

South Australian Heritage Act 1978-80	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures Item OFFICE BUILDING, 49 HINDMARSH SQUARE, ADELAIDE (Y.W.C.A. & DENTAL SCHOOL)																																																																																													
Age 1900	Theme	Office																																																																																												
Period 1884-1913	Subject EDUCATION, CULTURE - OTHER INSTITUTIONS	Region ADELAIDE CITY																																																																																												
Building Type OFFICE BUILDING	Style EDWARDIAN - QUEEN ANNE	Status NONE																																																																																												
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Supplementary Information  ADAPTABILITY: Within the present zoning the building has a good potential for commercial use or office space. The nomination of the facades only would allow a comprehensive redevelopment of the interior.  INTERPRETATION: The building is not particularly suitable for active interpretation but the preservation of the facade is of significance as a passive interpretive element.  CURRENT SITUATION: The RAA has proposed to the City of Adelaide that this building be demolished to make way for an expansion of their present facilities. The matter was referred to the Branch for comment.																																																							
Evaluated By		Ivar Nelsen Register Architect	Annely Aeuckens Register Historian	Date 29/6/81																																																			
Reviewed By					Date																																																		
South Australian Heritage Committee Categorization				Date																																																			

I.E.S./D3/211081

6628 - 10557.

R.A.A. BUILDING (former Y.W.C.A. Headquarters)  
49-51 Hindmarsh Square.

This building is primarily of historical importance as it was the first, purpose built for the Y.W.C.A. in South Australia. In addition it is associated with the early years of the Royal Automobile Association (the R.A.A. having repurchased the property) and as such is representative in built form of the growth and consolidation of these two organisations.

The Y.W.C.A. was formed in England in 1877 following the unification of two movements formed for the express purpose of helping young women. In 1879 Mrs. John Colton taught a class of young women in Adelaide and from this a branch of the Y.W.C.A. developed. In 1884 it was incorporated into the parent Association, rooms being taken in Franklin Street. It is of interest that the personnel of the Committee at this time reads like an Adelaide "who's who" attesting to the standing of the Y.W.C.A. in the community. It consisted of Mesdames Colton, Murray, Fisher, Robin, Dunn, Cox, Griffiths, Paton, Beeby, Atkinson, Chinner, Lyall, Mayo, Melvin, Phillips and Rice together with the Misses Bagshaw, Green, Taylor and Goode. In 1890 the Y.W.C.A. moved to Craven's corner. As Lady Colton died in 1897, and the existing accommodation had become inadequate, it was decided to erect premises purpose built for the Y.W.C.A. partly as a memorial to Lady Colton. In 1899 the site of this building was purchased by the Y.W.C.A. and following this a competition for architectural designs for the new building was held. The design of G. de Lacy Evans and R.J. Haddon of Melbourne was placed first by the assessors that of H.A. Dunn and H.E. Fuller, second. The work was to be superintended by G.B. Black and on 12th July, 1900, the foundation stone was laid by Miss Colton, Sir Samuel Way presiding. The building was formally opened on 22nd November, 1900.

The architect R.J. Haddon arrived in Australia in 1891, and worked in Perth, Adelaide and Hobart before settling in Melbourne at the turn of the century. Haddon variously described as the champion of Art Nouveau and a pioneer of Architectural modernism designed this building in partnership with de Lacy Evans and it is difficult to determine the exact extent of Haddon's input. Certainly the corner turret and the rear elevation, together with the dramatic architectural detailing would appear to be of Haddon's design.

Architecturally, this building is significant as one of the best examples of this type of Edwardian/Federation style building in Adelaide to survive. The building features well executed manneristic details interpreting Neo-Classicism in a form which makes good use of the corner site.

Environmentally, this building is a feature of the western side of Hindmarsh Square though overshadowed by later development to the north and south.

The external integrity of the building is high.

D.M.S.  
4:DCP10B/G  
(Amended 13/9/83)

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 7/0803		CORPORATION USE 0	
A2 CURRENT NAME OF ITEM R.A.A. Building		A3 ADDRESS/LOCATION OF ITEM 49-51 Hindmarsh Sq.		A4 P.T.A. 147		A5 ASSESSMENT NO.	
B1 CURRENT OWNER Royal Automobile Association		B2 PREDOMINANT USE Vacant				A6 NATIONAL MAP GRID CO-ORDINATES	
C1 FORMER NAME(S) OF ITEM YWCA Lady Colton Memorial Hall		C2 FORMER OWNER(S) YWCA RAA		C3 FORMER USE(S) Hostel		A7 PRECINCT Frame District - East Exchange	
D1 HISTORICAL THEME(S) Social life - 'Philanthropy' - motoring				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE	
E1 HISTORICAL PERIOD(S) 1885-1913 - Depression and Social Change				H1 LISTING RE- COMMENDED Yes		F6.1	
F1 VERIFIED DATE(S) 1900 - Opened 22nd November.						A9 FURTHER VIABILITY STUDY REQUIRED	
EVALUATION COMPONENTS		COMMENT				GRADING	
HISTORY (J1-J3)						E VG G F/P	
J1 PERSON/GROUP	Built for YWCA - owned by R.A.A.						*
J2 EVENT							
J3 CONTEXT	Closely mirrors growth of YWCA movement and also reflects growth of motoring in S.A.						*
DESIGN (K1-K8)							
K1 DESIGNER	G. DeLacy Evans and R.J. Haddon of Melbourne.				*		
K2 CONTRACTOR							
K3 STYLE	Influenced by Queen Anne style and Arts and Crafts movements in England - a good example thereof.						*
K4 DESIGN	The building is important for its crispness of detail and mannerist derivation from academic sources.						*
K5 CONSTRUCTION	Of brick in English bond with stuccoed enrichment.						*
K6 INTERIOR	Of little note						*
INTEGRITY (L1-L2)							
L1 ALTERATIONS	Little external alteration apart from removal of YWCA lettering.						*
L2 CONDITION	Good						*
ENVIRONMENT (M1-M2)							
M1 STREETSCAPE/ LANDSCAPE	Important element of W. Hindmarsh Square						*
M2 LANDMARK	Overshadowed by recent adjacent development.						*
N1 OTHER COMMENT							
Amended 20/9/83							
O HERITAGE LISTING STATUS	01 NATIONAL TRUST	02 NATIONALESTATE	03 STATE HERITAGE	04 OTHER	05 LOMHAC LIST ENDORSEMENT Yes		



# CITY of ADELAIDE HERITAGE STUDY

## THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM R.A.A. OFFICES (FMR. Y.W.C.A.)

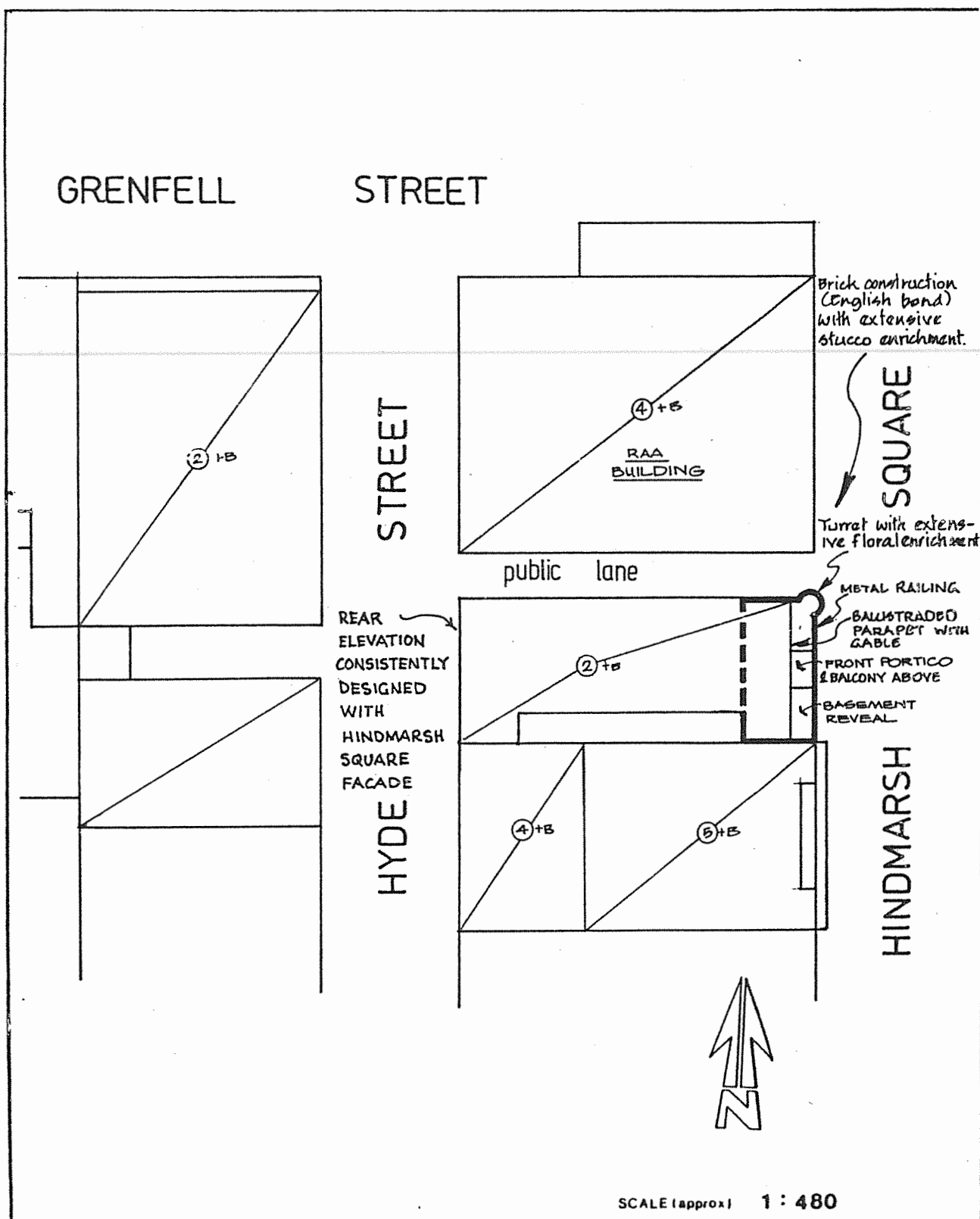
BUILDING NO.

7/0803\*

ADDRESS 49-51 Hindmarsh Square; 10-12 Hyde Street

CT 266/59

4185/894



To: The Register Sub-Committee, South Australian Heritage Committee

Re: REGISTER NOMINATION:  
OFFICE BUILDING, FORMERLY LADY COTTON HALL,  
49 HINDMARSH SQUARE, ADELAIDE

#### SUMMARY

This Report was prepared as part of a programme to consider the conservation of particularly sensitive or threatened buildings and items which at present have no protection. This nomination has been initiated by the Heritage Conservation Branch.

Historically, Lady Cotton Hall is significant because of its association with a major nineteenth century English social organisation, the Young Women's Christian Association, founded and supported in Adelaide by female members of the city's "social elite". This support followed a philanthropic tradition of aid and assistance to those "in need" by many of Adelaide's leading figures and families.<sup>1</sup>

Architecturally, the office building is an exceptional example of its style and period. The craftsmanship shown in the decorative treatment of the facade is both unusual and significant in Adelaide. The decorated rear facade is similar to the front and an unusual feature in a city.

Environmentally, the building is a significant part of the Hindmarsh Square area. Its decorative facade serves as a focal point on the west side of the Square and is one of the only remaining traditional buildings on that street front.

The Integrity of the office building's two facades is complete except for a minor door opening at the rear lane. There was no access to the interior but reports seem to imply it has been altered through successive reuse.

This office building is not on the Register of the National Trust.

#### RECOMMENDATION:

It is recommended that the front and rear facades of the office building, 49 Hindmarsh Square, Adelaide, be placed on the Register of State Heritage Items and be categorised A1, A2, H2, H3.

Barry G. Rowney  
SENIOR HISTORIC ARCHITECT

16.10.81

IN.SK

1. "Men in Society were members of the governing bodies or subscribers to the university, the public library, the botanic gardens ...; they ... supported a wide range of charitable organisations. Several families were very generous with their wealth." Adelaide and the Country, 1870-1917, J.B. Hirst, 1973, Pg. 46.

South Australian Heritage Act 1978-80	ITEM EVALUATION SHEET BUILDINGS AND STRUCTURES	Office Use: File No.				
	ITEM: OFFICE BUILDING, 49 HINDMARSH SQUARE, ADELAIDE (Y.W.C.A. HEADQUARTERS)	Comp. Ref.				
PERIOD 1884-1913	THEME RELIGION - EDUCATION	BUILT 1900				
COMPONENT	COMMENT	GRADING E VG AG FP NA				
<u>HISTORY</u>						
Context:	Connected with the Young Women's Christian Association, founded in Adelaide in 1879 by Mrs. John Cotton, wife of the former Premier, 1876-77. The formation of the Y.W.C.A. was an excellent example of the Victorian philanthropic tradition carried on in Adelaide with vigour by leading members of "Society".	*				
Person/Group:	Associated with the Adelaide Y.W.C.A., whose Committee members generally came from the city's "social elite".	*				
Event:	21st anniversary of the founding of the Adelaide Y.W.C.A. held in Lady Cotton Hall on 20 October, 1905.  Used as a hostel for munitions workers during World War II.	*				
<u>ARCHITECTURE</u>						
Style/Design:	Late Victorian, Queen Anne office building, symmetrical facade with cantilevered circular tower off one corner, projecting portico, gabled pediment, heavily decorated plaster facades at front and rear, plain brick side wall.	*				
Architect/Builder:	G. deLacy Evans and R.J. Haddon of Melbourne, supervised by Mr. G.B. Black.		*			
Construction:	Brick walls, front and rear facades rendered. No further information readily available.	*				
Interior:	Not accessible.		*			
<u>ENVIRONMENT</u>						
Continuity:	The highly decorative nature of the building is of particular importance in creating the character of the street and the Square, parapet silhouette against skyline important.	*				
Local Character:	Position facing the Square enhances the visual qualities of the building.	*				
Landmark:	Stands out from some of the nondescript modern buildings on that side of Hindmarsh Square, most ornate of all the traditional buildings facing the Square.	*				

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<u>INTEGRITY</u>		
Alterations:	Facades painted, lettering Y.W.C.A. removed, door opening added to rear elevation, no access to interior.	
Condition:	No obvious defects.	
<u>OTHER USE POTENTIAL</u>		
Compatibility:	Building is vacant, former use is compatible with zoning of the area.	
Adaptability:	Very good potential as commercial or office space.	
Interpretation:	Basically passive in nature but facade could provide a venue for sympathetic historical interpretation.	
RARITY/SCARCITY The highly decorative facade is very scarce today and especially on the west side of Hindmarsh Square.		
STATUS: National Trust      National Estate      Other		
EVALUATED BY IVAR NELSEN      ANNELY AEUCKENS		DATE
REVIEWED BY		DATE
SOUTH AUSTRALIAN HERITAGE COMMITTEE CATEGORIZATION		DATE



