

## HERITAGE ASSESSMENT REPORT

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**NAME:** Secretary's Office, Adelaide Showground      **PLACE:** 26490

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**ADDRESS:** 68 Goodwood Road, Wayville, 5034

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### DESCRIPTION



**Figure 1: Secretary's Office view of northern elevation after its substantial enlargement including the addition of the second storey in 1934**

Source: Heritage South Australia, 2017

The Secretary's Office was constructed in 1925 (Figure 2) and was similar in style to the interwar State Bank bungalow buildings built widely across South Australia at that time. The building was constructed of red-brick with a hipped roof clad in corrugated-iron and a verandah on both the northern and southern sides of the building. The Office's main distinguishing feature is the two central pediments; one facing the oval and the other the Kingsway.



**Figure 2. Secretary's Office as originally built, 1925**

Source: Rob Linn, *Sharing the Good Earth*, p.127.

The substantial enlargement of the Secretary's Office in 1934 modified the small bungalow into a two-storey Interwar Mediterranean style building (figure 1). A single-storey addition on its eastern façade was added in two phases; the first incorporated the Commonwealth Bank building during the 1950s; the second was an extension added to the south of the Bank building.

The Office is a painted, stucco-faced masonry structure with a Marseille terracotta-tile-clad, hipped roof with exposed end rafters. The central portion of the Office's northern and southern elevations are slightly recessed. The recess on the northern façade is spanned by a verandah, while on the southern side the width of the two-storey building is spanned by a verandah and balcony. The Society's crest and the building's name feature on a small section of parapet wall on the northern elevation, and similarly, a clock and the building's name can be found on the southern elevation. Ramp and stair access to the front (north) of the Secretary's Office is provided by a relatively new concrete slab laid along the front of the building.

The double doors and multi-paned windows are symmetrically arranged across the northern elevation. In the central recessed section of the façade there is a central double door with windows on either side on the ground floor, and three double doors on the first storey, each sited above the ground floor openings. The double doors on the first floor each open onto a small balcony enclosed with decorative wrought ironwork and have a course of red brickwork above them.

Located at either end of the northern façade in the wing walls is a double door on the ground level, and a window above on the first floor. The two sets of doors are both surmounted by a small rectangular cover that projects from the wall and is supported

by decorative scroll mounts. The windows above have painted timber louver shutters and a course of red brickwork above them.

Terracotta vents are positioned across the wall both directly under the roofline and below the first-storey floor. Two plaques are fixed to the front of the building on either side of the western-most door. One is in memory of Tom Mayfield Hardy, Sidney Hill Smith and Louis Hugo Gramp 1938; while the other indicates that the entrance is for members and guests only. Four horizontal metal poles fixed to the front of the building enable the Society to hang two banners.

A number of different sized multi-paned windows feature on both the western and eastern façades. Each opening has a course of red brick above it. Both the verandah and balcony on the southern elevation were enclosed to provide the society with additional space. The verandah is used as office space and is enclosed with stucco-faced masonry. A single door provides access from the western elevation, while four multi-paned windows across the southern façade provide views across the oval. The southern side of the enclosed verandah is, with the exception of the windows, entirely covered by neatly clipped plants. The verandah above is also enclosed and features three timber posts at the corners and single posts at intervals along its front. Large windows wrap around the three sides of the verandah and enclose much of the structure. The remaining fill appears to be painted board (figure 3).



**Figure 3. Southern elevation of the Secretary's Office showing enclosed verandah and balcony**

Source: Heritage South Australia, 2017

The single-storey addition that incorporates the 1926 Commonwealth Bank branch also has stucco-faced masonry walls, a terracotta-tile-clad hipped roof with a painted, timber-slat, eave-soffit. The three exposed façades feature two strips of decorative moulding under the roofline to create a cornice, as well as a narrow cement-rendered plinth.



The northern elevation has pilasters at the corners and three multi-paned windows including a central sash window flanked by casement windows either side. Each window is framed by decorative moulding. The wall below the windows and above the plinth is slightly expressed (Figure 4). Similarly, the portion of the wall on the eastern elevation that corresponds with the Commonwealth Bank building is also slightly expressed. That portion of the façade also features a single door with fanlight above. The fanlight has two panels of Roman lattice, and both the door and fanlight are surrounded with heavy decorative moulding. The façade associated with the new portion of the building (southern half), has a single door recessed into the wall and a multi-paned window. The southern elevation of the addition has a bay window.



**Figure 4. Northern elevation showing the Commonwealth Bank branch that was incorporated into the single storey addition**

Source: Heritage South Australia, 2017

There is a small garden at the front of the building (northern façade) comprised of raised brick garden beds planted with annuals that flank a central brick path and enclose the front of the garden. A further ground level garden bed runs along the front of the concrete slab that provides stair and ramp access to the building. A panel of lawn is located on both sides of the path and is planted with an ornamental tree that is under planted with shrubs. Large rectangular hedges enclose the eastern and western sides of the garden. Rectangular and round clipped shrubs and cycads are planted in the garden bed at the base of the concrete plinth. On the western side of the garden, a timber pergola covered in grape vines creates a shady walk to the members' entrance. Wisteria grows along the verandah at the front of the building.

The interior of the Secretary's Office's has been reconfigured and refitted on numerous occasions to provide the Society's staff with access to modern office facilities and conveniences. In particular, the ground floor has been extensively altered and few original internal features remain. However, there are still some notable original interior features in the building, including the internal timber doors and

associated panelling at the members' entrance, and the timber stairway (currently carpeted), balustrade and wall panelling that connects the two floors and the honour board (Figures 5-7).



**Figure 5. Secretary's Office showing balustrade and honour board, 2017**

Source: Heritage South Australia, 2017



**Figure 6. Showing the staircase and timber wall-panelling, 2017**

Source: Heritage South Australia, 2017



**Figure 7. Members' Entrance, timber doors and associated panelling**

Source: Heritage South Australia, 2017

The configuration of the rooms on the first floor is largely the same as devised in the 1934 addition, although some room uses have changed. A number of rooms retain their original ceilings, picture rails, skirting boards, internal doors and window and door

frame; (although not all windows were framed). All of these elements are now painted. A false ceiling and internal partitioning has been added to the afternoon tea room (now a large meeting room), and the kitchen and bar facilities, mens' and ladies' toilets and lounges have been extensively modified. In the case of the latter, the toilets and lounges are now combined to provide larger toilet facilities. The meeting room has become part of the suite of rooms that provide food and beverages on the eastern side of the building. The original plaster ceilings are divided by strips of rectangular moulding with chamfered edges. The skirting boards and door and window frames, where they were included or still remain, are wide pieces of timber simply decorated with chamfered edges.

### **Elements of Significance:**

The elements with exceptional heritage significance include:

- All building fabric to 1934 two-storey building and adjoining single-storey addition (former Commonwealth Bank Branch, built 1926) including exterior and interior walls, roof, ceiling, windows, verandahs and balconies.
- Interior features 1934 building including timber staircase, balustrading and wall panelling, skirting boards, picture rails, doors and hardware, framing around internal and exterior doors and windows, original window hardware, and ceilings.

The elements with no heritage significance include:

- Infill enclosing the verandah and balcony on the southern elevation 1934 building.
- Pergola adjacent to members' entrance.
- All garden elements and exterior fencing.
- Concrete stairs on the western elevation, and slab on the northern façade of the building providing stair and ramp access to the building.
- Single-storey addition on southern side of former 1926 Commonwealth Bank building.
- Modern office fit-out comprising walling, services, suspended ceilings and built-in desks and office furniture.

## **HISTORY**

### **Royal Agricultural and Horticultural Society of South Australia**

The South Australian Agricultural Society was formed on 28 October 1839 to further the agricultural potential of the new colony and was modelled on the Highland Agricultural Society of Scotland. A few years later, in early 1842 a permanent agricultural and horticultural society was proposed and on 24 January 1842 became the South Australian Agricultural and Horticultural Society. While the two organisations ran concurrently for a few years they had merged by February 1846. However as Linn

argues, the Agricultural and Horticultural Society of South Australia believed that the merger had taken place prior to 1844.<sup>1</sup>

Initially the Agricultural Society struggled, however, through the dedication of early members such as Charles Berkeley and David McLaren (manager of the South Australian Company), the fledgling Society was revitalised and began to flourish. The first display or exhibition of agricultural produce took place during a Society dinner at Fordham's Hotel, Grenfell Street on 8 December 1840. Further exhibitions or displays continued in a similar format until 18 February 1842, when the two Societies held the first Agricultural and Horticultural Show (Show) in the large school room on North Terrace.<sup>2</sup> Mary Thomas, one of South Australia's original colonists from 1836, listed in her diary the wide range of grains, vegetables, fruit and dairy products displayed, and commented that the room 'was crowded, even too much so for my comfort.'<sup>3</sup>

Further Shows were held in various locations around the city until 1844, when Botanic Park became the Show's first official home. In its early years, the exhibits were accommodated in large tents and marquees, until 1860 when the 'Exhibition Building' opened (Figure 8). This purpose-built pavilion was designed by Colonial Architect Edward Angus Hamilton and constructed over the summer of 1859 and 1860 ready for the Show held in March that year, and was located near Frome Road behind the Adelaide Hospital.<sup>4</sup>



**Figure 8. Exhibition Building near Frome Road, 1867**

Source: SLSA B8006

In January 1888, the Society began negotiating with the South Australian Government to take over the 'management and use'<sup>5</sup> of the Jubilee Exhibition Building and grounds located on North Terrace between the University of Adelaide and Frome Road. However, it wasn't until August 1894 that permission was officially granted. The



Society moved swiftly and the Autumn Show held there in March 1895 was touted a great success (figure 9).<sup>6</sup>



**Figure 9. Spring Show held at the Jubilee Exhibition Building and grounds, 1901**

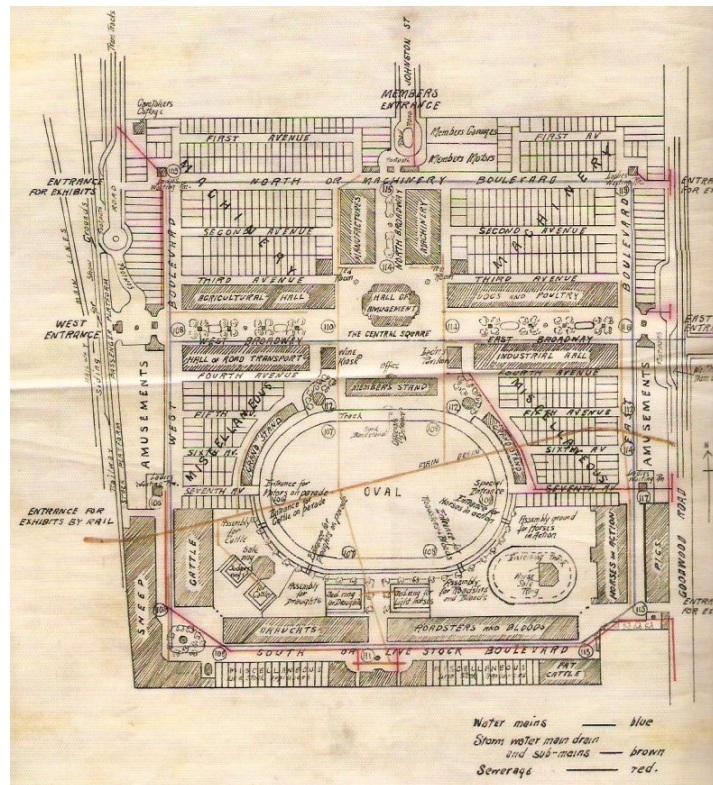
Source: SLSA B9090

By the early 1900s, the Society became increasingly aware of the tenuous nature of their lease arrangement with the Government for the Jubilee Exhibition site. The University of Adelaide, located on the western boundary, had begun negotiating with the Government to take over the Exhibition building and grounds on North Terrace to alleviate its chronic lack of space. At a meeting between Premier Verran and the Society's president William Rounsevell in December 1910, Rounsevell advised the Premier that the Society would consider moving to another location if it was necessary to do so for 'State reasons', and fair compensation was received for the improvements made to the Jubilee Exhibition site. The Society heard little more about the situation until the September 1911 Show, when Premier Verran announced in his toast at the Show's official luncheon that the Government had purchased 50 acres in Wayville with the intent of moving the Society there. The Government offered the Society a 99-year peppercorn lease as well as contributing up to £30,000 for relocation costs and a loan of £40,000 to assist with relocation and buildings. The Society signed the lease on 26 November 1913.<sup>7</sup>

### **Adelaide Showground (Wayville)**

The development of the Adelaide Showground at Wayville began with an architectural competition. Twenty-six entries were received from England, New Zealand and every Australian State. First place was won by Melbourne-based architect Charles Heath, who received £500 for his efforts. Although Heath's plan has been modified over time, it still partly underpins the site layout.<sup>8</sup>





**Figure 10. Plan showing Heath's Layout for the Wayville Showground**

Source: RAHSSA Archive

Heath estimated the cost of developing the Wayville site at £180,000. Site works commenced in 1914 and included relocating Keswick Creek (that ran diagonally across the site) into an underground drain, and earthworks to level the main arena and provide mounds for spectators. The declaration of war in August 1914 and the ensuing years of warfare slowed the development of the Wayville Showground. In 1915, Adelaide-based architectural firm English and Soward was appointed as site architects and engineers, and by the end of the year ongoing earthworks and the construction of the exterior of the Heavy Horse Pavilion (now Cattle Pavilion/Dairy Cattle Pavilion) was completed. The exterior of the Stud Sheep Pavilion was also finished in 1917 just before a complete halt on all works at the site due to the First World War. Prior to the recommencement of work on site in 1920, the two pavilions were used firstly as stores for wheat and wool, and then as a location for the vocational training of returned soldiers.<sup>9</sup>

While development of the site recommenced in 1920, the Society's limited funds curtailed the extent of works they could undertake, especially given the costs of preparing the site to hold a Show were estimated at £100,000. As a result, the Society considered abandoning Wayville and staying at the Jubilee Exhibition site on North Terrace a prospect the Government and University of Adelaide were greatly concerned by. It was only after negotiations with the Government and an additional grant of £30,000 that the Society committed fully to the Wayville site, and a period of intense building followed.<sup>10</sup> Between 1922 and 1925 the Secretary's Office, Members' Grandstand, Department of Agriculture, Lever Brothers, Cattle, Pig, Dog and Poultry

Pavilions, Hall of Industries and Motor Hall were built. During the same period, some of the light-weight structures from the Jubilee Exhibition site were also moved to Wayville.<sup>11</sup>

The first Show at Wayville opened on 8 September 1925 and was a huge success with record numbers of exhibits. The range of exhibits provided the public with an engaging and practical demonstration of the importance of primary industry to the State's economy. At the time, agriculture and grazing was worth around £10 million of the State's total £13.5 million in exports.<sup>12</sup> Indeed, primary production (excluding mining) between 1840 and 1939 accounted for between 20 and 30 percent of South Australia's gross domestic product.<sup>13</sup>

In the following year, the 1926 Spring Show achieved record visitor numbers of over 200,000 people, and inspired the following comments in the Society's Annual report regarding the enduring significance of the Show to South Australia:

To the farmer the Show means an admirable opportunity to meet old friends and to make new, but it means much more. It is his chance to see the best in all lines, it enables him to establish a standard of competition...

To the city dweller the Show brings an opportunity to appreciate the part which the rural areas play in the well-being and prosperity of the State. It forces onto them a realisation that beyond the smoke haze of the city lies an industry productive of wealth, health and happiness in greater measure than any other.

From the point of view of the businessman – be he machinery merchant, motor salesman, manure distributor or land agent – the Show provides a means for him to bring his wares before his prospective purchases.<sup>14</sup>

The record numbers of exhibitors and visitors also highlighted the urgent need for additional facilities, including a second grandstand, extensions to the Hall of Industries and Secretary's Office, and several new pavilions and buildings.

In October 1925, the Society's longstanding Secretary JA Riley resigned. Riley had been instrumental in the Society's smooth relocation from North Terrace to Wayville as well as initial site development. His replacement, Harrold Jack Finnis, was appointed first permanent Secretary and heralded a new period of development at Wayville. This began in 1926 with the construction of a number of new buildings and site improvements, including: a new public grandstand that also provided retail space, refreshment rooms and facilities for the press and first aid staff as well; the wine kiosk; a bandstand; and a branch of the Commonwealth Bank. At the same time, the Motor pavilion and horse stables were extended, and landscaping improvements included the planting of lawns and trees. Wayville also became a venue for a variety of events such as trotting and speedway racing, and the home ground for the West Adelaide Football Club (1927 and 1939).<sup>15</sup>

A number of further additions and improvements followed in ensuing years until development was halted by the Second World War. The works undertaken up until

the end of 1939 included upgrades and extension of the roadways and drainage system, power and lighting, public telephones, and the addition of a President's Room in the Members' Grandstand; extensions to the Industrial Hall, Stud Sheep Pavilion and the Secretary's Office; the construction of Side Show facilities, pavilion (now known as David Roche Pavilion 1928), pavilion (now known as Technology Centre Pavilion 1929), Home Industries Hall, Dairy Foods Hall (c1931), Beef Cattle Pavilion (1932), Centennial Hall (1936), Dairy Cattle Shed, Elder Smith's Ram Sales Buildings (now known as Old Ram Shed 1933), Derby Stand, Savings Bank of SA, and Elder Pavilion (now known as the Archives 1936). In addition, the clock in the Secretary's Office was donated by Robert Melrose, and a drinking fountain by the Roche families' Adelaide Development Company. Three sets of decorative entrance gates were installed during this period and included the Bonython Gate (1927), Ridley Gate (1933) and Kidman Gate (1937), respectively donated by Sir Langdon Bonython, Ridley Foundation and the Kidman family – the Society also contributed to the cost of the last two (figure 11).<sup>16</sup>



**Figure 11. Aerial of the Wayville Showground, 1936.**

Source: RAHSSA Archive

Shortly after the 1939 Show, the Australian Imperial Force (AIF) occupied the Showground and turned the site into a military base. As a consequence, no Shows were held between 1940 and 1946. The number of military personnel billeted at Wayville was initially 4,000, but as other sites became operational the number dropped to around 3,000 for the duration of the war. Collectively, over one million military personnel passed through the Wayville base.

The Showground was primarily used as a Recruit Reception Depot and provided basic training to new army recruits. A number of overseas units were formed there, including the 2/10<sup>th</sup>, 2/27<sup>th</sup>, 2/43<sup>rd</sup> and 2/48<sup>th</sup> Infantry Battalions, 2/3<sup>rd</sup> Machine Gun Battalion and 2/8<sup>th</sup> Field Ambulance. In addition, Wayville was also used as a Leave and Transit Depot and for evacuees from the Darwin bombings. During the Army's occupation of the site, the pavilions and other buildings were used for accommodation, communications, detention barracks, hospital, records and pay offices, ordnance store, mechanical engineers workshop, transport section and guard room.<sup>17</sup>

After the Army left in 1947, the Society began the slow process of repairing the damage done to the buildings – a process that was hindered by post-war building restrictions due to a lack of building materials. However, despite these obstacles the Society decided to run the Show in 1947. It was a huge success with the 'show hungry'<sup>18</sup> public, and a new attendance record was set, with over half a million people passing through the turnstiles.<sup>19</sup>

In the decades after the war the South Australian Government, under the leadership of Premier Tomas Playford, pursued an industrialisation agenda that transformed the State's economy.<sup>20</sup> Agricultural and horticultural production continued to grow, however, the way it operated changed profoundly. Mechanisation and agricultural science replaced labour in a 'silent revolution'<sup>21</sup>. Farmers found they needed to become businessmen and to adopt new management and business practices to make a viable living.

By the end of the 1960s, these changes had also transformed where South Australian's lived. Prior to the Second World War about half of the population was based outside of Adelaide – by the end of the 1960s about two thirds of South Australians lived in metropolitan Adelaide, and only a sixth in rural areas.<sup>22</sup> The Society, and in particular the Show, remained a vital connection that linked the city and country. The strength of the connection provided by the Show was demonstrated by the ever increasing numbers of exhibitors and visitors to it each year.

To meet the needs of exhibitors and attendees, the Society continued to improve existing facilities as well as to construct a number of new pavilions and buildings. These included: Stirling Hall (1954); Rothmans Theatrette (1964 – now known as the Royal Show Theatre); CWA Café (1966); Angas Pavilion (1967); refurbishment of the Hall of Industries and its renaming as Hamilton Hall (1973, demolished 2001); Animal Nursery (1981); Jubilee Pavilion (1987); replacement of the Pig Pavilion with the Leader Pavilion (1988); and the construction of the Woodcutting Stand (1988). In 1974, several Showground pavilions were used by various Government Departments, the Salvation Army and Red Cross as a distribution centre for food and clothing sent to evacuees from Cyclone Tracey.<sup>23</sup>

Redevelopment of Wayville during the 1990s included the construction of the atrium over the Kingsway (1992), Venue and Management Offices and Workshops (1994), Ridley Pavilion (1995), Dog/Basketball Pavilion (1998) and Goat and Alpaca Pavilion (1999). In 1998, the Society's 99-year lease, due to expire in 2012, was also extended



until 2062. In the early years of the twenty-first century the Kingsway was redeveloped again. However, the biggest change was the demolition of Centennial Hall due to concrete cancer, and the subsequent demolition of Duncan Hall and the International Pavilion to make way for the new Goyder Pavilion and Duncan Gallery that opened in 2008. As it has since 1915, the Showground with its many buildings and spaces continues to provide accommodation for numerous events and activities that happen throughout the year ranging from the weekly Sunday Farmers Market to annual events such as university examinations, craft fairs and home shows.<sup>24</sup>

Over the years, many different types of events and entertainments have come and gone, including the 140 children Scottish Dancing on top of horse back, and the Flying Devils brought over from Europe for the Show circuit around Australia. Similarly, the rides in sideshow alley have been modernised and provide thrill seekers with seemingly ever more death-defying experiences. The show bags that once offered the public free samples in a bid to entice them to buy a company's wares are now sold and contain a myriad of foodstuffs, toys and other goods. Yet despite these changes, the Show remains a vital point of contact between the city and country and a means to educate the public about the importance of rural industries and the people who make their livelihood from them.<sup>25</sup>

### **Secretary's Office**

Heath's winning 1914 master plan for the Adelaide Showground located at Wayville sited the proposed administrative office at the centre of the Showground, and this is where the Secretary's Office was constructed in 1925.<sup>26</sup> The Society had planned to construct the building within the first phase of development at Wayville, however World War One delayed most building activities at the Showgrounds until the 1920s. The Secretary's Office was one of nine buildings to be completed between 1922 and 1925 at the site, after the Horse and Sheep pavilions. The building was completed in time for the Society's first Show to be held at Wayville (September 1925, figure 2). The position of Secretary was an important and busy one with the role entailing numerous responsibilities including the organisation of the Show and oversight of the development of the Showground, amongst others. The building is located in the middle of the showground facing the Kingsway and adjacent to the oval. From 1925 it has been the administrative heart of the Royal Agricultural and Horticultural Society of South Australia.<sup>27</sup>

The initial building was far smaller than the current one, being a single-storey brick structure that provided space for the Secretary and Committee rooms, press, post and telegraph offices and a casualty room. In 1926, John Melrose, a prominent South Australian pastoralist from Uooloo, presented the Society with a clock<sup>28</sup> 'for installation above the secretary's office'.<sup>29</sup> In the same year a small building adjacent to the Secretary's Office was built for a branch of the Commonwealth Bank.<sup>30</sup>

The small size of the Secretary's Office was soon found to be inadequate to accommodate the administrative needs and social functions of the Society, and a substantial addition was built in 1934. The addition was designed by Adelaide

architect E Caradoc Ashton. Ashton had begun to develop a relationship with the Society in 1927, and designed a number of buildings at the Adelaide Showground. Ashton added new wings on both the eastern and western sides of the Secretary's Office and a second storey. The internal spaces of the earlier building were also reconfigured at this time.<sup>31</sup>

The addition included larger rooms for the press and administrative spaces for the Society's staff on the ground floor, and first floor rooms including new offices for the Society's Secretary and President, a meeting room, bar and server, a large afternoon tea room, and mens' and ladies' lounges and toilets. A new verandah with a balcony above was also added to the southern façade of the building to create external spaces from which to watch the events taking place on the oval.<sup>32</sup> The addition on the eastern side filled the gap between the Secretary's Office and the Commonwealth Bank branch pavilion.

During World War Two when the Adelaide Showground was occupied by the AIF and turned into a military base, the Secretary's Office became the Camp Headquarters building. Later during the 1950s, the Commonwealth Bank building became a part of the Office. The verandah was enclosed to create a new press room in 1969. The building was further extended in 1990 when a single-storey addition was built to the south of what had been the Commonwealth Bank branch.<sup>33</sup> The interiors have been updated and modernised on a number of occasions, including during the past decade.<sup>34</sup>

## Chronology

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|------|--|
| 1839 | Agricultural Society of South Australia formed and modelled on the Highland Agricultural Society of Scotland.  |
| 1840 | The Society's first display of agricultural products at Fordham's Hotel. Regular displays follow.  |
| 1842 | South Australian Agricultural and Horticultural Society forms.<br>The first Agricultural Show is held in the large school room on North Terrace, Mary Thomas notes that the event was very crowded.                |
| 1844 | The two societies merge becoming the Agricultural and Horticultural Society.<br>The Society holds its first Show in Botanic Park and marquees and tents provide shelter for the exhibits.                          |
| 1860 | The 'Exhibition Building' designed by Colonial Architect Edward Angus Hamilton is completed ready for the Show held in March that year.  |
| 1888 | The Society begin negotiations with the Colonial Government to lease the Jubilee Exhibition building and grounds, located on North Terrace between the University of Adelaide and Frome Road, as their Showground. |

- 1894      Permission is granted by the Government for the Society to use the Jubilee Exhibition Building and grounds.
- 1895      The first Show is held at the Jubilee Exhibition site.
- c1900     The Society become aware of the tenuous nature of their lease for the Jubilee Exhibition site as the University of Adelaide pursues more space.
- 1910      Society President William Rounsevell advises Premier Verran that the Society would consider relocating to another site if necessary, and the Society is fairly compensated for the improvements to the Jubilee Exhibition site.
- 1911      Premier Verran announces that the State Government have purchased 50 acres at Wayville with the intention that the Society move there.
- 1913      The Society signs a 99 year peppercorn lease for the Wayville site.
- 1914      Design competition for the layout of the Wayville Showground is won by Melbourne-based architect Charles Heath.
- 1915      Adelaide firm English and Soward are appointed as the architects and engineers for the development of the Wayville site.
- 1915      Heavy Horse Pavilion (now the Brick Cattle/Dairy Cattle Pavilion) is built.
- 1915-1920     First World War and aftermath prevents the development of the Showground at Wayville with the exception of the already started Sheep Pavilion.
- 1915-1917     The Stud Sheep Pavilion is constructed and the building is used to store bales of wool and bags of wheat.
- 1919      Pavilions are used to support vocational training for returned soldiers.
- 1920      Redevelopment of the Showground at Wayville recommences.
- 1921      The Society considers abandoning the Wayville site and staying on at the Jubilee Exhibition site. The Government offers additional funding to assist with the move to Wayville.
- 1922-1925     Members' Grandstand; Department of Agriculture, Lever Brothers, Pig Dog, Poultry and Stock Sales Pavilions; Hall of Industries and Motor Hall are constructed. Some of the light-weight structures are also moved from North Terrace to Wayville.
- 1925      Secretary's Office is built. The first Show is held at Adelaide Showground, Wayville and is a huge success with record numbers of exhibits.**
- 1925-1927     New pens are installed in the Stud Sheep Pavilion each year, lockers in 1926 and judging rings in 1927.
- 1925      The Society's longstanding secretary JA Riley resigns. Riley played a pivotal role in the relocation to Wayville. He is replaced by the Society's first permanent secretary Harold Jack Finnis. Finnis heralds a new era a development for the Showground.

- 1926**      **Clock donated by John Melrose and installed above the Secretary's Office.**  
**Commonwealth Bank Branch constructed adjacent Secretary's Office.**  
Public Grandstand, Wine Kiosk and Horse Stables built.
- 1927      Bonython Gates built.
- 1928      David Roche Centre built, Hall of Industries extended.
- 1929      Technology Centre built.
- 1930      Home Industries Hall built.
- c1931      Dairy Foods Hall built.
- 1932      Beef Cattle Pavilion built.
- 1933      Ridley Gates and Elder Smith Ram Sales building constructed.
- 1934**      **Secretary's office is extended including addition of a second storey.**
- 1936      Centennial Hall, corrugated iron Dairy Cattle shed, Derby Stand, Savings Bank of South Australia and Elder Pavilion constructed.
- 1937      Kidman Gates built.
- 1939-**      Last Show held (1939) before the AIF occupies the Showground.
- 1947**      **Secretary's Office becomes the camp Headquarters building during the War.**
- 1947      First Show held since 1939.
- 1950s**      **Commonwealth Bank building is incorporated into the Secretary's Office.**
- 1954      Stirling Hall built.
- 1964      Heavy Horse Memorial and Rothmans Theatre built.
- 1966      CWA café built.
- 1967      Angus Pavilion constructed.
- 1969**      **Southern verandah of Secretary's Office enclosed.**
- 1973      Hall of industries is refurbished and renamed Hamilton Hall.
- 1980      Wayville Pavilion built.
- 1981      Animal Nursery constructed.
- 1982      Hamilton Hall is damaged by fire and rebuilt
- 1987      Jubilee Pavilion constructed.
- 1988      Woodcutters Stand and Leader Pavilion constructed.
- 1989      Bonython entrance is demolished
- 1990**      **Single-storey extension added to southern side of Secretary's Office.**
- 1992      Atrium constructed on the Kingsway.
- 1994      Venue Management Offices and Workshops built.
- 1995      Ridley Pavilion constructed.



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| 1998 | State Government extends the Society's lease until 2062.<br>Dog/Basketball Pavilion is built. |
| 1999 | Goat and Alpaca Pavilion constructed.   |
| 2001 | Hamilton Hall demolished.   |
| 2002 | Hamilton Boulevard developed, and Jubilee Pavilion is extended.                               |
| 2005 | Kingsway developed.   |
| 2007 | Centennial Hall and Department of Agriculture Pavilion demolished.                            |
| 2008 | Goyder Pavilion and Duncan Gallery constructed.   |
| 2009 | Kidman Gates moved to Rose Terrace.   |

## **ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **Statement of Heritage Significance:**

The Secretary's Office is closely associated with the activities of the Royal Agricultural and Horticultural Society of South Australia (Society) and their vital and ongoing contribution to the agricultural, pastoral and horticultural development of South Australia. The colony of South Australia was envisaged as an agrarian society with primary production as a mainstay. This was particularly the case between colonisation (1836) and post-war industrialisation (1940s), when farming formed the backbone of the South Australian economy.

Throughout this period and beyond, the Society has played a pivotal role in promoting and nurturing South Australia's agricultural industry. Formed in the earliest days of the colony, the Society has contributed to new agricultural and horticultural practices and providing public education about primary production for over 175 years. The Society built their Secretary's Office in 1925 to provide a central office from which to administer their work. The building was then enlarged in 1934 to accommodate the increasing membership and staff of the Society, and as a reflection of the growing popularity of the Show. The quality and scale of the new design by Adelaide architect E Caradoc Ashton illustrates the increased stature and prominence of the Society by this time. The building has been further extended and modified to serve the changing needs of the Society, and provides an enduring connection with the Society through its day-to-day use as its administrative centre. With its prominent location at the heart of the Showgrounds, the Secretary's Office also has significant associations with the annual Adelaide Show, South Australia's premier agricultural and horticultural event.

### **Identification of South Australian Historical Themes:**

The Stud Sheep Pavilion is considered to be associated with the following themes from the Draft Framework of Historical Themes for South Australia:

#### **3 Developing Local, Regional and National Economies**

##### **3.1 Constructing capital city economies**

- 3.3 Developing primary production
- 3.4 Recruiting labour
- 3.9 Developing trade and economic links outside of South Australia
- 3.13 Marketing and retailing
- 4 Building Settlement, Towns and Cities
  - 4.3 Developing community/supporting institutions
- 5 Working
  - 5.1.1 Working in offices
- 8 Developing Social and Cultural Life
  - 8.4 Participating in associations
  - 8.9 Living in the city and country

### **Comparability / Rarity / Representation:**

The Secretary's Office represents a number of different themes including: Showground buildings and structures; the design work of architect Edward Caradoc Ashton; the Interwar Mediterranean style of architecture in South Australia; and small office/administrative buildings. These themes are considered in this section. A brief summary outlining the key aspects of each theme as well as examples of places that best represent them are included.

### **Showground Buildings and Structures**

Many of South Australia's rural communities once had, and in some cases still have, active Agricultural or Agricultural and Horticultural Societies who ran/run an annual Show. Consequently, there are a number of showgrounds scattered across the State. These small showgrounds provide their communities with a variety of facilities ranging from a walled or fenced space to slightly larger complexes that included a few buildings such as a grandstand and/or pavilion or hall. Representative examples include:

- Exhibition Building, Gawler Parklands, Gawler, 1882
- Grandstand and masonry building, Balaklava Showground, Balaklava, LHP, c1910
- Grandstand and block work additions, Bordertown, LHP
- Show Pavilion, Freeling Recreation Ground, Freeling, LHP
- Pavilion and wall, former Kapunda Showground, SHP14582, 1900
- Pavilion and Grandstand, Minlaton Showground, SHP10186, 1882
- Grandstand, Mount Gambier Showgrounds, Mount Gambier, LHP, 1885 & 1954
- Hall and gates, Strathalbyn Showground, Strathalbyn, LHP, 1910

- Heavy Horse now Cattle/Dairy Cattle Pavilion, Wayville Showground, Wayville, 1915 red brick purpose built pavilion for the display and judging of originally heavy horses but dairy cattle for most of its life.
- Horses (In Action) Pavilion, Wayville Showground, 1922-1925
- Horse/Cattle Pavilion, Wayville Showground, 1926
- Horse Shed now Cattle Shed, Wayville Showground, 1926
- David Roche Centre (cookery, dairy, needlework), Wayville Showground, 1928,
- Technology Centre (Flower Hall), Wayville Showground, 1929
- Home Industries Hall, Wayville Showground, 1929-1930
- Dairy Pavilion, Wayville Showground, 1931
- Beef Cattle Shed, Wayville Showground, 1932-1933



**Stud Sheep Pavilion**

Source: Heritage South Australia, 2017



**Gawler Showground Pavilion**

Source: Flickr, 2008



**Kapunda Showground Pavilion  
SHP 14582**

Source: Heritage South Australia, 2006



**Minlaton Showground Pavilion and  
Grandstand SHP 10186**

Source: Heritage South Australia, 2009

## Caradoc Ashton

Edward Caradoc Ashton was born in Norwood in 1901 and is best known for designing buildings in the Art Deco style. Ashton trained as an architect at the South Australian School of Mines and Industries and graduated in 1925. While studying architecture he was articled to Eric McMichael. Initially he practiced on his own, but later he practiced in partnership with Norman Fisher, Robert Woodhead and Gordon Beaumont Smith. While Ashton is most noted for his Art Deco designs, he did design buildings in other

styles including the post-war International Style Savings Bank of South Australia on Hindley Street.<sup>35</sup>

Other than the shops and drapery store additions in Colonel Light Gardens, (which is a State Heritage Area), there are no known buildings designed by Ashton on the South Australian Heritage Register or listed as Local heritage Places. However, there are a number of buildings designed by Ashton still in South Australia. Most notably, two commissions for the Savings Bank of South Australia indicate the diversity of Ashton's architectural oeuvre and his ability to design buildings that are exemplars of different architectural styles. The first is the branch constructed at the Adelaide Showground, Wayville and is an excellent example of an Art Deco building. The other is the branch on the corner of Hindley and Bank streets in the post-war International Style.



**Savings Sank of South Australia Showground,  
Wayville, 1936**

Source: Heritage South Australia, 2017



**Savings Bank South Australia  
Hindley Street, 1957**

Source: Heritage South Australia, 2018

### **Interwar Mediterranean Style**

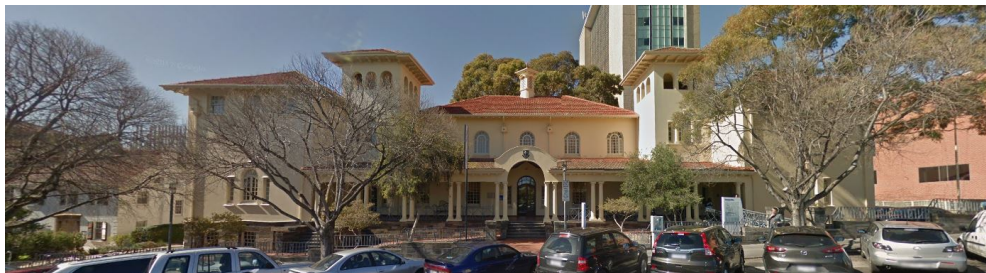
Architectural styles during the interwar period were eclectic, and buildings designed in a 'Mediterranean mode' were popular with a number of architects across the country but also in South Australia.<sup>36</sup> Apperley et al describe the background of the Interwar Mediterranean style as a 'regionalisation of domestic Georgian architecture' that was promoted by prominent Sydney architect Leslie Wilkinson.<sup>37</sup> Locally, architects like Walter Bagot, Kenneth Milne and Gavin Lawson all designed buildings that drew on a mixture of classical, Georgian and Mediterranean styles. The Interwar Mediterranean style was a popular form of architecture for larger domestic dwellings – particularly for the upper middle classes – as well as modest commercial and institutional buildings.<sup>38</sup>



Broadly, the main characteristics of the style include domestic scale; informality of siting, massing and treatment of detail; light tones and colours; and use of light and shadow. The buildings were often asymmetrical; finished in stucco or colour-washed brick; have medium-pitched hipped or gable roofs clad in Roman, Spanish or Marseilles terracotta tiles; use simple classical motifs like rounded arches, loggias, porches, balconies and arcades; use decorative elements such as exposed end rafters, grilles, wrought iron work and fanlights; and/or use vertically proportioned windows that often have timber louver shutters.<sup>39</sup>

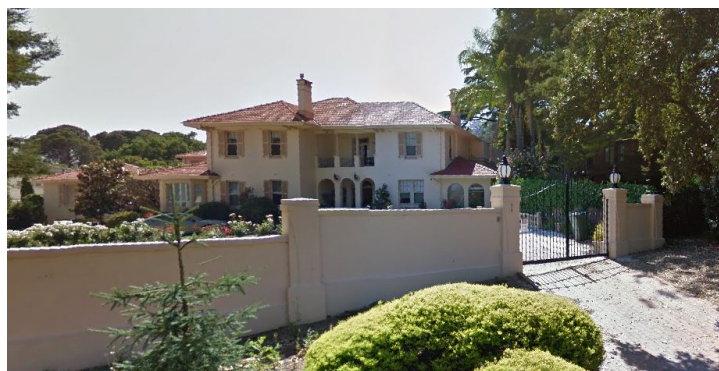
Examples that include elements of the style include:

- many of the houses built in the suburb of Springfield during the late 1920s and 1930s, see for example 1 Springfield Avenue, Springfield.
- Hartley Building (originally Adelaide Teachers' College), University of Adelaide, Adelaide, 1927, SHP 13652
- Union Building Group, University of Adelaide (in particular, Lady Symon Building, George Murray Building and the Cloisters), Adelaide, SHP 17619
- Elder Pavilion, Adelaide Showground, Wayville
- Former Torrens Lake Police Station, Victoria Drive, Adelaide SHP 26365
- Gleeson House (Darling Residence), 19 Palmer Place, North Adelaide, LHP
- 109-110 Strangways Terrace, North Adelaide, LHP



**Hartley Building, Kintore Avenue is an exceptional representative of the Interwar Mediterranean style**

Source: Googlemaps, 2016



**Residence 1 Springfield Avenue, Springfield is an example of the Interwar Mediterranean but also illustrates elements of the Interwar Spanish Mission style**

Source: Googlemaps, 2015

## Small Office Buildings

Numerous small office and administrative buildings are listed as either State or Local Heritage Places. A selective sample includes:

- Co-operative Insurance Offices, Bentham Street, Adelaide, 1934, LHP
- Grand Lodge of Freemasons, Adelaide Masonic Centre, North Terrace, Adelaide, SHP 10956
- Former Waterside Workers Federation Hall, 11 Nile Street, Port Adelaide 1927 , SHP13269
- Factory & Administration building (formerly Beckers), 70 - 74 Pym Street, Dudley Park, LHP
- DSTO (former Salisbury Explosives Factory) Site - Portion of the Headquarters Area (Former Administration Section) - Buildings 1, 2, 3, 11, 12, 13, 14, 15, 27 and 28, The Crescent, Edinburgh, SHP 26030
- DSTO (former Salisbury Explosives Factory) Site - Portion of the Headquarters Area (Former Administration Section) - Buildings 5, 6, 7 and 10, 6-30 Woomera Avenue, SHP 26031
- Administration Building, Glenside Hospital (former Parkside Lunatic Asylum), 226 Fullarton Road, Glenside, SHP 16185
- Former Philips Electrical Industries Administration Building, 8 Butler Drive Hendon, LHP
- Former Tubemakers Administration Building No 2, 498 Churchill Road, Kilburn SHP 26325
- Former Tubemakers of Australia Administration Building No 1, 500 Churchill Road, SHP 26303
- Dwelling (Former Adelaide & Suburban Tramway Company Administration Office), 16 William Buik Court, SHP 13516
- Administration Building, Hampstead Centre, 207-255 Hampstead Road, Northfield, SHP 10824
- Former Morris Hospital administration building (Lot 302 DP45068), 71-73 Folland Avenue, Northgate, LHP
- Hillcrest Hospital (former Northfield Mental Hospital) - former Administration Building 'Stanley House', 18 Heritage Court, Oakden, SHP 14447
- Port Adelaide Treatment Works, 16 Frederick Road, West Lakes, LHP
- Former Finsbury Munitions Factory Building 1 - Administration Building, 32 Audley Street, Woodville North, LHP

### **Assessment against Criteria (Under Section 16 of the *Heritage Places Act 1993*):**

**(a) it demonstrates important aspects of the evolution or pattern of the State's history.**

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

*The place should be closely associated with events, developments or cultural phases which have played a significant part in South Australian history. Ideally it should demonstrate those associations in its fabric.*

*Places will not normally be considered under this criterion if they are of a class of things that are commonplace, or frequently replicated across the State, places associated with events of interest only to a small number of people, places associated with developments of little significance, or places only reputed to have been the scene of an event which has left no trace or which lacks substantial evidence.*

The Secretary's Office is closely associated with the activities of the Royal Agricultural and Horticultural Society of South Australia (Society) and their vital and ongoing contribution to the development of agriculture and horticulture in South Australia. The Colony of South Australia was envisaged as an agrarian society, and agricultural, horticultural and pastoral production was a mainstay of initially the Colony's and then the State's economy. Over the past 175 years the Society has promoted new agricultural and horticultural practices to keep farmers up-to-date, as well as educating city-based people about agriculture and horticulture in South Australia. The Society also contributes to and promotes the crucial contribution that primary production makes to South Australia's economy. One of the main methods used by the Society to achieve their aims is the Spring Show held each September (occasionally in October in the past). The Society has held a Spring Show almost continuously since it was first formed in 1839, the main exceptions being during both world wars.

The secretary's Office was purpose-built then enlarged and refitted on a number of occasions to provide an administrative office for the Society's staff as well as a venue for members and their guests. The Secretary's Office lies at the centre of the Showgrounds, and has been used as the main administration building for the site since its construction in 1925. Each of the annual Adelaide Shows has been organised from there for the past 90 years, and during World War Two it served as the Headquarters for the armed forces based at the site. As well as day-to-day administration for the Society and Showgrounds, the Secretary's Office's is also a venue for members and their guests, providing them with access to a range of facilities. The dual functions and purposes of the Secretary's Office – administration and a venue for members – is evident in the physical fabric of the place and through a variety of documentary and oral history sources.

The Secretary's Office is the only purpose-built administrative office constructed for the Society, and is one of only a few buildings that readily illustrates the Society's activities and contribution to the history of South Australia's agricultural, horticultural, pastoral and economic development. The other structures that demonstrate the Society's activities and contribution in a similar manner to the

Secretary's Office include some of the pavilions and grandstands at the Adelaide Showground. However, those buildings performed different sorts of functions, including as exhibition and competition pavilions, or solely for viewing activities. The Secretary's Office played and still plays a significant role in South Australian history as the administrative heart of the Society and the place most closely associated with running the Society and its organisation of the Adelaide Show.

It is recommended that the nominated place **does** fulfil criterion (a).

**(b) it has rare, uncommon or endangered qualities that are of cultural significance.**

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

*The place should demonstrate a way of life, social custom, industrial process or land use which is no longer practised, is in danger of being lost, or is of exceptional interest. This encompasses both places which were always rare, and places which have become scarce through subsequent loss or destruction.*

*Places will not normally be considered under this criterion if their rarity is merely local, or if they appear rare only because research has not been done elsewhere, or if their distinguishing characteristics have been degraded or compromised, or if they are at present common and simply believed to be in danger of becoming rare in the future.*

The Secretary's Office is a small office or administrative building and does not demonstrate a way of life, social custom, industrial process or land use which is no longer practiced, is in danger of being lost, or is of exceptional interest. There are numerous office buildings in South Australia where staff provide administrative support for the day-to-day running of an organisation as well coordinating a variety of events.

In addition, while the Secretary's Office is an office or administrative building, it is also a purpose-built Showground building. While the Adelaide Show is South Australia's premier agricultural event, it is not the only one of its kind in South Australia. In 2018, 47 shows are planned by agricultural and horticultural societies across the State.<sup>40</sup> Each of these Societies has buildings to support their activities located at different showgrounds across South Australia. A number are identified in the comparability/rarity/representation section above. Consequently, the Secretary's Office could not be considered to demonstrate a way of life, social custom, industrial process or land use which is no longer practiced, is in danger of being lost or is of exceptional interest.



It is recommended that the nominated place **does not** fulfil criterion (b).

**(c) it may yield information that will contribute to an understanding of the State's history, including its natural history.**

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

*The place should provide, or demonstrate a likelihood of providing, information that will contribute significantly to our knowledge of the past. The information should be inherent in the fabric of the place. The place may be a standing structure, an archaeological deposit or a geological site.*

*Places will not normally be considered under this criterion simply because they are believed to contain archaeological or palaeontological deposits. There must be good reasons to suppose the site is of value for research, and that useful information will emerge. A place that will yield the same information as many other places, or information that could be obtained as readily from documentary sources, may not be eligible.*

There is no physical fabric, documentary or oral history evidence relating to the Secretary's Office to indicate that the place is likely to contain physical evidence not currently visible that will contribute meaningfully to the understanding of South Australia's history. While there was some very limited development at Wayville prior to the establishment of the showgrounds, the area of land under and in the immediate vicinity of the Secretary's Office was not built upon prior to the building's construction. Consequently, the likelihood that there is physical evidence under the Secretary's Office that is likely to yield meaningful information that will contribute to the history of South Australia that is not already well documented is highly unlikely.

It is recommended that the nominated place **does not** fulfil criterion (c).

**(d) it is an outstanding representative of a particular class of places of cultural significance.**

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

*The place should be capable of providing understanding of the category of places which it represents. It should be typical of a wider range of such places, and in a good state of integrity, that is, still faithfully presenting its historical message.*

*Places will not be considered simply because they are members of a class, they must be both notable examples and well-preserved. Places will be excluded if their characteristics do not clearly typify the class, or if they were very like many other places, or if their representative qualities had been degraded or lost. However, places will not be excluded from the Register merely because other similar places are included.*

The Secretary's Office was specifically built by the Royal Agricultural and Horticultural Society of South Australia (Society) as an administration office and place to hold meetings and entertain members and their guests, in particular, during the annual Adelaide Show. However, the primary function of the building, and one that it fulfils year round, is that of an administrative office.

The Secretary's Office was one of the initial buildings planned for construction after the Society began the process of moving from North Terrace to Wayville in 1914. However, World War One halted most building activities at Wayville, and the Secretary's Office was not constructed until 1925. The need for more space led to the substantial addition that was constructed in 1934. The Secretary's Office has been the heart of the Society's activities since 1925 and is the physical heart of the Showground, Wayville.

However, while the Secretary's Office is directly associated with the important role the Society has played in the organisation of the Adelaide Show and the resulting agricultural development of South Australia, it is not a notable example of an administrative or small office building. Dozens of small administrative or office buildings exist across South Australia and many of them are State or Local Heritage Places. A sample is included in the comparability, rarity and representation section above. Rather than being an outstanding example of an office building at the State level, the Secretary's Office is considered to be a good example of its class.

It is recommended that the nominated place **does not** fulfil criterion (d).

**(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.**

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

*The place should show qualities of innovation or departure, beauty or formal design, or represent a new achievement of its times.*

*Breakthroughs in technology or new developments in design would qualify, if the place clearly shows them. A high standard of design skill and originality is expected.*

*Places would not normally be considered under this criterion if their degree of achievement could not be demonstrated, or where their integrity was diminished so that the achievement, while documented, was no longer apparent in the place, or simply because they were the work of a designer who demonstrated innovation elsewhere.*

The Secretary's Office is a good example of a building constructed in the Interwar Mediterranean style. This was a popular style for larger domestic dwellings for the upper-middle classes in the 1920s and 1930s as well as for some small commercial and institutional buildings. Several good examples of the style are located in the Adelaide suburb of Springfield. An exceptional example of the style in the commercial/institutional context is the Hartley Building (former Teachers' College) at the University of Adelaide, 1927, (SHP 13652).

Unlike typical Interwar Mediterranean style buildings, the Secretary's Office is neither informally sited nor, asymmetrical, and does not take the opportunity to delight in the play of light and shade. The building does, however, faithfully display several other key tenets of the Interwar Mediterranean style, including domestic scale, a hipped roof clad in Marseille terracotta tiles, vertically proportioned windows, balconies, wrought iron work, window shutters, etc. However, the aesthetic characteristics of the building are not out of the ordinary for the style and the building did not receive critical recognition at the time of its construction for its aesthetic characteristics. Rather, the popular press noted the building for its ability to more ably meet the administrative and entertainment needs of the Society due to its size.

The building was constructed using masonry faced with stucco, a typical construction method for the time. It therefore, was not a breakthrough in fabrication techniques. Furthermore, it was built nearly a decade after the Hartley Building, which is acknowledged as an exceptional example of the style. Therefore the Secretary's Office, in comparison, cannot be considered to demonstrate a breakthrough in aesthetic sensibilities.

It is recommended that the nominated place **does not** fulfil criterion (e).

**(f) it has strong cultural or spiritual association for the community or a group within it.**

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

*The place should be one which the community or a significant cultural group have held in high regard for an extended period. This must be much stronger than people's normal attachment to their surroundings. The association may in some instances be in folklore rather than in reality.*

*Places will not be considered if their associations are commonplace by nature, or of recent origin, or recognised by a small number of people, or not held very strongly, or held by a group not widely recognised, or cannot be demonstrated satisfactorily to others.*

The Secretary's Office has been a feature of the Showground since the very first Adelaide Show was held at Wayville in 1925. The building is the administrative heart of the Royal Agricultural and Horticultural Society of South Australia's (Society) activities, and the place from which the premier show in South Australia is organised each year.

The Secretary's Office not only provides office space for staff but also rooms for members and their guests to watch events held during the Show on the oval. Its prominent central location at the heart of the Showground also makes it a landmark and convenient and distinctive meeting place for family and friends. Consequently, the Secretary's Office could be considered to be a special building for both the staff and members of the Royal Agricultural and Horticultural Society of South Australia, as well as for many Show attendees.

However, while the Secretary's Office may have a strong and direct cultural association for the Society's staff and members, it is more likely that the special attachment they feel is for the Showground as a whole, and/or the annual event 'The Show', rather than for a single building. Similarly, while the Secretary's Office is a convenient and distinctive meeting place for Show attendees, it is likely that any attachment to the place in this regard is due to its landmark qualities rather than its spiritual or cultural characteristics. When considered in the context of the whole of South Australia, there is not sufficient evidence to indicate that the cultural associations of this particular place are significant at the State level.

It is recommended that the nominated place **does not** fulfil criterion (f).

**(g) it has a special association with the life or work of a person or organisation or an event of historical importance.**

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

*The place must have a close association with a person or group which played a significant part in past events, and that association should be demonstrated in the fabric of the place. The product of a creative*

*person, or the workplace of a person whose contribution was in industry, would be more closely associated with the person's work than would his or her home. Most people are associated with many places in their lifetime, and it must be demonstrated why one place is more significant than others.*

*Places will not generally be considered under this criterion if they have only brief, incidental or distant association, or if they are associated with persons or groups of little significance, or if they are associated with an event which has left no trace, or if a similar association could be claimed for many places, or if the association cannot be demonstrated. Generally the home or the grave of a notable person will not be entered in the Register unless it has some distinctive attribute, or there is no other physical evidence of the person's life or career in existence.*

Formed within three years of the establishment of the Colony, the Royal Agricultural and Horticultural Society of South Australia (the Society) is one of South Australia's oldest and most enduring organisations. After a short period of struggle, the Society became firmly established as a leading agricultural and horticultural body in South Australia. For over 175 years the Society has contributed to the promotion and success of South Australia's farmers and horticulturists. The Society primarily achieves its aims through 'staging events' such as the annual Adelaide Show and by 'rewarding success'.<sup>41</sup> It promotes the ongoing improvement of crops, stock and farming techniques by acknowledging the finest examples of crops and livestock grown or raised in South Australia.

Prior to the industrialisation of the State's economy in the decades following World War Two, the Colony's and then State's economy was reliant on primary industry including mining, agriculture and pastoral activities. Agricultural and horticultural production still remains a vital component of the State's economy. The Society has contributed to that success by promoting and supporting the agricultural and horticultural development of South Australia. In addition, the Society is a conduit between city and rural people, actively working towards educating the public and building understanding about the contribution of and difficulties faced by those working on the land.

The Secretary's Office has an enduring association with the Society through its day-to-day use as the administrative centre of the Society, as well as during the annual Adelaide Show when members and their guests use the building. The central location for the Office was established by the prize-winning 1914 master plan for the Showground, and the building was constructed in 1925 in time for the first Show held at the new Wayville site. The building was extensively enlarged



in 1934 to better accommodate the ongoing administrative and entertainment requirements of the Society, and remains as both its physical and administrative heart. The integration of the Commonwealth Bank branch in the 1950s, the enclosure of the verandah in 1969, and the small single-storey addition in 1990 have added to the building's administrative functions and amenity.

While there are other buildings at the Adelaide Showground that were built by the Society, those buildings were specifically constructed as venues for temporary or intermittent use such as agricultural and horticultural competition and exhibition. For example, the Stud Sheep Pavilion that is used during the September show for the competition and display of prime sheep and wool. Consequently, these buildings are only used for short periods of time each year both during the Show and for other events that occur throughout the year. In contrast, the Secretary's Office is used all year round, and has the closest and most enduring associations with the work of the Royal Agricultural and Horticultural Society of South Australia.

It is recommended that the nominated place **does** fulfil criterion (g).

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## SITE RECORD

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**NAME:** Secretary's Office, Adelaide Showground **PLACE:** 26490

**FORMER NAME:** Secretary's Office

**DESCRIPTION OF PLACE:** Masonry building with stucco facing and Marseilles terracotta roof tiles in the Interwar Mediterranean style.

**DATE OF COMPLETION:** 1925, substantially enlarged 1934, additions 1950s, 1960s, 1990

**REGISTER STATUS:** SA Heritage Council nomination based on recommendation from Twentieth Century Heritage Survey (2008)

**CURRENT USE:** Administrative office, members rooms  
1925-ongoing

**PREVIOUS USE(S):** Army Headquarters  
1940-c1947

**ARCHITECT:** 1925 building unknown, 1934 enlargement E Caradoc Ashton, other additions Caradoc Ashton, Fisher, Woodhead and Beaumont Smith, 1990 Ian Campbell.

**BUILDER:** Messrs. Cheary Bros. 1934 addition

**SUBJECT INDEXING:** **Group:** Miscellaneous / Recreation and Entertainment

**Category:** Office [Miscellaneous]

**LOCAL GOVERNMENT AREA:** Unley

**LOCATION:** **Street No.:** 68  
**Street Name:** Goodwood Road  
**Town/Suburb:** Wayville  
**Post Code:** 5034

**LAND DESCRIPTION:** **Title Reference:** CT/6083/257

**Lot No.:** A506

**Plan No.:** D86063

**Hundred:** Adelaide

**MAP REFERENCE** **MGA Zone** 52

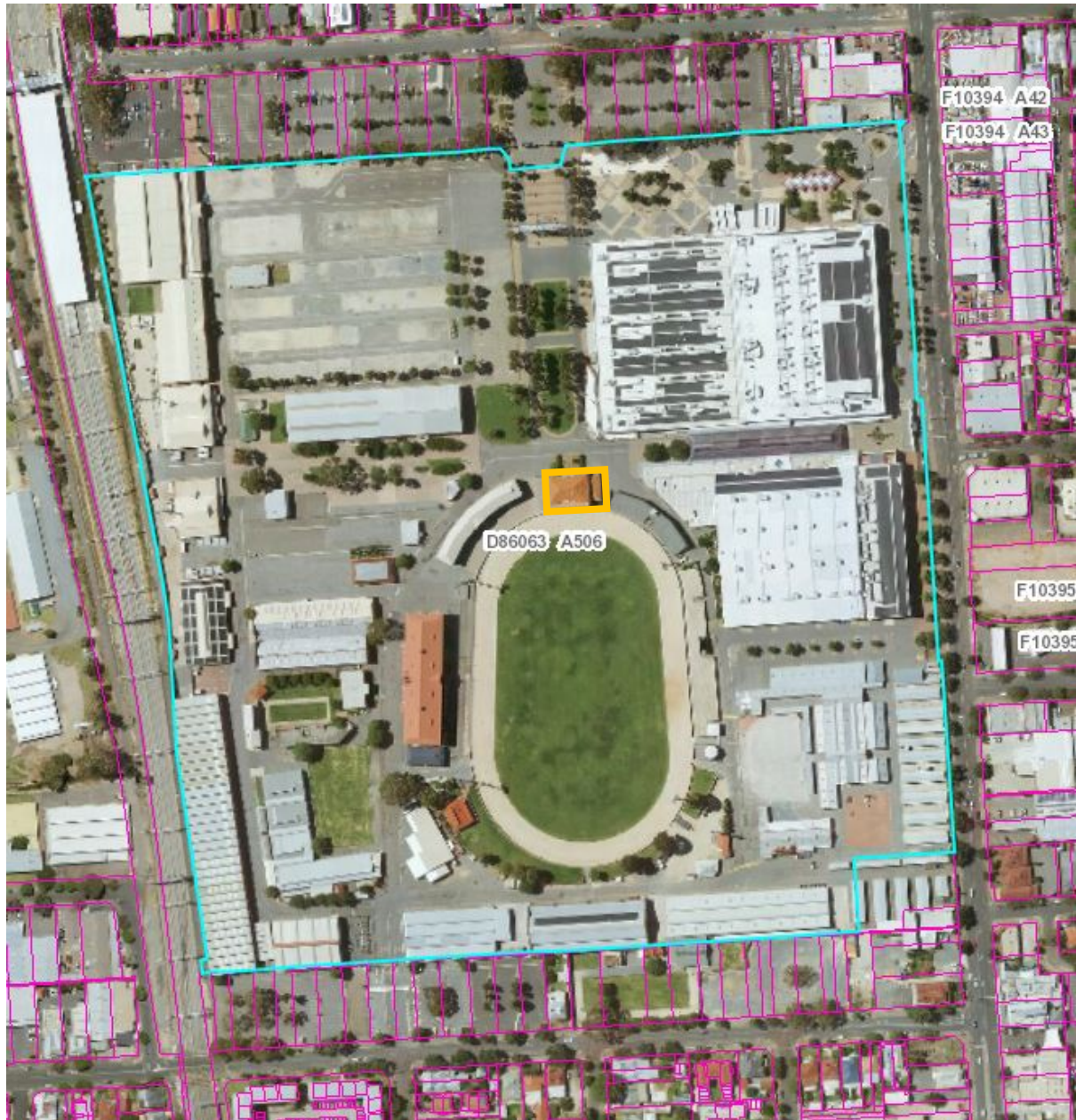
**Easting (X)** 1376787.6208

**Northing (Y)** 6090728.1752

## SITE PLAN



**NAME:** Secretary's Office, Adelaide Showground

**PLACE:** 26490



**Secretary's Office, Adelaide Showground, 68 Goodwood Road, Wayville, SA, 5034**

### Legend

-  Adelaide Showground, CT/6083/257 A506 D86063
-  Secretary's Office

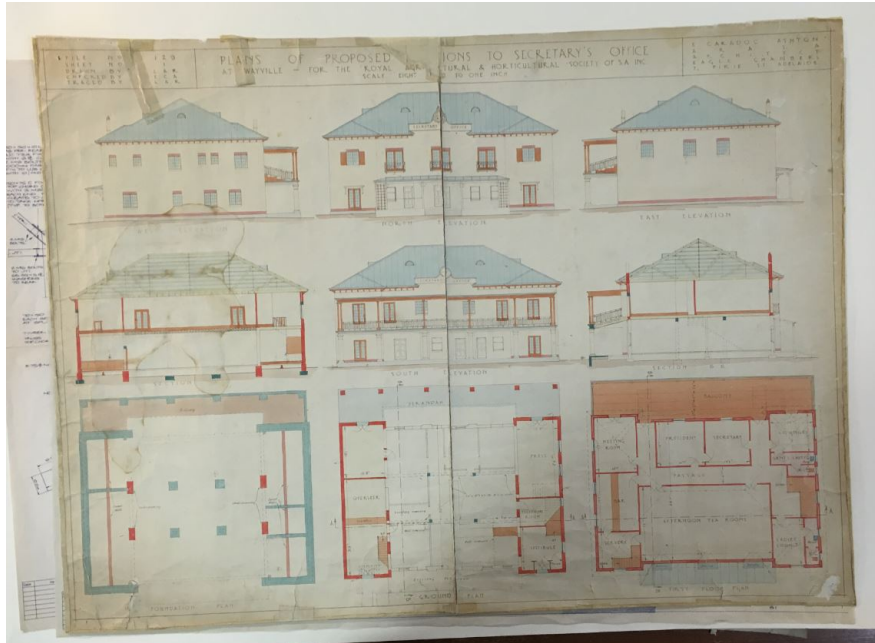




## PHOTOS

**NAME:** Secretary's Office, Adelaide Showground

**PLACE:** 26490



**Architectural Plan for the proposed additions to the Secretary's Office 1934**

Source: RAHSSA Archive



**Secretary's Office western elevation**

Source: Heritage South Australia, 2017

## PHOTOS

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**NAME:** Secretary's Office, Adelaide Showground

**PLACE:** 26490

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**Secretary's Office view to the north-east showing the enclosed verandah and balcony**

Source: Heritage South Australia, 2017



**Secretary's Office view to the north showing the 1990 single storey addition that incorporates the 1926 former Commonwealth Bank branch.**

Source: Heritage South Australia, 2017

## PHOTOS

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**NAME:** Secretary's Office, Adelaide Showground

**PLACE:** 26490

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**Secretary's Office eastern elevation showing 1990 addition**

Source: Heritage South Australia, 2017



**Secretary's Office eastern elevation showing modifications to former Commonwealth Bank branch**

Source: Heritage South Australia, 2017



**Secretary's Office northern elevation detail showing the first floor double door and balcony**

Source: Heritage South Australia, 2017



## PHOTOS

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**NAME:** Secretary's Office, Adelaide Showground

**PLACE:** 26490

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**Secretary's Office northern elevation, detail showing cover over the ground floor door**

Source: Heritage South Australia, 2017



**Secretary's Office view of first floor showing internal partitioning and false ceilings in what was the afternoon tea room**

Source: Heritage South Australia, 2017

## PHOTOS

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**NAME:** Secretary's Office, Adelaide Showground

**PLACE:** 26490

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**Secretary's Office view of interior detail showing the original ceilings**

Source: Heritage South Australia, 2017



**Secretary's Office view of the enclosed balcony**

Source: Heritage South Australia, 2017



## PHOTOS

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**NAME:** Secretary's Office, Adelaide Showground

**PLACE:** 26490

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**Secretary's Office view of first floor interior showing doors and framing, skirting boards and picture rail**

Source: Heritage South Australia, 2017



**Secretary's Office view of first floor interior showing original windows**

Source: Heritage South Australia, 2017

## PHOTOS

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**NAME:** Secretary's Office, Adelaide Showground

**PLACE:** 26490

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**Secretary's Office view of first floor interior showing the staircase balustrade**

Source: Heritage South Australia, 2017



**Secretary's Office view of ground floor showing new ceiling and office fit-out**

Source: Heritage South Australia, 2017

## PHOTOS

**NAME:** Secretary's Office, Adelaide Showground

**PLACE:** 26490



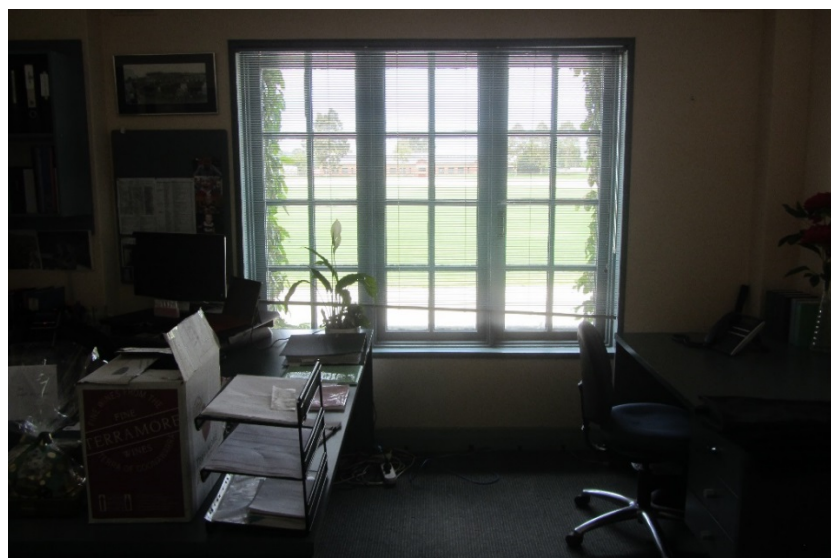
**Secretary's Office view of ground floor interior showing modern office fit-out**

Source: Heritage South Australia, 2017



**Secretary's Office view of ground floor interior showing modern office fit-out**

Source: Heritage South Australia, 2017



**Secretary's Office view of ground floor showing modern office fit-out in enclosed verandah**

Source: Heritage South Australia, 2017

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- <sup>1</sup> Rob Linn (2014), *Sharing the Good Earth*, (Adelaide: Royal Agricultural and Horticultural Society of South Australia), pp.2-22.
- <sup>2</sup> Linn, pp.2-22. Colin Kerr and Margaret Kerr (1983), *Royal Show*, (Adelaide: Stock Journal), pp.9-16.
- <sup>3</sup> Mary Thomas quotes in Kerr, p.15.
- <sup>4</sup> 'South Australian Agricultural and Horticultural Show', *Southern Australian* 18 February 1842, p.3. 'South Australian Agricultural and Horticultural Society's Fifth Periodical Show', *Observer* 22 February 1845, p.5. Linn, pp.2-21, 47.
- <sup>5</sup> Linn, p.78
- <sup>6</sup> Linn, p.80.
- <sup>7</sup> Linn, p.106-109. 'The New Showground', *The Register* 27 November 1913, p.6.
- <sup>8</sup> Kerr, p.69.
- <sup>9</sup> Kerr, p.69. 'New Show Grounds', *Observer* 3 May 1919, p.29. Grieve Gillett Anderson (2016) DRAFT 'Royal Adelaide Showground Conservation Management Plan', pp.13-15.
- <sup>10</sup> Andrew Klenke (2016), 'Diminution and Demolition' in Christine Garnaut, Julie Collins and Bridget Jolly eds., *Adelaide's Jubilee International Exhibition 1887-1888*, (Sydney: Crossing Press), pp.338-339. 'New Show Grounds A Startling Suggestion Society May Abandon Them', *The Chronicle* 19 March 1921, p.37.
- <sup>11</sup> Grieve Gillett Anderson, pp.15-16.
- <sup>12</sup> Linn, p.120. Kerr, p.79.
- <sup>13</sup> GC Sims ed. (1986), *South Australian Year Book*, (Adelaide, Australian Bureau of Statistics), pp. 68-69.
- <sup>14</sup> Quoted in Kerr, p.82.
- <sup>15</sup> Linn, p.123-125. Grieve Gillett Anderson, p.17.
- <sup>16</sup> Linn, pp.124-126. Grieve Gillett Anderson, pp.20-23.
- <sup>17</sup> Linn, pp.143-145. Kerr, p.85. Plans for Big Camp at Showground', *News* 4 March 1940, p.5. 'Improvisation on Large Scale How Wayville Works as a Hospital', *Advertiser* 2 October 1941, p.6. 'Royal Show May Last Ten Days', *News* 9 December 1946, p.5.
- <sup>18</sup> Linn, p.151.
- <sup>19</sup> Kerr, p.86
- <sup>20</sup> David C Rich (1996), 'Tom's Vision? Playford and Restructuring' in Bernard O'Neil, Judith Raftery and Kerrie Round, eds., *Playford's South Australia Essays on the history of South Australia*, (Adelaide: Assoc. Professional Historians), p.111.
- <sup>21</sup> Michael Williams quoted in Graeme Hugo (1996), 'Playford's people Population Change in South Australia', in Bernard O'Neil, Judith Raftery and Kerrie Round, eds., *Playford's South Australia Essays on the history of South Australia*, (Adelaide: Assoc. Professional Historians), p.43.
- <sup>22</sup> Hugo, pp.42-43. Kerr, p.102.
- <sup>23</sup> Grieve Gillett Anderson, p.27. Kerr, p.122.
- <sup>24</sup> Linn, pp.207-209, 211, Grieve Gillett Anderson, p.27.
- <sup>25</sup> Linn, p.211 Kerr, p.95.
- <sup>26</sup> Rob Linn (2014), *Sharing the Good Earth*, (Adelaide: Royal Agricultural and Horticultural Society of South Australia), p.108.
- <sup>27</sup> Linn, pp.112-117. 'The New Showgrounds A Hive of Industry', *Observer* 23 May 1925, p.8. 'White City of Wayville New Home of the Royal Agricultural Society Finest Showgrounds in Commonwealth', *News* 8 September 1925, p.14.
- <sup>28</sup> While there is a clock affixed to the roof of the Secretary's Office it is not clear if it is the same clock presented to the Society by John Melrose that was relocated after the extension of the Secretary's Office in 1934 or if it is a newer clock.
- <sup>29</sup> 'White City of Wayville New Home of the Royal Agricultural Society Finest Showgrounds in Commonwealth', *News* 8 September 1925, p.14. 'Showgrounds, Wayville', Pictorial Collection State Library of South Australia, B2928.
- <sup>30</sup> 'Getting Ready Improvements to Showgrounds', *Observer* 10 July 1926, p.5.
- <sup>31</sup> 'Preparing for the Show', *Advertiser* 31 August 1926, p.18. E Caradoc Ashton 'Plans of Proposed Alterations to Secretary's Office', Architectural Drawing, Royal Agricultural and Horticultural Society of South Australia Archive.
- <sup>32</sup> E Caradoc Ashton 'Plans of Proposed Alterations to Secretary's Office', Architectural Drawing, Royal Agricultural and Horticultural Society of South Australia Archive.



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<sup>33</sup> Caradoc Ashton, Fisher, Woodhead & Beaumont Smith (1951), 'Alterations to Secretary's Office Wayville for RA&HS' Architectural Drawing, Royal Agricultural and Horticultural Society of South Australia Archive. Caradoc Ashton, Fisher, Woodhead and Partners (1969), 'Alterations to Office Block Wayville Showgrounds', Architectural Drawings, Royal Agricultural and Horticultural Society of South Australia Archive. Ian Campbell & Co Architects (1989), 'Wayville Showgrounds Administration Building Alterations & Additions', Architectural Drawing, Royal Agricultural and Horticultural Society of South Australia Archive. C Lorraine (1942), 'Military Camp Wayville Showgrounds Wayville West', Royal Agricultural and Horticultural Society Archives.

<sup>34</sup> Personal Communication John Rounsell 13 December 2017.

<sup>35</sup> Julie Collins (2009), 'Ashton, Edward Caradoc', Architecture Museum, University of South Australia, Architects of South Australia, [http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=91](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=91) [Accessed 8 February 2018].

<sup>36</sup> Richard Apperly, Robert Irving and Peter Reynolds (1989), *A Pictorial Guide to Identifying Australian Architecture*, (North Ryde: Angus and Robertson), p.149.

<sup>37</sup> Apperly, p.175.

<sup>38</sup> Apperly, p.172.

<sup>39</sup> Apperly, pp.174-175.

<sup>40</sup> Agricultural Societies of South Australia Show Guide <http://www.sacountryshows.com/pages/sa-country-shows.php> [accessed February 2018].

<sup>41</sup> Royal Agricultural and Horticultural Society of South Australia Inc 'Charter' <http://rahs.com.au/about-us/constitution-charter/> [accessed 26 October 2017].