

ITEM NO.

CITY OF ADELAIDE HERITAGE SURVEY, 1981-86

FORMER HOUSES

57-60 North Terrace (Corner Fenn Place)

These former houses reflect something of the former residential nature of North Terrace, and with the Centralia (formerly the Black Swan) Hotel, form a small group of some cohesion and historical interest on this part of North Terrace.

Recorded as the "Mills Buildings" by the South Australian Directory in 1872 and labelled as this until 1903, these premises along with six other properties to the west also on T.A. 6 replaced the temporary nature of the 1840s weatherboard, broad paling, lath and mud, and pise dwellings on site. Likewise, such temporary structures had been built on adjacent Town Acres. Only the licensed hotels, of which there were three in the vicinity, were of a more permanent nature. The John O'Groats House which became the Clarendon in 1848 survived until 1920. The Royal Oak still survives as does the rebuilt Black Swan (known as the Centralia from 1940 until 1984).

By the time George Mills built his dwellings in 1865 the land use had given way to structures of a more permanent nature. No longer was barley being grown in the immediate area as had been recorded on TA 58 in Hindley Street and on TA 4 in 1848, although there were still several tracts of vacant land and gardens in the vicinity. The Assessment records in 1865 that houses were unfinished on this site. By 1869 George Mills owned four houses, one valued at £84 and three valued at £45 each. Mills occupied the residence valued at £84 now adjacent to the corner of Fenn Place.

George Mills who arrived in South Australia about 1840 first started off his career as a shoemaker in Hindley Street owning a couple of cottages on T.A. 57 off Hindley Street, as well as a house in Walkerville (GRO BK20/17 and BK28/108) when he died in December, 1888, The Adelaide Observer, 15th December, 1888, wrote:-

"In the early days he purchased horses imported from Tasmania and let them out for work on the Port-road. Ultimately he began business for himself on that road. In 1856, when the railway was opened to the Port, he became one of the firm of H.R. Fuller and Co., his co-partners being Mr. H.R. Fuller and Mr. H. Hill. The firm had the management of the whole of the goods traffic. Mr. Mills acted as manager of all the stables at Adelaide, Gawler, Kapunda and other places as the railways increased. In 1871, he joined the coaching and carrying firm of John Hill and Co. and continued a member until May 1882, when a public Company was formed to carry on the concern. He then retired into private life".

After he died, his wife Annie continued to live at 57 North Terrace until about 1908. The S.A. Directory records that the dwelling next door was used as a boarding house first by J. Barwick and then by Arthur and Louisa Morris. By 1885 the Morris's had expanded their boarding house business to include the house next door and continued in this fashion until 1903. Cashing in on the fashions of the day, the Morris's changed their business to become the Victoria Coffee Palace which lasted until about 1914.

The Victoria Coffee Palace was set up about the same time as Grant's Coffee Palace (later to become West's Coffee Palace). Coffee Palaces were well established in Australia toward the end of the nineteenth century. With the founding in 1884 of the S.A. Temperance Alliance and the Women's Christian Temperance Union in 1886, the temperance movement gained a strong political and moral voice. Coffee Palaces sprang up as a result of this philosophy although by the time that Grants moved into the Austral Stores, the role of Coffee Palaces had changed somewhat to that of cheap accommodation with more frills than boarding houses; they remained however, unlicensed and were not classed as hotels. They were apparently particularly popular with country visitors.

George Mill's former home is a sizeable residence for this section of North Terrace and is once again graced by a cantilevered balcony, to the first floor. The detailing of the parapet and string course is of particular interest. The houses adjoining to the east have been extensively altered internally and at the rear, to accommodate their function as a restaurant. The external appearance of the building from North Terrace, however is one of comparative originality although alterations to balustrading, removal of chimney tops and the blocking up of a doorway are evident.

Because of their scale and comparatively early date, the buildings lend visual interest to the present-day character of North Terrace.

Amended by Patricia Sumerling
April 1987

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George Mills owned the land on which the houses were built, the Assessments recording in 1865 that houses were unfinished on this site. By 1869 George Mills owned four houses, one valued at £84 and three valued at £45 each. Mills occupied the residence valued at £84 now adjacent to the corner of Fenn Place. The building is a sizeable residence for this section of North Terrace and appears to have been originally graced with a cantilevered balcony, a pair of french doors to the first floor having been altered to form a window. The detailing of the parapet and string course is of particular interest. The houses adjoining to the east have been extensively altered internally and at the rear, to accommodate their function as a restaurant. The external appearance of the building from North Terrace, however is one of comparative originality although alterations to balustrading, removal of chimney tops and the blocking up of a doorway are evident.

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Paul B. Stark
DEPARTMENT OF CITY PLANNING
27/9/84

6:DCP10K/Y
(18/10/84)

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 1.0701		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM STEINWAYS RESTAURANT AND OFFICES		A3 ADDRESS/LOCATION OF ITEM 57-60 North Terrace			A4 P.T.A. 6	A5 ASSESSMENT NO.					
B1 CURRENT OWNER W.P. Sauchen (57) Sam's Place P/L (58-60)		B2 PREDOMINANT USE Restaurant, office				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM Dillingers Restaurant		C2 FORMER OWNER(S)		C3 FORMER USE(S) Residences		A7 PRECINCT F13 West End					
D1 HISTORICAL THEME(S) Social Life - Residential				G1 INVENTORY GRADING C		A8 DEVELOPMENT ZONE F13.1					
E1 HISTORICAL PERIOD(S) 1865-1884 Boom				H1 LISTING RE- COMMENDED		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) 1865 (houses unfinished) 1869 (4 houses) (ACC Assessment Records)											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/P NA					
J1 PERSON/ GROUP		Built for George Mills, land owner.									
J2 EVENT											
J3 CONTEXT		These remnants of both the former residential character of North Terrace and the West End came at the beginning of a period of unprecedented prosperity for the colony.									
DESIGN (K1-K6)											
K1 DESIGNER		?									
K2 CONTRACTOR		?									
K3 SITE		(57) Early boom style terrace with rendered brick quoins, elaborate cornice of classical derivation, brick capped chimney (58-60) Originally 3 early Victorian terraces with applied verandah/									
K4 DETAIL		(57) Built to street alignment with entrance door recessed in porch at top of steps. Parapet walls with hipped roof behind. (58-60) Simple terrace with entrances off raised verandah set back behind boundary									
K5 CONSTRUCTION		(57) Painted bluestone random rubble walling, corrugated steel roof (58-60) Rendered masonry (probably bluestone), corrugated steel roof									
K6 INTERIOR		(57) Appears original plan form survives. Materials and finishes unknown (58-60) Altered & redecorated to suit present use.									
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Painted and rendered stonework, altered interior (58-60) removed cantilevered balcony and french door (57), extensive alterations to rear (58-60)									
L2 CONDITION		Considering alterations and age, appear in surprisingly good condition.									
ENVIRONMENT (M1-M2)											
M1 STREETScape / LANDSCAPE		With Centralia Hotel these items form a group of uniform scale and some cohesion. The setting of 58-60 between and behind No. 57 and the Centralia Hotel is particularly satisfying. Of great visual interest in the streetscape.									
M2 LANDMARK		Not a dominant element.									
N1 OTHER COMMENT											
O HERITAGE LISTING STATUS		O1 NATIONAL TRUST		O2 NATIONAL ESTATE		O3 STATE HERITAGE		O4 OTHER		O5 LOMHAC LISTING ENDORSEMENT	



CITY of ADELAIDE HERITAGE STUDY

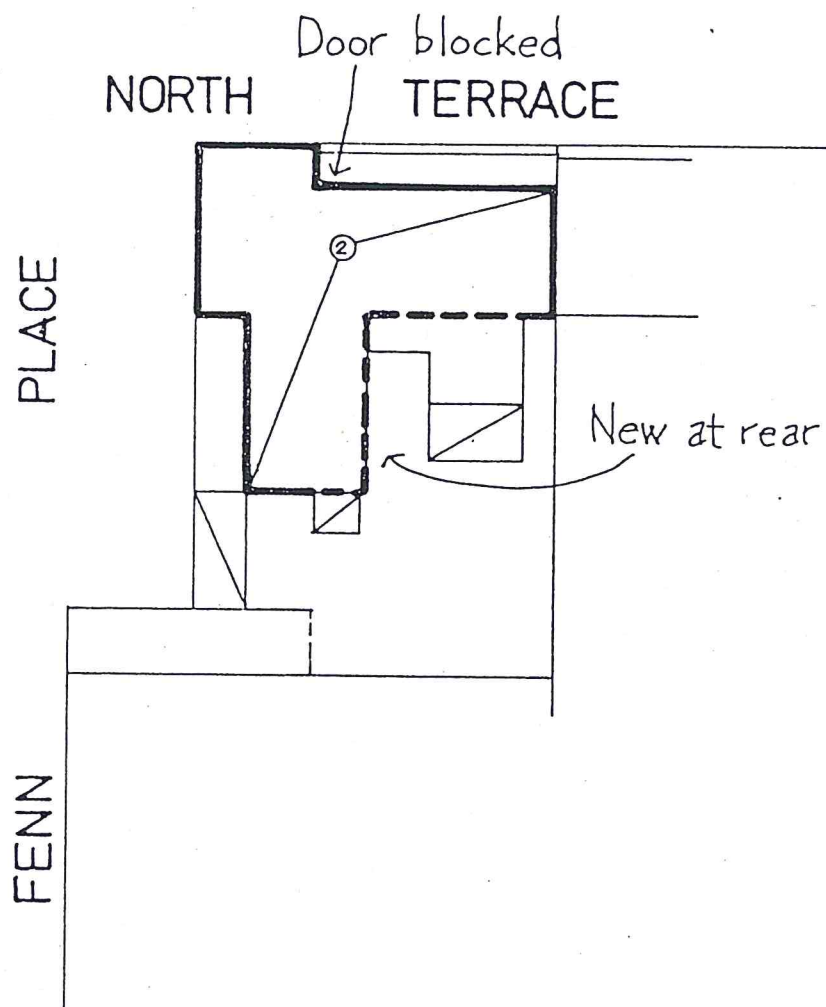
THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM Former HOUSES

BUILDING NO.
1/0701

ADDRESS 57-60 North Terrace
2-10 Fenn Place

C.T. 2712/31; 3604/144



SCALE (approx) 1:480