

## HERITAGE ASSESSMENT REPORT

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**NAME:** Office Building

**PLACE:** 26524

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**ADDRESS:** 1 Bagot Street, North Adelaide

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Office Building, 1 Bagot Street, North Adelaide

Source: DEW Files 3 March 2021

### ASSESSMENT OF HERITAGE SIGNIFICANCE

#### Statement of Heritage Significance:

As this place is not considered to meet any of the criteria at the threshold for listing as a State Heritage Place, a Statement of Heritage Significance has not been prepared.

## Relevant South Australian Historical Themes

Draft Themes (June 2020)

### 4 Building Settlements, Towns and Cities

4.7 Marking significant phases in development of SA's settlements, towns and cities

### 5 Developing South Australia's economies

5.1 Developing South Australia's economy

#### **Comparability / Rarity / Representation:**

The Office Building located at 1 Bagot Street is associated with the work of Adelaide architect John Chappel, Postwar International Style architecture and is an example of Postwar domestic-scale commercial and/or financial premises built to accommodate small professional practices, banks and medical practitioners.

#### **John Chappel<sup>1</sup>**

John Chappel was a South Australian architect who was in practice from c.1954-1996 as the principal of John S Chappel Pty Ltd. During his career, Chappel designed hundreds of buildings, engaged in professional and public advocacy and was well known in South Australia due to his regular, often weekly, newspaper column in *The Advertiser*. Chappel's column for *The Advertiser* began in the 1950s and continued until the end of his career. His articles addressed a range of architectural topics including housing designs by himself and others in a range of modern styles.

While Chappel designed many building types, including bank branches, and small-medium-sized or domestic-scale office buildings, residential buildings dominated his work. His residential commissions were for both houses and flats and from the 1960s he also designed a series of project homes for builders Realty Development Corporation and Turner Woods. In the late 1960s, he was appointed Chairman of the Board of the Small Homes Service.

A feature on Chappel's work in *Building and Architecture* in 1970, noted a series of awards presented to him, most of which are related to house design and/or the use of timber in his houses.<sup>2</sup> A selection include second place in 1965 and 1966 in the 'House of the Year' Competition; Timber Achievement Awards in 1967 for the house he designed for Kym Bonython and in 1969 for his house design for Mrs HF Sarah; and the Royal Australia Institute of Architects (SA Chapter) Award of Merit in 1964 for a house and again in 1969 for project housing.<sup>3</sup>

In recent years, the Australian Institute of Architects (SA) have named their architectural award for Residential Architecture – Houses (New) the John S Chappel award in recognition of his contribution to residential architecture in South Australia.

Selected examples of domestic-scale office and bank premises designed by Chappel that still exist include:

- Accountant's premises, 69 Finniss Street, North Adelaide, 1960s, an addition to the front of an existing building to modernise the street presence
- Architect's Office (Chappel's office), 164 MacKinnon Parade, North Adelaide, 1960s, an addition to the front of an existing building to modernise the street presence
- FCA Building, Franklin Street, 1959-1960, extensive remodelling of an existing building including being the first building in Adelaide to comply with new parking regulations that required the provision of adequate off-street parking
- Savings Bank of South Australia, Port Pirie
- Commonwealth Bank Branch, 161 Windsor Street, Richmond (now modified)
- Commonwealth Bank Branch, Findon, (now modified)
- Commonwealth Bank Branch, Campbelltown (modified and integrated into a later development)



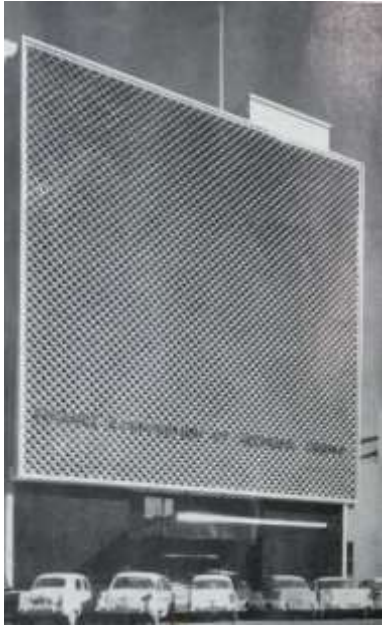
Architect's Office, 164  
MacKinnon Parade, Chappel

Source: Googlemaps



Accountant's Premises, 69 Finniss Street,  
Adelaide, Chappel

Source: Goodlemaps



Chappel extensively remodelled the Henry Berry warehouse to create new offices for the Financial Corporation of Australia (FCA). Sections of wall and cast iron columns were retained, however steel joists support the new reinforced concrete floors and ceilings, while the basement was converted to accommodate 50 cars and connected to the upper floors by two elevators. The anodised aluminium sun screen to the front of the building is a noted feature of the building.

Source: SLSA Chappel Collection & Googlemaps

A selection of the domestic-scale and small office buildings designed by Chappel, for which the status of the building remains unclear or have been demolished include:

- Solicitor's Office for P Cleland, Waterfall Gully Road, Burnside, c.1964
- Stanley C Williams Pty Ltd 452 Morphett Street, Adelaide c.1969
- Drive in Bank, Port Lincoln, c.1969
- Offices William Charlick Ltd, London Road, Mile End, c.1969
- Medical Centre, South Terrace, Adelaide, nd



Solicitor's Office for Pam Cleland,  
Burnside, c.1964

Source: SLSA Chappel Collection



Office for Stanley William Pty Ltd,  
Adelaide c.1969

Source: SLSA Chappel Collection





Drive-In Bank, Saving Bank of South Australia, Port Lincoln, c.1969

Source: SLSA Chappel Collection



Medical centre, Chappel was fond of the 'pagoda' style building as he called it, also using the design for houses and bank branches. He was awarded second place in 1966 in the House of the Year Competition for his 'pagoda' style house which was subsequently built as a project home in 1968 by Realty Development Corporation.

Source: SLSA Chappel Collection

A selection of Chappel's Houses include:

- House for Mr & Mrs A Brown, Balfour Road Springfield, c.1963
- Kym Bonython Home, Philip Ave, Leabrook, c.1966
- Hone House, Walkerville, c.1967
- G. Brown House, Woodhouse Cres, Wattle park, c.1968
- Project Home for Turner Woods, Bowman Ave, Belair, 1968
- Project Home for Turner Woods "Longline", Bowman Ave, Belair, 1968



House for Mr & Mrs A Brown, Balfour Road, Springfield, c.1963

Source: SLSA Chappel Collection & Googlemaps



House for Kym Bonython, Philip Ave, Leabrook, c.1966. Chappel designed the house as both home and private gallery to display Kym's extensive art collection.

Source: SLSA Chappel Collection



Hone House, Walkerville, c.1967

Source: SLSA Chappel Collection



House for G Brown, Wattle Park  
c.1968

Source: SLSA Chappel Collection



Two of the many project homes designed by Chappel for Turner Woods, built 1968 at Belair. Both homes still remain, however, some alterations appear to have occurred to them, for example note the change to the balcony railing in the 'longline' design.

Source: SLSA Chappel Collection and Googlemaps

Chappel was also an advocate for medium and higher density living, and on occasion was commissioned to design flats including the 10-storey block of flats on MacKinnon Parade for Highrise Pty Ltd, in 1969. The MacKinnon Parade flats are reputedly the first of that scale built in Adelaide and became a prototype for further development of a similar nature.<sup>4</sup> He also worked on the proposed but unrealised Hackney Redevelopment.



10-Storey flat building designed by Chappel for Highrise Pty Ltd, MacKinnon Parade, North Adelaide. Topping out ceremony 1969 (left) and present

Source: SLSA Chappel Collection & GoogleMaps

## Domestic-Scale Commercial Premises

In the years following World War Two, urban growth resulted in a building 'bonanza' during which many new commercial buildings were constructed. Large companies and/or financial institutions were typically responsible for building the modern commercial buildings that irrevocably changed the city's skyline during the 1950s to 1970s. These included buildings such as Ferrari House (former Eagle Star Insurance Company building) (SHP 14099), Beacon House (former MLC Building) (SHP13596) and Reserve Bank of Australia (SHP 16170).

During this period, small businesses also began constructing modern premises on a domestic scale. Often these buildings were located on the city streets outside of the CBD and in suburbs close to the city centre such as North Adelaide or along Park Terrace (now Greenhill Road), while others, such as doctors and dental suites and bank branches, were constructed in the suburbs. The Office Building located at 1 Bagot Street (subject of this assessment) fits into this category of building type.

A sample of domestic-scale commercial premises or similar designed in Modernist styles include:

- Metropolitan Milk Board Office and Laboratory, 33 Hutt Street, Adelaide, Hassell and McConnell, 1962 (extant)
- Public Relations House, 138 South Terrace, Adelaide, architect Bevan Rutt, 1960s (extant)
- Bevan Rutt & Roberts Office, 312 Wakefield Street, Adelaide, c.1960, (demolished or altered beyond recognition)
- Bradford Insulation, 108 Kermode street, North Adelaide, Caradoc Ashton Woodhead Hall McDonald Shaw, (likely Robert Hall), 1959
- Asbestolite Pty Ltd, Halifax Street, Hassell & McConnell, c.1960 (demolished or modified beyond recognition)
- LJ MacNamara Building, 104 Park Terrace, c.1960 (demolished or modified beyond recognition) Woodhead Hall McDonald Shaw (Robert Hall).
- Webb Roberts McClelland Office Building, Park Terrace Cheesman, Doley, Brabham & Neighbour (now demolished or modified beyond recognition), c.1962
- Heavy Horse Memorial Hall, Adelaide Showground, Caradoc Ashton, Fisher, Woodhead & Beaumont Smith
- Architects Office, Cheesman, Doley, Brabham & Neighbour, Nil Street, Adelaide, c.1960, (demolished or modified beyond recognition)



**Examples of domestic-scale commercial buildings constructed in the 1950s and early-1960s**



Metropolitan Milk Board Building, Hutt Street Adelaide, 1962, Hassell & McConnell

Source: Googlemaps



Public Relations House, South Terrace, Adelaide, Bevan Rutt

Source: Googlemaps



Bradford Insulation, Kermode St, Adelaide, Caradoc Ashton Woodhead Hall McDonald Shaw

Source: Googlemaps

**Examples of domestic-scale commercial buildings constructed in the 1950s and early-1960s that have been demolished or altered beyond recognition**



LJ MacNamara Building, Park Terrace,  
Robert Hall

Source: Architecture Museum, UniSA



Asbestolite Pty Ltd, Halifax Street, Hassell  
& McConnell

Source: Architecture Museum, UniSA



Webb Roberts McClelland Office  
Building, Park Terrace Cheesman,  
Doley, Brabham & Neighbour

Source: Architecture Museum, UniSA



Architects Office, Nil Street, Adelaide  
Cheeman, Doley, Brabham & Neighbour

Source: Architecture Museum, UniSA



Bevan Rutt & Roberts Office, 312 Wakefield Street, Adelaide

Source: Architecture Museum, UniSA

## Modern & Postwar International Style

While Adelaide was architecturally conservative prior to World War Two, in the years after the war more clients were willing to commission buildings that drew on modernist/functionalist design known as the International Style. 'International Style' was a term coined by Philip Johnson and Henry-Russell Hitchcock in 1932 in their essay 'The International Style: Architecture Since 1922' which acted as the catalogue for an architectural exhibition at the Museum of Modern Art, New York.

During the 1950s, two building types that embodied the style emerged, namely the curtain-walled office block and the radical, flat-roofed, glass-walled private house.<sup>15</sup> Defined by Apperly et al as 'Postwar International c.1940-1960' as it was designed and constructed in Australia, Adelaide's architectural conservatism meant the style was more prevalent here during the 1950s and 1960s. These buildings are distinguished through the use of steel, reinforced concrete and glass, open planning of the interior and the use of sun control.

The key characteristics of the Postwar International Style are:

- Sleek, glossy, prismatic forms with uninterrupted surfaces
- Selective expression of the structural system used as a feature
- Landscaping and use of indoor plants often provided the only decorative foil
- Steel and reinforced concrete frame
- Cubiform shapes clad with curtain walls
- Cantilever
- Curtain wall featuring large expanses of glass and/or plain smooth surfaces with areas of contrasting textures
- Sun control measures
- Load bearing walls used for curvilinear forms that contrast with rectangularity<sup>6</sup>

There are twelve State Heritage Places (other than dwellings) that are described as either 'international' style or 'modern' architecture on the Register, namely:

- Whyalla Court House, 3 Whitehead Street, Whyalla, 1944, (SHP 26318), early example of modern movement architecture in South Australia
- Adelaide High School, West Terrace, Adelaide, 1951, (SHP 12557), Postwar International Style
- City of Mitcham Council Chambers, 131 Belair Road Torrens Park, 1934-1954, (SHP 26304), modern movement
- Beacon House former MLC building, 181-191 Victoria Square, Adelaide, 1955 (SHP 13596), Postwar International Style
- Bragg Laboratories, University of Adelaide, Victoria Avenue Adelaide, 1962, (SHP 13757), Hassell & McConnell, International Style in the style of Mies van der Rohe
- Former IPEC Building, 259 Glen Osmond Road, Freville, 1963, (SHP 13990), mid-20<sup>th</sup> century corporate complex inspired by organic principles of Frank Lloyd Wright
- Greek Orthodox Church and Belltower, 282-288 Franklin Street Adelaide, 1966 (SHP 13205), modern interpretation of Byzantine architecture

- Ferrari House (former Eagle Star Insurance Building), 28-30 Grenfell Street, Adelaide, 1968, (SHP 14099), outstanding example of Postwar International Style and outstanding example of modern commercial buildings that irrevocably changed the city's skyline
- Adelaide Festival Centre, King William Road, Adelaide, 1974, (SHP 13200)
- Union Building Group, University of Adelaide, Victoria Drive Adelaide, 1975, (SHP 17619), Union House by Robert Dickson, 1970s portion of the building is a vernacular adaptation of modernism
- Adelaide Fire Station, 81-129 Wakefield Street, Adelaide, 1976-1983, (SHP 26356), Rod Roach with Woodhead, postmodern architecture.



Bragg Laboratories 1962  
Example of International Style and  
Miesian architecture

Source: CMP



Ferrari House (former Eagle Star  
Insurance Building) 1968  
Example of International Style and  
Miesian architecture

Source: DEW Files 2019

There are only two houses designed in the International Style that are listed as State Heritage places on the Register, namely:

- Dwelling designed by Russell Ellis in the 'International Style', 3 Meadowvale Road, Springfield, c.1948, (SHP 16349),
- Dwelling ('Walkley House') designed by Robyn Boyd in the International Style, 26 Palmer Place, North Adelaide, 1956, (SHP 13515)





Dwelling designed in the International Style by  
Russell Ellis, c.1948

Source: Googlemaps



Dwelling ('Walkely House')  
designed by Robyn Boyd in the  
International Style, 1956

Source: Googlemaps

The SA Heritage Register currently contains six houses that are identified as Modern Movement or Modern:

- Hawthorne Child Care Centre (former Dr Frayne's House & Surgery – an example of Modern Movement Architecture), 110 Belair Road, Hawthorn, (SHP 14778)
- 'Modern Movement' Style Dwelling, 1 St Michaels Road, Mitcham, (SHP 11511)
- Dickson Beach House, Little Gorge Beach, Main South Road, Normanville, (SHP 26195)
- Dwelling ('Deepacres' Apartments) and Garage at rear, 283-291 Melbourne Street, North Adelaide, (SHP 13555)
- Dwelling designed by Robert Dickson, 2 Wandilla Drive, Rostrevor, (SHP 26194),
- Modernist Style Dwelling, 20 Oaklands Road, Somerton Park, (SHP 14467)



'Modern Movement' Style Dwelling, Mitcham (SHP 11511)

Source: Googlemaps



Dwelling designed by Robert Dickson, Rostrevor (SHP 26194)

Source: Googlemaps

While not expressly identified as modern design or International Style, the following State Heritage Places also demonstrate elements of modern architectural design:

- Second World War Memorial Gates, Memorial Drive Port Pirie, 1959, (SHP 19047)
- Executor Trustee Building, Penola Road, Mount Gambier, 1958, (SHP 14722)
- Nunyara Chapel, Burnell Drive, Belair, 1963, (SHP 14785)
- Reserve Bank of Australia, Victoria Square, Adelaide, 1963, (SHP 16170)
- John Dowie's Three Rivers Fountain, Victoria Square Adelaide, 1968, SHP 26375
- Adelaide Festival Centre, King William Road, Adelaide, 1974, SHP 13200



Three River's Fountain 1968

Source: DEW Files



Nunyara Chapel 1963

Source: DEW Files



Executor Trustee Building, Mount Gambier, 1958 (SHP 14722)

Source: Googlemaps



Second World War Memorial Gates, Port Pirie, (SHP 19047)

Source: Googlemaps

**Assessment against Criteria under Section 16 of the *Heritage Places Act 1993*. All Criteria have been assessed using the 2020 Guidelines.**

**(a) it demonstrates important aspects of the evolution or pattern of the State's history.**

Criterion arguments have considered the *Guidelines for State Heritage Places*:

*The place should be closely associated with events, developments or cultural phases which have played a significant part in South Australian history. Ideally it should demonstrate those associations in its fabric.*

*Places will not normally be considered under this criterion if they are of a class of things that are commonplace, or frequently replicated across the State, places associated with events of interest only to a small number of people, places associated with developments of little significance, or places only reputed to have been the scene of an event which has left no trace or which lacks substantial evidence.*

The Office Building located at 1 Bagot Street is associated broadly with engineering in South Australia and specifically with the firm of consulting engineer Keith W Lange and Associates. Later, it has been used by a variety of other small businesses, including as an architects' office and the office of an advertising firm.

Engineers have contributed to the State's history through myriad projects, including introducing new materials and construction techniques to South Australia's built infrastructure. The building for Keith W Lange was specifically designed to accommodate the work of a small civil engineering firm, including a private space for the principal, work space for draughtsmen and printing and filing rooms. It was here that Keith W Lange and Associates worked on numerous projects, typically of an everyday nature and often for Local Government.

While the civil engineering works undertaken by Lange and his associates have undoubtedly contributed to the local environments where it has been undertaken, it is, by its everyday nature, commonplace and typical of the types of projects routinely undertaken across the State, for example street survey and design, and footbridge design. Keith W Lange and Associates is not known to have designed anything of considerable note while at 1 Bagot Street, however, if it were later discovered that the firm had done so, then it would be the built outcomes of the project that would demonstrate an important aspect of the State's history and not the Office Building located at 1 Bagot Street.

Postwar urban development is an important historical theme and the office building was constructed in the mid-1960s, at a time when the city was experiencing a building bonanza. The bonanza included the construction of the tall buildings that irrevocably changed the city's skyline and smaller premises that were often built on the city streets outside the CBD and in the suburbs. It is to this second type that the Office Building on Bagot Street belongs to.

While the Office Building was built as a result of Postwar urban growth it is one of many such buildings constructed across South Australia during this period. Within the immediate vicinity of Bagot Street, it was the third to be built, with the SA Institute of Engineers and Bradford Insulation buildings both predating it. Similarly, many other small commercial buildings were constructed just outside of the CBD for example, Metropolitan Milk Board on Hutt Street and Public Relations House on South Terrace. Although the Office Building was constructed as a result of the urban development that occurred in the decades following World War Two, there is no evidence to suggest that the Office Building demonstrates a strong and direct association with the evolution or pattern of this aspect of the State's history.

It is recommended that the nominated place **does not fulfil** criterion (a).

**(b) it has rare, uncommon or endangered qualities that are of cultural significance.**

Criterion arguments have considered the *Guidelines for State Heritage Places*:

*The place should demonstrate a way of life, social custom, industrial process or land use which is no longer practised, is in danger of being lost, or is of exceptional interest. This encompasses both places which were always rare, and places which have become scarce through subsequent loss or destruction.*

*Places will not normally be considered under this criterion if their rarity is merely local, or if they appear rare only because research has not been done elsewhere, or if their distinguishing characteristics have been degraded or compromised, or if they are at present common and simply believed to be in danger of becoming rare in the future.*

The domestic-scale Office Building located at 1 Bagot Street is one of many commercial premises and specifically office buildings that have been built in South Australia, including those for the design professions such as engineers and architects. While commercial premises have played a role in the development of South Australia



as they have facilitated a number of activities that helped develop the State, they are not rare or uncommon. Nor do they represent a type of land use, social custom, industrial process or way of life that is endangered of becoming lost. There are numerous office buildings that still exist, including small and domestic-scale office buildings constructed in the decades after the Second World War (see comparability, rarity, representation). Small office buildings also continue to be built.

As the place fails the test for rarity, uncommon and endangered qualities, no further tests have been considered in this assessment report.

It is recommended that the nominated place **does not fulfil** criterion (b).

**(c) it may yield information that will contribute to an understanding of the State's history, including its natural history.**

Criterion arguments have considered the *Guidelines for State Heritage Places*:

*The place should provide, or demonstrate a likelihood of providing, information that will contribute significantly to our knowledge of the past. The information should be inherent in the fabric of the place. The place may be a standing structure, an archaeological deposit or a geological site.*

*Places will not normally be considered under this criterion simply because they are believed to contain archaeological or palaeontological deposits. There must be good reasons to suppose the site is of value for research, and that useful information will emerge. A place that will yield the same information as many other places, or information that could be obtained as readily from documentary sources, may not be eligible.*

There is no evidence to suggest that the Office Building for Keith W Lange will provide, or demonstrate a likelihood of providing, tangible evidence that will significantly contribute to an understanding of the history of South Australia. The building is well documented with a range of evidence from a variety of sources, including, but not limited to, architectural drawings, specifications, photographs, newspaper articles and oral history sources. As the place has failed to meet the first test, no further tests are considered under this criterion.

It is recommended that the nominated place **does not fulfil** criterion (c).

**(d) it is an outstanding representative of a particular class of places of cultural significance.**

Criterion arguments have considered the *Guidelines for State Heritage Places*:

*The place should be capable of providing understanding of the category of places which it represents. It should be typical of a wider range of such places, and in a good state of integrity, that is, still faithfully presenting its historical message.*

*Places will not be considered simply because they are members of a class, they must be both notable examples and well-preserved. Places will be excluded if their characteristics do not clearly typify the class, or if they were very like many other places, or if their representative*

*qualities had been degraded or lost. However, places will not be excluded from the Register merely because other similar places are included.*

The Office Building is an example of the class of place known as Office or Commercial Buildings and in particular small modern office buildings. While many small modern office buildings were constructed in South Australia during the decades following the Second World War, it is questionable whether small modern office buildings would be considered to be of cultural significance to the State. Commercial buildings of higher significance comprise the curtain-wall, high-rise, office buildings that irrevocably changed the capital city skyline, such as Beacon House former MLC Building (SHP 13596), former Reserve Bank of Australia (SHP 16170), and Ferrari House (former Eagle Star Insurance Building) (SHP 14099).

However, if small modern office buildings are considered a culturally significant class of place, the Office Building located at 1 Bagot Street cannot be considered to be an outstanding example of the class. To be considered outstanding, the building needs to be either, exceptional, influential or a pivotal example of the class.

To be exceptional, the building must still exhibit the key characteristics of the class and still retain a high level of intactness. Many of the characteristics that define the class are similar to those that also define the style under criterion (e) and have been considered fully under that criterion, however, the diminished integrity of this place has reduced its ability to represent its class. Changes to the building include modifications to the Principal's Office in 1973, modifications to the roof and guttering and the loss of a large proportion of the bespoke furniture and cabinetry. Given these changes, the Office Building at 1 Bagot Street does not retain sufficient intactness to be considered an exceptional example of the class.

To be considered influential, the Office Building would need to, through its materials, design or technology, directly influence the design, technology or materials of other places within the class – that is, it would need to directly influence the characteristics of the class. The Office Building located at 1 Bagot Street did not do this, rather, it was one of many places at that time with similar design, materials and construction techniques. For example, exposed structural elements, reinforced concrete, face-brick, rectilinear or cubiform volumes, large expanses of glass, timber, and straw ceiling panels were all being routinely used in the small modern buildings constructed from the 1950s (see Comparability, Rarity, Representation).

Similarly, to be a pivotal example, the Office Building would need to have encapsulated a key evolutionary stage in the development of the class. The Office Building was designed and constructed in the mid-1960s at a time when the class was already well-established. For example, two similar examples of the class that were constructed before the subject office building and are near neighbours include the adjacent Institute of Engineers building and the Bradford Insulation building on the opposite corner. There are also a number of other similar examples throughout the state that were constructed before the subject place (see Comparability, Rarity, Representation).

It is recommended that the nominated place **does not fulfil** criterion (d).

**(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.**

Criterion arguments have considered the *Guidelines for State Heritage Places*:

*The place should show qualities of innovation or departure, beauty or formal design, or represent a new achievement of its times. Breakthroughs in technology or new developments in design would qualify, if the place clearly shows them. A high standard of design skill and originality is expected.*

*Places would not normally be considered under this criterion if their degree of achievement could not be demonstrated, or where their integrity was diminished so that the achievement, while documented, was no longer apparent in the place, or simply because they were the work of a designer who demonstrated innovation elsewhere.*

The Office Building at 1 Bagot Street is an example of the design idiom known as modernism and more specifically, Postwar International Style architecture. Domestic-scale in size, the building demonstrates elements more typically associated with houses designed in the style in South Australia than the steel-framed, glass-curtain-wall, high-rise office buildings the style is widely known for.

The building, as designed in 1964, was a finely executed example of Postwar International Style architecture. Features of the style demonstrated by the original building included prismatic volumes, in this instance rectilinear forms stacked perpendicularly to create a cantilever to both ends; selected expression of the structure, in this instance the u-shaped reinforced-concrete floor to the first level, piloti (slender columns) to eastern cantilever and plywood box-beams to roof; plain smooth wall surface with the use of face-brick to first-floor curtain wall and ground-floor load-bearing walls; and areas of contrast created by the selective incorporation of the perforated-brick pattern and decorative vents in the brick-work, and glass to eastern and northern elevations on the ground floor and northern and southern elevations to the first floor.

Internally, the building as designed in 1964 expressed the function for which it was built, namely a consulting engineers office with printing room and Principal's Office on the ground floor, and a large open plan drawing room on the first floor. In keeping with Chappel's house designs, the building also featured the extensive use of clear-finished timber and bespoke furniture, including drawing desks, cabinetry, and office furniture.

However, since its construction, the integrity of the design has been systematically compromised. At some point between 1965 and 1973, it became evident that the design of the reinforced-concrete, flat-roof was not sufficiently resolved to cope effectively with rainfall. Consequently, additional guttering, fascia boards and down pipes have been added to the overhang of the first floor and to the roof of the ground

floor, disfiguring the once clean lines of the building. The reinforced concrete slab roof, to the north, has also been clad in metal sheeting to prevent water pooling and ingress into the building.

The 1973 renovation to the Principal's Office has turned what was once a large and naturally well-lit space with feature garden-courtyard into two nice but very dark office spaces. The courtyard has also been substantially reduced and is no longer a feature of the space. The uninterrupted, plain, smooth surfaces of the exterior walls have been compromised with the addition of a number of vents for exhaust fans and wall-mounted, air conditioning units. Most of the bespoke furniture has been lost and much of the clear-finished timber detailing to the ground floor has been painted.

The building may have once been an outstanding example of the Postwar International Style in South Australia. However, the modifications that have occurred to it, beginning soon after the building was complete are continuing throughout its life are extensive enough to erode the original design qualities to such a degree that the Office Building can no longer be considered to be an outstanding example of the Postwar International Style.

It is recommended that the nominated place **does not fulfil** criterion (e).

**(f) it has strong cultural or spiritual association for the community or a group within it.**

Criterion arguments have considered the *Guidelines for State Heritage Places*:

*The place should be one which the community or a significant cultural group have held in high regard for an extended period. This must be much stronger than people's normal attachment to their surroundings. The association may in some instances be in folklore rather than in reality.*

*Places will not be considered if their associations are commonplace by nature, or of recent origin, or recognised by a small number of people, or not held very strongly, or held by a group not widely recognised, or cannot be demonstrated satisfactorily to others.*

The Office Building designed and built for Keith W Lange and Associates may have an association with the people who have worked there since 1965 and a group of people who hold Modern architecture in high regard.

The building located at 1 Bagot Street has provided office space for a number of businesses since it was built in 1965 and consequently a number of different people have worked there at different times. While it is possible that some individuals who worked in the building may have a strong attachment to it, there is no evidence to suggest that they form a group or that their attachment is ongoing, strong or direct as evidenced through their long-term use or engagement with it. Further, given the domestic-scale of the building, few people have worked there in comparison to many other workplaces, further reducing the size of any potential group who may be considered to have a spiritual or cultural association with it, and thereby limiting their ability to be considered as a group of State significance.



The Office Building located at 1 Bagot Street is highly regarded by a group of people who appreciate Modernism and Postwar International Style architecture. However, the office is one of many buildings constructed in the style in South Australia and one of many for which the group has a similarly high regard. There is no evidence to suggest that their attachment is more strongly associated with this building than with others held in equally high regard, or that the majority of the group have the same level of regard and attachment for this particular building as opposed to any of the others.

As the place does not fulfil the first threshold test for criterion (f), the remaining tests have not been considered in this assessment.

It is recommended that the nominated place **does not fulfil** criterion (f).

**(g) it has a special association with the life or work of a person or organisation or an event of historical importance.**

Criterion arguments have considered the *Guidelines for State Heritage Places*:

*The place must have a close association with a person or group which played a significant part in past events, and that association should be demonstrated in the fabric of the place. The product of a creative person, or the workplace of a person whose contribution was in industry, would be more closely associated with the person's work than would his or her home. Most people are associated with many places in their lifetime, and it must be demonstrated why one place is more significant than others.*

*Places will not generally be considered under this criterion if they have only brief, incidental or distant association, or if they are associated with persons or groups of little significance, or if they are associated with an event which has left no trace, or if a similar association could be claimed for many places, or if the association cannot be demonstrated. Generally the home or the grave of a notable person will not be entered in the Register unless it has some distinctive attribute, or there is no other physical evidence of the person's life or career in existence.*

The Office Building located at 1 Bagot Street is associated with the work of engineer Keith W Lange and architect John Chappel. Each are considered in turn.

Lange began his engineering career in South Australia at Bordertown where he undertook street and road survey and design before relocating to Adelaide in the late 1950s. By the early 1960s, his business was successful enough to allow him to purchase the land at 1 Bagot Street in North Adelaide and commission architect John Chappel to design an office building for him. Like many consulting engineers working in South Australia in the second half of the twentieth century, Lange undertook a range of commissions and is known to have worked primarily on projects that are of an everyday nature and often for Local Government.

While these everyday types of commissions collectively play an important role in keeping the city and State functioning and may be important to local communities, they are often undertaken by many different people and/or organisations and are

not of themselves notable or influential. Consequently, while Lange's engineering work has made a difference to various local communities in many ways, Lange is not considered to have made a strong, notable or influential contribution to South Australia.

As the first test is not met, no further tests are considered for this person under this criterion.

Adelaide architect John Chappel had a long career that began in the mid-1950s and spanned four decades. During that time he designed many building types including small offices, medical suites and banks. However, he was most well-known for his residential commissions.

Chappel designed hundreds of homes, including houses for private clients, project housing for developers Reality Development Corporation and Turner Woods, and flats. His residential work has been recognised professionally with numerous awards for design and for the use of timber. More recently, the AIA (SA) named the Residential Award – Houses (New) the John S Chappel award after him.

As the architectural correspondent for *The Advertiser*, throughout most of his career, Chappel was also an important conduit for architectural education between the profession and public. While he covered numerous topics, many of the articles he wrote were about housing.

Keith Lange's Office Building is a good example of the domestic-scale commercial buildings designed by Chappel. However, it is Chappel's residential work that better represents his contribution to architecture and design in South Australia. In the context of Chappel's oeuvre, it is considered that some of his private and project housing commissions would better demonstrate a special association with him and his most notable work.

It is recommended that the nominated place **does not fulfil** criterion (g).

## PHYSICAL DESCRIPTION

The domestic-scale Office Building located at 1 Bagot Street is an example of the Postwar International Style. The two-storey building is composed of rectilinear volumes, one stacked perpendicularly on top of the other, with cantilevers to the eastern and western elevations. The eastern cantilever to Bagot Street is lightly supported with piloti (slender steel columns).

The lower rectangle is of load-bearing, double-brick, cavity-wall construction, with red face-brick used on the external and most of the internal walls, and has a flat reinforced-concrete roof with gutters formed into the slab. The facade features a band of perforated-brickwork detailing to the upper portion of the walls of the eastern, southern and western elevations. The northern elevation features a full wall of perforated face-brick, originally enclosing the private courtyard to the Principal's Office. Where glazing is not included behind the perforated-brickwork, the exterior-face of the interior wall has been rendered with black barging. A glass door and large

expanse of glazing to the eastern elevation provides public access to the building and natural light to the foyer beyond.

The upper storey is formed from a reinforced-concrete slab featuring upstanding beams to the northern and southern elevations to window height, creating a u-shaped floor; cavity-wall construction to eastern and western elevations featuring red face-brick (interior and exterior) and terra cotta vents to exterior walls; and, exposed boxed-plywood-faced beams and timber-framed roof structure clad in metal-deck with timber-lined eave soffits. The timber-framed windows are fixed to the upstanding beam that has a rendered finish. The glazing is fixed, with the exception of the centre panes that slide open on both elevations.

A low, red face-brick retaining-wall, capped with Mintaro slate, enclosed a cactus and succulent garden on the Bagot Street boundary extending from the north of the cantilever to the perforated brick wall. Hallet tiles are laid under the cantilever and once extended into the foyer/reception area inside the building. A garden, with existing tree was planted on the corner facing Bagot and Kermode streets.

When designed in 1964, the interior of the building on the ground floor featured:

- an entrance foyer/reception area with glass pendant lights over a bespoke timber reception desk, floating timber staircase (runners only), with steel support post underneath the landing at the return, face-brick walls, clear-finished timber doors, door and window surrounds and timber skirting boards.
- The Principal's Office, private bathroom and toilet and changing room, are located to the north of the reception foyer. The room featured face-brick to three walls, while the northern elevation featured timber-framed glazing with door, overlooking the courtyard. The Principal could access his office directly from the courtyard that is adjacent to the parking area.
- The portion of the building to the south of the reception foyer was divided by a wide corridor with clear-finished timber cupboards and a small locker-room beyond. To the west of the corridor were a printing room and the male bathroom, which is accessed from the locker room. To the east of the corridor was a clerk's office and female bathroom. The rooms all have glazing to the perforated-brick band providing natural lighting in the rooms. The printing room and clerk's office both featured bespoke furniture designed by Chappel, made from clear-finished timber.
- All ceilings were sprayed vermiculite to the reinforced-concrete slab.

When designed in 1964, the interior of the building on the first floor featured:

- A large, open-space, with a timber and glass partitioned filing room to the west and a timber and glass partitioned cubicle for the senior draughtsman located in the northwest corner of the space. Both rooms contained bespoke furniture designed by Chappel, made from clear-finished timber.
- ceiling featuring exposed clear-finished, plywood box-beams, clear-finished ply-wood boxing around the air conditioning duct, and a timber-framed

Solomit® straw ceiling. The framing of the straw panels created channels into which lighting was inset.

- Linoleum floor covering.
- Rendered finish to the upstanding-reinforced-concrete beam and clear-finished timber-framed glazing and window surrounds above.
- eight drafting desks, a low-cupboard and a wall mounted cupboard with sliding glass doors to eastern wall designed by Chappel.
- Face-brick to eastern and western walls.

In 1973, Chappel was commissioned to reconfigure the Principal's Office to create an executive suite with two office spaces. To achieve that end, a large portion of the courtyard was converted to office space. The entry from the adjacent carpark was filled-in using the perforated-brick pattern, and clear-finished, timber-partition walls were formed to enclose the room internally and create a corridor to divide the original office from the bathroom and provide access to the new office. A doorway was also created to the corridor from the foyer/reception area. The western elevation of the new office space comprised clear-finished, timber-framed glazing and door.

In 2021, a site visit and architectural survey of the building noted where original features survived and recorded a number of changes to the building, as follows.

#### East elevation

- Opening cut in original retaining wall along street boundary for new access path.
- Exhaust fan installed through perforated brickwork band under first floor overhang.
- Through-wall air conditioner installed through solid brickwork at northern end of wall into the 1970s' office extension.
- Light fittings added either side of main entrance fenestration.
- Original mid-rail carrying business name removed from glazing to left of front door.
- Original front door replaced, was full-glass right-handed, now left-handed with mid-rail. The original vertical push-bar appears to have been re-used on the replacement door.
- Timber-framed entrance fenestration painted white, originally clear-finished.
- Timber barge-board and flying downpipe added to ground floor wing (north side) as part of metal deck roof added over original concrete roof slab.
- Angular folded metal gutter added to edge of ground floor roof slab (south side).

#### North elevation

- Timber fascia and gutter added to eastern overhang of first floor drawing office and to northern perforated brickwork wall as part of metal deck roof added over original concrete roof slab. Downpipe added at north-eastern corner of ground floor.



- The perforated brickwork to the ground floor shows inconsistencies in the brick colour and laying pattern consistent with its alteration (infill) as part of the 1970s office extension.

#### South elevation

- Angular folded metal gutter added to southern edge of ground floor roof slab.

#### West elevation

- Timber barge-board added to ground floor wing (north side) as part of metal deck roof added over original concrete roof slab.
- Angular folded metal gutter added to edge of ground floor roof slab (south side).
- Through-wall air conditioner installed through perforated-brickwork band under northern end of first floor (into original Principal's Office).
- Opening cut in perforated-brickwork band with exhaust fan installed through window glass behind (into original Printing Room).
- Original electrical meter cabinet replaced with larger cabinet in similar position.
- Concrete slab to first floor showing signs of concrete cancer.

#### Ground floor roof

- Air conditioning condenser units mounted on southern ground floor roof slab.
- From first floor windows, apparent that original integral gutter cast into southern roof slab edge remains, with additional metal gutter added around perimeter, and slab upstand between the two gutters capped in sheet metal.
- Northern ground floor roof slab had similar additional gutter prior to 1973 works. It is speculated that these gutters may have been added to catch overflow from the shallow cast-in gutters.
- Extent of roof consistent with 1970s' office addition drawings, but now covered by secondary metal deck roof.

#### Entry/reception

- Floor carpeted, unconfirmed if the original Hallet tiles remain underneath.
- Original joinery removed, flower box and reception desk.
- Door/skirting joinery painted, originally clear-finished.
- Secondary stainless steel handrail added to wall side of stair.
- Timber riser infills consistent with 1973 drawing added.
- Non-slip nosing strips added to stair treads.
- Early rice paper light pendant in stairwell, does not appear in early photographs, however, it is stylistically similar to the white-glass, light-pendants that originally hung over the reception desk, the glass pendant lights no longer remain.

### Principal's Office

- Through-wall air-conditioning unit installed in western wall.
- Later carpet to floor.
- Face brick wall, timber wall linings and door/window joinery remain unpainted.
- 1970s alterations (new partition on eastern side to create passage) consistent with drawings.
- Possible original white glass light pendants.

### Principal's Ablutions

- 1970s drawings and current layout indicate that this area was not built in accordance with the 1960s working drawings (in SE corner of office), but rather in the linear format on drawing 2693-1.
- Sink cupboard appears original.
- Joinery remains unpainted.
- Fittings appear original.
- Floor finish (square white mosaic tile) appear original.
- Wall tiling (150x150 white tile) appear original.
- Terrazzo partitions are original.
- Exhaust fan added through window pane.

### Clerk's Office

- Original joinery removed including desk and filing cabinet.
- Later carpet to floor.

### Female WC

- Joinery remains unpainted.
- Fittings appear original.
- Floor finish (square white mosaic tile) appears original.
- Wall tiling (150x150 white tile) appears original.
- Terrazzo partitions original.

### Printing Room

- Original joinery removed.
- Later carpet to floor.
- Exhaust fan installed into window pane.

### Corridor/Vestibule

- Joinery painted, including original cupboard to which the doors have been removed.
- Later carpet to floor.

## Male WC

- Joinery remains unpainted.
- Fittings appear original.
- Floor finish (square white mosaic tile) appear original.
- Wall tiling (150x150 white tile) appear original.
- Terrazzo partitions original.

## Drawing Office (first floor)

- Split system air-conditioning unit installed to western wall and ceiling-mounted unit centrally along southern side.
- Original draughtsmen's desks (eight) removed.
- Senior draftsman's cubicle: Desk joinery removed. Low timber partitions remain but glass panels above removed.
- Filing room: Original cupboard/bench unit along W wall cut back to three bays (was six). Filing cupboard and low partition remain, but glass panel above replaced with straw insert.
- Original book shelf with sliding glass doors remains along E wall, note that it was recessed into the inner leaf of brickwork rather than surface-mounted as shown on the 1960s' drawings. Low timber-cupboard below that ran the width of the room has been removed.
- Face brick walls and all joinery remain unpainted.
- Ceiling remains in original state including timber light troughs and timber cladding to air-conditioning ducts.
- Later carpet to floor.

### **Elements of Significance:**

No elements of significance have been identified, as it is recommended the place does not meet any of the State Heritage criteria at the State threshold.

### **HISTORY**

Heritage South Australia kindly thanks Richard Venus, the past South Australia co-ordinator of the History and Heritage Group, Engineers Australia for providing additional information about Keith W Lange and Associates.

The domestic-scale Office Building located at 1 Bagot Street, North Adelaide (subject of this assessment) was a bespoke office designed and built for Keith W Lange in 1964-1965.

Lange was a consulting engineer who specialised in civil engineering and in the early portion of his career particularly roads and bridges. Originally based in Melbourne, it is likely that he also studied there, however, no records have yet been uncovered to substantiate this.

In August 1954, Lange advertised in *The Age* for an experienced civil engineering assistant to join him to take 'control of road and street surveys and design' in

Bordertown. He must have had difficulty filling the positions as the advert was rerun again in September.<sup>7</sup> Lange was listed in the Sands & McDougall South Australian Directory as living in Bordertown in 1955 and 1956, however, he may not have resided in the town fulltime, as in 1957 the SA Chapter of the Institute of Engineers recorded his relocation from Melbourne to Adelaide in their annual report.

By 1959, Lange had established an office as a consulting engineer under the name Keith W Lange & Associates on Light Square and then from 1961 at 185-191 Victoria Square or in the MLC Building.<sup>8</sup> His business did well enough to enable him to purchase land at 1 Bagot Street, next to the SA Chapter of the Institute of Engineers premises, and commission and build a bespoke office. Adelaide architect John Chappel designed the office in early 1964 and Lange had relocated his company there by early 1965.<sup>9</sup>

By 1969, Lange had gone into partnership and the company was renamed Harris Lange.<sup>10</sup> Then in 1973, Harris Lange commissioned John Chappel to design modifications to the ground floor of the Office Building (subject of this assessment) to create a second private office.<sup>11</sup> As in the 1960s, roads and bridges appears to have dominated the firm's work.<sup>12</sup> In the late 1970s, the firm was renamed Lange Dames & Campbell, and during the 1980s and 1990s, environmental and hydrological projects both in South Australia and Victoria added to the firm's specialities. A number of their reports can be accessed through the State Library of South Australia. Contemporaries of Lange describe his work as mostly 'work-a-day ... bread and butter engineering' that was frequently undertaken for Local Government.<sup>13</sup>

In 2000, Lange Dames & Campbell was subsumed into Wallbridge & Gilbert, the company trading for a short time as Wallbridge & Gilbert LDC. They are now known as WGA Wallbridge Gilbert Aztec and continue to operate across a number of engineering specialities.<sup>14</sup> Soon after becoming a part of Wallbridge & Gilbert, the Adelaide office at 1 Bagot Street was closed. The building was then rented to a variety businesses as office space, including several architectural practices and an advertising firm. In recent years, the building has been largely empty, with only a portion of the downstairs occupied for short-term rentals. Lange died on 27 August 2011.<sup>15</sup>

## Chronology

Year	Event
c.1954-1996	Chappel completes his architectural education and establishes John S Chappel Pty Ltd.
c.1955-1996	John Chappel begins writing a regular architectural column for <i>The Advertiser</i> .
Mid-1950s-late-1960s	Chappel is a member of the Board of the Small Homes Service.

- 1955-1956 Keith W Lange undertakes road and street, survey and design in Bordertown.
- 1957 Keith Lange relocates to Adelaide.**
- 1959 Keith Lange establishes a consulting engineering firm called Keith W Lange & Associates.
- Mid-1960s Chappel begins designing project homes for Realty Development Corporation and then Turner Woods.
- 1964 Chappel awarded RAIA (SA Chapter) Award of Merit for housing.  
Keith W Lange commissions Chappel to design the domestic-scale office building for him (subject of this assessment).**
- 1965 Chappel awarded second place in the House of the Year Competition.  
Keith Lange moves into the office building located at 1 Bagot Street, North Adelaide (subject of this assessment).**
- 1966 Chappel awarded second place in the House of the Year Competition.
- 1967 Chappel awarded Timber Achievement Award for the house he designed for Kym Bonython.
- 1967 Chappel award Timber Achievement Award for the house he designed for Mrs HF Sarah.
- Late 1960s Chappel is appointed Chairman of the Board of the Small Homes Service.
- 1969 Chappel awarded RAIA (SA Chapter) Award of Merit for his project housing.  
Keith W Lange & Associates renamed Harris Lange.
- 1973 Harris Lange commission John Chappel to design modifications to the Office Building, in particular, creating a second office on the ground floor.**
- Late-1970s Harris Lange, renamed Lange Dames & Campbell.
- 2000 Lange Dames & Campbell is subsumed into Wallbridge Gilbert and the office at 1 Bagot Street is closed soon after.
- 2000s-2021 A variety of small companies rent the Office Building as their business premises.

## References

- Apperly, Richard, Irving, Robert and Reynolds, Peter (1989), *A Pictorial Guide to Identifying Australian Architecture*, (North Ryde: Angus and Robertson), p.214.
- Australian Business Register, ABN Lookup Historical Details for ABN 90 743 056 456 <https://www.abr.business.gov.au/AbnHistory/View/90743056456> [accessed 4 march 2021].
- John S Chappel Pty Ltd Collection, State Library of South Australia, BRG346.
- 'Hills House Wins Architect's Award', *The Builder*, January 1969, p.21.



McDougall, Alison, 'Chappel, John Singleton', Architecture Museum, University of South Australia, 2009, Architects of South Australia:  
[[http://www.architectsdatabase.unisa.edu.au/admin/Architectsedit.asp?Arch\\_ID=98](http://www.architectsdatabase.unisa.edu.au/admin/Architectsedit.asp?Arch_ID=98)]  
Page, Michael (1986), *Sculptors in Space*, (Adelaide: RAIA SA Chapter).  
Pers com. Richard Venus and Jim Wilson.  
'Professional Advertisements', *The Age* 3 September 1954, p.25.  
'Project Housing Report Part 2', *Building and Architecture*, January/February 1970, p.10.  
Sands & McDougall's Directory of South Australia, editions for date range 1950-1973 available  
<https://guides.slsa.sa.gov.au/c.php?g=410329&p=2794474>  
'Savill Index of *The Advertiser* Funeral Notices:L' <https://savill.collections.slsa.sa.gov.au/savill-L.html> [accessed 4 March 2021].

## SITE RECORD

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**NAME:** Office Building **PLACE NO.:** 26524

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**FORMER NAME:** Keith W Lange & Associates Office

**DESCRIPTION OF PLACE:** Small commercial premises built in the Postwar International Style, featuring cantilever, and solid and perforated red-brick curtain walls.

**DATE OF CONSTRUCTION:** 1964

**REGISTER STATUS:** Date of nomination 21 January 2021

**LOCAL HERITAGE STATUS:** Unlisted

**CURRENT USE:** Vacant  
2020-2021

**PREVIOUS USE(S):** Commercial premises, office space  
1964-2020 (with untenanted periods)

**ARCHITECT:** John S Chappel  
1963-1964

**BUILDER:** RW Emery Ltd  
1964

**LOCAL GOVERNMENT AREA:** City of Adelaide

**LOCATION:** **Street No.:** 1  
**Street Name:** Bagot Street  
**Town/Suburb:** North Adelaide  
**Post Code:** 5006

**LAND DESCRIPTION:** **Title** CT 5548/66 A135 F183407  
**Reference:**  
**Hundred:** Adelaide

### MAP REFERENCE

MGA54 x 280442.21 y 6134153.61

## PHOTOS

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**NAME:** Office Building

**PLACE NO.:** 26524

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Office Building 1965, northern elevation, note garden & brickwork.

Source: SLSA BRG346/2



Office Building 1965, eastern elevation, note perforated brickwork, tile, name plate to glass.

Source: SLSA BRG346/2



Office Building 1965, foyer/reception note the staircase, light fitting, tiles to floor, original furniture, clear-finished timber.

Source: SLSA BRG346/2



Office Building 1965, drawing room, note the linoleum floor, bespoke low and wall-mounted cupboards, and desks.

Source: SLSA BRG346/2

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**NAME:** Office Building

**PLACE NO.:** 26524

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Office Building 2021.

Source: DEW Files 3 March 2021



Northern elevation, note change to perforated-brick-wall, extended roof into courtyard, metal roofing, addition of fascia to guttering.

Source: DEW Files 3 March 2021





Office Building 2021, note the addition of guttering and downpipes, insertion of air conditioning unit through the wall.

Source: DEW Files 3 March 2021



Southern elevation.

Source: DEW Files 3 March 2021





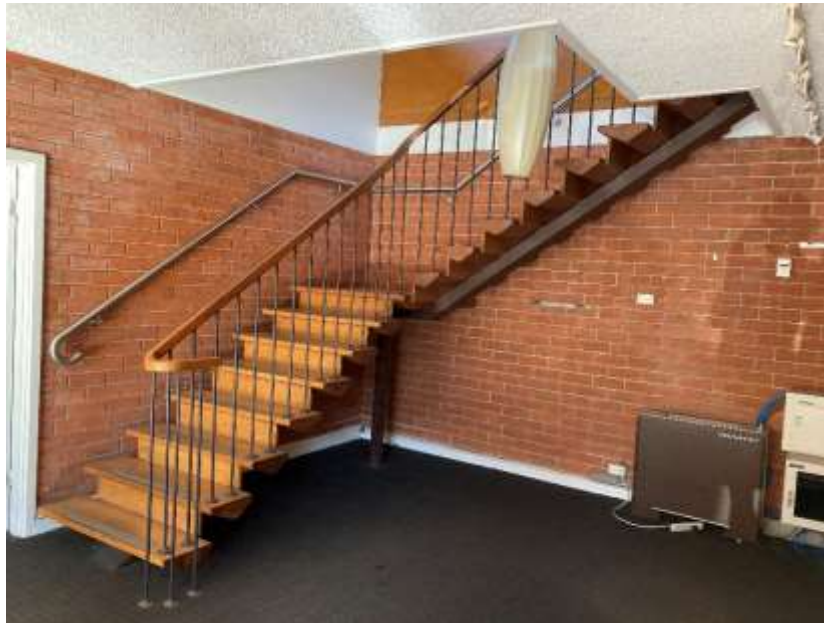
Western elevation, note the addition of the air conditioning unit through the wall.

Source: DEW Files 3 March 2021



Entrance, note the loss of name plate and modifications to door, painting of timber, addition of lights.

Source: DEW Files 3 March 2021



Foyer/reception, note the changed light fitting, addition of riser and wall mounted handrail to stairs, carpet to floor, painted timber.

Source: DEW Files 3 March 2021



Foyer/reception, showing the top of the stair case, partition to filing room to western end of the drawing room.

Source: DEW Files 3 March 2021



Modified Principal's Office, note the reduced courtyard and loss of access to office from car park.

Source: DEW Files 3 March 2021



Principal's Office, timber partition wall added to create corridor.

Source: DEW Files 3 March 2021





Principal's Office showing face-brick wall and addition of air conditioning unit.

Source: DEW Files 3 March 2021



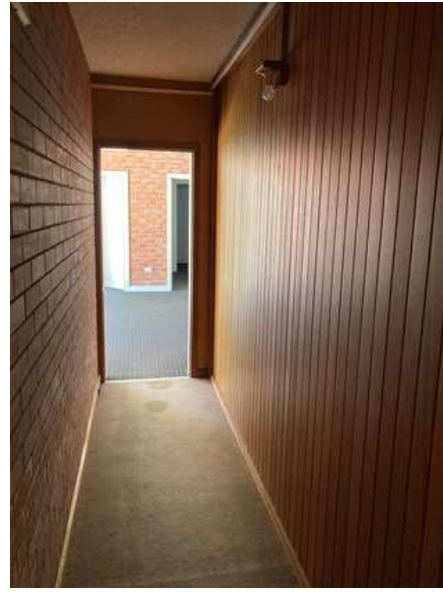
Additional Office created from courtyard.

Source: DEW Files 3 March 2021



Timber partition wall to create new office space.

Source: DEW Files 3 March 2021



Corridor created from the Principal's Office with timber partition wall.

Source: DEW Files 3 March 2021



Printing room, note addition of exhaust fan through glazing and perforated brick wall.

Source: DEW File 3 March 2021



Example of bathroom, showing terrazzo partition wall, tile and original sink and towel rail.

Source: DEW File 3 March 2021



Drawing Room, showing the bespoke wall-mounted cupboard, Solomit® straw ceiling panels, plywood boxed beams, plywood-clad air conditioning ductwork. Note the new carpet, loss of low cupboard and desks.

Source: DEW Files 3 March 2021



Filing space in the drawing room, the top of the partition was originally glass, note addition of air conditioning unit.

Source: DEW Files 3 March 2021





Drawing room showing top of the staircase looking towards the filing space (now kitchen).

Source: DEW Files 3 March 2021



Senior draughtsman's cubicle.

Source: DEW Files 3 March 2021



Bespoke timberwork to filing room and senior draughtsman's cubicle.

Source: DEW Files 3 March 2021



Senior draughtsman's cubicle showing the loss of desk

Source: DEW Files 3 March 2021



Ceiling to drawing room showing the timber framed Solomit® straw panels, and channel created by the framing to accommodate the lighting.

Source: DEW Files 3 March 2021



View of roof to south showing the original flat roof, with formed gutters (filled with leaves) and additional guttering abutted to it.

Source: DEW Files 3 March 2021



Roof to north showing addition of metal cladding.

Source: DEW Files 3 March 2021



# SITE PLAN

**NAME:** Office Building

**PLACE NO.:** 26524



Office Building, 1 Bagot Street, North Adelaide CT 5548/66 F183407 A135

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## LEGEND

 Parcel boundaries (extent of place considered by this assessment)

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- <sup>1</sup> See McDougall, Alison, 'Chappel, John Singleton', Architecture Museum, University of South Australia, 2009, Architects of South Australia:  
[[http://www.architectsdatabase.unisa.edu.au/admin/Architectsedit.asp?Arch\\_ID=98](http://www.architectsdatabase.unisa.edu.au/admin/Architectsedit.asp?Arch_ID=98)]
- <sup>2</sup> 'Project Housing Report Part 2', *Building and Architecture*, January/February 1970, p.10.
- <sup>3</sup> 'Hills House Wins Architect's Award', *The Builder*, January 1969, p.21.
- <sup>4</sup> Michael Page, *Sculptors in Space*, (Adelaide: RAlA SA Chapter), p.237.
- <sup>5</sup> Richard Apperly, Robert Irving and Peter Reynolds (1989), *A Pictorial Guide to Identifying Australian Architecture*, (North Ryde: Angus and Robertson), p.214.
- <sup>6</sup> Apperly, et al, pp.216-217.
- <sup>7</sup> 'Professional Advertisements', *The Age* 3 September 1954, p.25.
- <sup>8</sup> Sands & McDougall's Directory of South Australia, editions for date range 1950-1973 available <https://guides.slsa.sa.gov.au/c.php?g=410329&p=2794474>
- <sup>9</sup> John S Chappel Pty Ltd Collection, State Library of South Australia, BRG346.
- <sup>10</sup> Sands & McDougall's Directory of South Australia, editions for date range 1950-1973 available <https://guides.slsa.sa.gov.au/c.php?g=410329&p=2794474>
- <sup>11</sup> Sands & McDougall's Directory of South Australia, editions for date range 1950-1973 available <https://guides.slsa.sa.gov.au/c.php?g=410329&p=2794474>
- <sup>12</sup> Pers com. Richard Venus and Jim Wilson. Until recently Richard Venus was the SA coordinator of the History and Heritage Group for Engineers Australia.
- <sup>13</sup> Pers Com. Richard Venus and Jim Wilson.
- <sup>14</sup> Australian Business Register, ABN Lookup Historical Details for ABN 90 743 056 456 <https://www.abr.business.gov.au/AbnHistory/View/90743056456> [accessed 4 march 2021].
- <sup>15</sup> 'Savill Index of The Advertiser Funeral Notices:L' <https://savill.collections.slsa.sa.gov.au/savill-L.html> [accessed 4 March 2021].