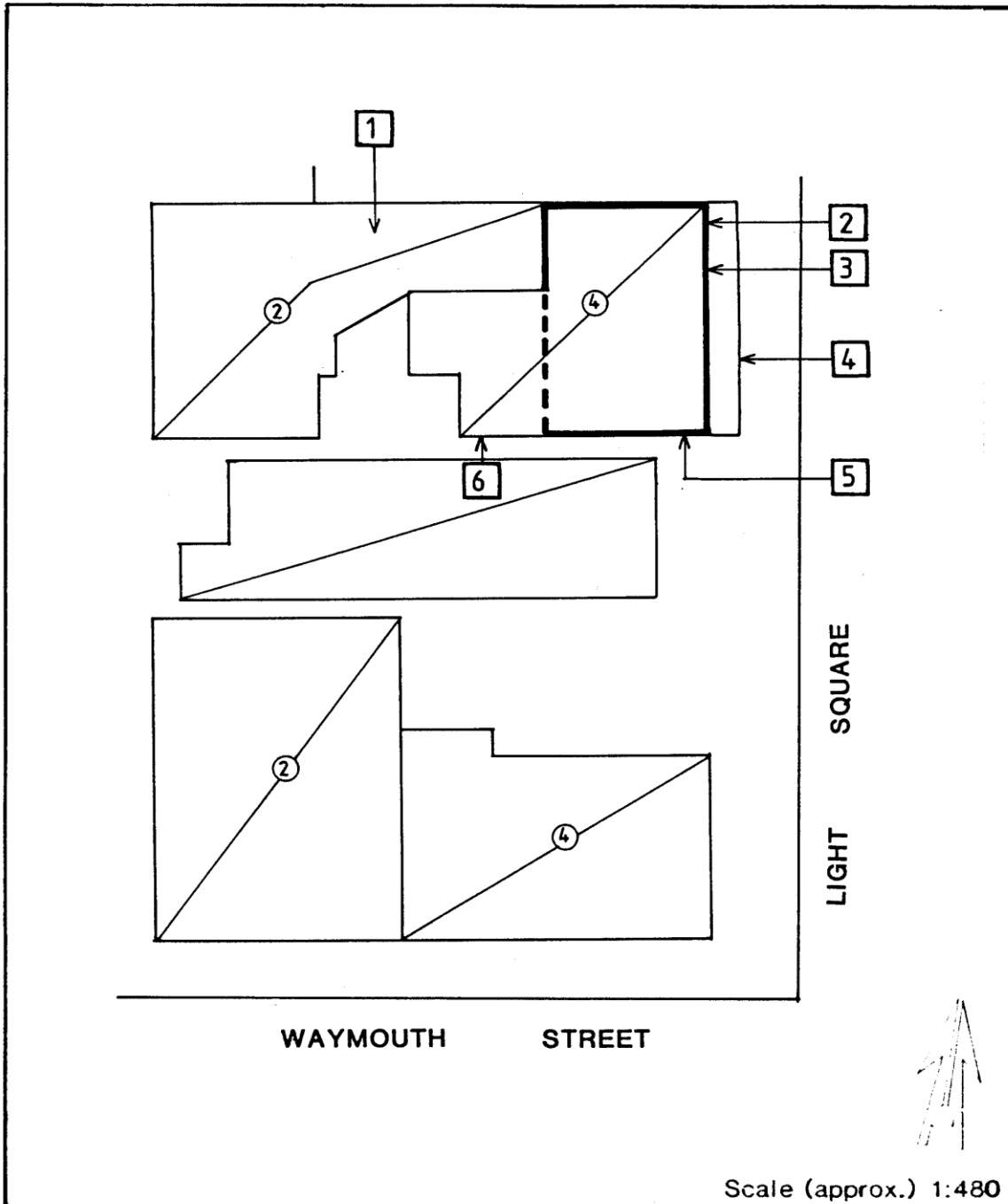


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NOTES:

1. Rear additions.
2. Rough-cast rendered masonry construction with stucco enrichment.
3. Balustraded parapet with nameplate and pediment.
4. Verandah not included in curtilage.
5. Limit curtilage to main body of building of bluestone rubble.
6. Brick additions.

* Conservation site comprises that part of the above CT to a depth of half Town Acre 180 from the Light Square alignment.