

## City of Adelaide Heritage Survey (2008)

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**NAME:** *Offices, 71-75 Gouger Street*

**ZONE/POLICY AREA:** *MU - PA25*

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**APPROVED / CURRENT USE:** Commercial

**FORMER USE:** Bank

**DATE(S) OF CONSTRUCTION:** 1926

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**LOCATION:** 71-75 Gouger Street  
ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5630/198

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**HERITAGE STATUS:** Local Heritage Place

**OTHER ASSESSMENTS:** McDougall & Vines, 1993



*71–75 Gouger Street—View to southwest*

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**DESCRIPTION:**

This is a substantial 1920s neo-classical corner building of imposing presence built to the Gouger Street and Compton Street alignments. Walls are of rendered masonry: the roof is concealed behind the parapet. The street elevations feature classical decoration including attached fluted columns, panelled pilasters, banded plinths, and geometric decorative panels that are all of architectural interest. The Gouger Street and Compton Street facades are built on a red granite plinth. There is a prominent parapet to both the Gouger Street and Compton Street elevations. Window frames to the ground floor are of aluminium. The rear of the building appears to be unaltered; and the original timber window frames of the second storey survive.

A bronze plaque framed ostentatiously by a classicist decorative entablature on the Gouger Street elevation records the historic occasion in 1952 when deposits in this branch reached one million pounds.

The assessment includes the whole of the original building

The assessment does not include the later verandah over the front entrance, the colour scheme of the street elevations, nor changes to the interior.

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**STATEMENT OF HERITAGE VALUE:**

The building is of heritage value because its early identification with the Savings Bank of South Australia, because it retains original fabric and good quality external detailing, for the manner in which it reflects the changed commercial nature of Gouger Street and its scale and form that reflects that of this area. It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.1.8 New Technology and City Development; 3.3.2 Banking; 3.6.1 Company Offices; 3.7.3 Office Workers; 4.3 Development of the Building Industry, Architecture and Construction; 4.3.2 Twentieth Century Architects; 4.5.4 Inter War Commercial Styles (1920s to 1942); 4.7.1 Adaptive re-use.*

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**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 has continued to be predominantly commercial; 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; and
  - (e) it is associated with a notable Adelaide personality in its architect, F Kenneth Milne, and is identified with a significant South Australian institution in the Savings Bank of South Australia.
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## ELEMENTS OF HERITAGE VALUE:

### Inclusions

- External form and scale including exterior walls, façade elements, plaster work, bays and roof;
- Fabric and detailing of street façades.

### Exclusions

- Interior detailing
- Any rear additions
- 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 Bank; external form, in particular the fabric and detailing of Gouger and Compton Street facades. Excludes incongruous later shopfronts

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

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## BRIEF HISTORICAL BACKGROUND:

In March 1926, tenders were called for the erection of banking premises, offices and shops for the Savings Bank of South Australia, Gouger Street. Architects for the project were F Kenneth Milne & Evans. W Essery & Sons, Norwood, were awarded the contract to construct the bank that was expected to cost £10,500. *THE BUILDER* noted at the time that:

The proposed building will be of brick, with a reinforced concrete frame, and will consist of two storeys, with a strong room and storeroom in the basement. The ground floor will include a banking chamber and offices and two large shops. There will be 12 offices fitted with all modern conveniences on the first floor. The building will be designed in the Greek Ionic Order, and will be finished in buff cement. Suspended awnings will be built over each shop extending over the full width of the pavement. The whole block upon which the bank premises, shops and offices will be erected is 60 feet by 60 feet, and the banking chamber will measure 35 ft. x 28 ft. One of the two shops will be 33 ft. 8 in. x 27 ft. 9 in., and the other is slightly smaller, measuring 20 ft. 6 in. square. The average size of the offices on the upper floor will be about 13 ft. x 11 ft.

The bank, sited on the corner of Compton and Gouger Streets, was finished in white Medusa cement. The front elevation featured several Ionic  $\frac{3}{4}$  columns 21 ft. in height: '11 large windows of Greek design will face Gouger St., and there will be several in Compton St.' A panelled parapet was to be constructed at the top of the first floor. By December 1926, bank construction was far enough progressed that EC Burns & Co. of Halifax Street was engaged to erect the bank fittings.



B.4816, May 1928 (SLSA)

In December 1934, SJ Edwards of Hilton was awarded a contract for undertaking renovations.

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#### REFERENCES:

Adelaide City Council, Correspondence dated 27.2.1992 from State Bank, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 8 of the Building Act, 1923', 5.3.1926, microfilm 1925–1935, Adelaide City Archives.

*BUILDING & CONSTRUCTION, Incorporating THE BUILDER*, Adelaide, Vol. 10, No.421, 13.12.1934, p. 14; Vol. 10, No. 422, 20.12.1934, p. 14.

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

State Library of South Australia, Library Database (Photographs): B.4816, May 1928.

*THE BUILDER incorporating The Town Planning and Local Government Journal*, Adelaide: Vol. 7, No. 9, 3.3.1926, p. 9; Vol. 7, No. 12, 24.3.1926, pp. 5, 9; Vol. 7, No. 16, 21.4.1926, p. 13.

*The Builder: Journal of the Building Industry of South Australia*, Adelaide: Vol. 7, No. 42, 3.11.1926, p. 9, Vol. 47, 8.12.1926, p. 18.