

City of Adelaide Heritage Survey (2008)

NAME: *Shops, 75-79 Grote Street*

ZONE/POLICY AREA: MU - PA22

APPROVED / CURRENT USE: Shops / Restaurants

FORMER USE: Shops

DATE(S) OF CONSTRUCTION: c. 1908

LOCATION: 75-79 Grote Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5439/818

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Shops, 75-79 Grote Street – View to south

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ZONE/POLICY AREA: *MU - PA22*

DESCRIPTION:

Two-storey Edwardian commercial building comprising shops and restaurants built to Grote Street alignment on corner of California Street, extending along that lane (and forming its western wall). Construction is of unpainted face red brick, with elaborate cement render detailing, including parapet and decorative projecting central pediment, brick chimneys, and galvanised iron roof. An unusually large and distinctive building of this design in Adelaide with typical Edwardian form and detailing, including red brickwork, steeply pitched gable roof highlighted by elaborate parapet and pediment detailing to Grote Street frontage, and divided by projecting brick parapets (separating the original three shops), with tall chimneys (on California Street elevation). Façade is vertically divided with banded pilasters and paired vertical window openings surviving on first floor. Recent changes include modern (sympathetic) steel and timber-framed verandah to both street frontages, and ground floor shopfronts, although in California Street the slight setback and openings appear to be original.

The assessment includes the original two-storey building form, red brick walling and brick and cement detailing, including parapet and pediment, original windows and doors on both street frontages. All could be used to assist in reinstatement of original features at ground level if desired.

Those features not included in the assessment because they do not contribute to significance of building are the modern verandah and ground floor shopfront treatments, although these are sympathetic additions and add to the character of the street: nor are internal details included.

STATEMENT OF HERITAGE VALUE:

An unusually large and distinctive building of Edwardian design in Adelaide with pronounced detailing, constructed for R S Ruthven Smith, a prominent city landowner and developer, and forming an essential element of the Central Market shopping precinct and of the streetscape, continuing the strong red brick character of the Central Market buildings to the east and those to the west, and forming a major landmark in its own right, defining and enclosing a busy corner site. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Small Retail Establishments; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.3 Edwardian Commercial Styles (1900 to 1920s); 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, particularly its commercial development; and

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, exhibiting a high degree of its original architectural character; and
 - (f) it is a notable landmark, forming an essential element of both Grote Street and the narrow California Street, and the similarly-scaled red brick Central Market precinct as a whole.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Paint scheme
- 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:](#)

[Shops; external form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and balcony.](#)

[This is the legally recognised listing and should be used for the purposes of development applicant assessment.](#)

BRIEF HISTORICAL BACKGROUND:

The *Town Clerk's Digest* 1906–1907 includes plans of three shops in Grote Street to be built for RF Ruthven Smith, and of a verandah and balcony for that building, and this was probably completed in 1908. As the *Advertiser* reported in 1906, the absentee landowner Ruthven Frederic Ruthven Smith was responsible for some significant 'improvements' in Adelaide during the Edwardian era, including the heritage-listed housing subdivision in nearby Grote and Gray Streets and Ruthven Avenue (1903-1905), and Ruthven Mansions (Pulteney Street). In all likelihood, the Grote Street building was designed by the architects Black and Fuller, who were later commissioned to design Ruthven Mansions (built 1911–1914). AB Black, architect, reported in the *Advertiser* of the 'important work' undertaken in Grote Street in 1904 'greatly improving this portion of the city'.



Building is centre/right of photograph, B.9615, 1927 (SLSA)

The Grote Street building is shown in several State Library archival photographs, but the earliest is dated 1924 (part), and this and a photograph of the whole building in 1927 show it unpainted and with original verandah (Grote Street façade only), decorated with cast iron lace. Subsequent photographs show that during the 1960s and 1970s the building was emblazoned 'Cooper's Snack Bar' (1967), and painted, and the verandah was removed; a further photograph titled (with the advertising sign) '6 shops and offices for lease' in 1981 shows the present verandah under construction. The façade was also restored by removing the paintwork.

REFERENCES:

Advertiser, 11.1.1905, p. 7—report for year by AB Black, architect; 4.10.1906, p. 9b—'Improving Adelaide—What an Absentee [Mr R.F. Ruthven-Smith] is Doing'.

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

Susan Marsden, Paul Stark and Patricia Sumerling, eds, *Heritage of the City of Adelaide: an illustrated guide* Adelaide City Council, Adelaide 1990, pp. 60, 119.

State Library of South Australia, Library Database (Photographs): B.2257, 1924 part of building; B.17614, 1925 part; B.9615, 1927; B.13808, 1956 part; B.17614, 1967; B.36662, 1978; B.39398, 1981.