

To: The Ad Hoc Committee, South Australian Heritage Committee

From: Senior Historic Architect

Subject: REGISTER NOMINATION:
THE CATHEDRAL HOTEL
45-47 KERMODE STREET, NORTH ADELAIDE

Date: 25 February 1982

SUMMARY

This report was prepared in response to Press reports that the Cathedral Hotel is to be auctioned on March 18, 1982. The interior fittings have been sold. The Hotel licence is pending, subject to the outcome of the auction.

Historically, the building is significant because it is a manifestation of the social and business activity of the late 19th century in Adelaide and North Adelaide.

Architecturally, the Cathedral Hotel is a significant example of a richly decorated corner hotel and its importance is underscored by its completeness, both externally and internally. The standard of design is notable.

Environmentally, the Cathedral Hotel is an important visual landmark on the main approach into and out of the city. Its visual qualities establish and support the character of the area around St. Peter's Cathedral.

The Integrity of the Cathedral Hotel is high both internally and externally. Although the verandah is a 1924 addition, it does not distract from the main building. A second floor addition to the south has been designed with a great sympathy for the original hotel.

The Cathedral Hotel is on the Register of the National Trust as a Recorded Listing.

Recommendations

It is recommended that the Cathedral Hotel, North Adelaide, be included on the Register of State Heritage Items and be categorized A1, A2, A3.

Mark A. Budge
per

Barry G. Rowney

IN:JD

South Australian Heritage Act 1978-80	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures	
	Item CATHEDRAL HOTEL, KERMODE STREET AND KING WILLIAM ROAD, NORTH ADELAIDE. (Formerly known as Scotch Thistle)	
Age Built 1881	Theme	Office
Period 1852-1883	Subject TRADE AND COMMERCE - RETAIL - ACCOMMODATION	Region 1 ADELAIDE CITY
Building Type Hotel	Style Late Victorian Commercial	Status National Trust Recorded Listed

Qualitative Data

Component

Comment

Grading

E VG AG FP NA

- Context: An example of the early business and social activity in the North Adelaide area.
- Person/Group: None identified
- Event: Built 1881 on the site of an earlier Inn as the "Scotch Thistle Hotel". Became the Cathedral Hotel around 1920. Balcony and verandah added in 1924.

Architecture

- Architect: Conflicting information gives two Architectural firms, English & Soward and Bayer & Withall. Additions were done by Davis & Wooldridge.
- Design: Two storey corner building, splayed corner entrance, two storey verandah on two main facades with gables over main entries, rendered masonry on two fronts with projecting quoins and ornate mouldings at door and window openings, ornate rendered parapet, lead light windows, 'L' shaped plan with relatively minor additions at the rear and south.
- Construction: Coursed rubble walls with brick quoins at the rear, main facades rendered and decorated with pilasters, entablatures and quoins, roof not visible, additions in brick and reinforced concrete.
- Interior: Very much intact with minor upgradings, bar and shelving, decorated plaster and embossed paper ceilings, ornate architraves and doors, timber staircase.

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South Australian Heritage Act 1978-80	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures						
	Item CATHEDRAL HOTEL, KERMODE STREET AND KING WILLIAM ROAD. (Scotch Thistle)						
Component	Comment		Grading E VG AG FP NA				
8. Representation:	Excellent in the context of the building's formal appearance is its integrity, both internally and externally.		*				
<u>Environment</u>							
9. Continuity:	The immediate atmosphere around the Hotel has compromised by large scale Hospital building sympathetic to the smaller scale retail and institutional buildings to the south.				*		
10. Local Character:	The Hotel supports the character of North Adelaide and in particular the immediate Cathedral area.			*			
11. Landmark:	Important traditional corner feature on the main entry south to the city and north into North Adelaide.			*			
<u>Integrity</u>							
12. Alterations:	Minor upgradings internally, verandah added in 1924, second floor to southern portion added in 1936 but sympathetic to the main building, minor alterations at the rear, some entry doors modernised.				*		
13. Condition:	No obvious defects.				*		
14. Compatibility:	Original function intact and sympathetic.		*				
<u>Supplementary Information</u>							
15. Adaptation:	Adaptation for the purpose of upgrading facilities can be catered for within the constraints of the main building facades and the original public areas on ground and first floor. These areas should receive special attention to ensure their preservation. Any requirements for more substantial alterations should be limited to the rear of the building.						
16. Interpretation:	Aside from the building's visual passive interpretive role, the intact state of the interior is a more active element giving the customer a glimpse into the past.						
17. Current Situation:	The license of the Hotel has been temporarily suspended but will be reissued.						
Evaluated By	I. Nelsen Register Architect	I. Iwanicki <i>II</i> Register Historian	Date 25.2.82				
Reviewed By	Mark A. Butcher Acting Register Supervisor <i>MAB.</i>		Date				
South Australian Heritage Committee Categorization			Date				

Historical Research - The Cathedral Hotel

The building is an example of a period in the late 19th century when the consolidation of earlier settlement manifested itself in the erection of more imposing buildings. It reflects the growth of business and social activity in the area at the time, and was built on the site of an earlier and humbler inn, the Star and Garter.

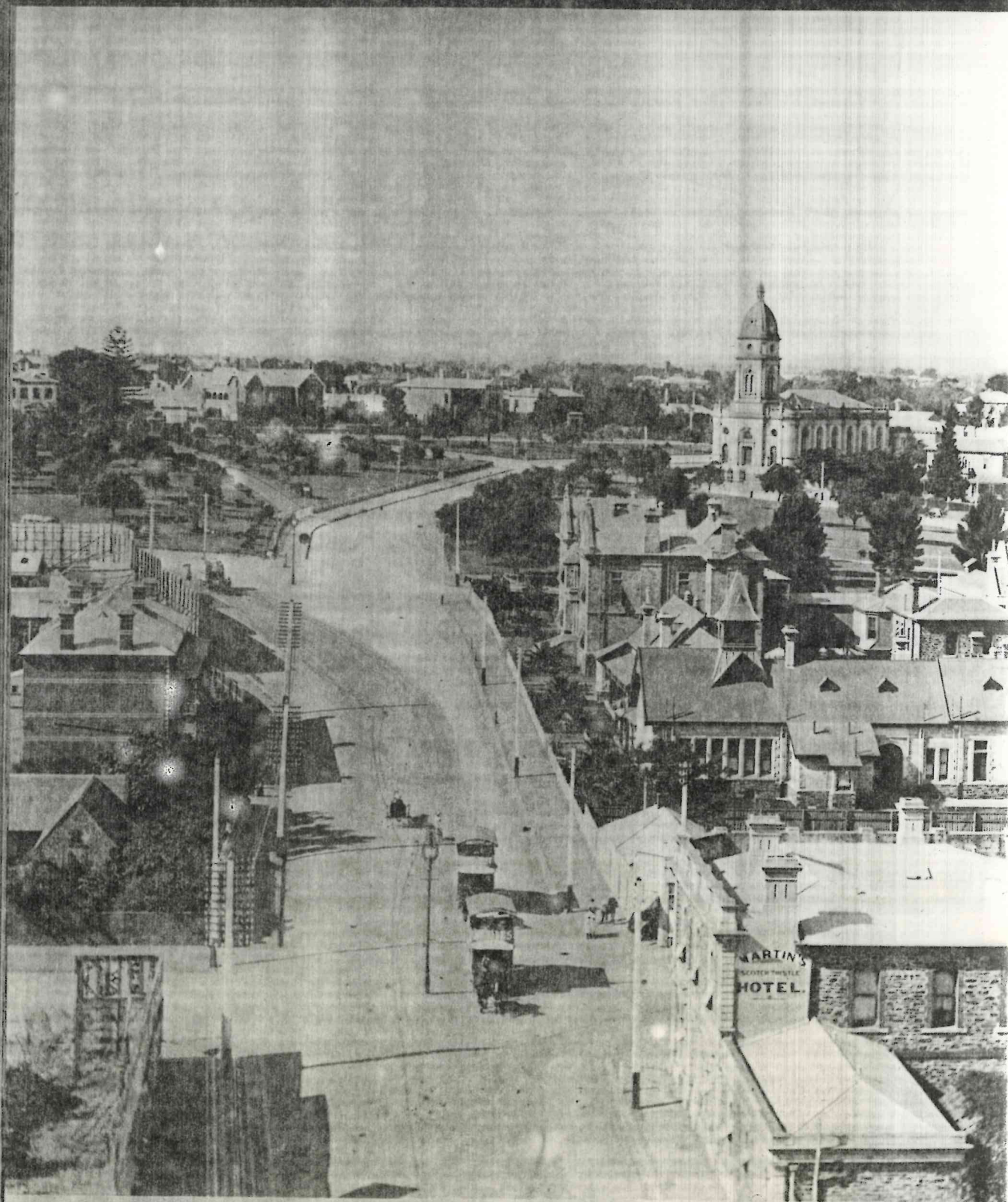
Located at the corner of Kermode Street and King William Road, the Cathedral Hotel was built in 1881. Originally known as the "Scotch Thistle Hotel" it probably provided refreshments and accommodation for travellers bound north, as well as catering for the locals. It appears to have changed names around 1920. In 1924 a verandah was added and a second storey to a southern addition in 1935. The leadlight windows, a feature of the building, may be a later addition made after 1920. In any event, a leadlight window in the downstairs bar, features the nearby St. Peter's Cathedral with the name "Peters Cathedral Hotel".

Locally, the hotel would have provided a point of contact for the people within the area and accommodation for transient workers, but has not attracted as much attention in the available literature as other hotels in the vicinity.

Sources:

E.J.R. Morgan and S.H. Gilbert: Victorian Adelaide: A Guide to Buildings Remaining from the First Fifty Years.

McLellan, J. Adelaide's early Inns and Taverns. 1941.




136. North Adelaide, early 1900s. The imposing houses of Brougham Place are seen to advantage in this view taken from St Peter's Cathedral.



 CATHEDRAL
 HOTEL

VICTORIAN & SUBURBAN ADELAIDE FROM OLD PHOTOGRAPHS
 BY W.B. PITCHER.



 **CARLTON DRAUGHT**

THE CATHEDRAL HOTEL
NORTH ADELAIDE



GET IN THE GAME



Heineken
open the world

KERMODE ST

BORN AND BREWED IN SA
WEST END
BORN AND BREWED IN SA



2P
EVENT
LOADING
ZONE
8-5

KEEP WAY
CLEAR
AT ALL TIMES
UNLESS
PERSONNEL
ORICLED
FOUNDED

LITTLE HEROES
Foundation
Children Surviving Cancer and Serious Illness

PERMIT
ZONE
PRIVATE
PARKING
AREA

RAL BACK BAR CAFE
OPEN FOR
BREAKFAST LUNCH