

To: The South Australian Heritage Committee

From: The Senior Historic Architect

Subject: REGISTER NOMINATION:
BANK OF ADELAIDE BUILDING, KING WILLIAM STREET, ADELAIDE

Date: 8 February, 1982

SUMMARY

This report is prepared as part of a programme to consider widely recognised heritage items not presently covered by the South Australian Heritage Act. There is no known threat to this building. The nomination is initiated by the Heritage Conservation Branch.

Historically, the Bank of Adelaide building is significant as a testament to the energies and skills of the first Directors of the bank and the confidence of the South Australian public in its services. Associated with financing early business ventures, the building reflects the development of the State's economy as a consciously South Australian effort.

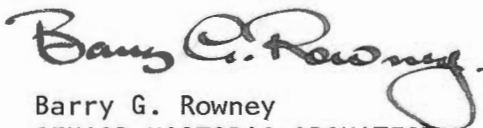
Architecturally, the Bank of Adelaide is important as an excellent example of one of South Australia's leading architects, Edmund Wright. The building is also an excellent example of a building type which has decreased considerably in number in the city of Adelaide.

Environmentally, the Bank of Adelaide is an important visual element which helps to establish and maintain the traditional scale and character of King William Street, especially near Victoria Square. This important thoroughfare influences the impression of the whole city. The bank also forms part of an important group of older banks and Victorian buildings, located in both King William Street and Currie Street.

The Integrity of the Bank of Adelaide has been compromised by extensive additions and alterations in 1940. Externally though, the additions continued the facade treatment of the original building and the visual disruption is minimal, if not negligible.

RECOMMENDATION

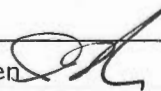
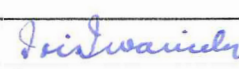
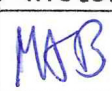
It is recommended that the Bank of Adelaide building, King William and Currie Streets, Adelaide, be placed on the Register of State Heritage Items and be categorised A.1, A.2, A.3, and H.1, H.2. Features of particular importance in the nomination are the King William Street and Currie Street facades.


Barry G. Rowney
SENIOR HISTORIC ARCHITECT

IN:BAH

8.2.82

South Australian Heritage Act 1978-80	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures Item BANK OF ADELAIDE, KING WILLIAM STREET, ADELAIDE. (A.N.Z. BANK)					
Age Built 1880; Additions 1940;	Theme	Office				
Period 1852 - 1883	Subject TRADE AND COMMERCE - FINANCE	Region Adelaide City				
Building Type BANK	Style LATE VICTORIAN - CLASSICAL REVIVAL	Status N.E.R. N.Tr. (C.L.)				
<u>Qualitative Data</u>		<u>Grading</u>				
Component <u>History</u>	Comment	E	VG	AG	FP	NA
1. Context:	The Bank of Adelaide was associated with the development of the State's economy in the late Nineteenth Century and was a symbol of stability in the community, backing many projects of local initiative. It remained open during the difficult years of the 1860's despite its counterpart, The Savings Bank of South Australia, having to close its doors at the time.	*				
2. Person/Group:	Edmund Wright, Architect. First Directors included Messrs. Crozier, Fisher, Rymill and Smith. Sir Henry Ayers was Chairman from 1865-1870, also Premier of the State seven times between 1863-1873.	*				
3. Specific Event:	1880 First constructed at 81 King William Street as a result of the Bank's successful operations and the Directors conducting a competition for a suitable design. Of 27 submissions, Edmund Wright's design was the winning entry. 1940 Extensions at the rear, involving the demolition of Alfred Chambers in Currie Street.	*				
<u>Architecture</u>						
4. Architect/ Builder	E.W. Wright won a competition for the design and the firm of Wright, Reed and Beavor produced the documents. Brown and Thompson - Builders, extension by MacMichael and Harris, Architects.	*				
5. Design:	Important corner position, only two storey but grand scale, bold design, strong horizontal bands and mouldings with classical pilasters and round headed windows providing vertical accents, parapet with balustrades and strong classical pediment, cantilevered porch over well defined somber entrance. Repeating bays of pilasters and round headed windows down the Currie Street Facade.	*				
6. Construction:	Original building was of varying coloured stone, remainder of construction was difficult to readily assess.			*		

South Australian Heritage Act 1978-80	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures						
		Item BANK OF ADELAIDE, KING WILLIAM STREET, ADELAIDE. (A.N.Z. BANK)					
Component	Comment	Grading					
7. Interior:	Redesigned twice - 1912 and 1940; ground floor is a single, large space. Marble clad columns, tiled floor, plaster walls and ceilings and timber fittings. Impressive but modest.	E	VG	AG	FP	NA	
				*			
8. Representation:	One of the few traditional banking chambers remaining in the centre of Adelaide. Very important historically and architecturally.	*					
<u>Environment</u>							
9. Continuity:	Establishes and supports the scale and character of its immediate surroundings, part of an important group along King William and Currie Streets which have maintained the traditional scale of the city.	*					
10. Local Character:	Establishes and maintains the scale and character of much of King William Street near Victoria Square. Scale allows the towers on the Town Hall and Post Office to dominate the street. Some new intrusions threaten this continuity.		*				
11. Landmark:	Important corner location. Parapet profile against the sky. Bold design.		*				
<u>Integrity</u>							
12. Alterations:	Extended five bays along Currie Street, interior redesigned twice. Entrance recess altered, building painted.			*			
13. Condition:	No obvious defects.			*			
14. Compatability:	Original function intact and sympathetic.	*					
<u>Supplementary Information</u>							
15. Adaptation:	The building's external appearance and form are more critical than its modified interior. The building's scale and roof profile in relation to the streetscape should not be compromised by the addition of more floors. Any such additions should be minimal and well set back from the street facades.						
16. Interpretation:	The Bank's interpretative role is limited to a passive one in relation to the traditional scale and character of Adelaide. There is the potential internally of a more active interpretation through displays but the setting is unfortunately not intact.						
17. Current Situation:	The Bank of Adelaide was recently taken over by the A.N.Z. Bank and the building now carries that emblem. No threat exists at present.						
Evaluated By	Ivar Nelsen  Iris Iwanicki 			Date			
	Register Architect Register Historian						
Reviewed By	Mark Butcher 			Date			
	Acting Register Supervisor			10.2.82			
South Australian Heritage Committee Categorization						Date	

HISTORICAL RESEARCH: THE BANK OF ADELAIDE/A.N.Z. BANK BUILDING,
CORNER CURRIE AND KING WILLIAM STREETS, ADELAIDE.

Incorporated by an Act of Parliament on 5 December, 1865, the Bank of Adelaide represents a successful financial institution which backed many of South Australia's early developments. Described by Pascoe in 1901 as a "conspicuous indication of the financial stability of the country", the Bank was entirely South Australian owned and backed. The first Directors included Sir Henry Ayers, G.C.M.G., R. Barr Smith, T.G. Waterhouse, G.P. Harris and Thomas Magerey, and early shareholders included names such as Messrs. Faulding, Elder, John Martin, Miller Anderson, Thomas Playford and Adam Lindsay Gordon.

The Bank of Adelaide opened for business originally on the corner of Gresham Street and King William Street in Gresham Chambers, on 11 December, 1865. Despite financial difficulties of the time, the Bank's annual reports showed a steady increase in the success of the Bank's operations. Unlike the Savings Bank of South Australia, it was able to continue trading during the 1860's and up until its takeover by the A.N.Z. Bank, was uniquely South Australian in origin and composition.

The Bank of Adelaide building was built in 1880 and opened on 15 September, that year. In calling for submissions for the design of the building, the Directors stated that "the Facades should be boldly treated, to be carried out in freestone and not dependent for effect on elaboration of detail". Possibly they did not wish to emulate the design of the then Bank of South Australia building which is located at 59 King William Street. In any event, the winning design out of a total of 27 plans submitted, was that of Edmund Wright who also designed the Town Hall and the G.P.O. The successful architect received a premium of \$150 for his design which reflected an air of restrained elegance. The builders were Brown and Thompson.

In 1890, a London office was opened and up to 100 branches served South Australians throughout the State and in every capital city of Australia. Plans for extending the head office in King William Street were made shortly before the outbreak of the Second World War. Designed by the architects, E.H. MacMichael and Harris, the work was carried out by Webber and Williams, and involved the demolition of the old Alfred Chambers at the rear in Currie Street. The extension continued the style of Wright's original design and was completed in 1940. The interior has been modified over the years, with new fittings for the ground floor in 1912 designed by Alfred Wells. The cast iron pillars were encased in marble and the original "wire cages" for the tellers removed and replaced by partitions.

Associated with the early copper and gold ventures and the paddle steamer trade in the Murray, the Bank of Adelaide played a prominent part in developing the State and provided banking services in many country centres.

Sources: Bank of Adelaide Archives: Ledgers, press clippings.
Bank of Adelaide: Annual-Report Nos. 1-4, 1867-1879.
J.J. Pascoe: History of Adelaide and vicinity. Gillingham 1901.
W.F. Morrison. Aldine History of S.A. Aldine Publishers, 1890.

Note to File

Bill Dawson, Property Manager, ANZ Bank (S.A.)
(formerly Property Manager, Bank of Adelaide)
advised 6.11.87 that:

- (1) Iris Iwanicki's Register Report was incorrect in two areas:
 - the cast iron pillars were removed in 1940, not encased.
 - the finish to the new columns was "scagliola" marbling, not real marble.
- (2) The airconditioning outlet grilles in the ground floor ceiling are original; the lights are not.
- (3) The ceiling to the underside of the first floor mezzanine is not original, being fitted out circa 1979 when new airconditioning duct was fitted.

Mark Butcher
6.11.87

A.N.Z. BANK (former BANK OF ADELAIDE)
81 King William Street

In 1901, the Bank of Adelaide was described as the "... most flourishing of locally founded financial institutions in South Australia".

Historically the building is important as being representative of the consolidation of the Bank of Adelaide for which it was erected in 1878-1880. Its erection is indicative of the stature of the Bank in the financial affairs of S.A. and more generally, the building demonstrates the effects of that relatively brief period of prosperity in South Australia which occurred in the 1870's and 1880's. It should be noted that this building is strongly identified with this period of South Australian expansion and in the light of the subsequent demolition of the old E.S. & A. Bank, the Bank of New South Wales, the Bank of Australasia and the A.M.P. Society buildings in King William Street, it is one of few such examples remaining to demonstrate the economic importance of this period in Adelaide (Edmund Wright House being perhaps the finest example). The former Bank of Adelaide is of additional significance as it signifies, by the addition in 1939-41 of the western section fronting Currie Street, the substantial expansion of the Bank's Head Office, which administered a large number of country branches. The site is of further significance as it was from the vicinity of the location of this building that Sturt's 1844 expedition left for the interior.

Development of the Bank of Adelaide

The Bank of Adelaide as an institution, came into being in 1865, the incorporating Act of Parliament being assented to on 5th December, 1865. Men of high reputation and position were appointed to the first Board of Directors, such as the Hon. Henry Ayers, Messrs. T.G. Waterhouse, R. Barr Smith, Thos. Magarey, and G.P. Harris, with Mr. John Souttar as manager. When the Bank's first balance sheet was presented in January, 1867, four branches had already been opened in Kapunda, Gawler, Port Adelaide and Goolwa, while eight years later the number of branches had increased to eight, including Port Pirie. By 1885, the bank was established at 19 points, such as Aldinga, Craddock, Gumeracha, Hammond, Morgan and Noarlunga, all country centres in the process of development. By 1885, the Head Office in Adelaide had been erected, at a time when the northern agricultural areas were still being opened up on the basis of former abundant harvests and abnormally good years. The extension of these northern agricultural areas and their initial success led to an era in the City of unparalleled prosperity, South Australia's financial institutions rising on the crest of this wave of success, reflected by the development in the City, of buildings to house expanding centres of finance such as those noted earlier. The expansion and consolidation of the Bank of Adelaide was closely identified with the development of the northern agricultural areas, a fact underscored by the opening of branches at centres such as Hammond and Craddock in the upper North. However, the viability of such centres was short-lived, for with the failure of harvests in marginal areas, particularly those north of Goyder's line, the South Australian economy faltered in 1886 with the collapse of two Banks and generally decreased wealth, formerly provided by the produce of such areas. With the financial crash of 1893, depression resulted and further Banks were forced to close their doors. However, the Bank of

CITY OF ADELAIDE HERITAGE SURVEY, 1984

Adelaide remained open, its prestige being considerably enhanced by this and its proclamation by the Government under the Trustee Act of 1893 as a bank in which trustees might deposit without financial liability to themselves. For a number of years it was the only South Australian Bank to hold this privilege, a factor which led to its establishment as a leading institution in the affairs of South Australia, particularly with regard to the development of agricultural, pastoral and industrial pursuits.

Erection of Head Offices for the Bank of Adelaide

In 1878 the first steps were taken towards the erection of headquarters for the Bank, the Board of Directors calling for designs in open competition. According to a later history of the Bank published in the Register of 26th April, 1928, one of the conditions of competition was that "... it is suggested that the facades be boldly carried out in freestone and not dependent for effect on elaboration of detail." In March, 1878, the Board of Directors selected a design for the new Bank from 27 entries. Edmund W. Wright's design was adjudged first, that of Rowland Rees second, and the Bank exercised the right of purchase for the design by William McMin.

Edmund Wright advertised tenders for the erection of this building in September, 1878 and in October it was announced that the tender of Brown and Thompson had been accepted. Although the drawings of the building are signed by Wright, it appears that the firm of Wright and Reed actually carried out the work, the Register of 2nd January, 1880, carrying a full report of the building.

"The new Bank of Adelaide at the corner of King William and Currie Streets is progressing rapidly, and is to be finished in August next. Though exceedingly plain compared to the Bank of South Australia finished last year (which became Edmund Wright House), and costing less than half the money (£26,000 instead of £60,000), there are not wanting persons who say they prefer it before the richly ornamented Bank a few yards lower down King William Street... The building is now up above the first floor, and the effect of the different coloured stones being used is now seen. That effect is greatly admired, as the white stone dressings relieve the darker aspects of the building, the main body of which is built of a brown stone. Both kinds of stone are Sydney freestone. The design of the building is Italian, the Doric Order being adopted in the ornamentation. It is a two-story (sic) building, with massive columns coupled with rusticated bands. The windows are circular headed, with moulded archivolt, supported on tuscan columns. The two stories are divided by a Doric cornice enriched with triglyphs. The principal entrance is on the eastern front, through a massive doorway, formed in rustic and vermiculated masonry, and with coupled Doric columns on each side supported on a rock base."

The building was completed towards the end of 1880 and the first meeting of shareholders was held in the building in 1882, the previous meetings having been held in White's Assembly Rooms (King William Street) and the Exchange (Pirie Street).

CITY OF ADELAIDE HERITAGE SURVEY, 1984

The building remained intact and as described above in 1880 until 1939 when work on the western section of the building began under the supervision of McMichael & Harris, Architects. The style of the original building was still highly regarded evidently, since the western extension copied faithfully the design of the original although not the quality of materials, and so the contrast of light and dark sandstone once so admired, was lost. The original was rendered and painted at this time, due no doubt to the difficulty of the matching of materials of the new wing with the old. The drawings for this major extension to the Currie Street frontage are dated October, 1938, although it would appear that the extension was not complete until 1941, an extension representative of the major increase in services demanded of and facilities provided by the Bank of Adelaide. At the same time the interior was completely re-modelled and ground floor window frames were altered. Since this time, however, the building has not been altered noticeably.

The Bank remains an important element of King William Street which with the former National Mutual Life Assurance building to the south (1898) forms a notable architectural punctuation. In addition, and perhaps more importantly, it is a significant "bookend" to the range of buildings on the southern side of Currie Street, between King William and Topham Streets.

Although the architectural impact of the original building has been somewhat reduced by the rendering of planes and the painting of dressings, its vitality remains due mainly to the strong textural qualities of its elevations and the resultant high level of chiaroscuro (the interplay of light and shade on the modelled face of the building) a feature of the Currie Street elevations in this vicinity. It is to be hoped that in the future the building could be enhanced by a new paint schedule which does justice to its bold detailing.

Paul Stark
(21/12/1983)

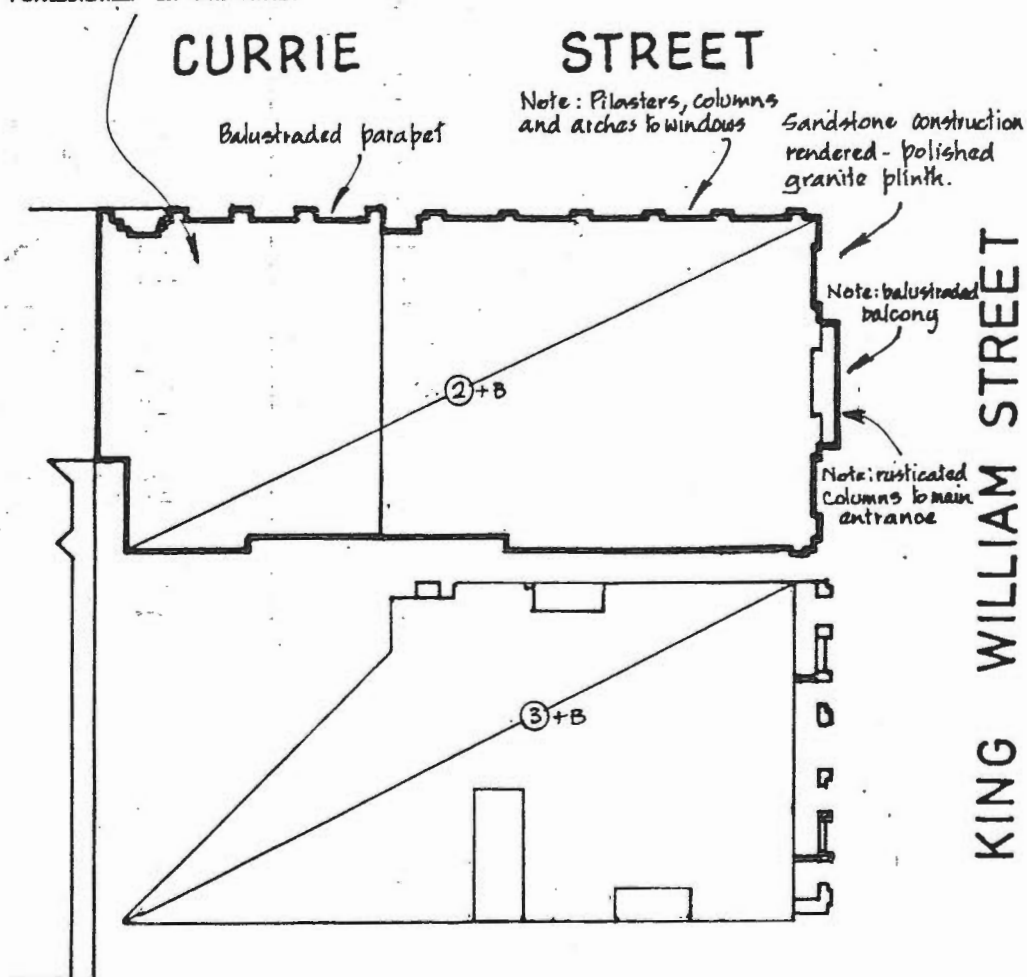


CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	A.N.Z. BANK (former BANK OF ADELAIDE)	BUILDING NO.
		6/0406
ADDRESS	81-87 King William Street, 1-13 Currie Street.	CT 1938/191

Western section added in 1940 in sympathy with original external elevation. Interior remodelled at this time.



SCALE (approx) 1 : 480