

BON MARCHE BUILDING  
1-13 PAYNEHAM ROAD, COLLEGE PARK

---

HERITAGE SIGNIFICANCE

Historically, the Bon Marche building represents the spread of retail trade establishments in rented premises along major arterial roads during the extension of the Adelaide metropolitan area in the late nineteenth century.

Architecturally, the Bon Marche building is a typical urban group of shops, notable for its decorative parapet and the continuity of its shopfronts.

Environmentally, the Bon Marche building is highly significant as a dominant and familiar visual element which contributes to the identity of a landmark road junction.

The Integrity of the building has been compromised by the removal of the verandah and modifications to the balcony.

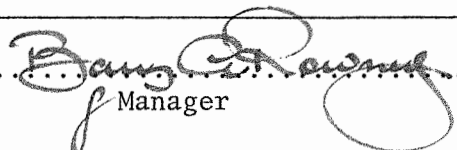
---

NOMINATION SOURCE/THREAT

This report has been prepared following a request from a tenant that the building be assessed for the State Heritage Register. Current plans for road widening by the Highways Department would require demolition of the Bon Marche building by 1988. The property is owned by Kyriazis Valentzas of Adelaide, and leased to tenant shopkeepers.

---

HERITAGE CONSERVATION BRANCH RECOMMENDATION:

....  ....  
Manager

It is recommended that this item be included on the Register of State Heritage Items, and that it be categorised A2, H2, H3.

---

SOUTH AUSTRALIAN HERITAGE COMMITTEE RECOMMENDATION:

.....  
Chairman

South Australian Heritage Act 1978-82	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures	Ref. No. 6628-11188
	Item BON MARCHE BUILDING 1-13 PAYNEHAM ROAD, COLLEGE PARK	Status -
Age probably 1883-1898	Subject RETAIL TRADE	Style LATE VICTORIAN

History	Context	Constructed about 1883 and progressively extended in the 1890's to accommodate retail traders catering to closer settlement in the St. Peters area.	E	VG	AG	FP	NA
	Person/Group	Simpson Newland financially involved in the property 1891-97.			X		
	Event	-					X
	Architect/Builder	Not known					X
Architecture	Design	Two storey block of 7 shops with dwellings above. Built in three distinct stages, unified by ornate balustraded parapet, continuous balcony verandah and brass shopfronts.		X			
	Construction	Stone facade with typical stucco embellishments, brick side and rear walls. Hipped corrugated iron roofs define three stages of building.			X		
	Interior	The shops have undergone modifications with changing tenancies. The dwellings were not inspected.			X		
	Representation	A good example of a building type more commonly found in the city.		X			
Environment	Continuity	A dominant visual element in the streetscape, enhanced by location on junction of five roads.		X			
	Local Character	Contributes to historical identity of the district.		X			
	Landmark	Contributes significantly to the identity of the "Maid and Magpie" corner, a familiar landmark.	X				
	Alterations	Balcony/verandah removed, replaced by wrought iron balustrading to modified balcony. Numerous additions to rear.			X		
Integrity	Condition	Some cracking evident.			X		
	Compatibility	Commercial/residential use maintained.		X			

South Australian Heritage Act 1978-82	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures	Ref. No. 6628-11188
	Item   BON MARCHE BUILDING 1-13 PAYNEHAM ROAD, COLLEGE PARK.	Prepared By: Carolyn Wigg Margaret Sanders

### Supplementary Information

Adaptation: The significance of this item is predominately in its environmental quality and the general form and character of the building should be maintained. There should be no restrictions on internal modifications which do not affect the above. Replacement of the verandah balcony would be encouraged.

Interpretation: The interpretive role of the building is strictly passive as a traditional element in the streetscape.

### History and Sources

The Bon Marche building stands opposite the Maid and Magpie Hotel on the College Park side of Payneham Road. It is prominently positioned at the 5-ways corner where Magill, Payneham and Fullarton Roads meet North Terrace and Balliol Street.

The south-eastern corner of Section 256, on which the Bon Marche building stands, was formerly part of the College Town Estate. The College Town Estate was a 15 acre grant made to William Dixon and Henry Anthony by Governor Gawler in March 1839, and until 1866, it was utilised mainly for agricultural purposes. At this time the land was subdivided and town plans were prepared (1874,1877). There followed a housing boom with many new people moving into the area. This was all part of a wider trend of suburban expansion. The 1870's saw an economic upswing, increased migration and the children of the first settlers coming to age, and the combined effects of these factors resulted in a demand for new areas of settlement. By the 1880's, College Park was an established suburb and it boasted of a "superior class of suburban villa suited for ..... gentlemen engaged in business in Adelaide".

Small businesses and service outlets were established on Payneham Road to meet the needs of the new population. The Maid and Magpie Hotel, already a well known building, had been recently remodelled (1882) and across the road there began a development which was to facilitate the operations of many small businesses in the years to come.

The Bon Marche building is of stone and brick construction and is in the late Victorian style with Italianate influence. It was built in 3 stages and there is evidence that the shops on the Balliol-Payneham Road corner (shops 1 - 3) were the first to be built. The first record of occupation dates back to 1883. In the previous year there was a transfer of land ownership and 3 mortgages taken out, and thus it is presumed the building dates from this time.

Contd.

South Australian Heritage Act 1978-82	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures	Ref. No. 6628-11188
	Item    BON MARCHE BUILDING 1-13 PAYNEHAM ROAD, COLLEGE PARK	Prepared By: Carolyn Wigg Margaret Sanders

### History and Sources

Occupancy and rateable values remained fairly constant until 1894 when the drapers, Good and Rechner, leased a property. An increase in values is noticed in 1895 when Good and Rechner occupied the premises and it is thought the building was extended at this time (shops 5-9). In 1897, Good and Rechner acquired the property and from another rise in values it is thought a further extension (shops 11-13) was built at this time.

While research has not uncovered actual dates of construction, an inspection of the building has shown evidence of it being built in 3 stages, and a reading of Land Titles, Rate Books and Directories has suggested the likely dates of construction as being 1883, 1895, 1897.

Notable businesses carried out from these premises include those of George Blackeby, Boot Manufacturer (1883-87), Joseph Allen, Saddler (1884-1890), East Adelaide Timber Company (1886-1902), Thomas King, Coachbuilder (1888-1894), Good and Rechner, Drapers (1895-1902) and John Jackson, Hairdresser (1892-1902).

It is worth noting that the well known pastoralist/writer Simpson Newland was part owner of the Bon Marche building, and financed a number of mortgages taken out by lessees during the period of its construction. Also, an advertisement in The Register, March 1903, refers to "the fine pile of shops known as THE BON MARCHE ...." and this is the first public reference to the building by that name, although it is believed Good and Rechner applied the name before 1900.

### Sources:

Notes compiled by Elizabeth Warburton from:

St. Peters Corporation rate books  
Register 7 December 1903  
Mail 11 September 1920  
St. Peters Public Library collection  
Inspector of Factories records

E. Warburton, St. Peters, a Suburban Town, St. Peters, 1983.  
Sands & MacDougalls Director 1886-1903  
L.T.O. Searches.



6628-1488 BON MARCHE BUILDING - REAR 1895 SECTION SEP 84



6628-1188 BON MARCHE BUILDING SEP 84





6628-11188 BON MARCHE BUILDING SEP 84



6628-11188 BON MARCHE BUILDING SEP 84





6628-11188 BON MARCHE BUILDING - REAR 1883 SECTION SEP 84



TERRACE OF SHOPS & RESIDENCES  
PAYNEHAM RD, COLLEGE PARK.



6628-1188 BON MARCHE BUILDING - REAR 1897 SECTION SEP 84





---

**NAME:** Bon Marche Building (Shops)**PLACE NO.:** SHP : 001

---

**Address:** 1-13 Payneham Road  
College Park

---

**ASSESSMENT OF HERITAGE VALUE:****Description:**

A large two storey, Victorian Italianate terrace building with shops at ground floor and residences above. Shops have recessed entrances, large timber framed shop front windows and tiled dadoes. First floor dwellings each have a single window and french doors opening onto the balcony. Walls are bluestone, random coursed to front façade and brick with rendered quoins to corners and openings. The balustraded parapet incorporates ornamental pediments behind which is a hipped, corrugated iron roof.

The two storey balcony/verandah, which extends across the full length of the front façade, is a steel framed reconstruction in the style of the original. Numerous additions have been constructed to the rear.

The building is thought to have been constructed in three stages from circa 1883 through the 1890s. Evidence suggests Nos 1-3 (cnr Payneham and Baliol Streets) were the first to be constructed. Records suggest the building was extended in 1895 and again in 1897.

The first record of occupation dates from 1883. Many businesses have occupied these premises including a boot maker, saddler, draper, coachbuilder, drapery and hairdresser. The building also once housed the Shakespeare Theatre.

**Statement of Heritage Value:**

The Bon Marche Building (c1883) is a reasonably rare example of a two storey terrace of shops and residences. Others are extant at Goodwood, Port Adelaide and Largs Bay (1880s).

In addition, the building is representative of main road commercial development of the boom period of the 1870/1880s.

---

**NAME:** Bon Marche Building (Shops)

**PLACE NO.:** SHP : 001

---

**Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):**

- (a) It demonstrates important aspects of the evolution of the State's history, in particular the early commercial development along main arterial roads during the boom period of the 1870/1880's.
- (b) It has uncommon qualities that are of cultural significance, being a reasonably rare example of a 19<sup>th</sup> Century terrace of two storey shops/residences.

**RECOMMENDATION:**

It is recommended that the Bon Marche Building, 1-13 Payneham Road, College Park remain as an entry in the State Heritage Register.

---

**NAME:** Bon Marche Building (Shops)**PLACE NO.:** SHP : 001

---

**SITE RECORD:****FORMER NAME:****DESCRIPTION OF PLACE:** Two storey shop/residence terrace building.**DATE OF COMPLETION:** c.1883**REGISTER STATUS:**  
**Description:** Confirmed in State Heritage Register  
**Date:** 28 November 1985**CURRENT USE:**  
**Description:** Shop/Residence  
**Dates:** c.1883**PREVIOUS USE(S):**  
**Description:** Shop/Residence  
**Dates:** c.1883**ARCHITECT:**  
**Name:** Unknown  
**Dates:****BUILDER:**  
**Name:** Unkown  
**Dates:****SUBJECT INDEXING:**  
**Group:** Commerce (retail and wholesale)  
**Category:** Shop**MISCELLANEOUS INDEX:** None**LOCAL GOVERNMENT AREA:**  
**Description:** Norwood, Payneham & St Peters**LOCATION:**  
**Unit No.:**  
**Street No.:** 1-13  
**Street Name:** Payneham  
**Town/Suburb:** College Park  
**Post Code:** 5069  
**Region No.:** 2  
**Region Name:** Metropolitan Adelaide



---

**NAME:** Bon Marche Building (Shops)**PLACE NO.:** SHP : 001

---

**SITE RECORD (Cont.):****LAND DESCRIPTION:**

**Title Type:** CT  
**Volume:** 5198  
**Folio:** 395  
**Lot No.:** 100  
**Section:**  
**Hundred:** Adelaide

**AMG REFERENCE:**

**Zone:** 53  
**Northing:** 6133 753  
**Easting:** 282 827  
**Map Sheet No.:** 6628-3  
**Map Scale:** 1 : 50,000

**OWNER:**

**Name:** K & P Velentzas Pty Ltd  
**Address:** C/- Kourtsouvleis Signh  
**Town/Suburb:** Adelaide  
**Post Code:** 5000

**NAME:** Bon Marche Building (Shops)

**PLACE NO.:** SHP : 001

---



Bon Marche Building viewed from the southeast, July 2002.

## SOUTH AUSTRALIAN HERITAGE ACT, 1978

*Entry of Items on the Register of State Heritage Items*

There has been an increased community awareness of the need to protect those buildings and features of our State which reflect our cultural heritage. The South Australian Government has recognised that awareness by passing the South Australian Heritage Act, 1978, for which the Minister for Environment and Planning is responsible. In accordance with the provisions of the Act, the Register of State Heritage Items is being compiled.

Where the Minister considers that an item (defined as any land, building or structure) that is not on the Register is part of the physical, social or cultural heritage of the State and that the item is of significant aesthetic, architectural, historical or cultural interest, then the Minister may enter that item on the Register.

Pursuant to the provisions of the South Australian Heritage Act, 1978, I, Don Hopgood, Minister for Environment and Planning and Minister for the time being administering the said Act, hereby give notice that I have entered on the Register of State Heritage Items and the items described in The Schedule hereunder.

Items listed in The Schedule were previously placed on an Interim List in accordance with the provisions of section 15 of the South Australian Heritage Act, 1978. Excepting items owned by the Crown and those within the area of the corporation of the city of Adelaide, the remaining items listed in The Schedule are subject to Part V of the Planning Act, 1982. That Act requires that no development, including demolition, conversion, alteration of, or addition to any item, is permitted without the written consent of the relevant Planning Authority. Items within the area of the corporation of the city of Adelaide are subject to the provisions of the City of Adelaide Development Control Act, 1976.

Dated at Adelaide, 18 November 1985.

D. J. HOPGOOD, Deputy Premier and Minister for Environment and Planning

## THE SCHEDULE

Name	Address
Corporation of the City of Adelaide	
Thebarton Mounted Police Barracks .....	Port Road, Adelaide 5000. Section 1015, hundred of Adelaide.
Adelaide High School and Observatory Site .....	West Terrace, Adelaide 5000. LG. volume 1782, folio 40, section 543, hundred of Adelaide.
District Council of Barmera	
Humphrey Pumps .....	Trussell Terrace, Cobdogla 5346. Section 853, Cobdogla irrigation area.
District Council of Barossa	
Wilksch Cottage .....	Yettie Road, Williamstown 5351. CT. volume 4249, folios 701 and 702, allotments 20 and 21 of portion of section 34, hundred of Barossa.
Corporation of the city of Burnside	
Boundary Wall—Glenside Hospital .....	Glen Osmond Road, Eastwood 5063. Mental Hospital Reserve, <i>Government Gazette</i> 24.2.83, section 621, allotments 10, 12, 18, 22; CT's volume 4116, folio 12 and volume 2394, folio 97, part allotment 2; CT. volume 2219, folio 6, part allotment 82; CT. volume 2219, folio 11, part allotment 87; section 265, hundred of Adelaide.
District Council of Burra Burra	
Former Dugouts Sites .....	George Street, Burra 5417. CT. volume 985, folio 116, Allotments E and K, part section 1, hundred of Koorunga.
District Council of Central Yorke Peninsula	
Point Pearce Mission—Former .....	Point Pearce 5573. L.G. volume 3970, folio 106, sections 295, 298, hundred of Kilkerran.
District Council of East Torrens	
Dwelling 'Grove Hill' .....	120 Old Norton Summit Road, Norton Summit 5136. Memorial No. 105, book 539.
Corporation of the Town of Gawler	
Old Bushman Hotel .....	9 Cowan Street, Gawler 5118. CT. volume 3915 folio 51, portion of allotment 96, section 24, hundred of Mudla Wirra.
'Trevu' House .....	1 Deland Street, Gawler 5118. CT. volume 4195, folio 147, allotment 4, portion of section 3073, hundred of Barossa.
Railway Hotel .....	27 Eighteenth Street, Gawler 5118. CT. volume 3663, folio 91, allotment 22, subdivision of section 2, hundred of Mudla Wirra.
Office E. & W. S. Main Depot .....	Julian Terrace, Gawler 5118. <i>Government Gazette</i> 8.7.76, portion of part section 24, hundred of Mudla Wirra.
Old Spot Hotel .....	Murray Street, Gawler 5118. CT. volume 4137, folio 703, allotment 82, portion of section 4, hundred of Nuriootpa.
Pile's Building .....	Murray Street, Gawler 5118. CT. volume 3132, folios 91, 93 and 94, section 24, portion of allotment 93, hundred of Mudla Wirra.
McKinlay Memorial and Pioneer Park .....	Murray Street, Gawler 5118. Parklands, <i>Government Gazette</i> 9.7.36, and Indenture of Conveyance, No. 43, book 319, 26.12.1864.
Professional Offices .....	25 Murray Street, Gawler 5118. CT. volume 92, folio 44, part allotment 204, section 24 and part section 4, hundred of Nuriootpa.
Essex House .....	92-100 Murry Street, Gawler 5118. CT volume 4169, folio 801, allotment 2, section 24, CT volume 4169, folio 800, allotment 1, portion of section 24, hundred of Mudla Wirra.
House .....	11 Railway Terrace, Gawler 5118. CT volume 1643, folio 79, allotment 137, part section 8, CT volume 4089, folio 252, allotments 135 and 136, part section 8, hundred of Mudla Wirra.
Gasworks—Former .....	Seventh Street, Gawler 5118. CT volume 269, folio 244, allotment 105, section 3, hundred of Mudla Wirra.
Corporation of the City of Happy Valley	
'Mackereth' Cottage .....	Mathews Road, Dorset Vale. CT volume 2228, folio 74, part section 1427, hundred of Noarlunga.
Corporation of the Town of Hindmarsh	
Joiners Arms Hotel .....	9 Manton Street, Hindmarsh 5007. CT volume 871, folio 8, portion of allotment 80 of section 353, hundred of Yatala.
Corporation of the City of Kensington and Norwood	
Town Hall, Norwood .....	125 The Parade, Norwood 5067. CT volume 3131, folio 15, volume 391, folio 9, part block 2 of section 277, allotments 20 and 21 of section 277, hundred of Adelaide.

<i>Name</i>	<i>Address</i>
<b>District Council of Lincoln</b>	
Poonindie Brickworks .....	Poonindie. CT volume 1538, folio 129, portion of section 12, hundred of Louth.
Poonindie Mission—Superintendent's Residence ..	Poonindie. CT volume 4192, folio 699, allotment 12 of portion of section 127, hundred of Louth.
Poonindie Mission—Bakehouse Complex and Well .....	Poonindie. CT volume 4182, folio 651, allotment 3 of portion of section 127, hundred of Louth.
Poonindie Mission—Schoolhouse .....	Poonindie. CT volume 4182, folio 648, portion of section 127, hundred of Louth.
<b>District Council of Mannum</b>	
Shearer House and Observatory .....	Anna Street, Mannum 5238. CT volume 3683, folio 51, allotment 39 and part allotment 38, part section 114, hundred of Finnis.
<b>Corporation of the City of Marion</b>	
Dwelling Hamilton's Winery .....	Morphett Road, Glengowrie 5044. CT volume 3597, folio 25, portion of section 176, hundred of Noarlunga.
<b>District Council of Meningie</b>	
Point McLeay Mission—Former .....	Via Tailem Bend 5259. L.G. volume 4057, folio 870, sections 21, 290, 291, 469, 635, 636, 637 and 638, hundred of Baker.
<b>District Council of Munno Para</b>	
Adamson's Flour Mill—Former .....	Smiths Creek, Smithfield 5114. CT. volume 4161, folio 955, allotment 44, part section 4160; CT. volume 4161, folio 956, allotment 26, section 1679, hundred of Munno Para.
<b>Corporation of the Town of Naracoorte</b>	
Naracoorte Station Group .....	Stewart Terrace, Naracoorte 5271. CT. volume 4190, folio 171, allotment 71 of part section 1, hundred of Naracoorte.
<b>District Council of Northern Yorke Peninsula</b>	
Kadina Mortuary and Cemetery .....	Drain Road, Kadina 5554. L.G. volume 106, folio 6, section 2179, hundred of Wallaroo.
Moonta Cemetery .....	Petallick Road, Moonta 5558. L.G. volume 617, folio 107, section 2250. L.G. volume 149, folio 41, section 2232, hundred of Wallaroo.
<b>District Council of Penola</b>	
Office Shop:	
Former Butter and Cheese Factory .....	Riddoch Street, Penola 5277. CT. volume 4121, folio 768, portion of allotment 108 of portion of section 3, hundred of Penola.
Neilsons Cottage .....	Via Penola-Naracoorte Road, Penola 5277. CT. volume 3457, folio 169, hundred of Penola.
<b>Corporation of the Town of Peterborough</b>	
Railway Roundhouse .....	Railway Terrace, Peterborough 5422. CT. volume 3859, folio 129, part section 216, hundred of Yongala.
<b>District Council of Robe</b>	
Dwelling—'Attic House' .....	Victoria Street, Robe 5276. CT. volume 4040, folio 879, portion of allotment 9 of section 218, hundred of Waterhouse.
<b>Corporation of the Town of St Peters</b>	
Plumbers Shop .....	Payneham Road, College Park 5069. CT. volume 1726, folio 99, portion of allotment 2 of portion of section 257, hundred of Adelaide.
<b>Bon Marche Building</b> .....	1-13 Payneham Road, College Park 5069. CT. volume 3825, folio 167, portion of allotment 1, portion of section 257, hundred of Adelaide.
<b>District Council of Strathalbyn</b>	
Office .....	8 Albyn Terrace, Strathalbyn 5255. CT. volume 4166, folio 340, allotment 9 of part section 2600, hundred of Strathalbyn.
Arsenic Labyrinth .....	Wheal Ellen 5255. CT. volume 4104, folio 450, allotment 1, section 1198, hundred of Strathalbyn.
<b>District Council of Victor Harbor</b>	
Soldiers Memorial Gardens .....	Esplanade, Victor Harbor 5211, section 766, hundred of Encounter Bay, Recreation Reserve declared under Act of Parliament 1281/1917.
Station Master's Residence—Former .....	2 Flinders Parade, Victor Harbor 5211. CT. volume 2407, folio 81, part section 16, hundred of Encounter Bay.
Shop and dwelling .....	8 Railway Terrace, Victor Harbor. CT. volume 4028, folio 526, part allotments 66 and 81 of part section 16. CT. volume 4028, folio 527, allotment 66 of part section 16, hundred of Encounter Bay.
Shop and Dwelling .....	9 Railway Terrace, Victor Harbor 5211. CT. volume 99, folio 68, allotment 65, hundred of Encounter Bay.
Causeway and Jetty Historic Site .....	Victor Harbor 5211, Marine and Harbours Reserve, section 666, <i>Government Gazette</i> 29.4.65, hundred of Encounter Bay.
Former Post Office .....	Yankalilla Road, Victor Harbor 5211. CT. volume 2407, folio 80, section 714, hundred of Encounter Bay.
<b>District Council of Willunga</b>	
Former Temperance Hotel .....	Aldinga 5173. CT. volume 4237, folio 21, part section 400, hundred of Willunga.
'Delabole'—Mining Village Ruins and Slate Quarry .....	Delabole Road, Willunga 5172. CT. volume 4163, folio 333; CT. volume 4032, folio 462, part lot 102, portion of section 758 and other land, part sections 753, 757, hundred of Willunga.
<b>District Council of Yorketown</b>	
Lime Kiln and Jetty .....	Wool Bay 5576. <i>Government Gazette</i> 5.10.22, section 393, hundred of Dalrymple.