

SHOPS

74, 76 and 78 Hindley Street



(CD Ref 3982/17)

The building on this site containing three shops was constructed 1884. It and the neighbouring shops, were built at the close of the expanding years in the South Australian economy, the period of 1878 to 1884. The shops were built on Hindley Street, a street that had been the main retail precinct since the settlement of the colony. During the late 1870s and 1880s, both Hindley and Rundle Streets were rapidly developing as a major retail focus.

This building like its neighbouring building to the west, was constructed as a result of and in accordance with a lease between the building's owner, Edward Playford and the lessee, Frederick Hagedorn. Hagedorn, like other owners of the Playford land, was required to expend at least £1000 on rebuilding or carrying out substantial alterations to the buildings they leased from Playford. Hagedorn's 30 year lease, which commenced in January 1883, required that he erect "such new stories or additions to be made and built, in accordance with the plans prepared by Mr. D. Garlick". Hagedorn elected to erect a new building.

Frederick Hagedorn was born in 1825 in Prussia. He came to South Australia in 1846 as a painter and decorator aboard the 'George Washington'. Like many of his contemporaries, he tried his luck at the Victorian goldfields. In 1861 after working in Melbourne for some years, he decided to return to Adelaide and established himself in business as a painter, glazier, plumber and paper-hanger. When Hagedorn died his obituary stated that his "establishment was one of the best known in the colony, and for many years past it has had a large connection." It was also recorded that "few citizens were so long actively connected with

Heritage of the City of Adelaide

municipal life as he was". Hagedorn was an Alderman for Adelaide City Council for over 20 years.

The association of the Playford family with the land on Town Acre 50 extended for over 100 years. In December 1844, Thomas Playford purchased the Town Acre and over the years constructed several shops and warehouses on the land. The land was sold in the 1950s.

The building at number 74 Hindley Street appears to be a separate building to numbers 76 and 78, although very similar in design and detailing. Number 74 is a two storeyed rendered masonry building with a basement. The building would have originally been a good example of Victorian shop design. The first floor of the building is largely intact but the ground floor has been vastly altered. The first floor facade of the building has three shallow arched windows. The building is topped by an elaborate cornice and parapet, with a broken pediment in the Centre of the parapet. This feature is highly decorated.

Numbers 76 and 78 are larger and grander than their neighbour, although only two storeyed with a basement in height. The facade of this building is divided into three bays by shallow pilasters applied to the facade. Each bay features an arch headed window bordered by columns with elaborate capitals. The keystone of the arched window is decorated with carved stone faces. The window area is surrounded with plaster relief floral decoration and further pilasters. The building has an elaborate cornice and parapet decoration. It is a fine example of high Victorian architecture, is highly decorated and exuberant, and representative of the florid architecture of this period more typically found in Melbourne and always rare in Adelaide.

The ground floors of both shops are altered and little remains of the original building other than the superstructure. The rear of both buildings reveals more clearly the construction history of the site. The buildings are in only fair condition and have a series of additions to the rear. Numbers 76 and 78 are connected by a building bridge to a two storey large warehouse dating from the 1920s that fronts Blyth Street. The building bridge and the rear warehouse are not included in this nomination.

Land Title Office, Certificate of Title 1109/198, 1325/141, 1606/9, 1978/84, 2082/181, 2372/144; General Registry Office, Lease between Playford and Solomon, 25 September 1883 and between Playford and Hagedorn, 20 January 1883, Application number 26632; *Town Clerk's Digest of Proceedings*, Hagedorn's approval for Hindley Street shops, 18 February 1884; *South Australian Register*, 12 December 1898, p. 4.

The text in this Information Sheet was copied from the **City of Adelaide Heritage Study**, October 1990, Volume One, part of a review of the City of Adelaide Plan 1986-1991. The photographs contained in this Information Sheet are a selection of those held by Heritage Services, in digital format.

The property described in this Information Sheet is a place of Local Heritage (City Significance). A heritage listing does not mean or imply right of access by the public to such properties.

Heritage of the City of Adelaide

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.

Heritage of the City of Adelaide



CITY of ADELAIDE HERITAGE STUDY THE CITY HERITAGE REGISTER – DEFINITION OF ITEMS

ITEM FORMER SHOPS	BUILDING NO.
ADDRESS 74-78 Hindley Street	

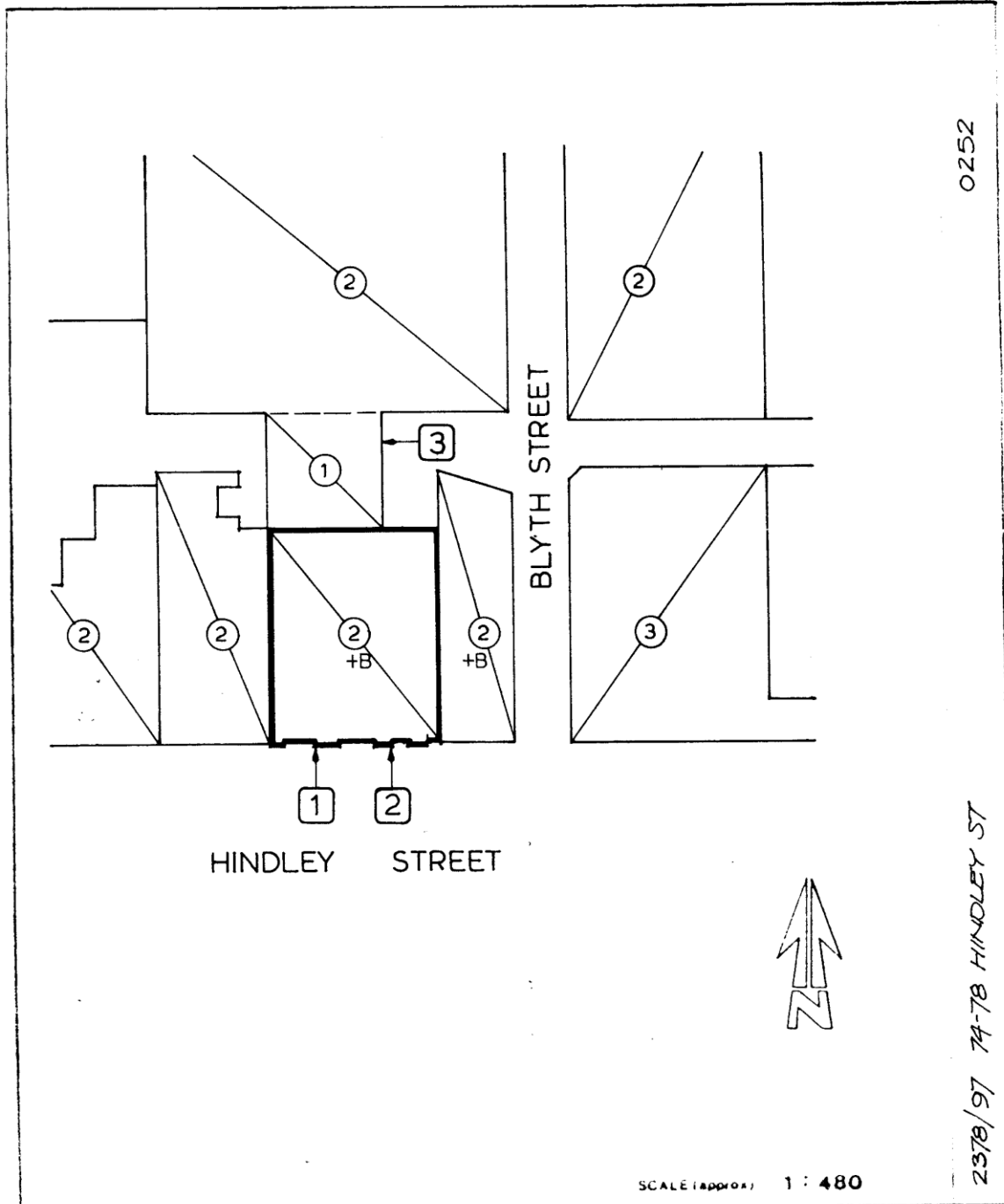


Image scanned - not to stated scale.

This Curtilage Map has been prepared as a guide only and no warranty or assurance is given about the accuracy of the content as it may contain obsolete information. The Corporation excludes all liability [including for negligence] in relation to your use of these documents.