

43

GENERAL HAVELOCK HOTEL
162 Hutt Street (Corner Carrington Street)

This hotel lacks the historical continuity present in many of its counterparts rebuilt during the boom period in Adelaide. The Hotels Index (SAA 1195) maintains that the General Havelock was first licensed in 1872, although an Assessment Search indicates that the site at the south-eastern corner of Carrington and Hutt Streets was vacant in 1875, the Hotel not being erected until 1876/77. While the Hotel may have been located elsewhere in Hutt Street, the fact remains that these licensed premises do not have an early history and the building is the result of speculative and commercial development during the brief but pervasive economic boom of the 1870's and early 1880's.

Architecturally, the building is simply representative of commercial development of the 1870's with chamfered corner and a standard distribution of doors and windows. The substantial verandah/balcony supported on cast iron columns remains of considerable importance to the special character of the local area, "pairing" the verandah of the building on the opposite side of Carrington Street. The building is an important corner element and although now painted and partially covered by the once ubiquitous ceramic tile public house dado, the exterior is comparatively original and strongly related to the adjoining terrace to the south.

Paul B. Stark,
(DEPARTMENT OF CITY PLANNING)
27/9/84

6:DCP10K/Q1
(18/10/84)

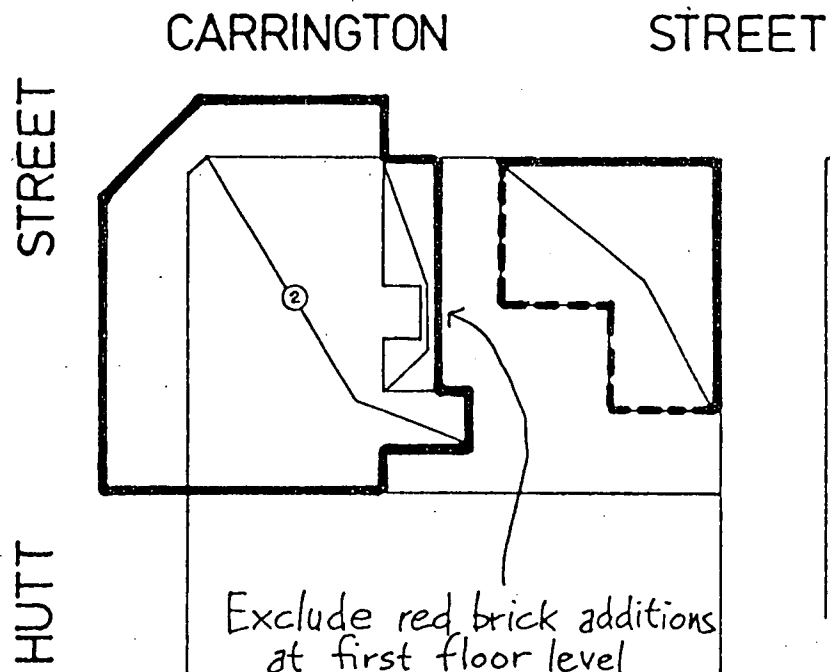
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 18.2001.1		CORPORATION USE ONLY																																																																																																																																																																																																																																																																
				A5 ASSESSMENT NO.																																																																																																																																																																																																																																																																		
A2 CURRENT NAME OF ITEM GENERAL HAYDOCK HOTEL AND OUTBUILDINGS			A3 ADDRESS/LOCATION OF ITEM 162 Hutt Street			A4 P.T.A. 501		A6 NATIONAL MAP GRID CO-ORDINATES A7 PRECINCT R 21 Hutt Street A8 DEVELOPMENT ZONE R21.1 A9 FURTHER VIABILITY STUDY REQUIRED																																																																																																																																																																																																																																																														
B1 CURRENT OWNER C.N. & N.E. Bambacas			B2 PREDOMINANT USE Hotel																																																																																																																																																																																																																																																																			
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) Richard Williams 1876 Lessees, Chambers & Blades 1877		C3 FORMER USE(S) Hotel																																																																																																																																																																																																																																																																		
D1 HISTORICAL THEME(S) Social Life - Hotel			E1 HISTORICAL PERIOD(S) 1865-1884 - Boom			G1 INVENTORY GRADING B																																																																																																																																																																																																																																																																
F1 VERIFIED DATE(S) 1876-77			H1 LISTING RE- COMMENDED																																																																																																																																																																																																																																																																			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">EVALUATION COMPONENTS</th> <th colspan="5" style="text-align: left;">COMMENT</th> <th colspan="5" style="text-align: left;">GRADING</th> </tr> <tr> <th colspan="2"></th> <th colspan="5"></th> <th style="text-align: center;">E</th> <th style="text-align: center;">VG</th> <th style="text-align: center;">G</th> <th style="text-align: center;">F/p</th> <th style="text-align: center;">NA</th> </tr> <tr> <td colspan="12" style="text-align: left;">HISTORY (J1-J3)</td> </tr> <tr> <td style="width: 15%;">J1 PERSON/GROUP</td> <td colspan="6">Built for Richard Williams and leased to brewers James Blades and Charles Chambers of the Dragon brewery.</td> <td></td> <td></td> <td></td> <td style="text-align: center;">*</td> <td></td> <td></td> </tr> <tr> <td>J2 EVENT</td> <td colspan="6"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>J3 CONTEXT</td> <td colspan="6">Speculative commercial development in this retail/commercial "High" Street of the south-east corner</td> <td></td> <td style="text-align: center;">*</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="12" style="text-align: left;">DESIGN (K1-K6)</td> </tr> <tr> <td>K1 DESIGNER</td> <td colspan="6">?</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>K2 CONTRACTOR</td> <td colspan="6">?</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>K3 STYLE</td> <td colspan="6">Typical Victorian corner pub development of the middle boom period, with little external ornamentation.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>K4 DESIGN</td> <td colspan="6">The standard devices of Victorian corner pub design - the chamfered corner, the size and distribution of doors and windows and the organisation of internal spaces - are presented behind a substantial verandah/balcony.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>K5 CONSTRUCTION</td> <td colspan="6">Bluestone rubble walls with stuccoed dressings to front openings - brick quoining to rear. Corrugate steel roof behind rendered parapet. Cast iron posts and timber verandah. Materials, colours and finishes changed many times over, but</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>K6 INTERIOR</td> <td colspan="6">although severely depleted some of the earliest character still discernible</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>L1 ALTERATIONS</td> <td colspan="6">Bluestone rubble walls painted ceramic tile dado added when in fashion. Period alterations and external 1st floor brick additions to suit changing requirements of licensed premises.</td> <td></td> <td></td> <td style="text-align: center;">*</td> <td></td> <td></td> </tr> <tr> <td>L2 CONDITION</td> <td colspan="6">Original plan form still discernible. In need of maintenance and refurbishing work both externally and internally. The outbuildings are in poor condition</td> <td></td> <td></td> <td></td> <td style="text-align: center;">*</td> <td></td> </tr> <tr> <td colspan="12" style="text-align: left;">ENVIRONMENT (M1-M2)</td> </tr> <tr> <td>M1 STREETSCAPE/ LANDSCAPE</td> <td colspan="6">A significant element in the Hutt Street streetscape. Its scale, form and verandah balcony match that of the building opposite across Carrington Street and visually mark a major intersection of the Hutt Street Precinct.</td> <td></td> <td style="text-align: center;">*</td> <td></td> <td></td> <td></td> </tr> <tr> <td>M2 LANDMARK</td> <td colspan="6">Not a dominant element but has some local landmark importance.</td> <td></td> <td style="text-align: center;">*</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="12" style="text-align: left;">N1 OTHER COMMENT</td> </tr> <tr> <td colspan="12"> The stables/outbuildings are an integral part of the complex. The significance of the outbuildings relate to the enclosure of the property on Carrington and Corryton streets and streetscape contributions they make to visually identify the historical form of the complex. The curtilage plan therefore defines only the street walls of the outbuildings to allow internal renovations to the site. </td> </tr> <tr> <td colspan="2" style="text-align: center;">O HERITAGE LISTING STATUS</td> <td colspan="2" style="text-align: center;">O1 NATIONAL TRUST</td> <td colspan="2" style="text-align: center;">O2 NATIONAL ESTATE</td> <td colspan="2" style="text-align: center;">O3 STATE HERITAGE</td> <td colspan="2" style="text-align: center;">O4 OTHER</td> <td colspan="2" style="text-align: center;">O5 LOMHAC LISTING ENDORSEMENT</td> </tr> </table>										EVALUATION COMPONENTS		COMMENT					GRADING												E	VG	G	F/p	NA	HISTORY (J1-J3)												J1 PERSON/GROUP	Built for Richard Williams and leased to brewers James Blades and Charles Chambers of the Dragon brewery.									*			J2 EVENT												J3 CONTEXT	Speculative commercial development in this retail/commercial "High" Street of the south-east corner							*				DESIGN (K1-K6)												K1 DESIGNER	?											K2 CONTRACTOR	?											K3 STYLE	Typical Victorian corner pub development of the middle boom period, with little external ornamentation.											K4 DESIGN	The standard devices of Victorian corner pub design - the chamfered corner, the size and distribution of doors and windows and the organisation of internal spaces - are presented behind a substantial verandah/balcony.											K5 CONSTRUCTION	Bluestone rubble walls with stuccoed dressings to front openings - brick quoining to rear. Corrugate steel roof behind rendered parapet. Cast iron posts and timber verandah. Materials, colours and finishes changed many times over, but											K6 INTERIOR	although severely depleted some of the earliest character still discernible											L1 ALTERATIONS	Bluestone rubble walls painted ceramic tile dado added when in fashion. Period alterations and external 1st floor brick additions to suit changing requirements of licensed premises.								*			L2 CONDITION	Original plan form still discernible. In need of maintenance and refurbishing work both externally and internally. The outbuildings are in poor condition									*		ENVIRONMENT (M1-M2)												M1 STREETSCAPE/ LANDSCAPE	A significant element in the Hutt Street streetscape. Its scale, form and verandah balcony match that of the building opposite across Carrington Street and visually mark a major intersection of the Hutt Street Precinct.							*				M2 LANDMARK	Not a dominant element but has some local landmark importance.							*				N1 OTHER COMMENT												The stables/outbuildings are an integral part of the complex. The significance of the outbuildings relate to the enclosure of the property on Carrington and Corryton streets and streetscape contributions they make to visually identify the historical form of the complex. The curtilage plan therefore defines only the street walls of the outbuildings to allow internal renovations to the site.												O HERITAGE LISTING STATUS		O1 NATIONAL TRUST		O2 NATIONAL ESTATE		O3 STATE HERITAGE		O4 OTHER		O5 LOMHAC LISTING ENDORSEMENT	
EVALUATION COMPONENTS		COMMENT					GRADING																																																																																																																																																																																																																																																															
							E	VG	G	F/p	NA																																																																																																																																																																																																																																																											
HISTORY (J1-J3)																																																																																																																																																																																																																																																																						
J1 PERSON/GROUP	Built for Richard Williams and leased to brewers James Blades and Charles Chambers of the Dragon brewery.									*																																																																																																																																																																																																																																																												
J2 EVENT																																																																																																																																																																																																																																																																						
J3 CONTEXT	Speculative commercial development in this retail/commercial "High" Street of the south-east corner							*																																																																																																																																																																																																																																																														
DESIGN (K1-K6)																																																																																																																																																																																																																																																																						
K1 DESIGNER	?																																																																																																																																																																																																																																																																					
K2 CONTRACTOR	?																																																																																																																																																																																																																																																																					
K3 STYLE	Typical Victorian corner pub development of the middle boom period, with little external ornamentation.																																																																																																																																																																																																																																																																					
K4 DESIGN	The standard devices of Victorian corner pub design - the chamfered corner, the size and distribution of doors and windows and the organisation of internal spaces - are presented behind a substantial verandah/balcony.																																																																																																																																																																																																																																																																					
K5 CONSTRUCTION	Bluestone rubble walls with stuccoed dressings to front openings - brick quoining to rear. Corrugate steel roof behind rendered parapet. Cast iron posts and timber verandah. Materials, colours and finishes changed many times over, but																																																																																																																																																																																																																																																																					
K6 INTERIOR	although severely depleted some of the earliest character still discernible																																																																																																																																																																																																																																																																					
L1 ALTERATIONS	Bluestone rubble walls painted ceramic tile dado added when in fashion. Period alterations and external 1st floor brick additions to suit changing requirements of licensed premises.								*																																																																																																																																																																																																																																																													
L2 CONDITION	Original plan form still discernible. In need of maintenance and refurbishing work both externally and internally. The outbuildings are in poor condition									*																																																																																																																																																																																																																																																												
ENVIRONMENT (M1-M2)																																																																																																																																																																																																																																																																						
M1 STREETSCAPE/ LANDSCAPE	A significant element in the Hutt Street streetscape. Its scale, form and verandah balcony match that of the building opposite across Carrington Street and visually mark a major intersection of the Hutt Street Precinct.							*																																																																																																																																																																																																																																																														
M2 LANDMARK	Not a dominant element but has some local landmark importance.							*																																																																																																																																																																																																																																																														
N1 OTHER COMMENT																																																																																																																																																																																																																																																																						
The stables/outbuildings are an integral part of the complex. The significance of the outbuildings relate to the enclosure of the property on Carrington and Corryton streets and streetscape contributions they make to visually identify the historical form of the complex. The curtilage plan therefore defines only the street walls of the outbuildings to allow internal renovations to the site.																																																																																																																																																																																																																																																																						
O HERITAGE LISTING STATUS		O1 NATIONAL TRUST		O2 NATIONAL ESTATE		O3 STATE HERITAGE		O4 OTHER		O5 LOMHAC LISTING ENDORSEMENT																																																																																																																																																																																																																																																												



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	GENERAL HAVELOCK HOTEL	BUILDING NO. 18/2001.1
ADDRESS	162-166 Hutt Street 321-329 Carrington Street, 1-5 Corryton Street	C.T. 1484/193



SCALE (approx) 1 : 80



▲ **RESTAURANT (former shop and residence)**
160 Hutt Street
Built for William Gully in 1866. *CAHS*
Map reference: South East Adelaide No. 30 (SE30)

The Hutt Street streetscape is enhanced by the existence of this corner shop which, together with the adjacent Victoria Terrace (see SE29) in Hutt Street, was built in 1866. The development passed to W.H. Ehmcke and later to W.H. Gray, both of whom were noted property developers in the city. It is also of interest as it underscores the nature of mid-nineteenth century residential areas (see also Victoria Terrace SE29).

Heinrich Wilhelm Ehmcke was a German immigrant who arrived in South Australia in 1848. Trying his hand first at farming and then at the Victorian goldfields, Ehmcke later established his own saw mill and timber yard in Hindmarsh Square. In the 1870s until his death in 1877 he owned the popular Tivoli Hotel. It had an established German clientele and was well known for its music hall entertainment. Ehmcke was a member of the very popular choir, the Liedertafel, which did much to foster German sentiment and culture.

W.H. Gray who was a large land speculator throughout South Australia and the Northern Territory bought the Hutt Street shop owned by Maria Ehmcke in 1877. He owned land in the city of Adelaide where he had constructed dwellings for rental and also hotels - the Foundry, the Buck's Head, the Yorke Peninsula, and the Ship Inn.

This building typifies nineteenth century commercial development in Adelaide with its corner site, chamfered corner entrance and elaborate stucco work. William Gully '... designed and constructed a shop and ten houses in Hutt Street' during 1866. The shop is constructed of brick and is quite elaborate, whereas the adjoining Victoria Terrace is constructed of bluestone in a much plainer style. However, the rear section of the shop is of similar design and scale to the adjoining Victoria Terrace.

Plans for rebuilding the shop were approved in 1885. Architect J.G. Beavor invited tenders for rebuilding the premises in Hutt Street.

ACA, *Digest of Proceedings*, 10 November 1885; Hasenohr, E., *W.H. Gray*, 1977,

p. 204; Loyau, G.E., *Notable South Australians*, 1885, p. 274. MLSA, Historical photographs (Town Acre 436); *South Australian Register*, 21 January 1867, 6 September 1877, 24 October 1885.

GENERAL HAVELOCK HOTEL

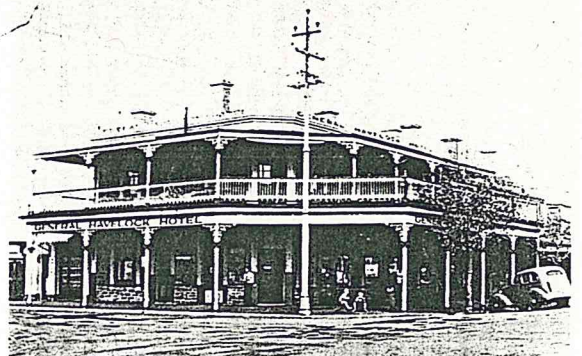
162-166 Hutt Street

Map reference: South East Adelaide No. 31 (SE31)

The General Havelock was built in 1873 and unlike many of its counterparts does not have an earlier history.

The hotel served a clientele living in the south-east of the city which was at that time the least populated area. The engraving of Adelaide published as a supplement to the *Illustrated Sydney News*, July 1876 while not totally accurate, conveys an impression of clusters of cottages and shops with large stretches of vacant land in the area east of Hutt Street. The Smith Survey of 1880 records that the vacant areas were beginning to be developed and that some of the developed town acres were more densely filled. The General Havelock and the Arab Steed (on the corner of Gilles Street and Hutt Street) were the first hotels in this south-east corner.

The hotel's original appearance was severe, without verandas or balconies. These may have been added in 1887 when plans were approved for alterations or additions to the building. Several subsequent alterations were also approved between 1899 and 1939.



Architecturally the building is simply representative of commercial development of the 1870s with chamfered corner and a standard distribution of doors and windows. The substantial veranda/balcony supported on cast-iron columns contributes much to the special character of the local area, 'pairing' the veranda of the shop on the opposite corner of Carrington Street. Now painted and partially covered by the once-ubiquitous ceramic tile public house dado, the exterior remains basically original and strongly related to the adjoining terrace to the south.

ACA, Assessments, *Digest of Proceedings*, 21 February 1887, 13 February 1899, 13 September 1926, 27 May 1929, 27 November 1933, 19 June 1939, Smith Survey 1880; *Illustrated Sydney News*, July 1876, etching of Adelaide, A.C. Cooke and J. Calvert; MLSA, Historical photographs (Town Acre 501).

►► The General Havelock Hotel in 1939. Externally it has changed little since this photograph. *MLSA B8228*