

PORT ADELAIDE STATE HERITAGE AREA

EXISTING CONDITION ASSESSMENT AND RECOMMENDATIONS



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CONTENTS

1.0 INTRODUCTION

2.0 RECOMMENDATIONS OF THE REPORT

3.0 INDIVIDUAL BUILDING AND SITE ASSESSMENTS

Calton Street

Commercial Road - East Side
West Side

Divett Street - North Side
South Side

Lipson Street - East Side
West Side

McLaren Parade

Nile Street

North Parade - South Side

St Vincent St - North Side

Timpson Street - East Side
West Side

Todd Street - East Side
West Side

Appendices

1. Existing Heritage Listings for buildings within the State Heritage Area.

1.0 INTRODUCTION

This report, prepared as part of the Port Adelaide Heritage Advisory Service programme, aims to provide the City of Port Adelaide with an existing condition assessment of buildings and sites within the Port Adelaide State Heritage Area. The report builds upon the historical information gained from the *Port Adelaide Conservation Study*¹ and outlines necessary restoration and maintenance works required for each of the individual buildings within the State Heritage Area. It will provide a ready photographic reference for the Port Adelaide Council Planning officers. In addition, the recommendations for vacant sites within the Port Adelaide Heritage Area are also outlined, to provide some preliminary conceptual ideas for potential developers or property owners who may wish to develop these sites.

Where relevant, early photographs of the buildings are reproduced from the collection of early photographs held by the Special Projects Section of the Premiers Department, currently held in the Port Adelaide Project Office, in Wharf Shed No.1.

The Port Adelaide State Heritage Area was designated as a State Heritage Area in 1978 and subsequent to that date significant appropriate heritage based development has occurred within this area. The most notable developments have been undertaken by the State Government and include streetscape improvement works (new foot paths, tree planting, installation of bollards, etc) which were undertaken in 1987-1988. The development of the South Australian Maritime Museum by the State Government incorporating the conversion of the Ferguson Bond Store and other buildings in Lipson Street, together with the relocation of the Light House and conversion of Wharf Sheds for Museum purposes, has had a dramatic physical impact on the Port Adelaide State Heritage Area.

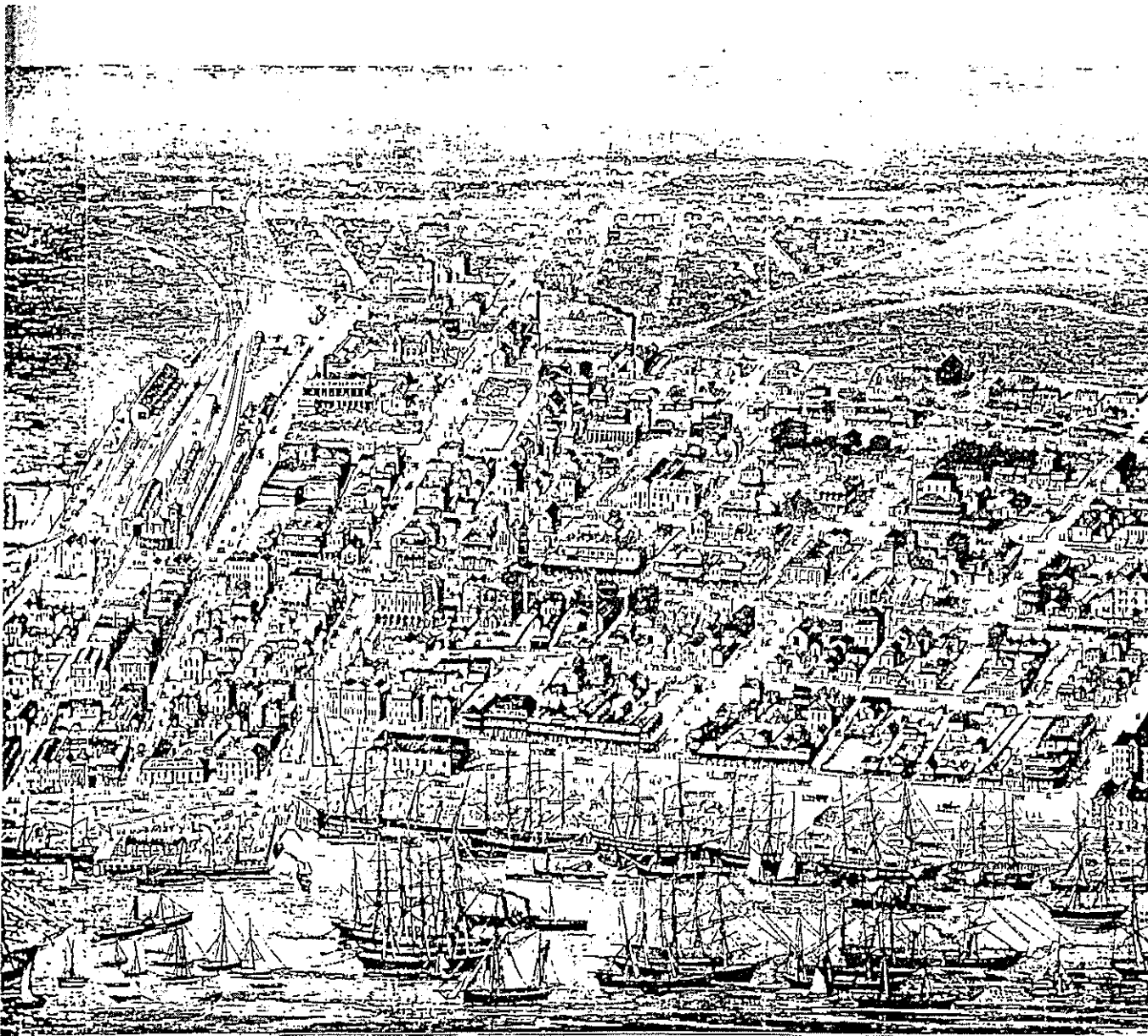
The Port Adelaide Heritage Advisory Service, jointly funded by the State Government and Port Adelaide Council, was formally commenced in December 1990. The Port Adelaide Council had initiated this advisory position in 1986, and it was previously fully funded by Council. This Advisory Service aims to provide property owners with free architectural advice and to facilitate appropriate development within the State Heritage Area and for individual historic buildings elsewhere in the City of Port Adelaide. In addition, other tasks as identified by the Port Adelaide Heritage Advisor management group are also undertaken by the Advisor. The following assessment of the Port Adelaide State Heritage Area has been identified as necessary by the management group.

This report has been prepared by Elizabeth Vines, Heritage Advisor for Port Adelaide and Katrina McDougall, Architectural Historian. All survey work was undertaken between August 1991 and February 1992.

¹ South Australian Planning Authority, June 1977, prepared by Elizabeth Vines, B Arch (hons) Melb, for the Port Adelaide Centre Joint Committee



**Map of Port Adelaide State Heritage Area
(with Street Nos of Properties Marked)**



1879 Lithograph of Port Adelaide (illustrated Adelaide News, May 1879)

2.0 RECOMMENDATIONS OF THE REPORT

This report is primarily concerned with individual buildings and sites within the Port Adelaide State Heritage Area. However, during the compilation became apparent and these are outlined below:

2.1 Vacant Buildings in the State Heritage Area

A large number of the buildings in the Heritage Area and central Port Area are now vacant. Many of these are large significant historic structures which are owned by the State Government. The Police Buildings and Customs House have become redundant due to the relocation of the police complex, and other privately owned buildings are now empty because of changes in management of shipping activities in the Port. In addition, the Institute Building on St Vincent Street is also vacant due to the relocation of the library and the Town Hall building adjacent to the Council Chamber is under utilised and is in parts structurally unsound. The following summarises those building in the State Heritage Area (or immediately adjacent) which are empty and at risk:

- Quarantine Office, 29 North Parade
- Customs House, Commercial Road
- Police Station, 66 Commercial Road
- Central Buildings, 74 Commercial Road
- Former Bank, cnr Commercial/Divett St
- Offices, 3-5 Divett St
- Melship Building, 7 Divett St
- Divett Chambers, 11-13 Divett St
- Former houses, 8, 10, 12 Divett St
- Warehouse, 21 Divett St
- Former Kochs Transport Building, Divett St
- 112 Lipson St
- 28 Nile St
- 33 Nile St
- Former Malloy Transport Pty Ltd, 5 Timpson St
- Warehouse, Timpson/Todd St
- Government Offices and Store, 33 Nile St

The lack of any future planning or management for these buildings is now an urgent issue, particularly where many of these are government owned. In the past, issues of physical development have been concentrated on by the Port Centre Project team, with seemingly little attention paid to the ongoing problems of buildings made redundant by relocation of certain major activities. This continues to be the case with the construction of the new TAFE college which will render the existing TAFE college building (formerly the Harbours Board Building) redundant.

2.2 The Physical Presentation of Public Spaces in the State Heritage Area

Within the State Heritage Area there are a number of problems which are now apparent. Some ten years after the commencement of the streetscape improvement works in the Port, these are as follows:

Drainage problems - the roof drainage of many buildings discharge into open grates from the footpaths and connects into the stormwater cross overs discharging into the open gutters. Most stormwater pipes are now blocked and need clearing. This is a straight forward exercise and needs to be coordinated in the Heritage Area. Downpipes should be directly connected into stormwater not by open grates which get blocked.

The Trees in the State Heritage Area and Landscaped areas: these trees are not thriving and they do not seem to do well in the conditions in the Port. The street environment in many cases is shabby and unattractive. In addition areas now used for carparking are also poorly landscaped and a notable example of this is the Council carpark, corner Nile Street and Robe Street and the private carpark, corner of Divett and Timpson Streets. Elsewhere in the Port plane trees have been planted successfully (in the Port Dock Railway Museum, K Mart complex and recently in front of the Police Complex) and a review of the existing *Alnus* trees in the Heritage Area needs to be undertaken to establish viability in this area. In the six years that these trees have been planted they do not appear to have grown or flourished.

2.3 Other buildings in the Port Centre outside the State Heritage Area

The Greater Port Adelaide Heritage Survey covers the assessment of buildings all outside the Port Centre area (as defined by brief to consultants, McDougall & Vines). The State Heritage area allows for detailed protection for historic buildings within this section of the Port Centre area but there are many buildings outside of this area but within the Port Centre which have not been assessed in this report nor in the 1977 Conservation Study.

Three obvious example of buildings in this category under threat are: Central Buildings (currently vacant and being neglected), Quins building (currently subject to redevelopment proposals) and 21 The Minories (the demolition of which has been approved as part of the housing development in this section of the Port).

It would appear necessary to undertake an assessment of the following buildings so that in particular the Port Centre Project is made aware of the significance of these buildings:

Vosz Store, cnr Butler Street (registered on State Heritage Register)
Shops, 69-75 Commercial Road (cnr St Vincent Street)
Shops, 80-82 Commercial Road
Ezywalkins, 85-87 Commercial Road
Shops, 87-91a Commercial Road
Shops, 109-113 Commercial Road (cnr Butler Street)
Browns Furniture (former Hotel), 112 Commercial Road
Shops, 117-129, 133, 135 Commercial Road
New Market Hotel and shops, 118-134 Commercial Road
Shop, 35 Dale Street (cnr Ship Street)
Residence, 54 Dale Street
Residence, 56 Dale Street
Houses, 85, 87 Dale Street
Old Presbyterian Church, 69 Leadenhall Street (cnr Marryatt)
Formbys Store, Leadenhall Street
Dulux Australia, 93 Lipson Street
Shop 97-99 Lipson Street
Shop 101 Lipson Street

St Mary's Roman Catholic Church, cnr Marryatt (registered on State Heritage Register)

St Pauls Church of England, St Vincent Street
Club House Hotel, 8 St Vincent Street
Kembla House, 55 St Vincent Street
Quins, 77 St Vincent Street
Rakowski House, 126 St Vincent Street

Shops, 128-134 St Vincent Street
Globe Hotel and shops, 138-144 St Vincent Street
Bower Buildings, 150-156 St Vincent Street
Central Buildings, St Vincent Street cnr Commercial Road

3.0 INDIVIDUAL BUILDING AND SITE ASSESSMENTS

Buildings are organised into alphabetical order according to street as follows:

Calton Street

Coach House, Calton Street

Commercial Road

Olivers Hardware, 17 Commercial Road

Westpac Bank Building (formerly Bank of NSW), Commercial Road, (cnr Divett Street)

Commercial Hotel, 29-31 Commercial Road

P & O Building, Police Building and Dagwood & Blondies Sandwich Bar, 33-34 Commercial Road

Ozone Fish Cafe, Book Exchange and National Australian Bank, 45-51 Commercial Road

Port Admiral Hotel, 55 Commercial Road (cnr St Vincent Street)

Customs House Complex (including former Institute), 56 Commercial road (North Parade and Nile Street)

Court House, 62 Commercial Road (cnr Nile Street)

Police Station, 66 Commercial Road (cnr St Vincent Street)

Central Buildings, 74 Commercial Road (cnr St Vincent Street)

Divett Street

Two storey offices, 3, 5, 7 Divett Street

Child and Adolescent Mental Health Service (formerly National Bank), 9 Divett Street

Divett Chambers, 11-13 Divett Street

Wilhelmsen Lynn Elder Pty Ltd, 17 Divett Street

Specialty Cabinets, 19 Divett Street

Vacant Warehouse (former George Wills & Co Ltd), 21 Divett Street (cnr Timpson Street)

Vacant block, Divett Street (cnr Timpson Street)

Offices, 22, 25 Divett Street

Former Koch's Transport Building, 27-29 Divett Street

Former Houses, 8, 10, 12 Divett Street

Schenker & Co Pty Ltd, 20 Divett Street

The Australian Institute of Marine Engineers, 22 Divett Street

Divett/Timpson Street Carpark - vacant land

Ship Owners Services Centre, cnr Divett & Todd Street

Lipson Street

ANZ Bank (former Union Bank), 111 Lipson Street

Tayper Enterprises Office, 113-115 Lipson Street

Weman's Sail Makers Warehouse, 117 Lipson Street

Lipton Tea Room, 119 Lipson Street

South Australian Maritime Museum Administration Building (former Commercial Bank of Australia), 119 Lipson Street

Shipping Agent Office Building, 121-123 Lipson Street

Two storey residence (former Port Adelaide Providores Pty Ltd), 125 Lipson Street (corner Divett Street)

Strang International (formerly Bank of Australasia), 127 Lipson Street (corner Divett Street)

Anderson Solicitors, 110 Lipson Street

Central Chambers, 112 Lipson Street

La Banca Italian Restaurant (former Bank of Adelaide), 114 Lipson Street

McLachlan & Co Custom Shipping & Forwarding Agency, 116 Lipson Street

Warehouse, 118 Lipson Street

Offices of Conaust Ltd, Beaufort Shipping Agency Co., 124 Lipson Street

Maritime Museum (former Ferguson Bond Store), 126 Lipson Street (cnr Divett Street)

Britannia Hotel, 130 Lipson Street (cnr McLaren Parade)

McLaren Parade

H Muecke & Co warehouses, 6 McLaren Parade (cnr Timpson Street)

Vacant Site, McLaren Parade

Port Adelaide TAFE College (incorporating Harbours Board Building), McLaren Parade (between Lipson & Commercial Road).

Lighthouse Inn, McLaren Parade (cnr Commercial Road)

Nile Street

Seafarers Centre, Nile Street corner of Nelson Street
Commercial Properties, 20, 22 Nile Street
Rear of Council Offices, 28 Nile Street
Former Port Adelaide Casualty Hospital, 32 Nile Street
Government Store, 27-31 Nile Street
Former Water Works Store, 33 Nile Street

North Parade

Falie Charters Building, 27 North Parade
Quarantine Office (former Telegraph Station), 29 North Parade

Robe Street

Offices, 15-19 Robe Street

St Vincent Street

Shops and Offices, 129-147 St Vincent Street
Former Housing Trust Offices, St Vincent Street (cnr Robe Street)
Port Adelaide Council Chambers, St Vincent Street, Port Adelaide
Port Adelaide Town Hall, 163 St Vincent Street
Commonwealth Bank (former Health Officers residence), St Vincent Street
Post Office (former Commonwealth Savings Bank), 175 St Vincent Street
Stone Warehouses, 227-225 St Vincent Street
Malin Russell & Co, 229-231 St Vincent Street
Scammell & Co Barristers and Solicitors, 235 St Vincent Street
Railway Hotel, 247 St Vincent Street (cnr Lipson Street)
Drinking Fountain (cnr St Vincent Street & Lipson Street)
Winterhude Garden Coffee Lounge, 249-251 St Vincent Street
Moritz Fine Furniture, 253 St Vincent Street
St Vincent Chambers, 255-265 St Vincent Street
Royal Arms Hotel, St Vincent Street, cnr Todd & Timpson

Timpson Street

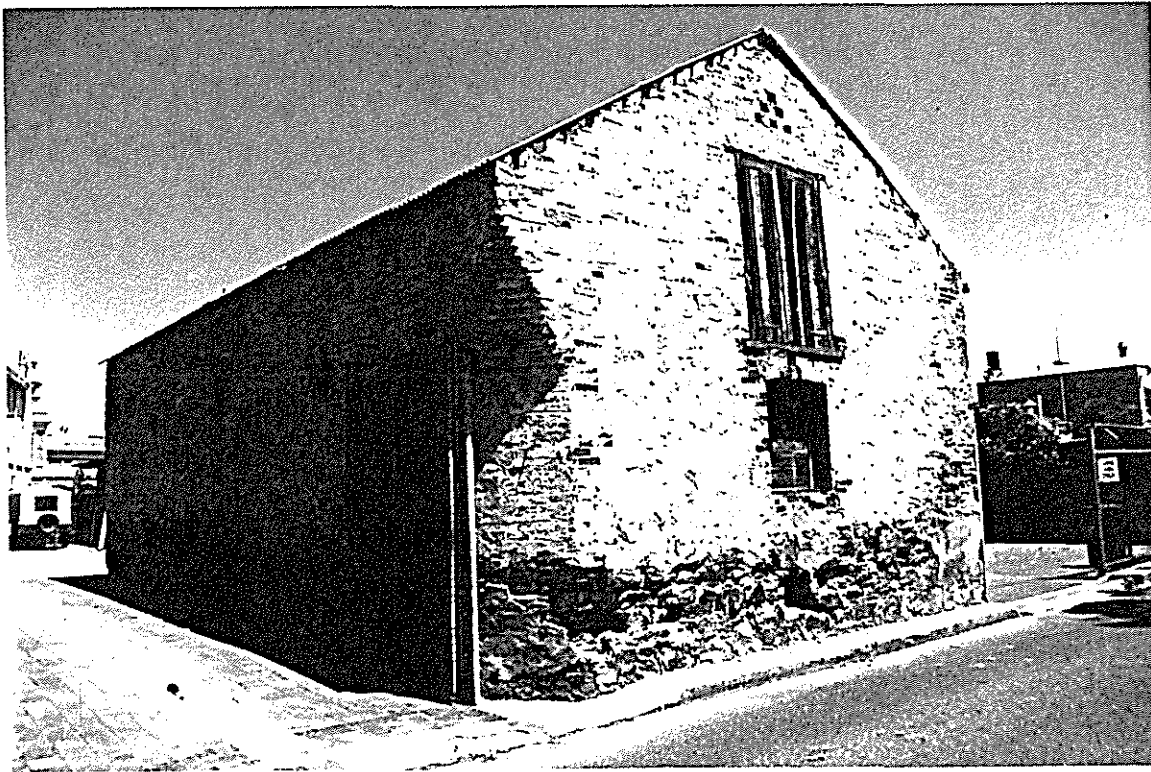
Malloy Transport Pty Ltd, 5 Timpson Street
Former Rofe & Co warehouses, 7-9 Timpson Street
Specialist Rope Splicers, corrugated iron building, 11 Timpson Street
Conaust Limited, corrugated iron shed, 13 Timpson Street
John McKell & Son, Flour Milling Engineers building, 15 Timpson Street
Warehouse, Timpson Street
Rear ITeC Complex, Timpson Street

Todd Street

Strang Patrick Stevedoring, 3 Todd Street
Three storey stone warehouse, 5 Todd Street
Corrugated iron and stone warehouse, 5a Todd Street
Former Mission to Seaman Building, now Dismus House Complex, 7 Todd Street
Port Adelaide Radio Club, Todd Street
Port Adelaide Information Technology Centre (ITeC), 4-6 Todd Street
Brick Warehouse, 8a Todd Street
Port Dock Hotel, 10 Todd Street

NAME: Coach House

ADDRESS: Calton Street



DATE OF CONSTRUCTION: c.1850s

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

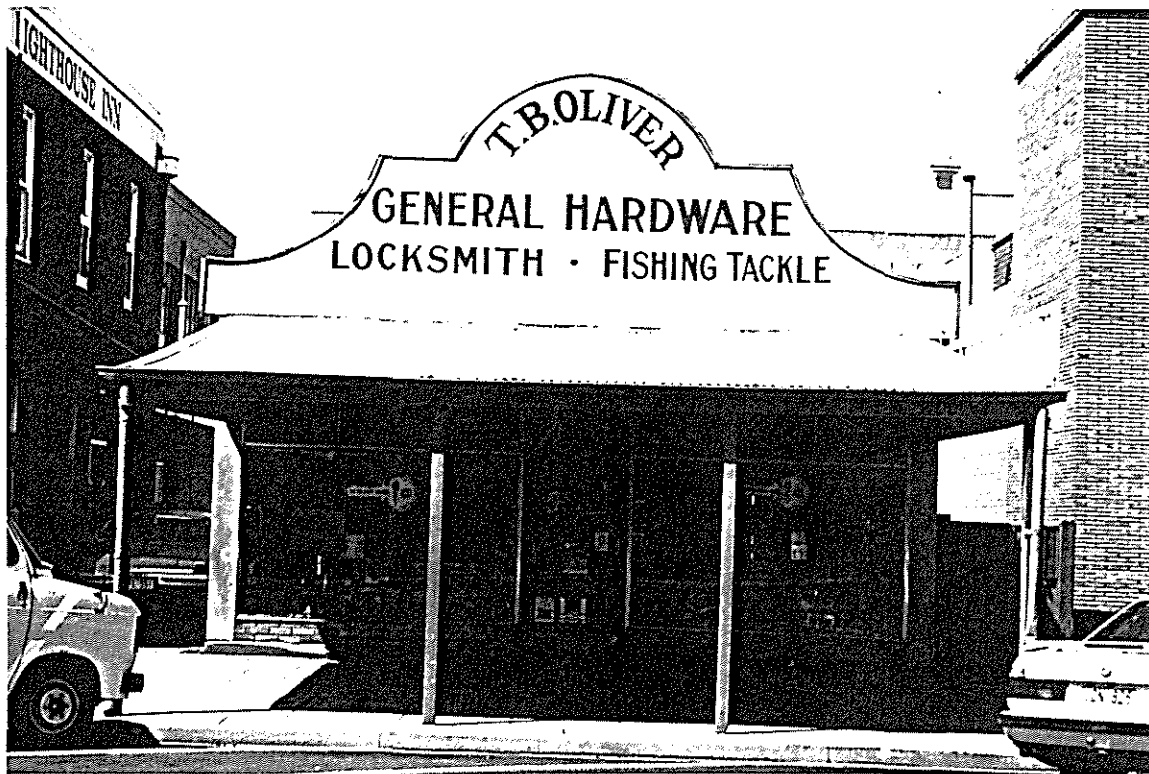
CURRENT USE: Vacant

BUILDING HISTORY AND ANALYSIS: This building was the stables of the Port Admiral Hotel and is simply constructed in random stone, rubble and brick. It is currently in poor condition having been rendered on the side wall (presumably to address the damp problem). It is currently at risk, with gutters deteriorated and down pipes non functional. There is extreme deterioration of stone work and brick work, all joinery is badly dilapidated and roofing is inadequate with absence of fascias and barge cappings.

BUILDING IMPROVEMENT RECOMMENDATIONS: Stabilisation of this building is recommended to prevent further deterioration. Full restoration of this simple structure would be an expensive exercise and economically could be hard to justify. However, such simple structures are part of the Port's character and retention and restoration, stabilisation and recycling is to be strongly encouraged.

NAME: Olivers Hardware

ADDRESS: 17 Commercial Road



DATE OF CONSTRUCTION: c.1910

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Shop

BUILDING HISTORY AND ANALYSIS: A simple corrugated iron shop typical of early port buildings but now rare. The decorative parapet with traditional signwriting is of note. The stallboard to the shopfront has been altered with brick base construction, but the shop window construction and entry door date from c.1925 and are appropriate for the shop.

BUILDING IMPROVEMENT RECOMMENDATIONS: Retention of this building, particularly corrugated iron side walls, roof profile and parapet detailing and verandah is recommended. Rendering of base bricks to shopfront would assist the buildings presentation.

NAME: Westpac Bank Building (formerly Bank of NSW)

ADDRESS: Commercial Road, corner of Divett Street



DATE OF CONSTRUCTION: c.1950

HERITAGE LISTING: Part of Port Adelaide Heritage Area

CURRENT USE: Vacant

BUILDING HISTORY AND ANALYSIS: A well detailed building retaining intact elements from its date of construction including remarkable blue tiling and slim line yellow bricks on a base plinths of black marble. The entry door has been altered but other detailing is intact and unusual for the port area. However, it is of high quality for its period and any attempt to alter this period detailing should be resisted. Particularly notable are the curved tiles around the entry columns and careful bullnosed tiles at pilaster edges and window sills.

BUILDING IMPROVEMENT RECOMMENDATIONS: Retention of original external detailing is recommended for this building. Remove exposed electrical conduit and projecting signs. Some tile repair is required where signs have been removed.

NAME: Commercial Hotel

ADDRESS: 29-31 Commercial Road



DATE OF CONSTRUCTION: c. 1889

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Hotel

BUILDING HISTORY AND ANALYSIS: The Commercial Hotel obtained its first license in 1840 but the original hotel was destroyed in a fire in 1857 which burnt out most of the block to the Port Admiral Hotel. It appears that the present hotel was built in the late 1880s and subsequent to that date the exterior has been altered. Originally the two storey verandah contained paired columns and a stripped roof as viewed in early photographs. Early sign writing hoarding is visible on the lower verandah level. The verandah was subsequently extended to footpath line at both levels to achieve its present configuration. This building has been upgraded and restored although the recent glazed infilling of the verandah at the upper level is inappropriate.

BUILDING IMPROVEMENT RECOMMENDATIONS: Continued careful maintenance of this building and removal of verandah infilling is recommended.

Sketched floor plan and section 11.12.2004

NAME: P & O Building, Police Building and Dagwood and Blondies Sandwich Bar

ADDRESS: 33-43 Commercial Road



DATE OF CONSTRUCTION: Various but recently refronted

HERITAGE LISTING: nil

CURRENT USE: Shops and offices

BUILDING HISTORY AND ANALYSIS: A row of three plainly detailed modern buildings which although are not of heritage significance and not incorporating traditional detailing are neutral elements within the streetscape. The use of the pavement for outdoor seating by the sandwich bar incorporating vines and verandah/pergola is appropriate for this location.

BUILDING IMPROVEMENT RECOMMENDATIONS: Ongoing maintenance is recommended. Any redevelopment of these buildings should be carefully considered with architectural detail making reference to typical Port detailing.

NAME: Ozone Fish Cafe, Book Exchange and National Australian Bank

ADDRESS: 45-51 Commercial Road



DATE OF CONSTRUCTION: c. 1870s, National Bank, c.1965

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Fish Cafe, Bookshop and Bank

BUILDING HISTORY AND ANALYSIS: Nos 45 & 47 were constructed probably c.1870 and are visible on the 1886 map with a verandah. These buildings with verandahs are visible in early photographs 1911. These buildings have recently been repainted in heritage derived colour schemes. The ground floors are not original to the building and in the long term any new shopfront contemplated should incorporate traditional timber detailing with splayed recessed entries.

The National Australia Bank is a completely inappropriate design for this location and is of awkward height and scale.

BUILDING IMPROVEMENT RECOMMENDATIONS: Continue to maintain no.45 and 47 in good condition. New development would be appropriate for no. 49-51 which more carefully reflects scale and detailing more typical of buildings in the Port.

NAME: Port Admiral Hotel

ADDRESS: 55 Commercial Road (cnr St Vincent Street)



DATE OF CONSTRUCTION: 1849 (with subsequent alterations)

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Hotel

BUILDING HISTORY AND ANALYSIS: This Hotel was first licensed as the "Railway Hotel" because one early scheme had routed the railway down the Port Road. An early engraving (1849-51) of this hotel survives at a time when there was not parapet or verandah constructed to the building. The verandah was added later than 1886. Original early rainheads installed at the time of parapet construction survive. The verandah is simple in detailing and appears to be a structural replacement of an earlier verandah (as there is no chamfering or any detailing to posts). The ground level to this building has steadily built up over time.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building would benefit from reinstatement of original detailing which has been lost over time, including:

- reinstatement of panelled entry doors
- removal of saloon bar window and reinstatement of appropriately proportioned double hung or wider window
- more substantial verandah posts with chamfering and detailing
- cleaning back of stucco and repainting
- cleaning back of external wall rendering and repainting in heritage based colour scheme.

NAME: Customs House Complex (including former Institute)

ADDRESS: 56 Commercial Road (North Parade & Nile Street)



DATE OF CONSTRUCTION: c.1876, 1879

HERITAGE LISTING: Part of Port Adelaide State Heritage Area, State Heritage Register

BUILDING HISTORY AND ANALYSIS: The former institute building was erected for £4500 on the site of the old No.4 Bonded Store during 1874-76. R G Thomas was the architect and Cleave and Williams were the contractors. It is constructed of blue stone, bricks, render and free stone dressing. Originally a look out was provided by the construction of an ~~octagonal~~ tower at the angle of Commercial Road and Nile Street. This is visible in early photos but has since been removed. The original urns over the corner tower and entrances have also been removed.

In 1877 the Colonial Architect drew up plans for building to house the Marine Department, Surveys and Harbour Master. Tenders for £11,102 were accepted and Williams & Cleave were the contractors. This building completed in 1879 was separated by the Institute by a small lane. The buildings were linked by a first floor level by 1890 and by a second floor level at a later unknown date.

In 1901 the Customs Department occupied the whole of the 1879 building; in 1956 the interior of the Institute was remodelled to serve as part of the Customs House.

This building has recently been the subject of a Conservation Plan which has been prepared by Peter Donovan & Associates and reference should be made to this study for a detailed physical and historical analysis.

The whole complex of buildings is currently vacant.



North Parade elevation of Customs House



Former Institute

NAME: Court House

ADDRESS: 62 Commercial Road (cnr of Nile Street)



DATE OF CONSTRUCTION: 1882

HERITAGE LISTING: Part of Port Adelaide State Heritage Area, State Heritage Register

BUILDING HISTORY AND ANALYSIS: The Court House was built to the design of E.J.Woods Architect in Chief, supervised by Mr Owen Smythe and built by contractor R Honey. It is built on the site of the old Marine Board offices. It was originally asymmetrical in design containing only the central portion and northern wing, with the southern wing being constructed at a later date.

Internally the building has been altered for its current function as a local court of Port Adelaide.

BUILDING IMPROVEMENT RECOMMENDATIONS: External repairs and maintenance work are required on this building, and a detailed and carefully presented colour scheme is required.

*1997 Council Chamber
for Port Adelaide City Council*

NAME: Police Station

ADDRESS: 66 Commercial Road (cnr St Vincent Street)



DATE OF CONSTRUCTION: 1860

HERITAGE LISTING: Part of Port Adelaide State Heritage Area, State Heritage Register

BUILDING HISTORY AND ANALYSIS: This building design by E A Hamilton was built by English & Brown for £7500. It was originally built as a Court House (central portion), Customs House (north wing) and Police Station (south wing). The originally building had a cupola over the central portion. This was demolished at an unknown date but not later than 1918. A unique system of footings was devised by Hamilton which subsequently became common in the Port. The building was constructed on a raft of River Red gums embedded in concrete.

The original building was of face blue stone, and it is evident by referring to early photographs that the ground level has been built up substantially concealing the base plinths of the substantial posts. The brick pillars have been repaired over time and rendered over and all brick dressings are now painted. There is evidence of serious problems of rising damp associated with this building and this is evident also on the front pillars.

All the police functions associated with this building have now been relocated to the new police complex in St Vincent Street and the building is unused.

The memorial at the front of the building was erected in 1918 to perpetuate the memory of deceased labour workers.

BUILDING IMPROVEMENT RECOMMENDATIONS: An urgent assessment of the condition and proposed usage of this building must be undertaken immediately. It is a prominent government owned building which is located at a major intersection and is rapidly deteriorating. The building is at great risk.

*relocated
1997
now Visitor
Information Centre*

NAME: Central Buildings

ADDRESS: 74 Commercial Road (cnr St Vincent Street)



DATE OF CONSTRUCTION: c. 1850 with c.1884 additions

HERITAGE LISTING: nil IN REGISTER

CURRENT USE: Currently for sale - Vacant

Sold 1994

BUILDING HISTORY AND ANALYSIS: This building incorporates the former White Horse Cellar Inn, constructed by George Coppin (together with the Masonic Hall and Coppins Port Theatre). Coppin is a significant figure in the development of Theatre in Adelaide and also set up Semaphore Hotel. Coppin constructed the Queens Theatre in Adelaide in 1842 and was a well respected and widely known entrepreneur with important historical connections. The Central Hotel constructed to the south of the White Horse Cellar Inn was built c.1884. A 1920 photograph shows quoin work at the corners of the building but this has subsequently been stripped and re-rendered. Other early photographs clearly show verandah detailing to this building.

All the shop fronts were upgraded in the 1920s incorporating typical detailing from this building, including, tiling, nickel plated shopfittings, vitrolite panelling, cantilevered awning and pressed metal soffit lining, panelled paired entry doors, slate thresholds and tessellated tiling, much of this survives in good condition from this period. Four shopfronts along the St Vincent Street frontage have been altered. Rear detailing survives intact from the 1850s including two fine arch headed multipaned double hung windows. The elevation to Marryatt Street retains original detailing with rendering around simple double hung windows.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building is currently under threat as it has been for sale for almost a year. It is empty apart from the hotel and is deteriorating rapidly. Major refurbishment and restoration of this building is problematic given the noisy corner location and the loss of integrity of the building. Its significance as one of the earliest and largest buildings in the Port justifies the retention

and reuse of this building, despite its current deteriorated physical condition. Any threat of demolition should be promptly accounted by an internal assessment of this building and analysis. Simple maintenance and improvement works need to be undertaken to make this building usable in the short term.

This building is currently unprotected as it does not fall within the Port Adelaide State Heritage Area. Its historical significance and retention of early architectural elements justifies additional assessment and possible addition to the State Heritage Register for this building.



Rear views of Central Buildings from Maryatt Street

NAME: Two storey offices

ADDRESS: 3, 5, 7 Divett Street



DATE OF CONSTRUCTION: 3-5: c.1870; 7: c.1925

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: 3-5: For Sale, 7: Melship Building: Vacant

BUILDING HISTORY AND ANALYSIS: Nos. 3-5: This simple two storey building is visible in an early photograph dated c.1890. This photo shows the original shopfront configuration and cantilevered balcony above. By 1977 the lower ground floor render detailing in the centre has been stripped off but this has subsequently been reinstated when the frontage was upgraded in the early 1980s. The building is well presented and currently vacant and for sale.

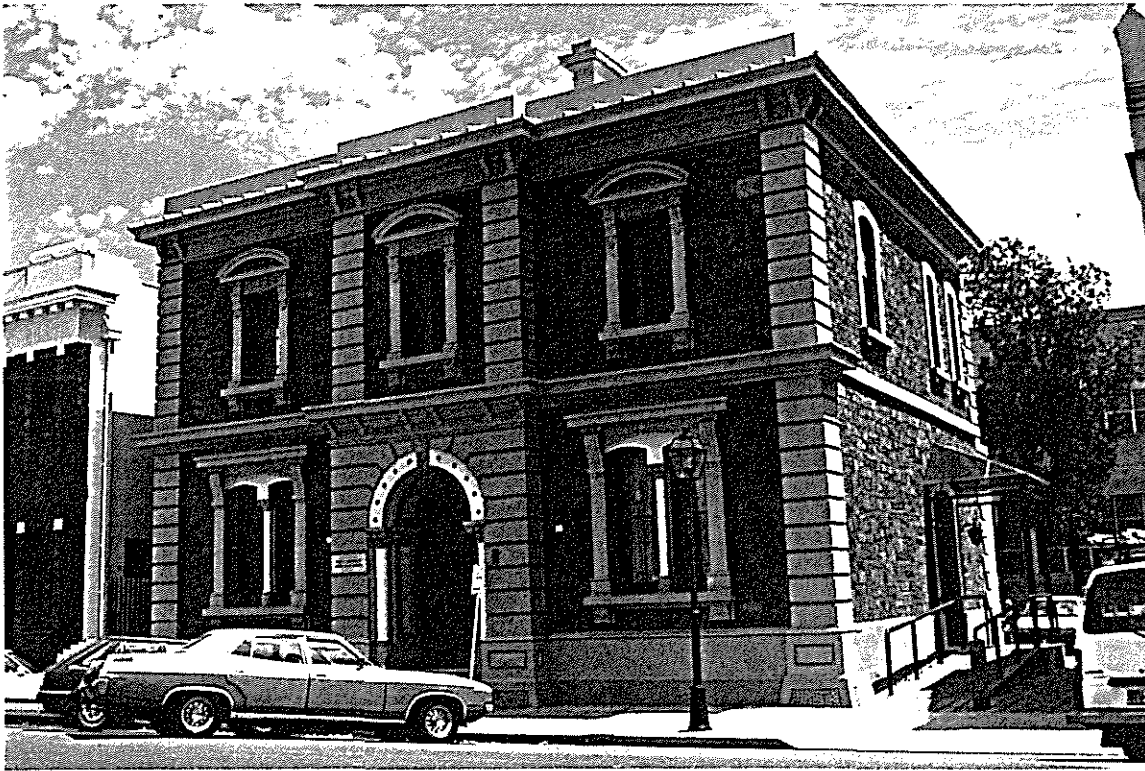
No. 7: an intact, well detailed c.1925 building retaining all original external detailing including fine etched signwriting to the ground floor windows. In addition, the parapet has "Melbourne Steam Ship Co Ltd" signwriting in raised relief. The facade of the building has recently been coated in a glazed lacquer giving the building a shiny finish.

BUILDING IMPROVEMENT RECOMMENDATIONS: Nos. 3-5: this building should be continue to be well maintained. The pilasters planking the entry door should be skim rendered smooth and incorporate more definite chamfering to match original chamfering.

No. 7: this building should continue to be well maintained. Ongoing lacquering of the facade is not recommended.

NAME: Child and Adolescent Mental Health Service (formerly National Bank)

ADDRESS: 9 Divett Street



DATE OF CONSTRUCTION: 1863

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

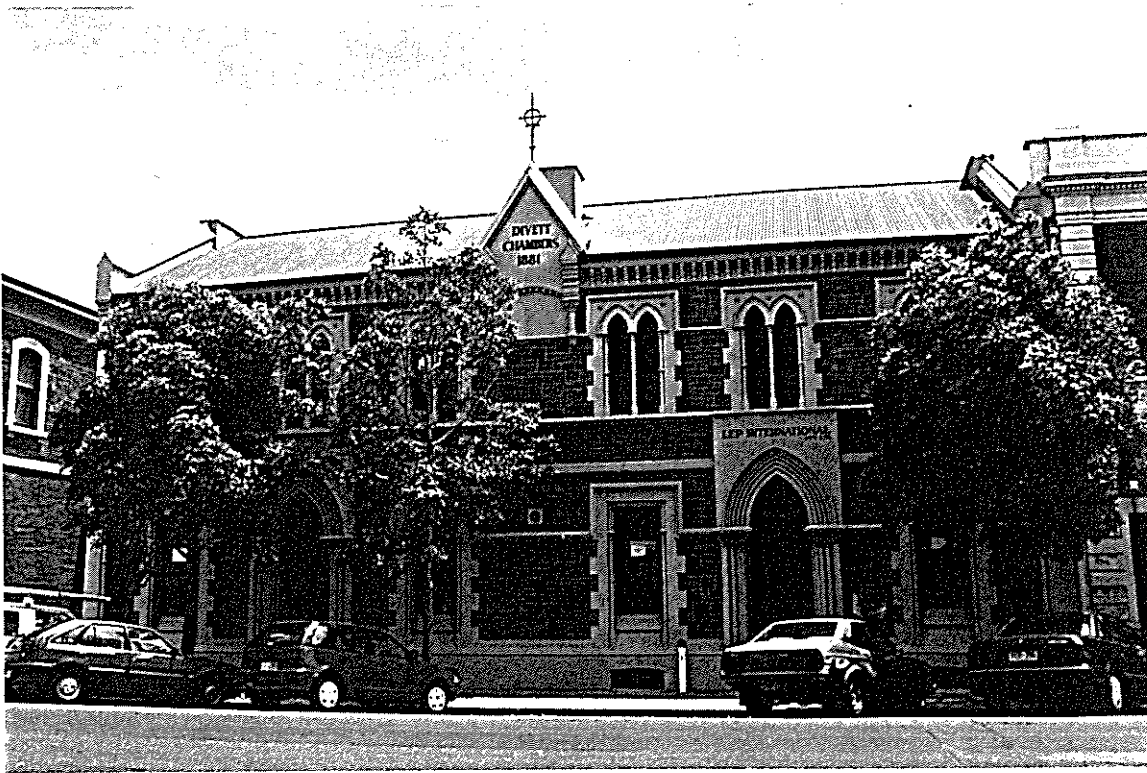
CURRENT USE: Adelaide Childrens Hospital, Child and Adolescent Mental Health Service

BUILDING HISTORY AND ANALYSIS: This building was constructed in 1863 possibly to the design of Edmund Wright or E J Woods Architect, both of whom designed other National Banks in Adelaide. The building has been recently well restored and is now occupied by offices. Externally the building is in good repair, and internally original features such as cornices, the staircase and all joinery survive intact and in good condition. All original bank fittings have been removed.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building should continue to be carefully maintained to ensure it remains in good condition.

NAME: Divett Chambers

ADDRESS: 11-13 Divett Street



DATE OF CONSTRUCTION: 1881

HERITAGE LISTING: Part of Port Adelaide State Heritage Area, State Heritage Register

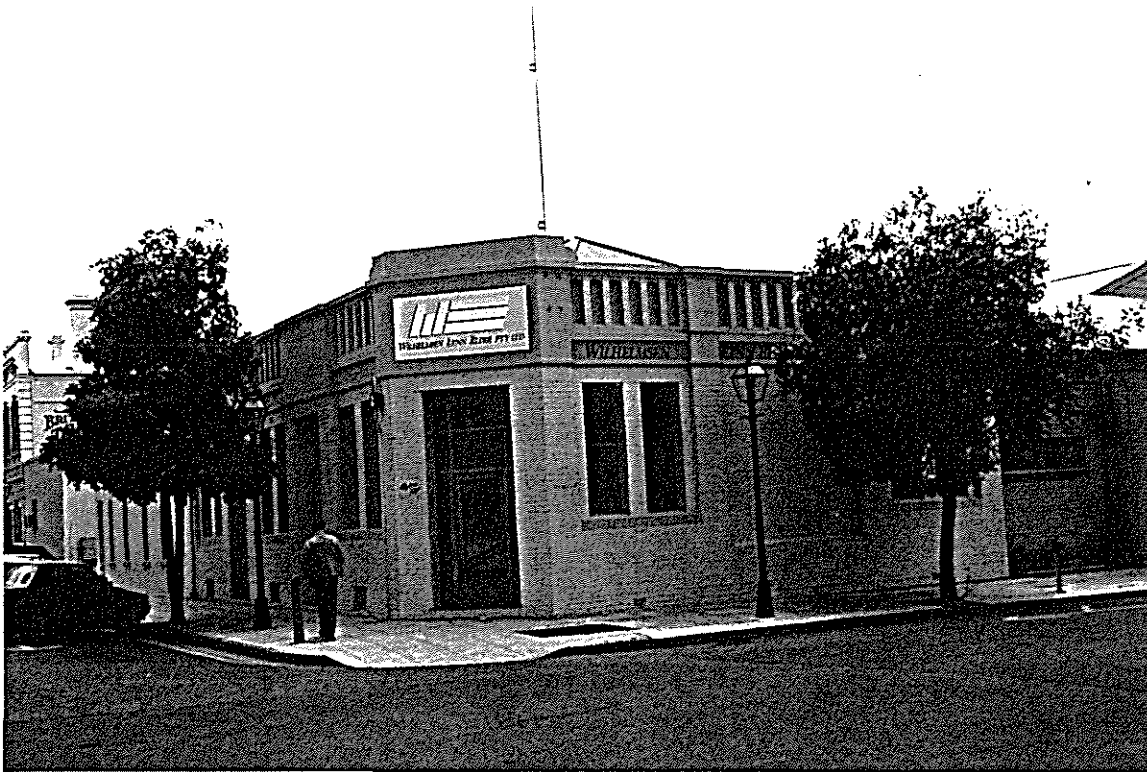
CURRENT USE: Vacant

BUILDING HISTORY AND ANALYSIS: This building, originally the "Advertiser Buildings" is constructed in the gothic revival style and is the only secular building of that style in the Port Centre. It is constructed of blue stone and the facade is symmetrical around the central gothic pediment and finial. Ribbed gothic arches, pillared door jams, horizontal string courses, paired lancet windows with hood moulds and cornice brackets are all used to decorate the facade. Early downpipes are held in places by fleur de lys brackets. One downpipe at present discharges onto the footpath which then floods the cellar and is causing considerable damage. The other downpipe discharges into what is a blocked sump and is also causing problems.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building is currently empty and it therefore suffering neglect. This is most obvious with the downpipe discharging directly onto the footpath but other issues of neglect are apparent. The cellar at the western end is open and cellar doors are missing allowing rubbish etc to be thrown in. Whilst this building has been recently well upgraded and restored it is now in an at risk situation being currently empty. Any new guttering along the front face should be undertaken in ogee profile (a replacement of the current inappropriate quad).

NAME: Wilhelmsen Lynn Elder Pty Ltd

ADDRESS: 17 Divett Street



DATE OF CONSTRUCTION: c.1920.

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Offices

BUILDING HISTORY AND ANALYSIS: This corner building replaced an early two storey building used by Gambling and McDonald, carriers, which is visible on the 1886 map. The present building is a simple brick single storey warehouse/office with interesting and well considered parapet detailing. The existing sign on the splayed corner is unfortunate.

BUILDING IMPROVEMENT RECOMMENDATIONS: Reassessment of the corner sign is suggested. The building should continue to be well maintained. Long term consideration could be given to careful removal of paint from brick work which would highlight the original render contrast against face brickwork. This is currently obscured by the paint finish.

NAME: Specialty Cabinets

ADDRESS: 19 Divett Street



DATE OF CONSTRUCTION: c. 1980 front facade

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

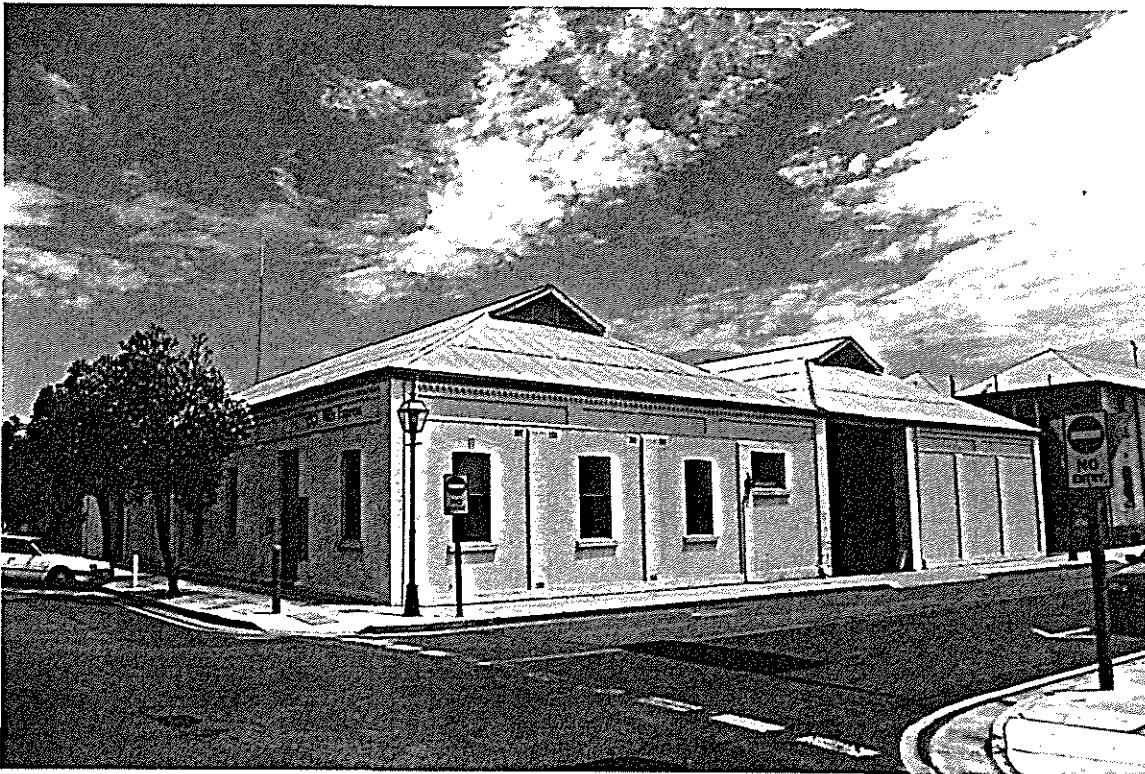
CURRENT USE: Workshop

BUILDING HISTORY AND ANALYSIS: This shed with brick frontage is a recent replacement of an earlier building. The current detailing with expressed pilasters makes some effort to present an appropriate facade.

BUILDING IMPROVEMENT RECOMMENDATIONS: This facade would be improved by the rendering of the existing yellow bricks which are inappropriate for a heritage area. Otherwise, the simple detailing of this facade and the roof form is appropriate and well considered.

NAME: Vacant Warehouse

ADDRESS: 21 Divett Street cnr Timpson Street (former George Wills & Co Ltd)



DATE OF CONSTRUCTION: c. 1900

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Vacant

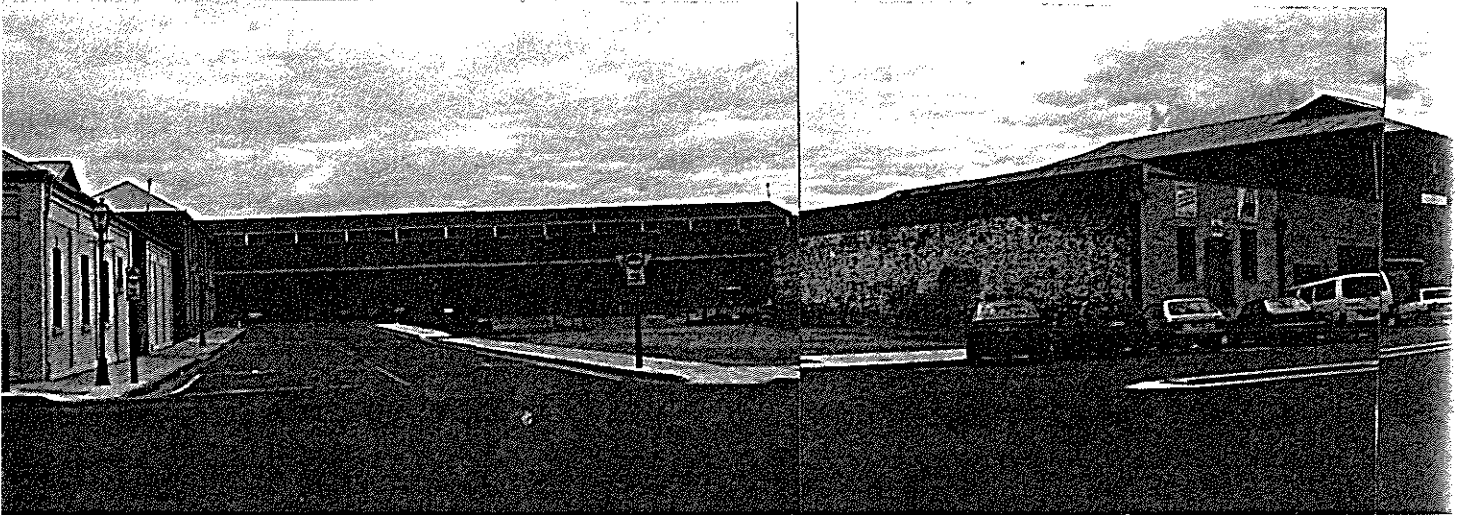
BUILDING HISTORY AND ANALYSIS: This large warehouse comprises two sections and is visible in a early photograph dated 1924. In this photograph the original stone facade material is visible and this remained in good condition although painted along the Divett Street frontage. It is unfortunate that to the Timpson Street frontage a skim render has been applied over the stone work.

The buildings are currently empty and in neglected condition with a broken window to the Divett Street frontage. There is evidence of drainage neglect with downpipes discharging into blocked storm water pipes. A brick pillar to the Timpson Street frontage shows considerable distress with evidence of acute rising damp problems. A rear downpipe discharges directly onto the wall and the rear open drain along the internal drainway is full of rubbish and generally dirty.

BUILDING IMPROVEMENT RECOMMENDATIONS: It is critical that this building be occupied and used as there are many items of simple maintenance work that need to be undertaken. The downpipes should be directly connected to stormwater drains which need to be cleared. The rear drainage system need to be reassessed. The source of damp to the brick pillar needs to be immediately ascertained and rectified. It appears that a downpipe overflows at this point, with water from the bottom gutter discharging over the top of the wall. A rain head in this location is urgently required before further deterioration to the building occurs.

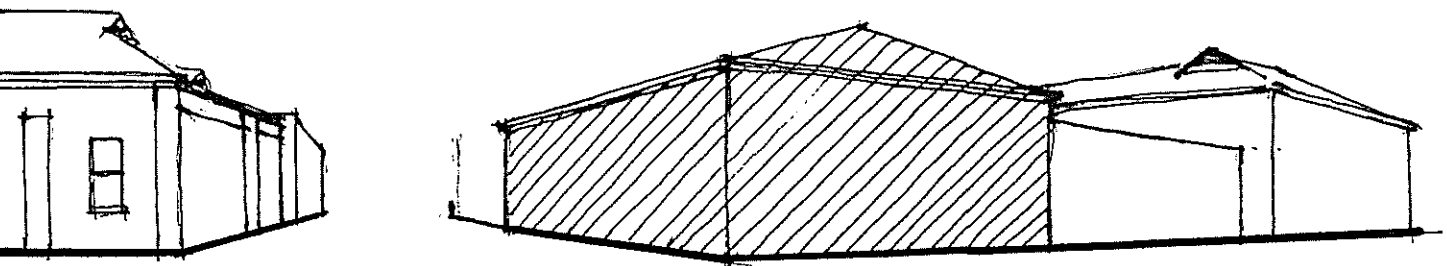
NAME: Vacant block

ADDRESS: Divett Street, (corner of Timpson Street)



NEW DEVELOPMENT PRINCIPLES: New development on this site should conform to the following principles:

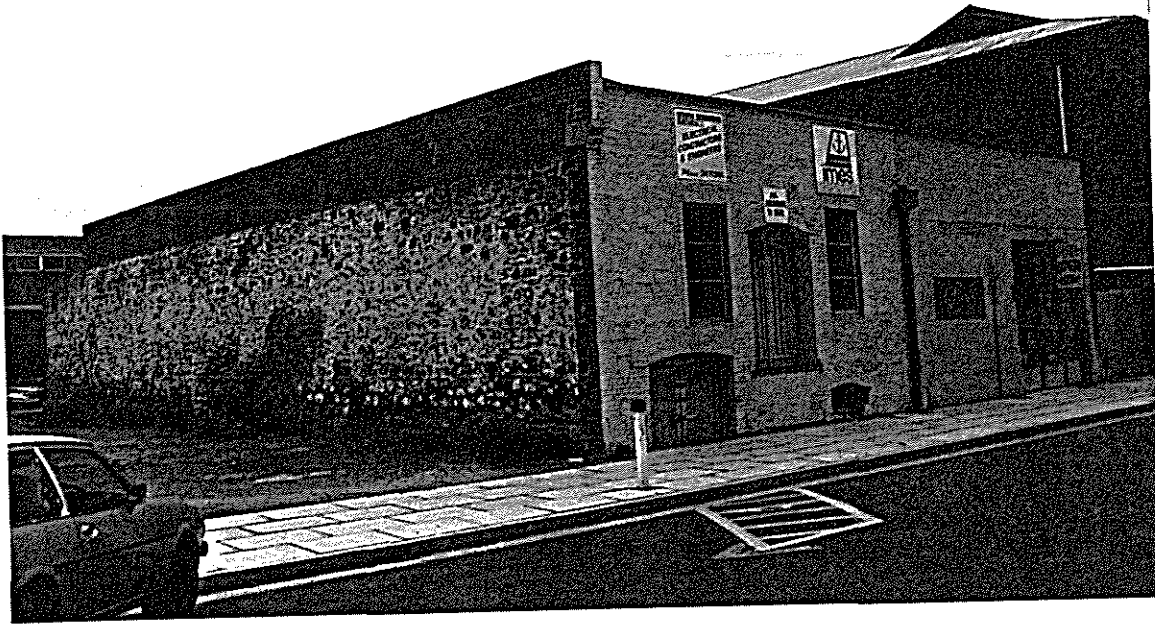
- New development should be **built to the site boundaries** and cover the entire site.
- Appropriate **building materials** would include face red brick or rendered masonry.
- Maximum **building height** should be two storeys with a visible corrugated iron roof. Roof shape should pick up on the adjacent hip and detailing of the Wills Express Building and Koch's Transport building.
- **Facade articulation** should echo articulation elsewhere in the Port with vertical window openings, a combination of window bays, sills, eaves detailing, pilasters, as evidenced on earlier buildings.



• indicative sketch of building volume

NAME: Offices

ADDRESS: 22, 25 Divett Street



DATE OF CONSTRUCTION: 23: c. 1880? 25: recent refronting c. 1960 extension.

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

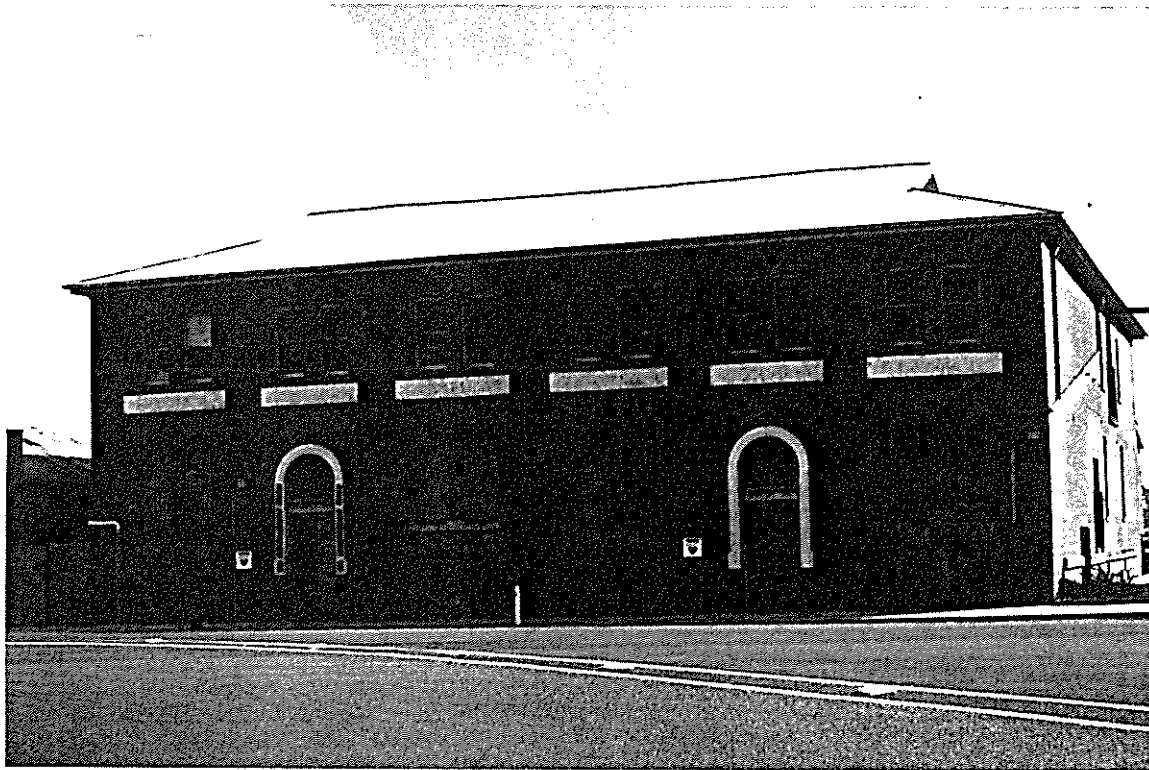
CURRENT USE: Storage and offices

BUILDING HISTORY AND ANALYSIS: A simple corner stone warehouse which remains substantially intact, including face rubble wall to vacant land. This building contains some banded sections of Victorian basalt (in addition to the South Australian bluestone). The front facade has been built up with brickwork at parapet line at the time of construction of the adjacent building. In addition, the central loading door has been infilled with concrete blocks. Original window configuration has also been changed. The stone section of the building is currently neglected but is capable of improvement. The rear elevation consists of corrugated iron sheds typical of the Port. The attached c.1960 building is simple and lines up with the adjacent buildings but does not incorporate any traditional detailing.

BUILDING IMPROVEMENT RECOMMENDATIONS: Maintenance to this building is required, particularly repointing of side stone wall in an appropriate lime mortar to prevent further stone deterioration. In the long term, facade restoration should be considered with the careful removal of paint to stone work on the Divett Street frontage. The adjacent 1960s section could be modified to the facade to tie this in more with the early building.

NAME: Former Koch's Transport Building

ADDRESS: 27-29 Divett Street



DATE OF CONSTRUCTION: Unknown, c.1910?

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Maritime Museum storage/vacant

EXISTING CONDITION AND ANALYSIS: Internally this building is of great significance as it retains the original cast iron column and steel beam construction system and large exposed first floor hardwood joists. Two fine identical timber staircases survive, constructed of oregon. The building is divided into two sections and each comprises a basement level, ground floor level (with trap doors leading to basement) and first floor level. The first floor level retains original open timber truss sections with an unlined galvanised iron roof. All timber flooring throughout appears in good condition apart from a section in the first floor where a cement screed covers the flooring. Part of the interior is currently filled with Maritime Museum items.

The internal surface of the walls is showing signs of mortar disintegration, particularly on the west wall where mortar is extremely soft. There is damage associated with roof leaking elsewhere or internal walls.

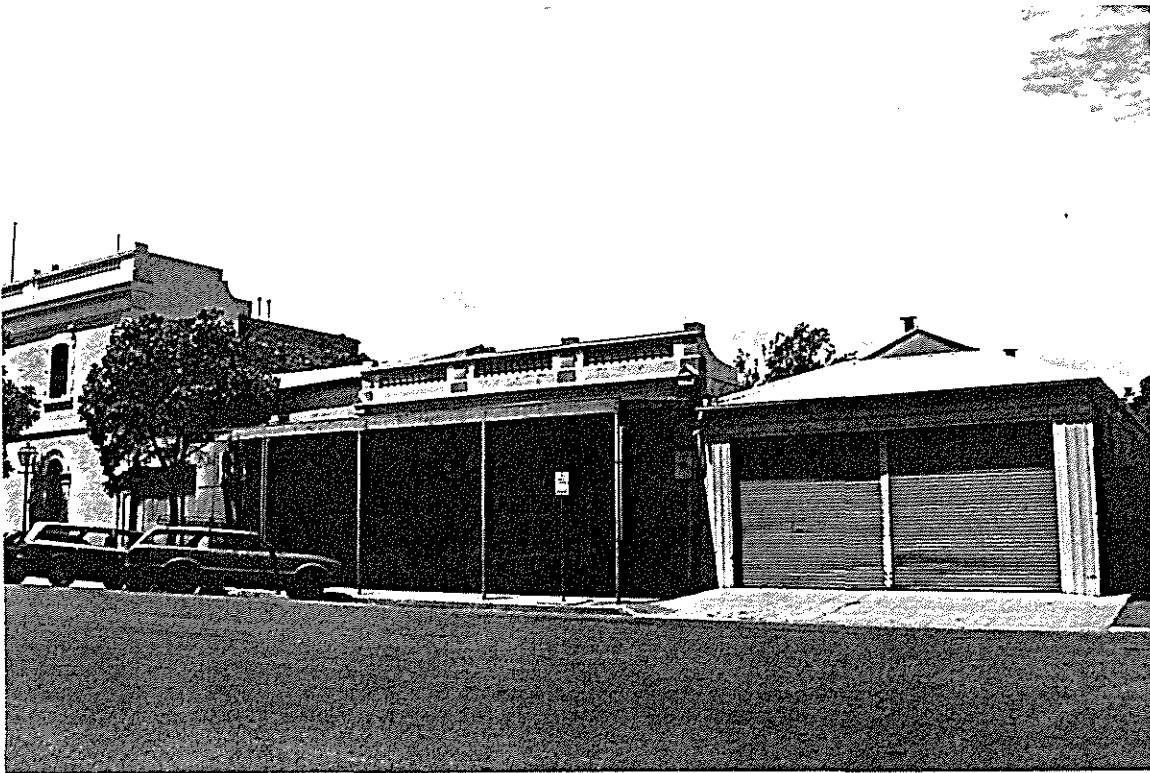
Externally the building is in a neglected condition requiring repainting of joinery and removal of sign panels below the first floor windows. Glass replacement is also required to broken windows. The roof is in poor condition with gutter severely rusted out. The treatment of stormwater with P.V.C. discharge pipes on the front elevation is entirely unsatisfactory for a building of this significance and should be readdressed.

RECOMMENDATIONS: This building is in a prime location and the current storage use is inappropriate for a building of this significance. External works should be immediately undertaken to improve the appearance of this building. In the long term this building should be converted to a more appropriate and dynamic use which allows the original internal structure to be retained and shown off to the best advantage.

Bird access should be immediately prevented and all damage by pigeons rectified. The condition of the roof does not appear to be good with evidence of extensive rusting of sheets, particularly at the box gutter where extensive leaking is visible. This leaking is causing rot and deterioration to the central supporting beam and should be attended to immediately.

NAME: Former Houses

ADDRESS: 8, 10, 12 Divett Street



DATE OF CONSTRUCTION: c. 1890 central section?, later surroundings

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Vacant

BUILDING HISTORY AND ANALYSIS: The simple single story scale of this frontage. The condition of these buildings is not good and the frontage of the central balustraded section has been inappropriately rendered. The minimal joinery detailing survives.

BUILDING IMPROVEMENT RECOMMENDATIONS: Consideration of this site as a development site is not inappropriate. However, any new development should continue the broken segmented appearance of the frontage which exists. Two storey development could be contemplated as this site lies between the two storey Commercial Hotel and the corner former Bank Building.

NAME: Schenker & Co Pty Ltd

ADDRESS: 20 Divett Street



DATE OF CONSTRUCTION: c. 1920??

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

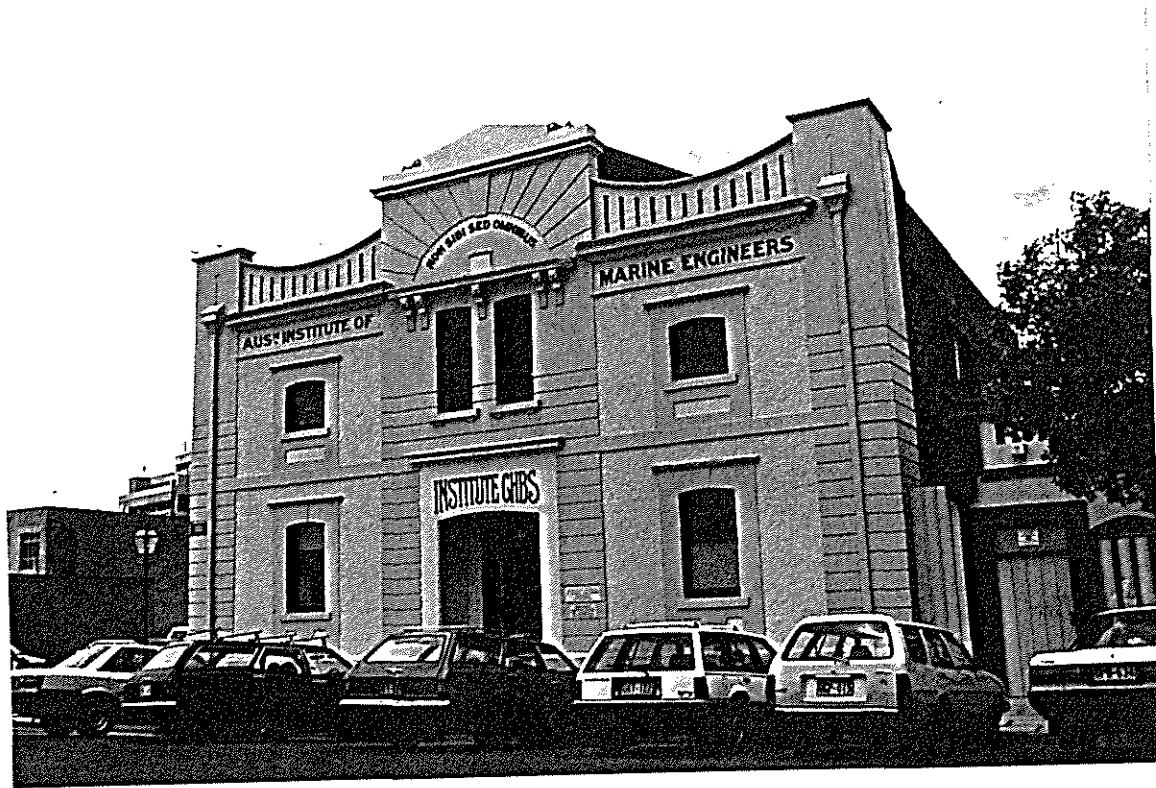
CURRENT USE: Offices

BUILDING HISTORY AND ANALYSIS: The masonry front of this building would appear to be a later finish to an earlier frontage possibly of corrugated iron. The overall detailing to this facade is sympathetic to the heritage area; however, the vertical aluminium sun louvres and airconditioning unit are inappropriate and detract from the current building appearance.

BUILDING IMPROVEMENT RECOMMENDATIONS: Removal of aluminium sun shields and airconditioning unit should be undertaken together with recladding of entry gate to eastern end.

NAME: The Australian Institute of Marine Engineers

ADDRESS: 22 Divett Street



DATE OF CONSTRUCTION: Original buildings pre 1879, building refaced in c.1915.

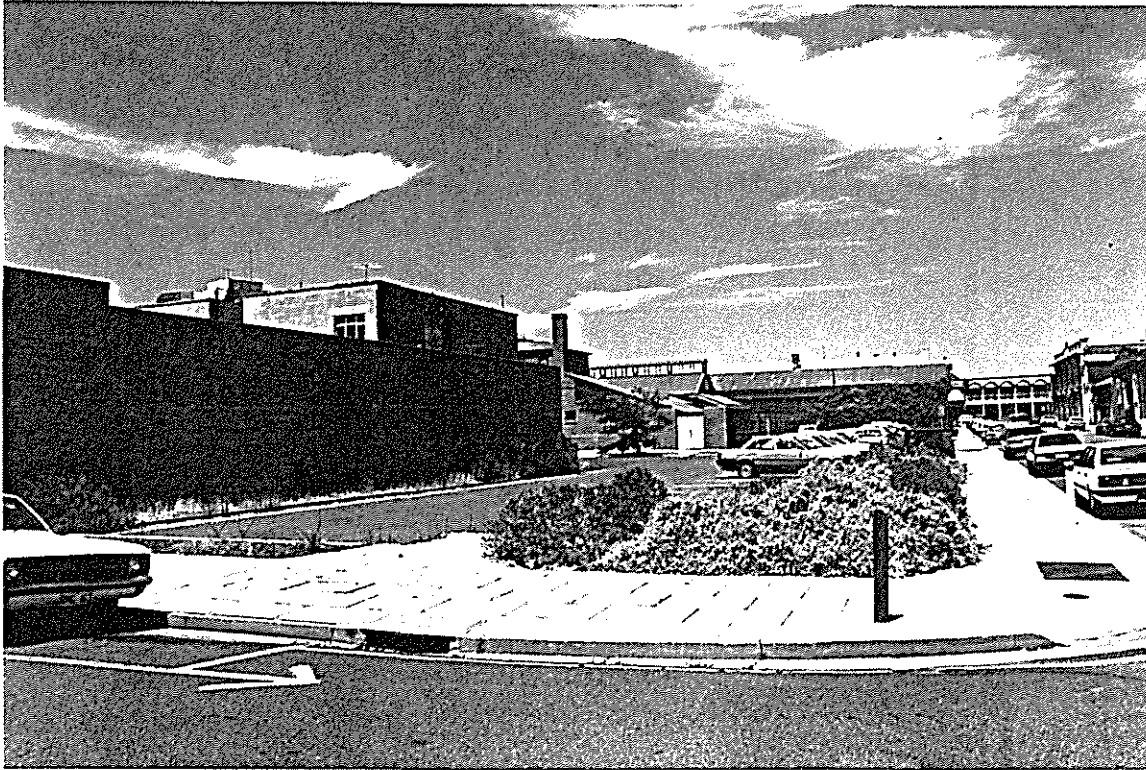
HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Offices of Australian Institute and Power Engineers and Merchant Service Guild of Australia.

BUILDING HISTORY AND ANALYSIS: This site was occupied by a two storey stone warehouse which was constructed prior to 1879. In c.1915 a major facade refurbishment was undertaken to the frontage incorporating detailing typical of this time and concealing all earlier detailing and face stone work. An earlier photo show an original Rofe & Co. building appearance which correlates in openings with the current building. Internally all detailing relates to the c.1915 alterations and includes timber panelling to dado height with pressed tin lining above that height and to the ceiling. The interior is in good condition and has recently been repainted and tastefully presented.

BUILDING IMPROVEMENT RECOMMENDATIONS: Careful ongoing maintenance of this building should continue and retention of all original internal detailing is recommended. The current internal improvements are currently being undertaken to a high standard and this should continue.

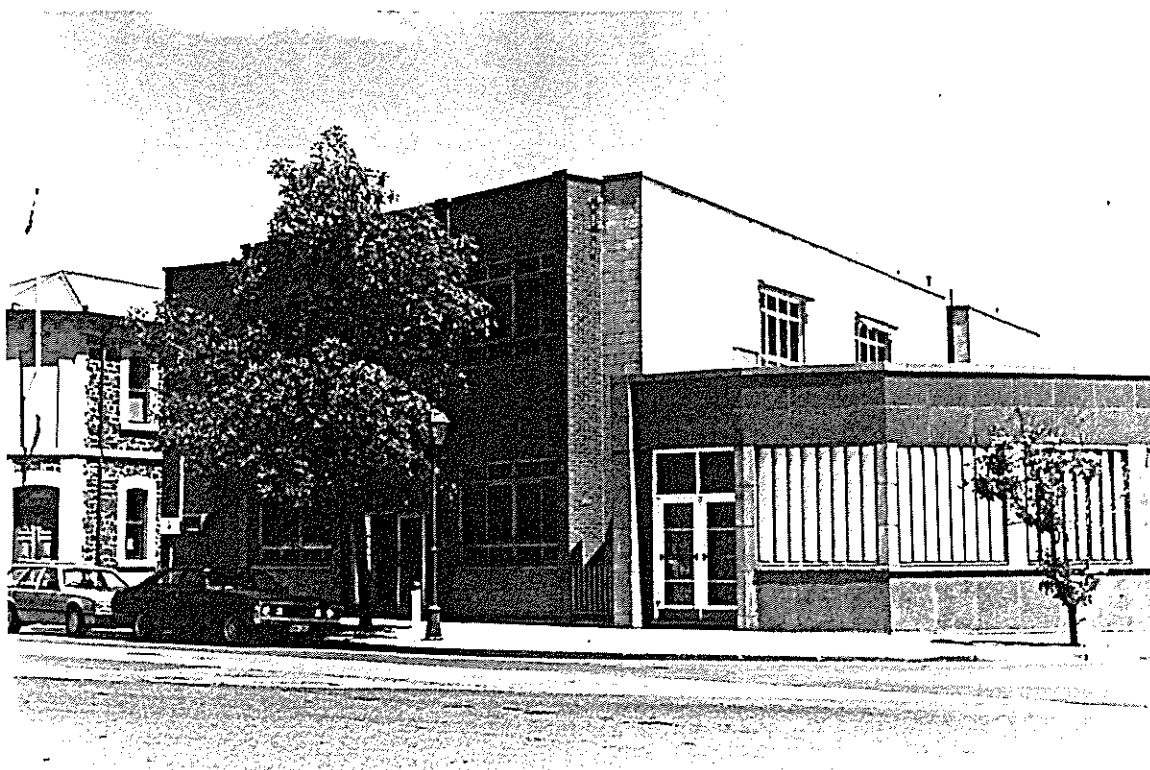
NAME: Divett/Timpson Street Carpark - vacant land



ANALYSIS & RECOMMENDATIONS: This site is currently used as a carpark. The landscaping around the periphery is in most cases dead, covered with weeds and is generally very unattractive. If this site is to remain as a carpark, the current owner should be requested to upgrade the landscaping and to plant suitable trees together with the installation of a watering system.

NAME: Ship Owners Services Centre

ADDRESS: cnr of Divett and Todd Street



DATE OF CONSTRUCTION: c. 1950s

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Vacant (recently sold)

BUILDING HISTORY AND ANALYSIS: A large corner site which fronts to both Divett & Todd Street. The Todd Street section is two storey and typical of the 1940s. A single storey (with a covered vehicle bay at the corner) utilizes terrazzo panels. This building has recently been sold and it is unknown what the plans for the site are. No buildings on the site reflect the detailing and character of early port structures although the scale and massing of the two storey section is appropriate. Any development proposals for this site should be carefully considered in relation to the adjacent Port Dock Hotel and the brick warehouse opposite this in Divett Street.



NAME: ANZ Bank (Former Union Bank)

ADDRESS: 111 Lipson Street



DATE OF CONSTRUCTION: Original section, 1859

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area, State Heritage Register

CURRENT USE: Bank Building

BUILDING HISTORY AND ANALYSIS: This building was designed by Edmund W Wright a well known Adelaide architect and built by C Farr of Franklin Street, Adelaide. The character of the original facade has been well preserved but in 1923 a front porch and side wing (to the south) were added. An early photo records the original facade which had rusticated door surrounds and wooden shutters. The original pediment over the doorway is still visible today. This building is an excellent example of Victorian classical revival architecture utilising giant order doric columns to emphasise the projecting entry bay. The single storey extension to the south continues original detailing and compliments the original building well.

This complex is in excellent condition and has recently been repainted in an appropriate traditional paint scheme. The entry porch to the original bank building shows evidence of water penetration from above.

RECOMMENDATIONS: Continue with regular care and maintenance. Rectify drainage problem in porch roof.

NAME: Tayper Enterprises Office

ADDRESS: 113-115 Lipson Street



DATE OF CONSTRUCTION: Unknown c.1880 or earlier

HERITAGE LISTINGS: Part of Port Adelaide Heritage Area

CURRENT USE: Offices

BUILDING HISTORY AND ANALYSIS: This single storey brick building has been altered and extended over time. The current timber windows were installed in 1989 at the time when the building was upgraded but there is evidence of earlier timber lintels characteristic of an earlier construction period. Internally the building appears to have been damp although current works include cleaning out the cellar. There is no original internal detailing which remains and the building has been upgraded to form office accommodation. It is currently for sale. An early photo dated c.1920 shows the 1920 building with its original window configuration and original verandah along the Lipson Street frontage. This verandah continued around the corner with verandah bracket supports over Jane Street. There was also originally a parapet for this building which has subsequently been removed and the roof extended to the existing gutter line.

BUILDING IMPROVEMENT RECOMMENDATIONS: Reinstatement of original verandah is strongly recommended. Reinstatement of the original parapet detailing could be considered if provision of advertising hoarding is considered a priority. Replacement of the later brick sill with a timber sill to original detail would also enhance this building.



Early photo of 113-115 Lipson Street

NAME: Weman's Sail makers Warehouse

ADDRESS: 117 Lipson Street



DATE OF CONSTRUCTION: 1864

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area, State Heritage Register

CURRENT USE: One and All Office and Book Store, part of Maritime Museum

BUILDING HISTORY AND ANALYSIS: This building was built for Henry Weman, sailmaker and ship chandler in 1864. It is constructed of brick on the ground floor with corrugated iron upper wall cladding has been restored as part of the Maritime Museum Complex and is in a well maintained condition. The ground floor cellar is of rubble blue stone construction, with brick walling above, surmounted on a hardwood base wall plate. There is a separate rear two storey brick warehouse which is also in good condition and currently forms an extension of the One and All Office.

BUILDING IMPROVEMENT RECOMMENDATIONS: Continue to keep the building carefully maintained and in good condition.

NAME: Lipton Tea Room

ADDRESS: 119 Lipson Street



DATE OF CONSTRUCTION: c. 1885

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Tea Rooms

EXISTING CONDITION AND ANALYSIS: This small brick warehouse located next to the former Commercial Bank replaced an earlier shop visible in an early photo. This building has been converted for tea room use as part of the Maritime Museum Complex and is in good condition and well maintained. The front facade is simple and incorporates an original red brick wash.

BUILDING IMPROVEMENT RECOMMENDATIONS: Continue to keep the building carefully maintained and in good condition.

NAME: South Australian Maritime Museum Administration Building
(former Commercial Bank of Australia)

ADDRESS: 119 Lipson Street



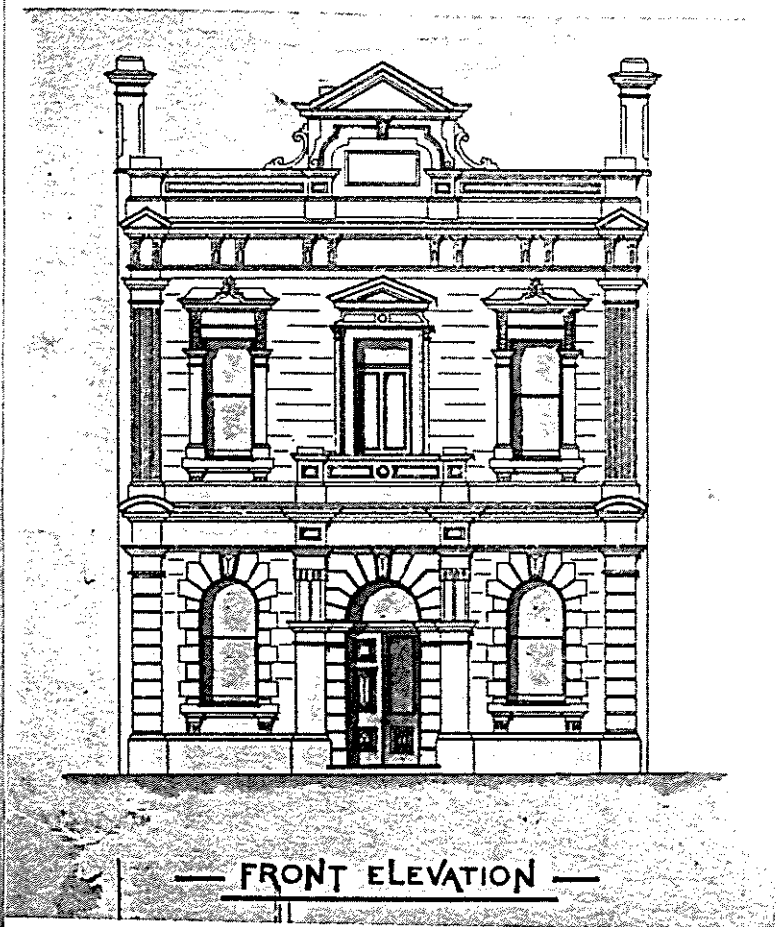
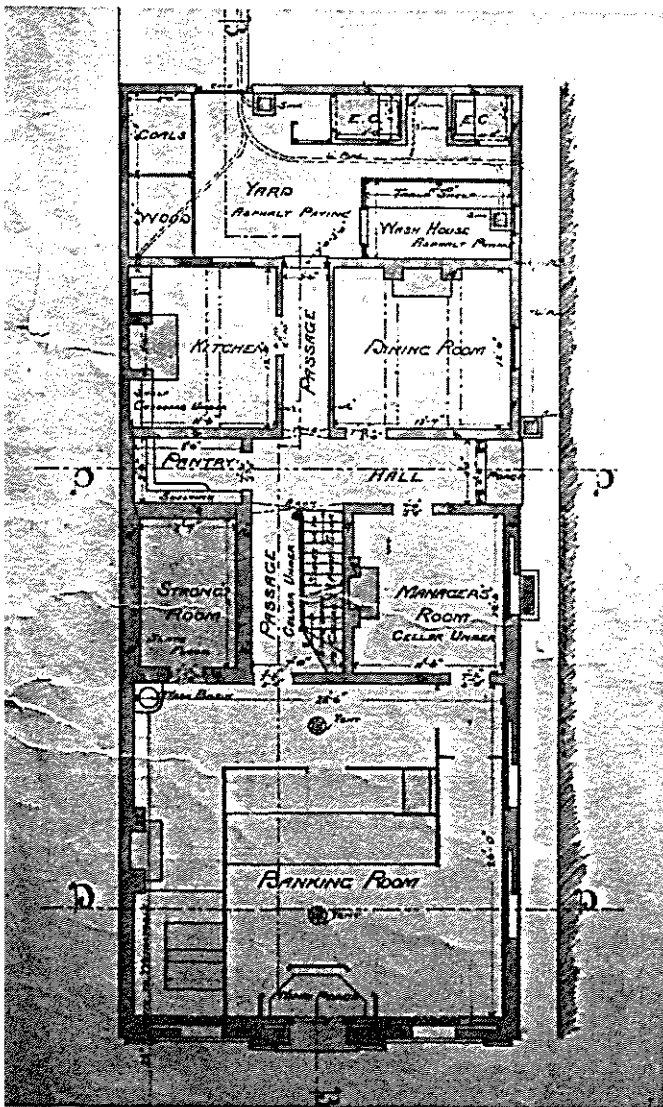
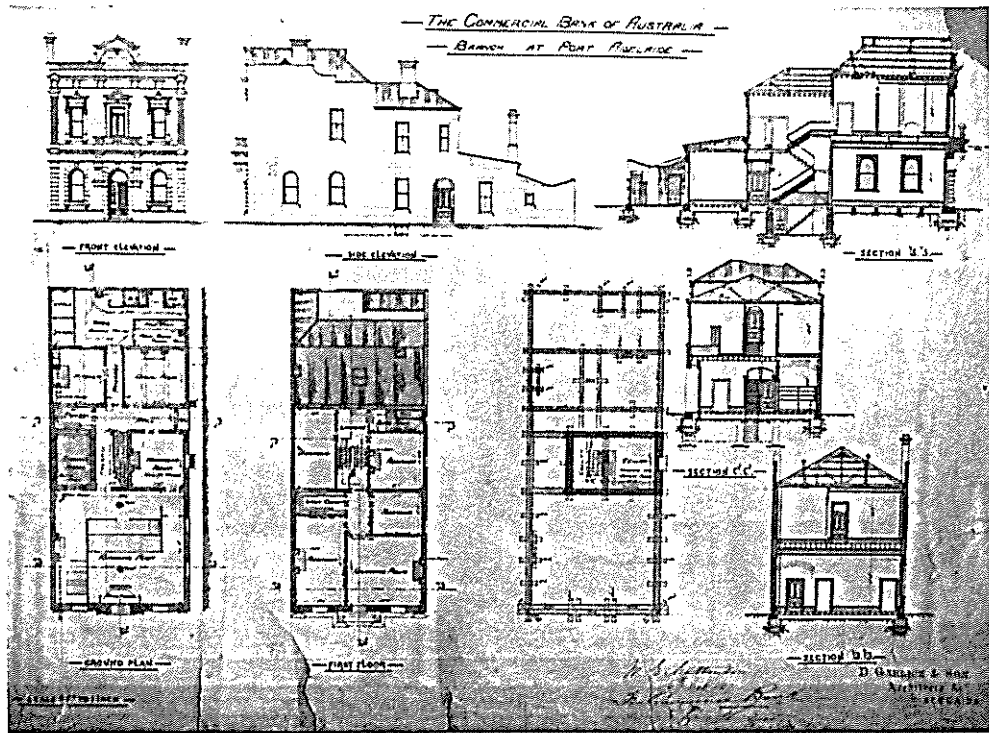
DATE OF CONSTRUCTION: 1888

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Maritime Museum Administration Building

BUILDING HISTORY AND ANALYSIS: This building was constructed for the Commercial Bank of Australia Ltd to the design of Daniel Garlick and the original drawings are framed and hang on the wall inside. The drawing are signed by the contractor W E Mattinson and dated 6 October 1887. This building is in good condition and well maintained for its current use. Internally the building has been upgraded and carefully converted for offices.

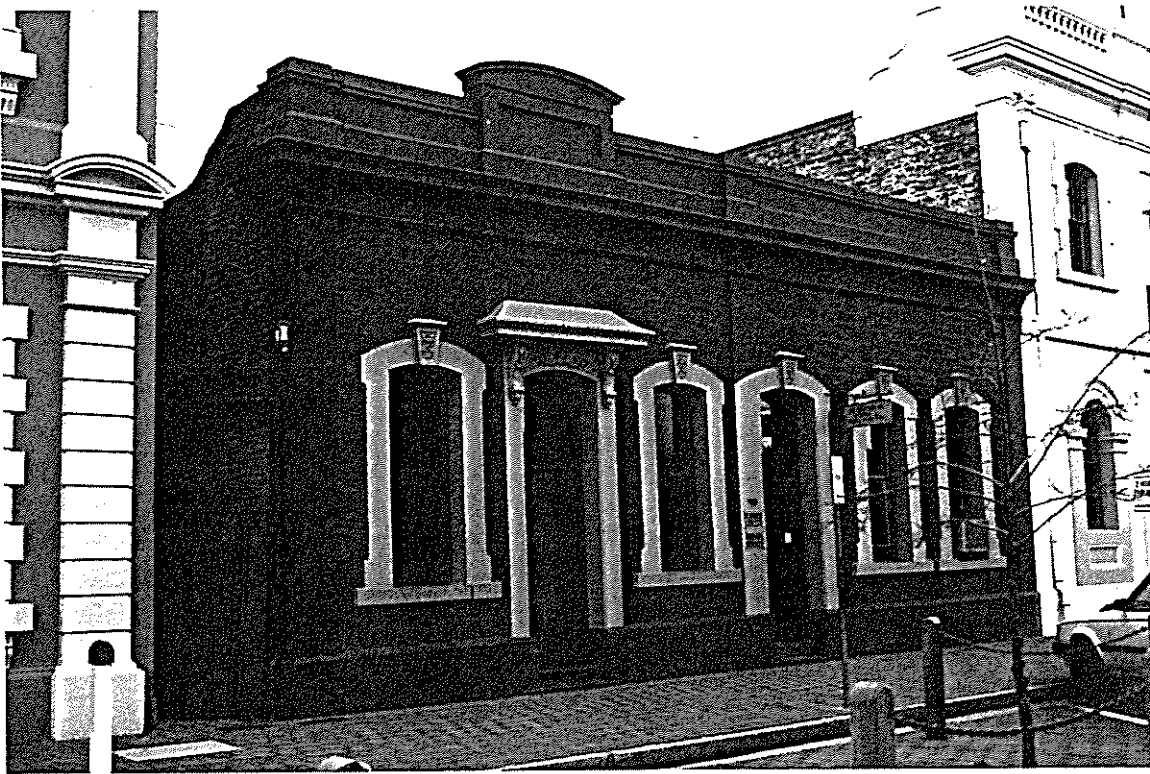
RECOMMENDATIONS: The building should continue to be carefully maintained as required.



Original plans for Commercial Bank

NAME: Shipping Agent Office Building

ADDRESS: 121-123 Lipson Street



DATE OF CONSTRUCTION: c.1875?

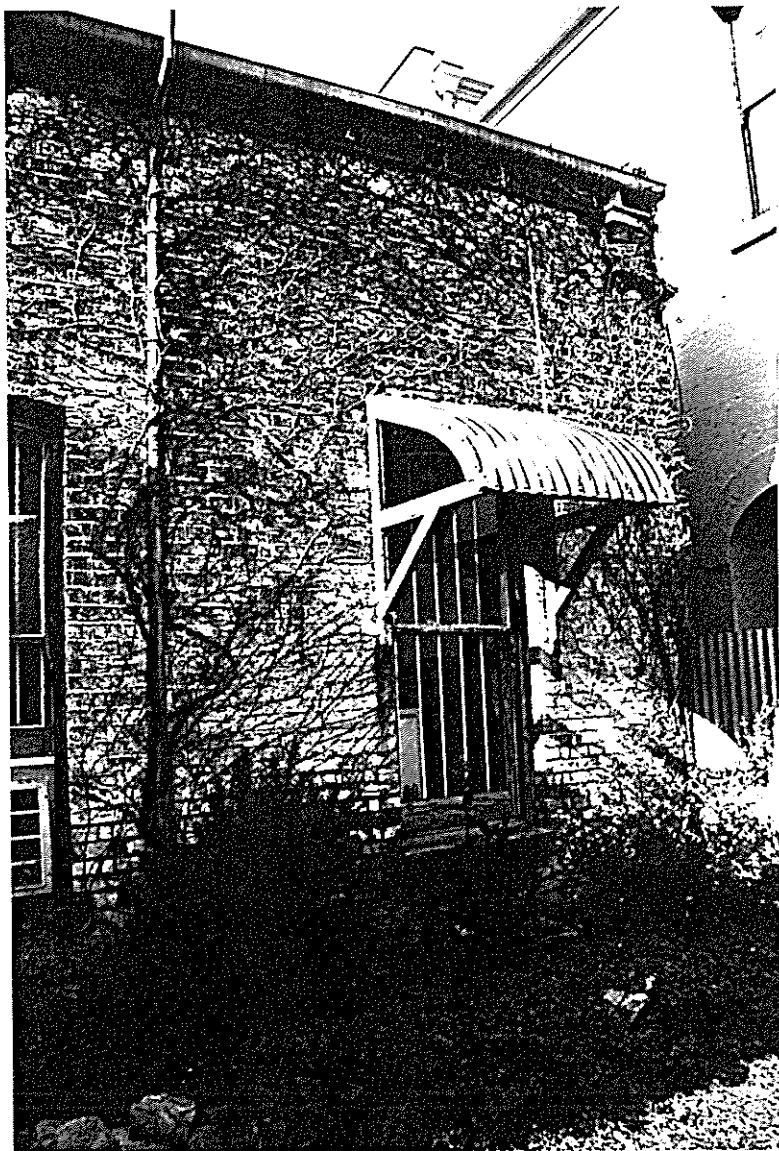
HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Shipping Agents Office (O.C. Batchelor & Sons)

BUILDING HISTORY AND ANALYSIS: This building was originally built for W R Cave & Co. Shipping agents and has had a continuous use as offices for this purpose. Internally the building contains of a large strong room which may indicate a bank usage; alternatively this may have been security provisions for its original shipping agency use.

This simple single storey stone building is substantially intact apart from the painting of the stone building facade and the removal of original entrance doors. It appears to be in good condition. It is possible that the building was constructed for two separate tenancies with two separate entrance doors and a dividing wall which has subsequently been connected by the installation of a internal connecting door.

BUILDING IMPROVEMENT RECOMMENDATIONS: Removal of paint to stone work is strongly recommended as this would transform this frontage into an important single storey building. Reinstatement of original timber entrance door is also recommended with configuration and detailing derived from on-site evidence of original frame to the northern entry door.



Rear of O C Batchelor & Sons

NAME: Two storey residence (former Port Adelaide Providores Pty Ltd)

ADDRESS: 125 Lipson Street (corner of Divett Street)



DATE OF CONSTRUCTION: c.1875.

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Residence

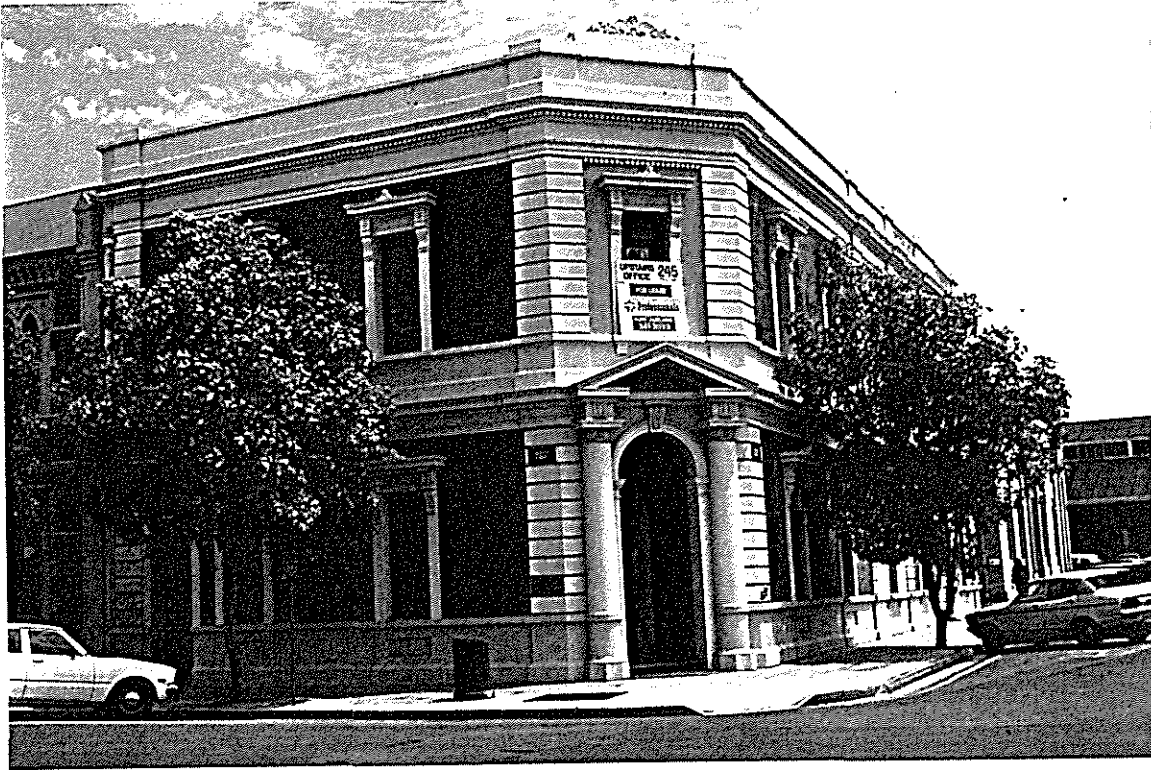
BUILDING HISTORY AND ANALYSIS: This building was constructed prior to 1875 when it appears in the Port Adelaide rate book, listed as "Store and Cellar" valued at £110. The building is visible on the 1879 lithograph. The rough stucco wall finish is a c.1920 finish concealing original stone work.

The building appears to be in excellent condition and has been recently converted for residential purposes, with an appropriate external colour scheme.

BUILDING IMPROVEMENT RECOMMENDATIONS: Ongoing careful maintenance of this building is recommended.

NAME: Strang International (formerly Bank of Australasia)

ADDRESS: 127 Lipson Street (corner Divett Street)



DATE OF CONSTRUCTION: 1891

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Offices

BUILDING HISTORY AND ANALYSIS: The Bank of Australasia bought this site in March 1882 for £2,143 and constructed the present building in 1891 for £3,238. This building is well proportioned with columns and pediment emphasising the corner entrance. An early photo dated c.1889 held by the ANZ archives shows that the entry door off Divett Street is a later alteration. There is a variation in level of detailing from the corner section of the building which becomes more simplified on the Lipson Street frontage. The Bank Building was auctioned and sold privately in 1916 for £3,500 and has presumably been offices since that date. It has been well restored and is currently well maintained and retains all the original concealed window shutters. The entry joinery is original and intact. Internally some elements of the original banking usage exist particularly the entry door to the strong room and timber wall panelling (which has been somewhat coarsely grained at a later date).

BUILDING IMPROVEMENT RECOMMENDATIONS: This building should continue to be well maintained.

NAME: Anderson Solicitors

ADDRESS: 110 Lipson Street



DATE OF CONSTRUCTION: Early c.1880 warehouse? with c.1940 and 1990 alterations

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Solicitors Office

BUILDING HISTORY AND ANALYSIS: A single storey warehouse typical of the Port which has undergone refacement in c.1940. The early pitched roofs of the building are visible behind the parapet. Internally the building has undergone recent major upgrading and is well maintained with an attractive internal and external presentation. A section of parapet moulding is damaged. The side walls visible from the rear lane show the original stone rubble walling which has been building onto at the rear with a brick extension and extended at parapet height. This building has a basement well below ground level as clearly viewed along the rear lane.

BUILDING IMPROVEMENT RECOMMENDATIONS: Continue to maintain building is good condition. In any future repainting, repair damaged parapet moulding.

NAME: Central Chambers

ADDRESS: 112 Lipson Street



DATE OF CONSTRUCTION: Early c.1880 warehouse with later facade alterations

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

BUILDING HISTORY AND ANALYSIS: A single storey typical Port Adelaide warehouse which has been rendered to the front facade and windows altered. It is interesting to note the surviving access doors to the lower level which indicates clearly the raising of the adjacent street level. The building is currently empty. The rear section of this building indicates its two storey height and original stone configuration and construction. This together with the side elevations has not been painted and retains traditional double hung 12 pane windows. A rear verandah for carport purposes has been constructed along the back of this building.

BUILDING IMPROVEMENT RECOMMENDATIONS: This facade is in fair condition. However, the following improvements could be undertaken:

- The attached sign including no. 112 should be altered as this sign is currently over large for its purpose. Simple applied bronze letters would be more appropriate.
- The airconditioner in the front window should preferably be relocated.
- The window treatments should be reassessed and clear glass reinstated or simple traditional timber frame windows installed.
- Entrance could be reassessed and upgraded.

NAME: La Banca Italian Restaurant (former Bank of Adelaide)

ADDRESS: 114 Lipson Street



DATE OF CONSTRUCTION: 1885 (by ^{Kestel} Chestal & Burge)

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area, State Heritage Register

CURRENT USE: Restaurant

BUILDING HISTORY AND ANALYSIS: This building was constructed in 1885 by Chestal & Burge as the Bank of Adelaide. It is an outstanding bank buildings which survived intact from the boom period of the 1880s. The facade is extremely elaborate and is constructed of squared sand stone to the front elevation and roughly squared blue stone to the remaining facade. The cement decoration is extremely elaborate incorporating insized pilasters with Corinthian capitals, elaborate key stones decorated with cast dycanthus leaves and a projecting cornice supporting a classical balustrading broken by pediments at either end.

The rear elevation of this building is currently poorly maintained, the paint work deteriorating to the two turrets (which contain wooden style staircases). The base to the rear wall has been rendered over in high cement render indicating problems with rising damp.

The rear elevation of this building is currently poorly maintained with paint work to interesting circular turrets (which contain timber staircases). The base to the rear wall has been rendered over in high cement content render indicating problems with rising damp.

BUILDING IMPROVEMENT RECOMMENDATIONS: The front of this building

facing Lipson Street is in good condition. However, the following repairs and restoration works are required:

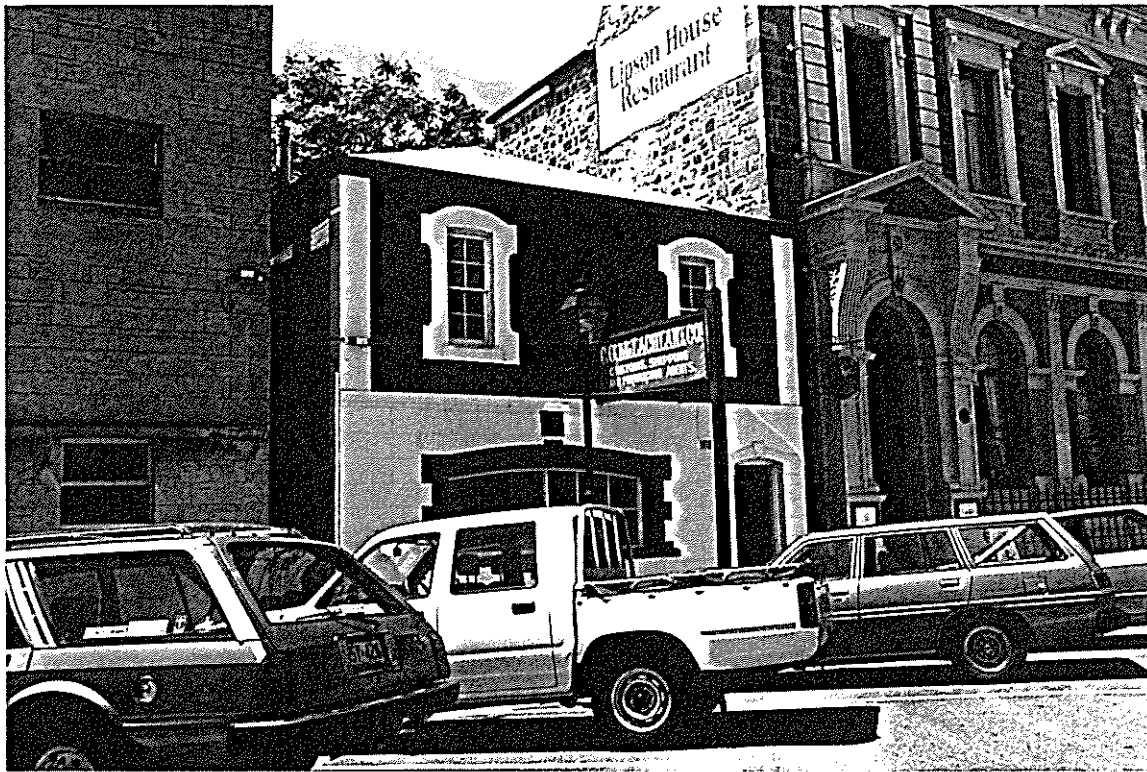
- Careful cleaning of projecting stringcourses and checking of all render to ensure water is shed well away from building.
- Reinstatement of missing cast iron ridge cresting. This will require removal and repair of existing cresting with recasting of matching sections.
- Cement render repair to pilaster of southern door (which is currently deteriorated to expose red brick).
- Careful assessment of existing render and necessary render repairs prior to repainting of all rendered areas.
- Investigate paint removal to stone plinths at base of building which supports cast iron fence (manufactured by Fulter & Co. Adelaide).
- Refix currently dislodged fluorescent external tube lighting at base of building.
- Careful repairs and restorations to the rear elevation including investigation of paint removal to brick work, removal of cement render at lower level and general rear rationalisation. The opportunity to establish rear outdoor courtyard dining could be investigated as the rear of this building forms part of a collection of rear buildings.



Rear of 114 Lipson Street

NAME: McLachlan & Co. Custom Shipping & Forwarding Agency

ADDRESS: 116 Lipson Street



DATE OF CONSTRUCTION: c.1860

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area, State Heritage Register

CURRENT USE: Shipping Office

BUILDING HISTORY AND ANALYSIS: This brick building was probably the original premises of the Bank of Adelaide in Lipson Street. The bank originally leased the premises on Queens Wharf in 1866 and moved to this building in 1884 as a temporary measure while the adjacent building was being built.

The rear elevation is of face brick work which was apparently formerly limewashed. Rear original timber joinery survives to the first floor level. Internally the building retains an early staircase providing access to the first floor.

This building provides a good example of the feel of early small scale mercantile buildings of the Port. The front facade retains early detailing and the building appears currently well maintained and in good condition.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building should continue to be maintained in good condition.



Rear 116-118 Lipson Street

NAME: Warehouse

ADDRESS: 118 Lipson Street



DATE OF CONSTRUCTION: Unknown

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Vacant

BUILDING HISTORY AND ANALYSIS: This two storey bluestone warehouse with a semi excavated cellar building has been refaced with cement stucco (in the 1950s). It appears to have been originally face bluestone with red brick quoining. The side rubble blue stone wall is visible, showing evidence of bowing and rising damp. The current concrete lintel is deteriorating with iron reinforcement rusting and causing fretting and spalling render. Rear and side walls are of unpainted rubble bluestone with red brick dressings and are currently poorly maintained and in need of repair.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building has been dramatically defaced and retains little of significance to the facade. Complete remodelling of the front facade could be undertaken if carefully and appropriately implemented. Alternatively, the reinstatement of the bluestone facade could be investigated.

NAME: Offices of Conaust Ltd, Beaufort Shipping Agency Co.

ADDRESS: 124 Lipson Street



DATE OF CONSTRUCTION: Early stone warehouse, date unknown, facade altered in 1958.

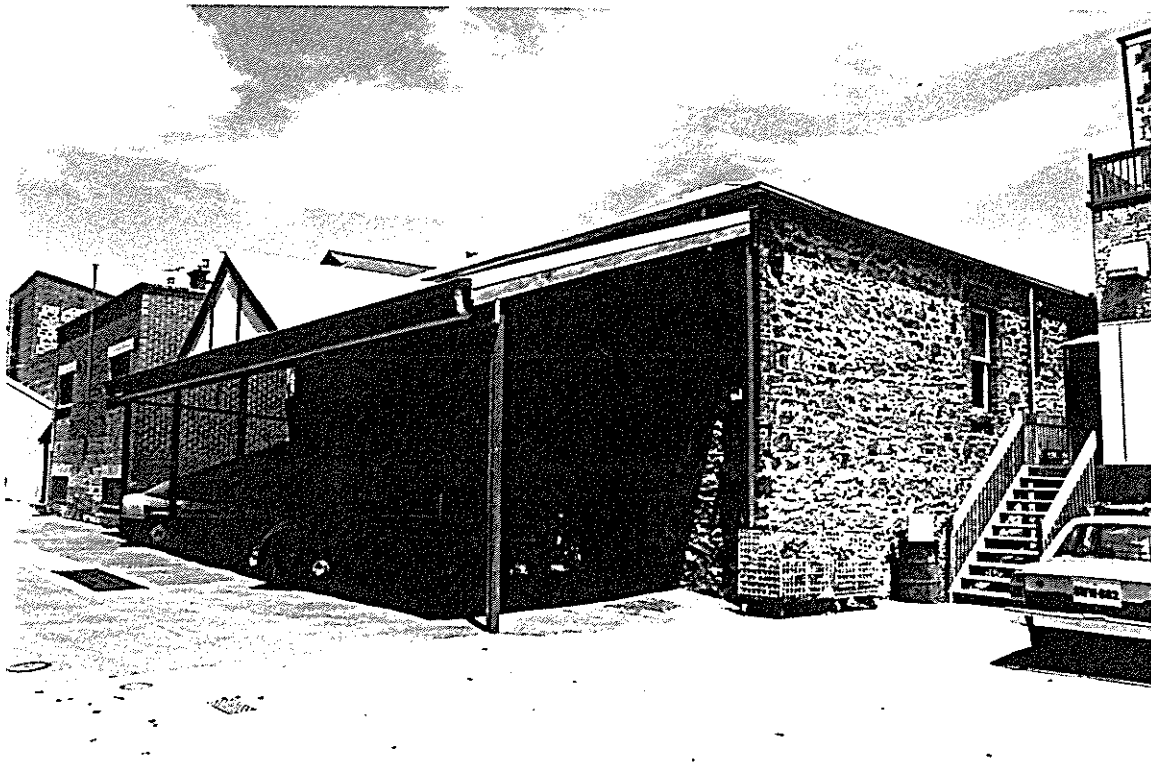
HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Shipping Agency office

BUILDING HISTORY AND ANALYSIS: This two storey stone warehouse was dramatically altered in 1958 when the building was completely refaced and internally remodelled to its current configuration.² The original entrances to the warehouse were on each side and a new central entrance door was inserted in 1958. The patterned stucco is typical of this period and conceals original face bluestone finish. No early photos could be located with the current company of the original appearance of the building.

BUILDING IMPROVEMENT RECOMMENDATIONS: Restoration of the original facade is not feasible given lack of early photographic information and a strong cement content of later 1958 cement render. Maintain in current condition. Repairs to southern window sill required.

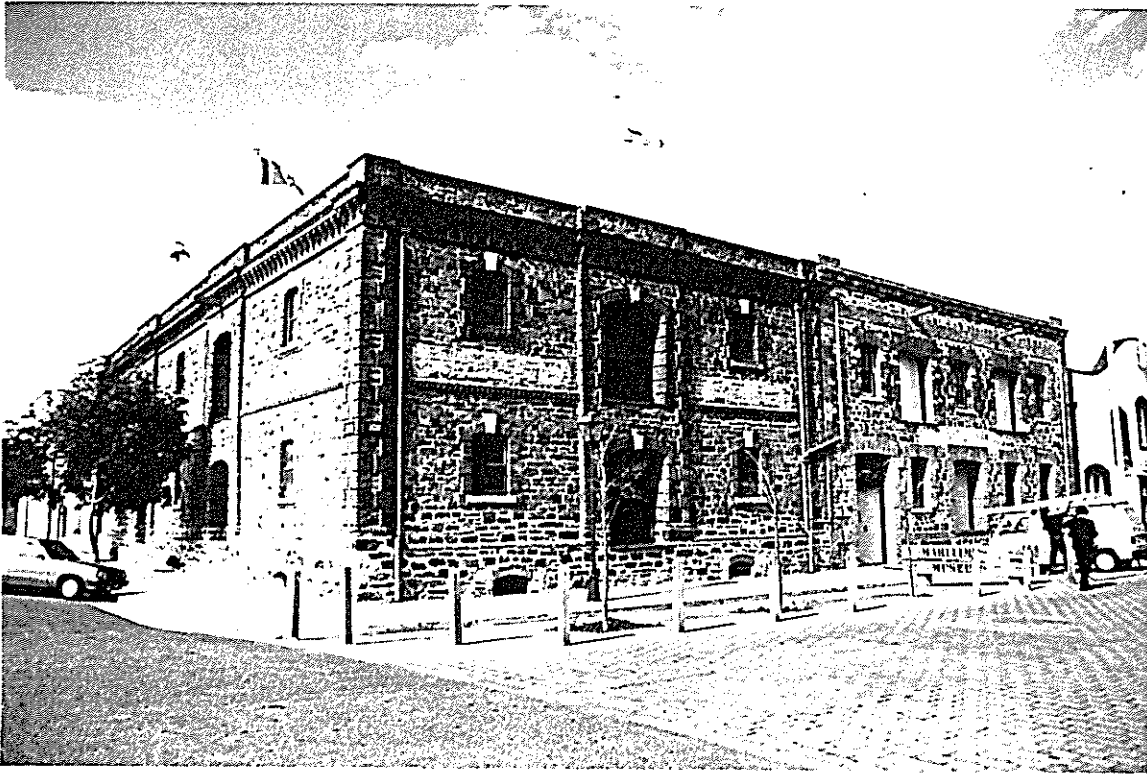
² Information from Conaust Staff member.



Rear of 124 Lipson Street indicating bluestone structure and semi excavated basement

NAME: Maritime Museum (former Ferguson Bond Store)

ADDRESS: 126 Lipson Street (corner Divett Street)



DATE OF CONSTRUCTION: 1857

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area, State Heritage Register

CURRENT USE: Maritime Museum

BUILDING HISTORY AND ANALYSIS: This corner building was built in 1857 for Elder & Co. predecessor of Elder Smith, and Elders G M. It is an excellent example of an early blue stone warehouse. It was constructed in two stages and comprises bluestone rubble construction with contrasting red brick quoin work with sandstone key stones and sills to the Divett Street store. The building is surmounted by an elaborate and well detailed brick cornice treatment to the parapet which differs to each of the stores. The building has been converted to its current use by the South Australian Museum and is being well maintained having recently had stone repair work and repointing undertaken under the guidance of SACON Heritage Unit.

BUILDING IMPROVEMENT RECOMMENDATIONS: Continued careful maintenance of this building is recommended.

NAME: Britannia Hotel

ADDRESS: 130 Lipson Street (cnr McLaren Parade)



DATE OF CONSTRUCTION: c. 1890

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Hotel

BUILDING HISTORY AND ANALYSIS: An hotel was first licensed in 1850 but this appears to be the second hotel building on the site. The 1886 map shows an earlier two storey building with balconies and this is visible on the 1879 lithograph.

The Britannia has fine cast iron lace work with a decorative verandah pediment with finial. On the ground floor the diagonally boarded timber fascia is of interest with flat brackets (ten of which are missing).

This building is currently in good condition apart from the verandah which shows signs of deterioration and decay. This is most notable in the corner pediment section and some of the verandah posts.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building should continue to be maintained. Repair works are becoming urgent to the verandah which requires careful rebuilding and restructuring where now deteriorated.

NAME: H Muecke & Co warehouses

ADDRESS: 6 McLaren Parade (cnr Timpson Street)



DATE OF CONSTRUCTION: pre 1879.

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Offices

BUILDING HISTORY AND ANALYSIS: This early warehouse is visible on the 1879 lithograph. The early brick construction material is visible still on the rear and side elevations and this has been covered at the front by cement rendering. However, the window and door openings to this facade still corresponds to those visible on the facade in the 1879 lithograph. The building provides a good example of an early brick warehouse but the late render has substantially changed the appearance of the building. Internally there is evidence of problems of rising damp and this is directly due to the absence of a downpipe at the north east corner of the building which discharges directly onto the projecting plinths and onto the building. This should urgently be attended to. There is also some damage to render on the front facade, the downpipe if missing to the north western corner and a window is broken. Generally, joinery is in need of maintenance.

BUILDING IMPROVEMENT RECOMMENDATIONS: General repair works should be undertaken to this building, particularly reinstatement of downpipes to prevent further damage and careful repair to render. The existing unpainted render should preferably stay in this condition, however, joinery and the plinths requires maintenance and repainting.

NAME: Vacant Site

ADDRESS: McLaren Parade



REDEVELOPMENT PRINCIPLES: This vacant site occupies the equivalent of two frontages and any new development should conform to the following principles:

- Development should be a **maximum height** of two storeys with possible height ranging between the top of the parapet of the H Muecke and Co. building and the top of the parapet of the Britannia Tavern.
- Development should **align with the front boundary** of the site to continue the line of development which characterises this street.
- **Building materials** should be rendered masonry, to continue the use of the rendered finish which characterises all buildings along this frontage.
- The **street elevation** should be articulated by base, middle and top render details with a strong parapet element which reinforces adjacent parapet detailing. The nearby Harbours Board Building has achieved good facade articulation and fenestration proportions indicating successful new development of an entirely different period.
- If new development is to be **separated from adjacent buildings**, separation is preferable along the Britannia Tavern side, allowing continued views of the side elevation of this building. The new H Muecke & Co. building has an unfinished appearance to its side elevation which would be better obscured.



Buildings adjacent to vacant block, North Terrace

NAME: Port Adelaide TAFE College (incorporating Harbours Board Building)

ADDRESS: McLaren Parade (between Lipson & Commercial Road)



DATE OF CONSTRUCTION: c. 1935 (Harbours Board Building), extension c.1950

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Educational building

BUILDING HISTORY AND ANALYSIS: The 1930s Harbours Board building is designed in a strong Art deco idiom utilising curved corner detailing, banded render and highlighted entrances. The original unpainted render survives and the recent colour scheme and highlighting is complimentary to this building. The adjacent 1950s brick extension is complimentary and the total complex has been well integrated and adapted for its use as a TAFE college.

Internally the 1930s section retains the extraordinary maple timber panelling with office partitioning with upper glazed sections reaching the ceiling. Recent adaptation work has been sympathetically undertaken in simplified form.

The internal entrance detailing to the 1950s extension with two storey atrium is also significant with careful detailing, establishing a pleasant interior space.

BUILDING IMPROVEMENT RECOMMENDATIONS: Minimum change should be undertaken and any avoidable alterations to this building should retain original internal panelling and other significant internal original detailing. All original external detailing should be retained to respect the period of its construction.

NAME: Lighthouse Inn

ADDRESS: McLaren Parade (cnr Commercial Road)



DATE OF CONSTRUCTION: c. 1935

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

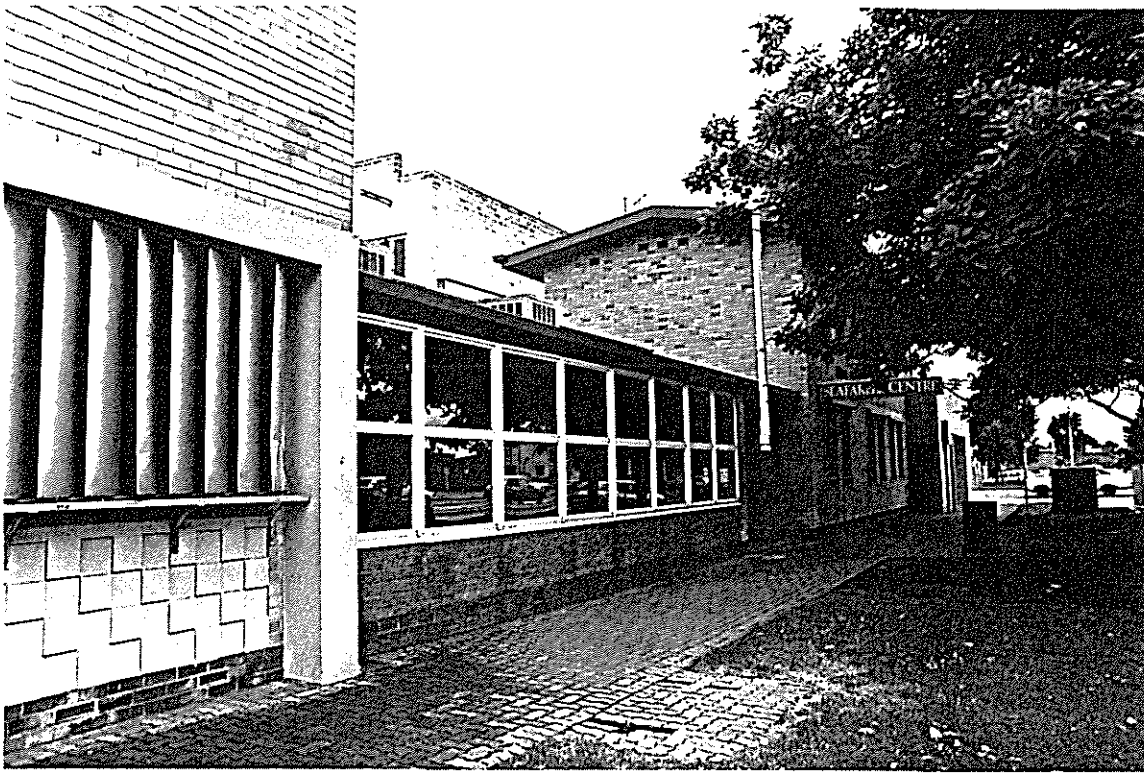
CURRENT USE: Hotel

BUILDING HISTORY AND ANALYSIS: No information is known about the construction of this hotel, however, it appears to date from c. 1955 and retains intact detailing from this period incorporating typical detailing from this period including terrazzo base treatment, pressed tin verandah soffits, face red brick and curved porch brick to the first floor level. There is evidence of some leakage in the first floor with staining to the bricks. Internally there has been substantial alterations with panelling of ceilings concealing original detailing.

BUILDING IMPROVEMENT RECOMMENDATIONS: Careful maintenance of this building should continue. External detailing is significant as it survives as intact from the date of construction and is compatible with other buildings within the Port.

NAME: Seafarers Centre

ADDRESS: Nile Street corner of Nelson Street



DATE OF CONSTRUCTION: 1960 (Brown & Daisy Architect, S Bricker Ltd Builder)

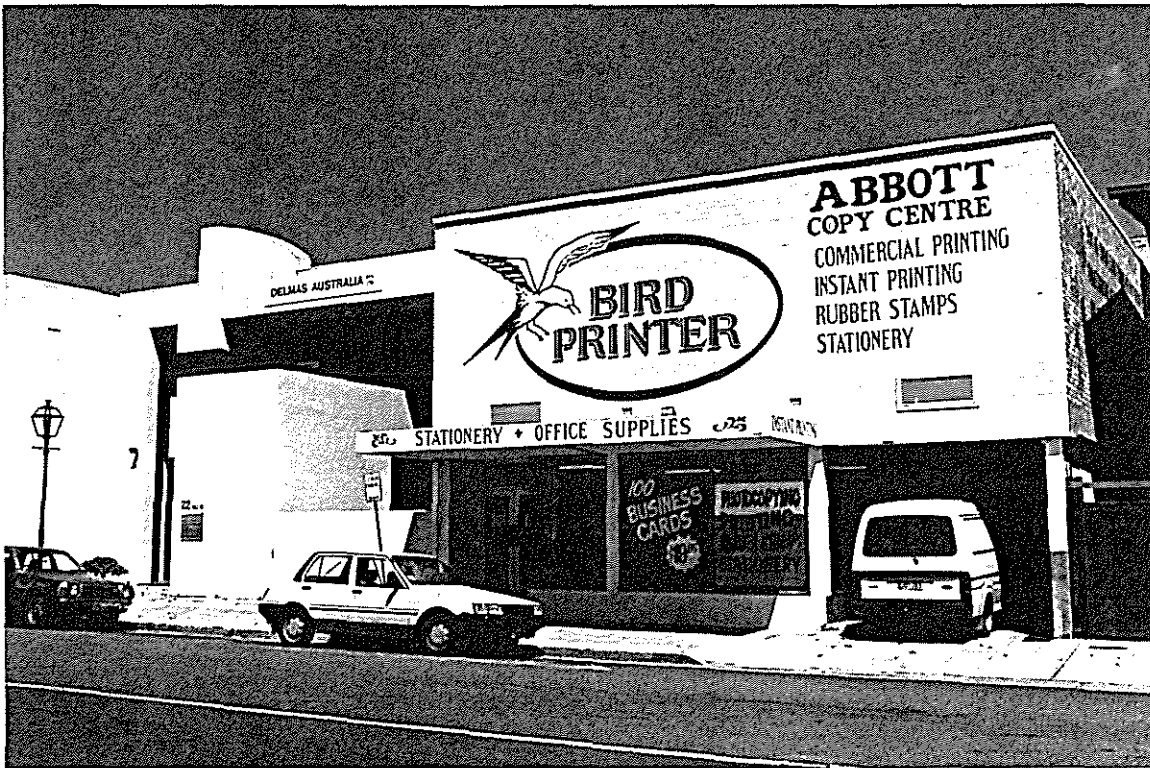
HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Seafarers Centre

BUILDING ANALYSIS AND RECOMMENDATIONS: A Seafarers Centre constructed in the 1960s employing architectural detailing in style typical of that period and inconsistent with the existing character of the State Heritage Area. The development is softened on the western side by established deciduous trees.

NAME: Commercial Properties

ADDRESS: 20, 22 Nile Street



DATE OF CONSTRUCTION: recent development

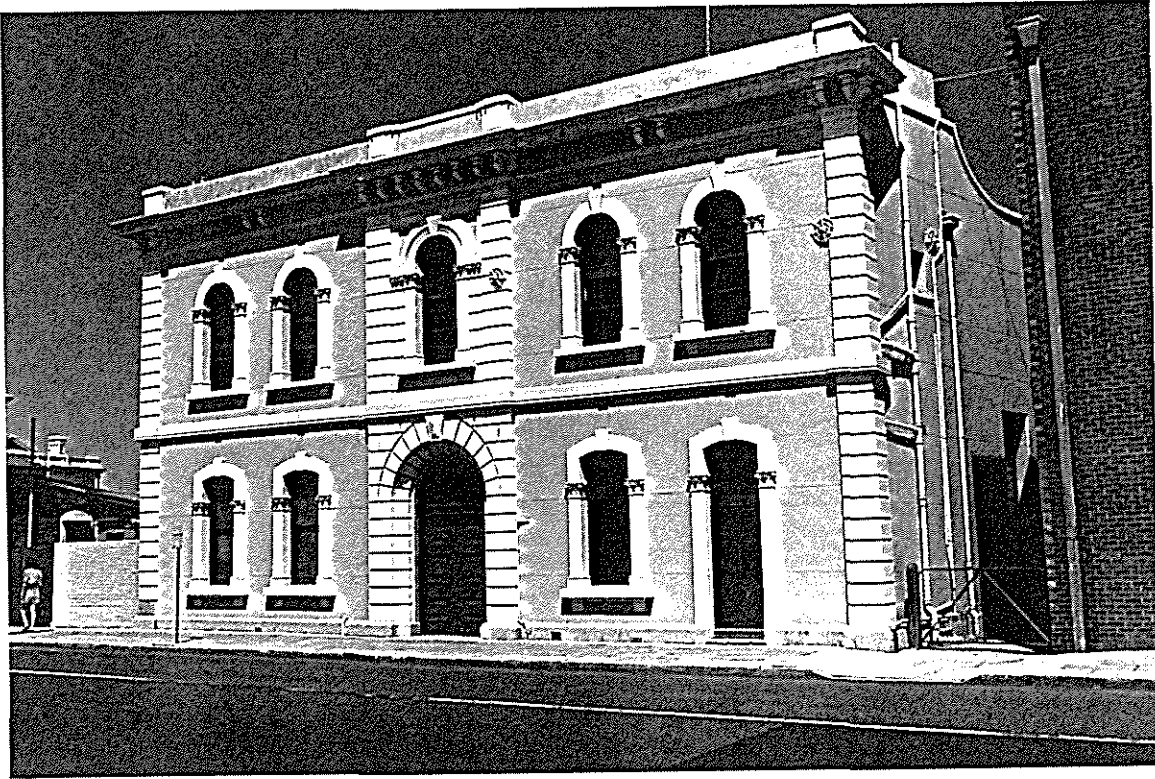
HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Commercial Offices

BUILDING ANALYSIS AND RECOMMENDATIONS: Two businesses which do not contribute to the character of the State Heritage Area and employ modern architectural detailing. Street planting is recommended for this frontage where street space is available, particularly in the front of 22 Nile Street.

NAME: Rear of Council Offices

ADDRESS: 28 Nile Street



DATE OF CONSTRUCTION: 1884

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Rear of Town Hall - currently under utilised

BUILDING HISTORY AND ANALYSIS: The fountain stone will exists from this building inscribed as follows: "this stone was laid by Thomas John King Esq J P, August 11, 1884". This building forms the extension to the Town Hall and was constructed to accommodate Mayor and reception rooms and staff quarters.

BUILDING IMPROVEMENT RECOMMENDATIONS: General maintenance is required for this frontage including repainting of all joinery, repairs to flywire screens now damaged and facade repairs and repainting.

NAME: Former Port Adelaide Casualty Hospital

ADDRESS: 32 Nile Street



DATE OF CONSTRUCTION: 1884

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Sobering up service

BUILDING HISTORY AND ANALYSIS: Several earlier attempts were made to construct a hospital at Port Adelaide but it was not until 1884 that the present building was erected. It was designed by E W Woods and constructed by Mr J Williams. In 1977 the original building was obscured by a heavily infilled verandah and this verandah has since been rebuilt with ten columns. This number of columns would not be the original number of columns to this verandah.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building externally is currently well maintained. However, the reconstructed verandah is inaccurate and any long term facade upgrading should incorporate the removal. Six posts should be removed and new posts with stop chamfering and appropriate detailing, along with a new strengthened bressummer should be installed. The front entry door should be restored with the removal of metal grill and the currently hand painted street signs on the eastern door surround should be replaced with matching painted sign.

NAME: Government Store

ADDRESS: 27-31 Nile Street



DATE OF CONSTRUCTION: c.1880

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Storage

BUILDING HISTORY AND ANALYSIS: Nothing is known about the history of this building.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building is currently well maintained. In the long term careful removal of paint to brickwork could be investigated ensuring that no damage to face of red brick underneath paint is effected. The roller door entry is inappropriate with the concrete step and bitumen paving. In the long term any upgrading should incorporate reinstatement of traditional timber doors to this entry.

NAME: Former Water Works Store

ADDRESS: 33 Nile Street



DATE OF CONSTRUCTION: 1882

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: occasional use by Port Adelaide Council

BUILDING HISTORY AND ANALYSIS: This building was constructed in 1882 by the Water Works for the Government of the colony of South Australia. Builders, Caspel & Burge responsible for construction at a cost of £1500. In 1914 it was taken over by the E&WS who occupied it until it passed into the control of the Harbours Board after World War I. In 1973 it was purchased by the Australian Government for the Bureau of Customs. The building appears to be currently empty and under utilised.

Ke sta

BUILDING IMPROVEMENT RECOMMENDATIONS: In the long term reinstatement of original central window is recommended and removal of surface mounted airconditioning units.

NAME: Falie Charters Building

ADDRESS: 27 North Parade



DATE OF CONSTRUCTION: c.1950

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

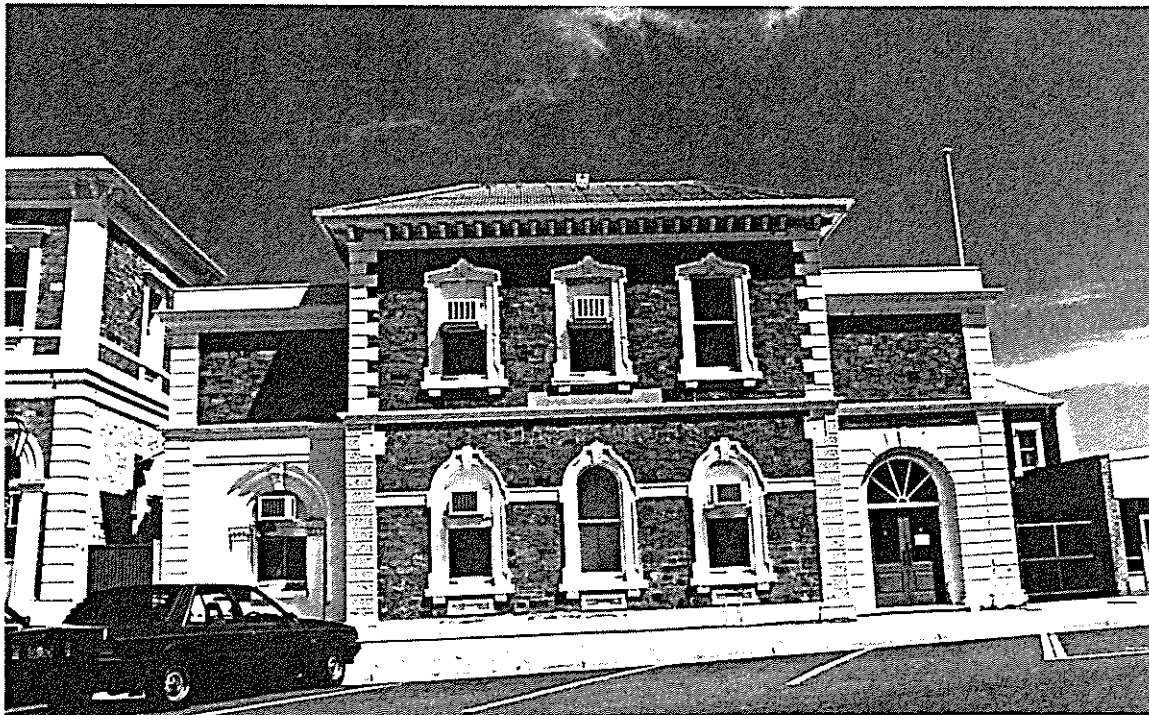
CURRENT USE: Falie Charters office

BUILDING HISTORY AND ANALYSIS: This building does not contribute to the character of the State Heritage Area is currently used as the booking office for Falie Charters.

BUILDING IMPROVEMENT RECOMMENDATIONS: Any new development on this site should respect the adjacent Quarantine Station and the remainder of the Port Adelaide Heritage Area character.

NAME: Quarantine Office (former Telegraph Station)

ADDRESS: 29 North Parade



DATE OF CONSTRUCTION: 1867

HERITAGE LISTING: Part of Port Adelaide State Heritage Area, State Heritage Register

CURRENT USE: Part of Customs House complex

BUILDING HISTORY AND ANALYSIS: This building was constructed to the design of Thomas English Architect, Commissioner of Public Works and built by Thomas Tapson and Carl Neiske for £2500. An early photograph dated c.1880 shows the original building prior to the painting of the cement render dressings. Originally the front entrance was built as a small window mirroring the western wing. A door and fan light have since been installed and the surrounds rendered with voussoirs extended into horizontal bands.

The building is showing signs of neglect and is currently empty. Render and stone have previously been poorly repaired with high cement content render and there are four air conditioning units installed inappropriately into the upper level of windows.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building urgently requires a restoration and maintenance strategy and an appropriate use. Removal of the airconditioning units, correct repairs to stone (incorporating appropriate lime mortar mix) and careful repairs to cement render, reinstatement of original guttering profile (ogee profile) should be undertaken.

NAME: Offices

ADDRESS: 15-19 Robe Street



DATE OF CONSTRUCTION: Varied

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

BUILDING HISTORY AND ANALYSIS: Nos. 15 and 19 are typical c.1970s building constructed without any reference to the historic character of the Port. The recent upgrading of EES House makes some attempt with the construction of a verandah to improve this frontage.

BUILDING IMPROVEMENT RECOMMENDATIONS: Upgrading of the frontages of these buildings is required.

Landscaping should help to soften impact of "new" frontage onto State Heritage Area.

NAME: Shops and Offices

ADDRESS: 129-147 St Vincent Street



DATE OF CONSTRUCTION: Varied

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

BUILDING HISTORY AND ANALYSIS: This group of shops and offices are of varying dates of construction. The Kirby building (no. 147, cnr Robe Street) is the only building which retains any character appropriate to the historic area of the Port. The reinstatement of a single storey verandah in lieu of the current suspended awning would be appropriate.

The simple parapet detailing to no.137 St Vincent Street (Abbott Coffee Centre) is of interest and could be highlighted by a good colour scheme.

The Port Adelaide Institute building at 135 St Vincent street was used as the public library after the closing of the Institute. The library has now been relocated and the building stands empty. This building is constructed c.1950-60 and is intact from that date, externally and internally.

BUILDING IMPROVEMENT RECOMMENDATIONS: All this frontage requires upgrading as detailed above and a use needs to be found for the former Institute Building.

*originally Drumshead Port Hotel
later building shop
changed - Robert Kirby Pharmacist
with closed in 1909 through local option
vote - campaign led by Rev. Joseph
Walter Kirby, Bwanis father*

NAME: Former Housing Trust Offices

ADDRESS: St Vincent Street (cnr Robe Street)



DATE OF CONSTRUCTION: c.1935

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

BUILDING HISTORY AND ANALYSIS: This building was originally constructed as the Port Adelaide branch of the Savings Bank of South Australia. The building is well detailed, in a shipped classical form and provides a fine corner element to this section of St Vincent Street. The building is currently empty.

BUILDING IMPROVEMENT RECOMMENDATIONS: A use needs to be found for this building (incorporated as part of Port Adelaide Council Chambers?) and repairs and maintenance works are required for this building.

shipped classical form
adapted " "
stylised " "

NAME: Port Adelaide Council Chambers

ADDRESS: St Vincent Street, Port Adelaide



DATE OF CONSTRUCTION: 1940

HERITAGE LISTING: Part of Port Adelaide State Heritage Area, State Heritage Register

BUILDING HISTORY AND ANALYSIS: The foundation stone to this building was laid on the 24 July 1939 by the Mayor Ralph Wright Esq. The architect was Chris A Smith. The offices for the Port Adelaide Council were constructed in 1940 and survive today retaining much original detailing from this period. Of particular note is the Council Chamber, the stair case and some detailing to the entry foyer.

The building is currently used as Council offices and is well maintained.

BUILDING IMPROVEMENT RECOMMENDATIONS: Building should continue to be well cared for and external painting of this building in appropriate colours is required. Some render repair works are required and upgrading to the planted area at the entrance to the building. The current planting is entirely inappropriate and should be carefully considered to compliment the 1940 building behind.

NAME: Port Adelaide Town Hall

ADDRESS: 163 St Vincent Street



DATE OF CONSTRUCTION: 1866 and 1884

HERITAGE LISTING: Part of Port Adelaide State Heritage Area, State Heritage Register

BUILDING HISTORY AND ANALYSIS: This building was completed in 1869 to the design of Woods and Wright architects for £4980. It was originally face stone, coursed rubble and Dry Creek sand stone with render dressings, but has since been painted. An early photo shows it in its original unpainted form.

The base of the building which was once a panelled plinth was rendered over with a terrazzo finish at the time of the construction of the Council Offices next door in 1940. Extensions were made in 1884 comprising the mayoral quarters, reception rooms and staff quarters. The building is in very poor condition at the first floor level and is structurally unsound. The projecting balcony over street level shows signs of severe structural cracking.

Internally the auditorium has been altered with the installation of a suspended ceiling and grill panels in front of the openings.

This building is currently underutilised and urgent assessment of works to be undertaken to this building is required.

BUILDING IMPROVEMENT RECOMMENDATIONS: Council should determine a management strategy for this building as part of an overall Conservation Plan for the building. This is now urgent as the building is dramatically deteriorating and will soon be in a dangerous state of repair. An external colour scheme should be determined for this building derived from accurate paint scrapes which would indicate the original paint colours of this building.

NAME: Commonwealth Bank (former Health Officers residence)

ADDRESS: St Vincent Street



DATE OF CONSTRUCTION: c.1883 with 1930s facade refacement

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

BUILDING HISTORY AND ANALYSIS: This building was originally built in 1883 as a residence for the Medical Officer and in 1916 was converted into a Commonwealth Bank. In c.1930 alterations were made and a new facade was added in a revised style.

The building has recently been repainted in a colour scheme to highlight the architectural detailing and the building is well maintained. The recessing of the teller machine in an original entry is successful.

The extent of the 1930s facade is visible when viewing this building from the side, where the 1880s section of the building is clear.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building should continue to be well maintained. The downpipe to the side lane way is blocked and should be cleared.

*MO Rendall -
see Anne Duncan's Diary for photo
Library of Anzac House*

NAME: Post Office (~~former Commonwealth Savings Bank~~)

ADDRESS: 175 St Vincent Street



DATE OF CONSTRUCTION: c.1928

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

Post Office
BUILDING HISTORY AND ANALYSIS: This building was originally constructed in 1928 as the ~~Commonwealth Savings Bank of Australia~~. It is a well detailed building which has been successfully adapted to its use as a ~~Post Office~~. ^{which} It retains original metal frame windows and appears in good condition and is well looked after.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building should continue to be maintained in good condition.

* Morlock photograph B 4605
shows building nearing completion 1928
with signage already in place over 'three top
windows' which reads PORT ADELAIDE POST OFFICE.

— Kate McDougall after
query from SHB 23/6/95

Used as Post Office 1995

NAME: Stone Warehouses

ADDRESS: 227-225 St Vincent Street



DATE OF CONSTRUCTION: 1865

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Offices and Shipping Activities

BUILDING HISTORY AND ANALYSIS: These simple stone warehouses were built in 1865 and owned in 1875 by Mr William Blackler. In 1886, nos. 223 & 225 were occupied by J Rawlings & Son and used as a Bond Store for storing goods duty free until they were sold. The overhanging beams in Calton Street are reminders of when block and tackle were used to lift goods.

An early photograph survives of these three warehouses and this photograph has been used in the careful restoration of the frontages. After 1977 these buildings all had their stone facades carefully stripped of paint work and original opening configurations reinstated. The buildings are currently carefully maintained and in good condition.

BUILDING IMPROVEMENT RECOMMENDATIONS: Ongoing careful maintenance of these buildings is recommended.

NAME: Malin Russell & Co

ADDRESS: 229-231 St Vincent Street



DATE OF CONSTRUCTION: c.1875

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Offices and Real Estate Office

BUILDING HISTORY AND ANALYSIS: These two buildings are described in the 1875 rates book as "store and cellars" with assessed annual value of £100 each. The upstairs configuration has been changed from the original with installation of side access doors around the central french door. There was originally a two storey verandah to this building as viewed in early photographs.

This building has recently been carefully upgraded and restored and the splayed recessed shopfront to no.229 has been reinstated allowing access to separate upstairs tenancy.

This building is currently well maintained.

BUILDING IMPROVEMENT RECOMMENDATIONS: Careful ongoing maintenance of this building is recommended. Areas of repainting and touching up are now required and these should be attended to before any deterioration to the fabric occurs. This building is a good example of careful improvements and restoration to a building.

NAME: Scammell & Co. Barristers and Solicitors

ADDRESS: 235 St Vincent Street



DATE OF CONSTRUCTION: c.1875 or earlier

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: Solicitors

BUILDING HISTORY AND ANALYSIS: This building was described in the 1875 rate book as a store and cellar with an assessed annual value of £100.

In 1977 the photo in the Heritage Survey shows this building had a larger verandah fascia and since this date the shopfront has been altered to a straight configuration, paint has been removed to stone work and the verandah configuration changed with the removal of the fascia board.

This building would originally have had a two storey verandah as indicated by the evidence of original french door configuration to the first floor (similar to adjacent Malin Russell building. This window has been achieved by raising the height of the door sill and rendering around all the window surrounds (which would originally have been brick quoining). This work would have been undertaken at the time of alterations to the parapet, when heavy rendering was added.

The early painted sign on the stone side wall of this building ("M Donaghy & Sons, Manufacturers of Rope and Cordage, Harvest Twine/Kangaroo Brand Works/Queenstown, SA and Geelong, Vic"). This sign is of considerable significance and should be retained.

BUILDING IMPROVEMENT RECOMMENDATIONS: Reassessment of the existing straight fronted shopfront configuration should be undertaken. The original framing members survive and the reinstatement of a carefully detailed recessed entry shopfront

would be possible. Access to separate basement tenancy would be possible through an entry door in the splay recess. Reinstatement of capital moulds to verandah to match those which remain on the post attached to the building should be undertaken. Consideration could be given to reinstatement of original fascia panelling to the verandah.

Urgent attention is required for downpipes at both ends which currently discharge against posts causing drastic timber deterioration. Verandah fascia detailing is also coming away and generally the verandah requires repairs.

NAME: Railway Hotel

ADDRESS: 247 St Vincent Street (cnr Lipson Street)



DATE OF CONSTRUCTION: 1856

HERITAGE LISTING: Part of Port Adelaide State Heritage Area, State Heritage Register

CURRENT USE: Hotel

BUILDING HISTORY AND ANALYSIS: This stone and brick corner hotel was constructed in 1856. The building is constructed of random stone work to the ground floor with brick construction above indicating possibly two stages of construction. The two storey verandah appears to be early, incorporating simple cast iron work and plain detailing including scalloped fascia boards to the first floor. The building is generally in fair condition although there is evidence of deterioration to verandah posts and detailing to both levels. The verandah frontage to Lipson Street shows marked sign of deterioration with jacking up of the verandah floor with packing pieces at the top of verandah posts. The rear service yard is enclosed by a simple brick two storey section to the Lipson Street frontage. This gives access to toilets and the cellar. The rear wall is stone to the first floor level and brick above and both surfaces are painted. Cement rendering to the base of the wall indicates presence of damp to the building. The second storey balcony is clad in ripple iron balustrading with simple timber hand rails. The entry door off Lipson Street is particularly noteworthy with crude timber framing together with panelling of ripple iron. This is currently in poor condition and the original security bar survives at the rear of this door.

BUILDING IMPROVEMENT RECOMMENDATIONS: In the long term careful restoration of the verandah is required. There are defective elements including rotten verandah post bases and shortened columns where splicing-in work or replacement is required. Reinstatement of simple bead moulding to top of posts needs to be undertaken to the Lipson Street frontage where these are currently all missing. All

downpipes require checking for current functioning.

Long term careful removal of paint to stone and brick work could be considered to re-expose original finishes. This should be carefully done to avoid any damage to face stone and brick. Any gutter replacements should be undertaken in ogee profile guttering. Rationalisation of the large corner beam to the verandah balcony floor should be considered in any verandah improvement works.

NAME: Drinking Fountain

ADDRESS: cnr St Vincent Street & Lipson Street



DATE OF CONSTRUCTION: 1870

South side of St V 87

HERITAGE LISTING: Part of Port Adelaide State Heritage Area, State Heritage Register ?

BUILDING HISTORY AND ANALYSIS: A drinking fountain "erected by public subscription to John Formby Esq Mayor, 1870-3" A simple cast iron structure which has recently been repainted by Council. It sits on Mintaro slate base and Macclesfield marble. It is in good condition apart from some damage to the top lantern which has some missing iron elements at the top. The recent repainting has been done with minimal preparation and is viewed as a temporary presentation measure only.

Any new painting should incorporate the use of carefully selected heritage colours and an investigation of original colours through paint scraping analysis. The drinking fountain mechanism should be repaired and made operational if possible.

NAME: Winterhude Garden Coffee Lounge

ADDRESS: 249-251 St Vincent Street



DATE OF CONSTRUCTION: c.1880s

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT USE: coffee lounge

BUILDING HISTORY AND ANALYSIS: This simple bluestone two storey building retains the original first floor balcony with cast iron work. The scalloped balcony floor joists are original and canti levered. Later paint work has been carefully stripped although heavy black pointing underneath the verandah is not original.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building is currently well presented and should be carefully maintained. There is evidence of mortar deterioration to the finely detailed brick parapet and ongoing careful maintenance of mortar work should be undertaken to prevent deterioration of the fabric.

The ground floor frontage to no. 251 is not original and reinstatement of a recessed entry shopfront is recommended. This could be modelled on the configuration of the adjacent shopfront at 249.

The stallboard detailing to no. 249 with vertical v-jointed boarding is not original and reinstatement of original panelling to this section of the shopfront would be an improvement together with rounding off of the window sill above. An example of appropriate stallboard panelling can be found at no. 253 which could be used as a model for this shopfront.

Any replacement of guttering to balconies should be undertaken in ogee profile guttering.

NAME: Moritz Fine Furniture

ADDRESS: 253 St Vincent Street



CONSTRUCTION DATE: c. 1880?

HERITAGE LISTING: Part of Port Adelaide State Heritage Area

CURRENT OWNER AND USE: P Moritz, furniture shop

BUILDING HISTORY AND ANALYSIS: This shop has recently been carefully restored by the current owner, incorporating removal of paint to first floor, reinstatement of french doors to balcony and reconstruction of the balcony. In addition, repairs and restoration of the shopfront has also been undertaken. All works have been done in accordance with the early 1886 sketch with the exception of the current balustrading detailing, which is nevertheless appropriate.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building is currently very well presented and continued careful maintenance is recommended.

Any replacement of guttering to balconies should be undertaken in ogee profile guttering.

NAME: St Vincent Chambers

ADDRESS: 255-265 St Vincent Street



DATE OF CONSTRUCTION: 1883

HERITAGE LISTINGS: State Heritage Register, National Trust of South Australia, Register of the National Estate. Part of Port Adelaide State Heritage Area.

CURRENT USE: Shops and Offices

BUILDING HISTORY AND ANALYSIS: These shops were built for the Hon Alex Hay MLC in 1883 and drawings, signed by William Beattie Architect, still survive. The Contractors were Robin and Hack. The original design did not have a verandah but this appears to have been built by 1901.

This building survives substantially intact retaining very fine original shop fronts. Two sets of entry doors have been replaced with modern doors but the original entry doors reputedly survive at the rear of the building. The verandah appears to have been rebuilt at an unknown date to its current configuration incorporating a rather clumsy pediment detail to mark the entrance to "St Vincent Chambers" access steps behind. The original edge beam and three original cast iron columns with capitals survive. The rear verandah, structure survives although this has been enclosed with later corrugated iron and sheeting. This verandah originally incorporated cast iron balustrading with frieze work at the first floor level.

Internally there are many significant elements including original tongue and groove ceiling lining boards, a pair of intact access staircases to the first floor, and original joinery work. Some sections of the building have been changed. The most intact interior survives to the 1st floor of 265 St Vincent Street which retains some very early

dado and picture rail wallpaper frieze.³ The sliding shutters (housed in the wall cavity) to the Timpson and St Vincent Street elevations remain. Access to the cellar indicates that this building uses large steel beams with timber piers set on hardwood timber strip footings. This structural system is typical of the Port but the use of steel beams is very early.

Original entry doors are missing to 257, 259, 263, 265. Original entry doors survive to 255. Doors to 263, 265 have reputedly been retained in storage. Three airconditioning units have been installed at the upper level windows.

RECOMMENDATIONS: This building should be restored externally with the reinstatement of original timber entry doors to shop fronts (now removed). The verandah should be restored with the reinstatement of six original cast iron posts (now missing) with capital moulds and cast iron brackets. The verandah gutters should be replaced with ogee profile guttering. New posts should be constructed in aluminium and allow for the down pipe to run down the centre of the post thereby removing the need for a collection of unsightly down pipes. The barge boarding and finial to the entry verandah gablet should also be restored. Appropriate sign writing could also be installed to the windows in accordance with the early photograph which exists, (recording when the building was used as Cockingtons in 1910). A new paint scheme is recommended.

The gable to the verandah should also be rebuilt to more appropriate detailing.

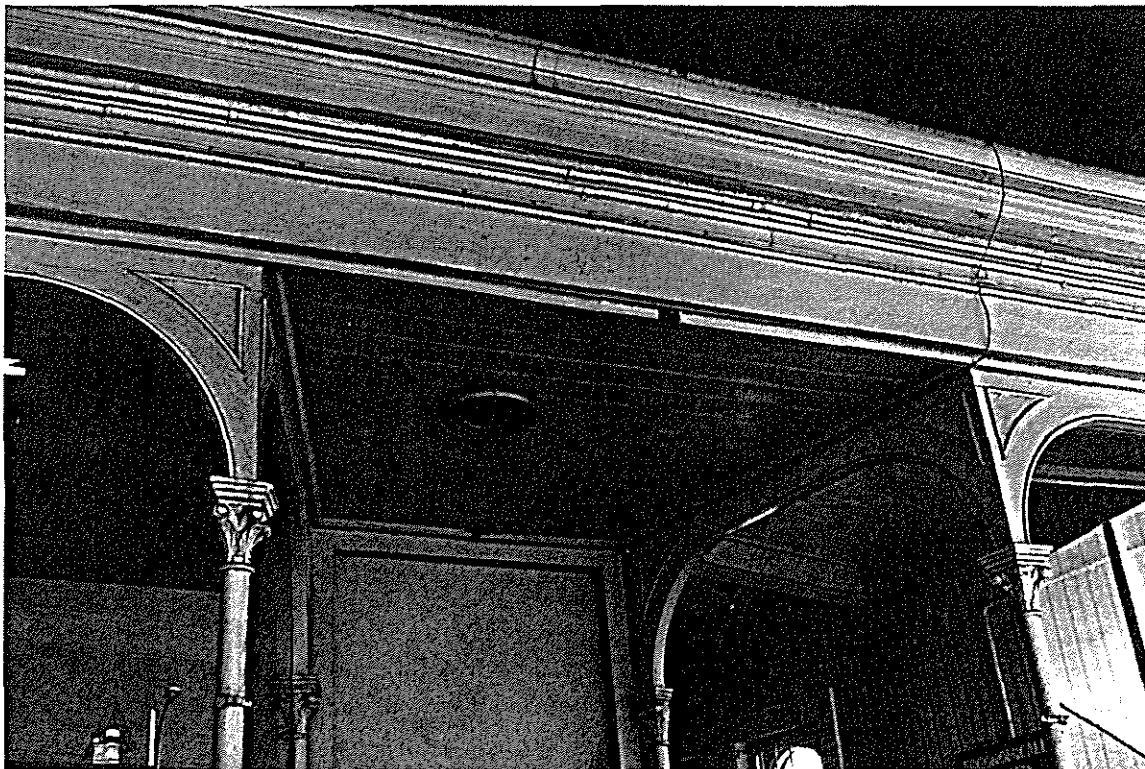
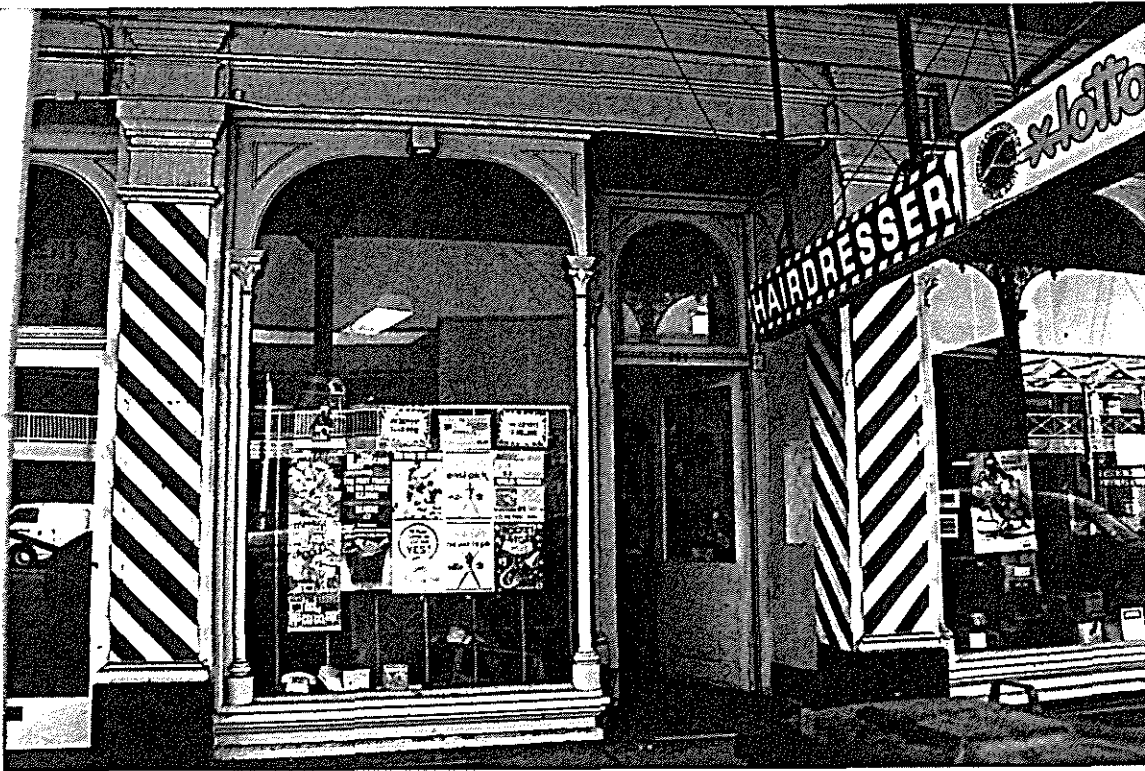
³ This original finish was subsequently removed in alterations undertaken in August 1991.



Early photograph c.1910 of St Vincent Chambers



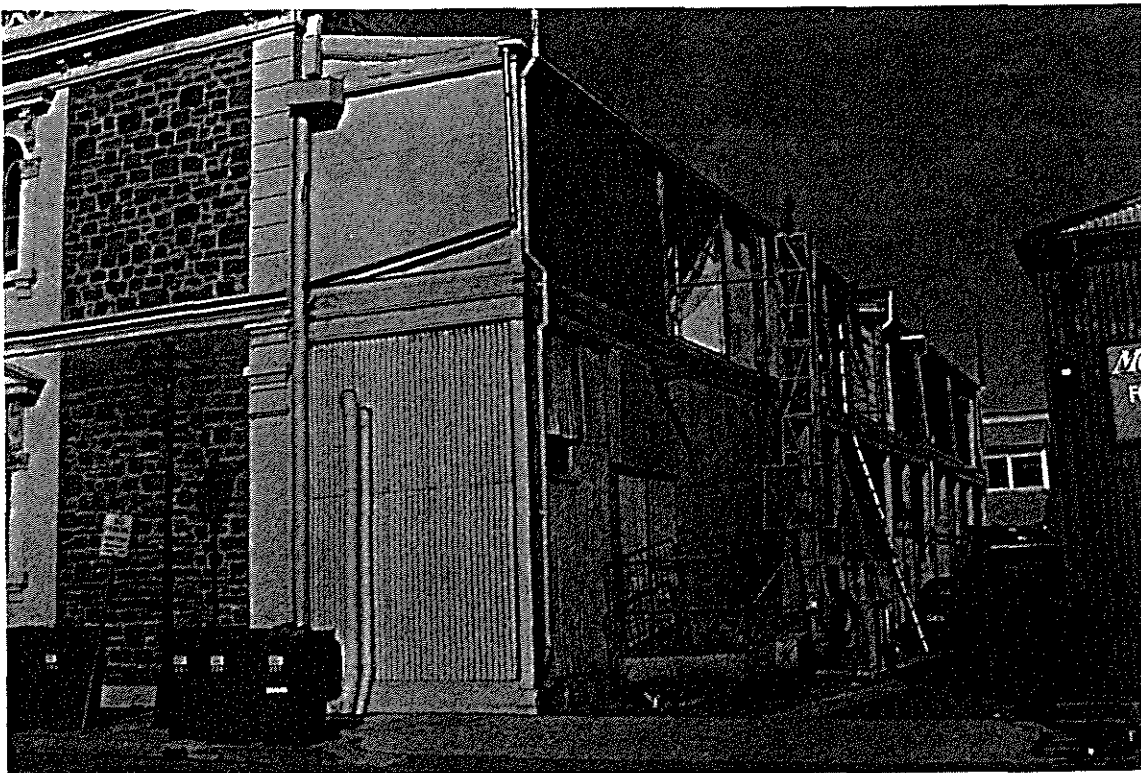
Shopfront details, St Vincent Chambers



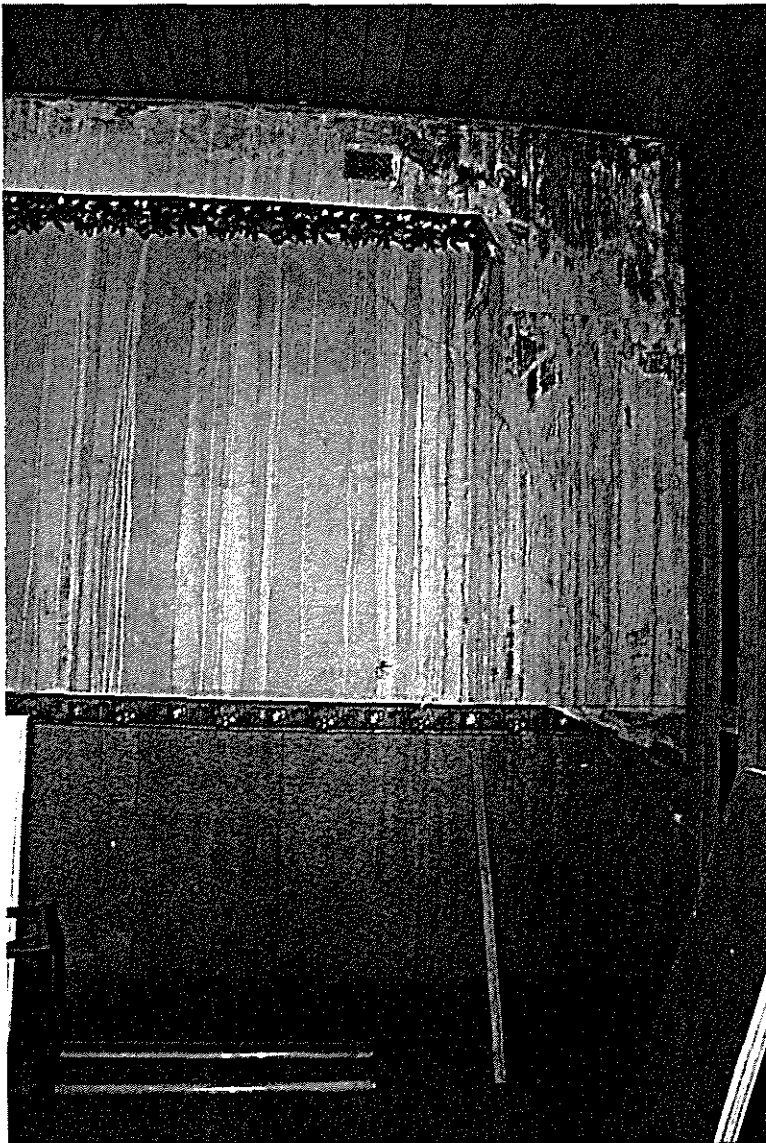
Shopfront details, St Vincent Chambers



Timpson Street (north) elevation



Rear of Chambers



Interior details of 256 St Vincent Street
prior to removal of wallpaper frieze (samples kept)

NAME: Royal Arms Hotel

ADDRESS: St Vincent Street, cnr Todd & Timpson



DATE OF CONSTRUCTION:

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Hotel

BUILDING HISTORY AND ANALYSIS: This building was constructed in 1878 for Mr Ford and was renovated in 1907. An early photo dated 1924 shows the hotel with a first floor balcony - a ground floor verandah has subsequently been added. The original classical balustrade surmounting the parapet which can be seen in this early photograph has been moved.

The building is currently in need of maintenance work particularly associated with the non functioning small sized downpipes on the western section of the verandah. All stormwater appear to require assessment and is currently responsible for deterioration to the building. The upper parapet and cornice level requires repairs and these appear to be structurally unsound, particularly at the western end. The existing Coopers Draught and West End signs detract from the building and in addition the under verandah signs are also not appropriate. However, the sign work has been stripped and heavily lacquered.

Internally, some original elements survive including the staircase with turned balusters although some are missing and damaged.

BUILDING IMPROVEMENT RECOMMENDATIONS:

It is essential to remedy the water damaged being caused by these faulty downpipes which are causing bad deterioration to the verandah. In the long term reinstatement of the original entry doors at ground floor, and restoration and reinstatement of original openings where now removed. The building forms a strong streetscape elements.

NAME: Malloy Transport Pty Ltd

ADDRESS: 5 Timpson Street



DATE OF CONSTRUCTION: Unknown

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area.

CURRENT USE: Vacant

BUILDING HISTORY AND ANALYSIS: This corrugated iron warehouse building is typical of the Port and is currently for sale. The detailing is well considered and as an infill storage building it conforms to the industrial and maritime character of Port Adelaide.

BUILDING IMPROVEMENT RECOMMENDATIONS: General maintenance and repainting works are required.

NAME: Former Rofe & Co. warehouses.

ADDRESS: 7-9 Timpson Street



DATE OF CONSTRUCTION: c.1892.

HERITAGE LISTINGS: Part of Port Adelaide Heritage Area.

CURRENT USE: Art gallery, studio and transport depot.

BUILDING HISTORY AND ANALYSIS: This pair of unpainted bluestone warehouses was constructed in 1892 for the Mercantile Marine Offices Association (a building first appears on this site in the 1892 rate books). They are constructed in face blue stone with painted brick quoining and painted base to the building.

The frontage is largely intact apart from some alterations to 7 Timpson Street including the enlargement of the vehicle entrance and closing in of the smaller entrance which matched that on 9 Timpson Street. There is evidence of fretting brick mortar to the parapets.

BUILDING IMPROVEMENT RECOMMENDATIONS: Facade restoration should involve repairs to parapet brickwork which is deteriorating. In addition the rebuilding of original entrance opening or improvement to current opening to provide a more appropriate configuration is recommended. Faded signs to parapet should be retained rather than cleaned off to retain the patina of age to this building, and evidence of earlier uses.

NAME: Specialist Rope Splicers, corrugated iron building

ADDRESS: 11 Timpson Street



DATE OF CONSTRUCTION: Unknown

HERITAGE LISTINGS: Part of Port Adelaide Heritage Area

CURRENT USE: Vacant

BUILDING HISTORY AND ANALYSIS: A corrugated iron building with dilapidated and rusted roof and poorly maintained front wall.

BUILDING IMPROVEMENT RECOMMENDATIONS: The building is in general need of maintenance and upgrading.

NAME: Conaust Limited, corrugated iron shed

ADDRESS: 13 Timpson Street



DATE OF CONSTRUCTION: c.1900

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area.

CURRENT USE: Carparking and access to Lipson Street frontage (124 Lipson Street).

BUILDING HISTORY AND ANALYSIS: This corrugated iron fronted building is a typical iron warehouse once common in the Port.

BUILDING IMPROVEMENT RECOMMENDATIONS: The building would benefit from a new paint scheme.

NAME: John McKell & Son, Flour Milling Engineers building.

ADDRESS: 15 Timpson Street



DATE OF CONSTRUCTION: Unknown

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area.

CURRENT USE: Recently sold.

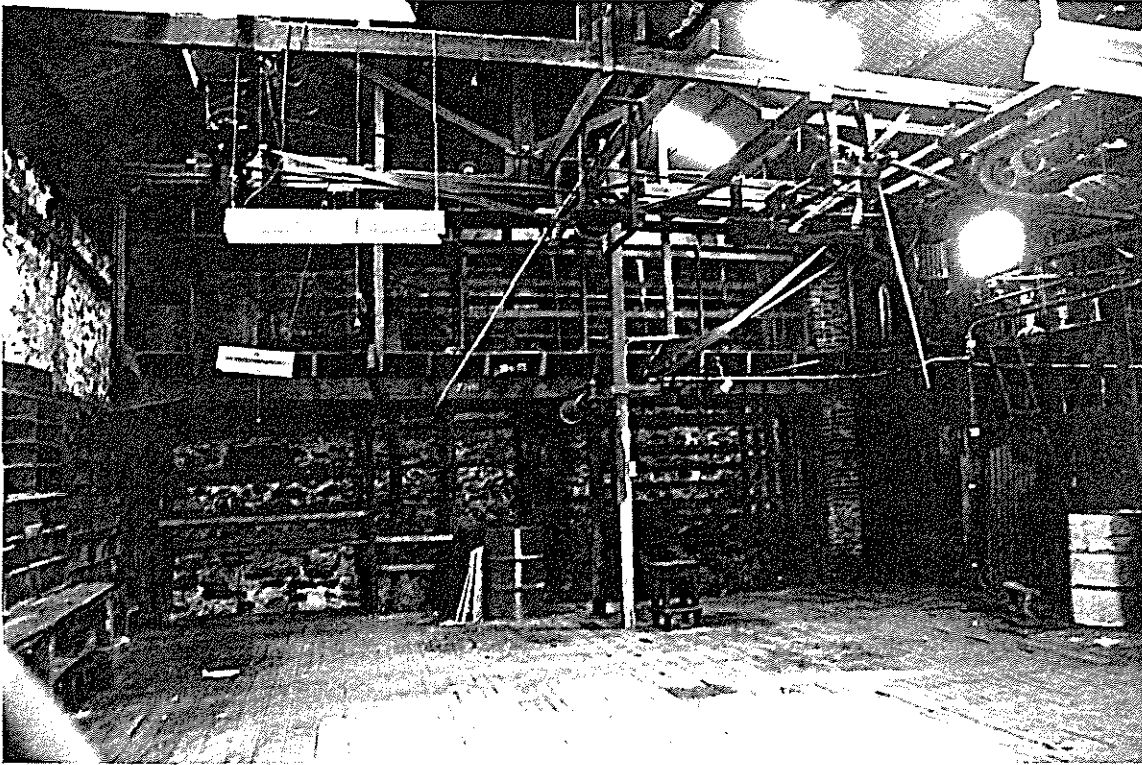
BUILDING HISTORY AND ANALYSIS: An early blue stone and brick single storey building, housing engineering equipment, which has been added to by the construction of a corrugated iron first floor section which contained office quarters.

An internal inspection revealed remnants of the engineering equipment responsible for manufacturing of flour milling components. The original machinery has recently been removed, with some equipment donated to the Maritime Museum and other purchased by SanRemo Pasta Company. The interior retains much of its early character with industrial machinery, early timber shelving, belts and pulley drive works.

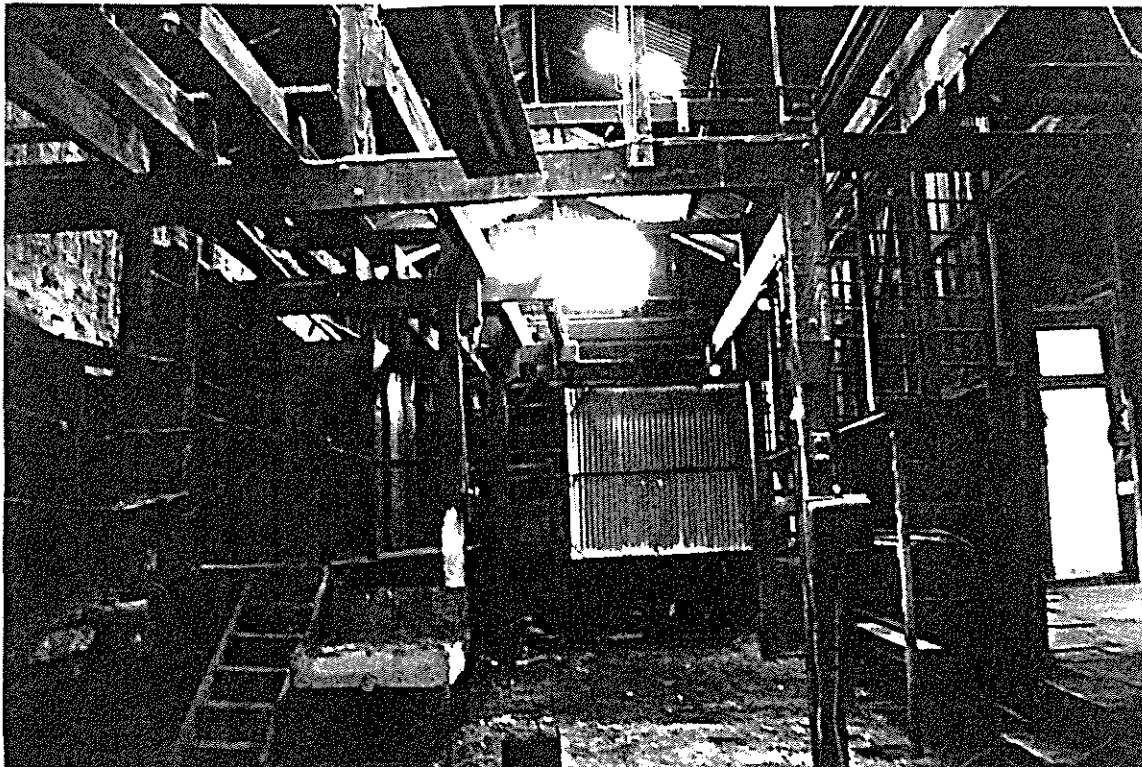
Any new adaptation works should incorporate the restoration of the front facade (removal of paint to stone work and brickwork and removal of later render to base of building). In addition, repair to side and rear walls is required as these show signs of deterioration.

The adjacent corrugated iron shed forms an integral part of the engineering works and minimal changes should be made to the exterior retaining this industrial frontage to the street facade.⁴

⁴ Inspection allowed for and information provided by Mr John McKell



Interior of stone section

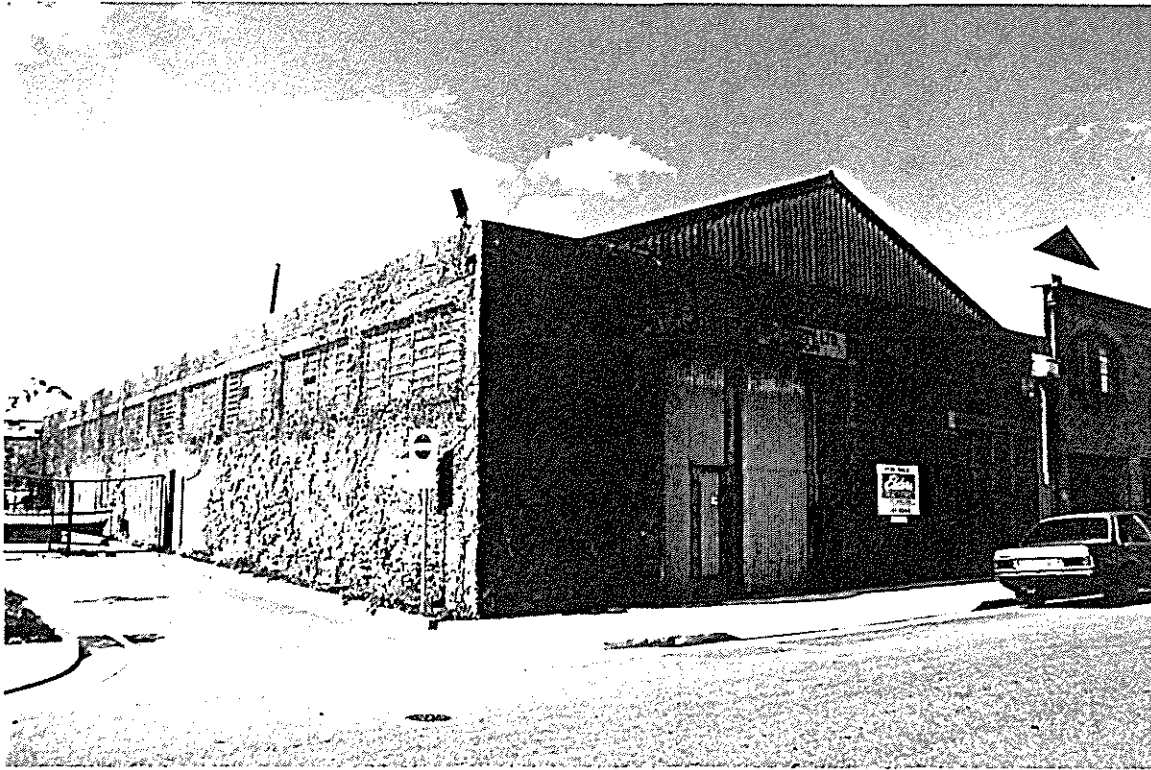


Interior of cast iron section

Interior views of McKells & Son building
showing early shelving and framing for Milling Equipment

NAME: Warehouse

ADDRESS: Timpson Street



ANALYSIS AND RECOMMENDATIONS: Refer description under 8a Todd Street.

NAME: Rear ITeC Complex

ADDRESS: Timpson Street



ANALYSIS AND RECOMMENDATIONS: Refer description under 4-6 Todd Street

NAME: Strang Patrick Stevedoring

ADDRESS: 3 Todd Street



DATE OF CONSTRUCTION: Second storey added 1962.

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area.

CURRENT USE: Shipping Agency Office

BUILDING HISTORY AND ANALYSIS: This building was reconstructed in 1962 and retains typical detailing from this period despite later alterations. A new verandah has been constructed and fixed to the face of the building in an attempt to make this building conform more with the character of Timpson Street. The existence of four trees along the frontage assists in obscuring this building from view. A photograph in the *Port Adelaide Conservation Study* (1977) shows this building prior to the addition of the verandah or the planting of the street trees.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building is a neutral element in the Todd Street streetscape. Maintain or upgrade as required.

NAME: Three storey stone warehouse

ADDRESS: 5 Todd Street



DATE OF CONSTRUCTION: 1878

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Shipping and Labour Office

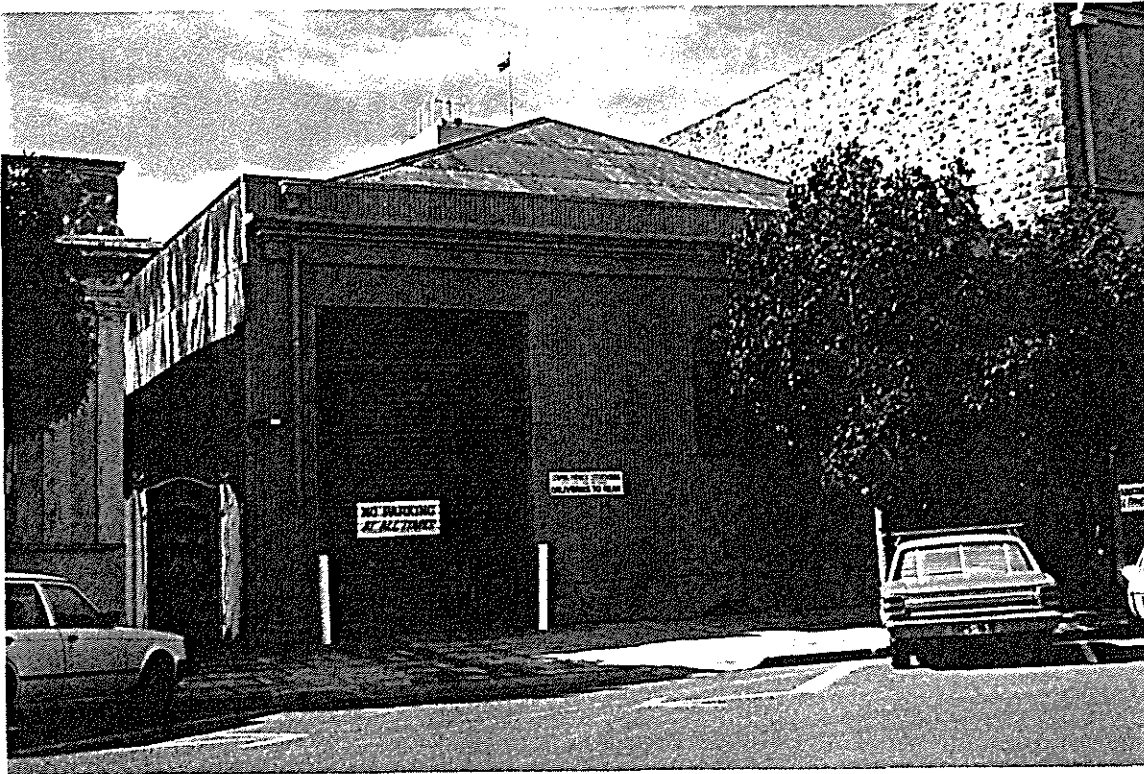
BUILDING HISTORY AND ANALYSIS: This three storey warehouse was constructed in 1878 for Messrs Colton and Co. The South Australian Company Shipping Basin was originally located behind this building.

Internally the fine timber post and beam construction still survives and only minor alterations have occurred to the building. Externally the front has been sprayed with a render finish obscuring the original face stone and red brick window dressing. This was apparently undertaken between ten and fifteen years ago and detracts from the appearance of the building. Careful removal is recommended to reinstate the original face stone. The vehicle entrance on the ground floor is a later addition/alteration and the central entrance door ways are not original.

BUILDING IMPROVEMENT RECOMMENDATIONS: This fine stone building is recommended for external restoration involving the careful removal of the applied finish to the front stone. Original window configuration could be reinstated or the carriage entry modified to a more appropriate arch headed entrance. In the long term greater use should be made of the internal spaces which are currently under utilised.

NAME: Corrugated iron and stone warehouse.

ADDRESS: 5a Todd Street



DATE OF CONSTRUCTION: c.1890s?

HERITAGE LISTING: Part of Port Adelaide State Heritage Area.

CURRENT USE: Stevedoring purposes

BUILDING HISTORY AND ANALYSIS: Construction date unknown but assumed to be c.1890. The building was built as a warehouse with rear access to the South Australian Company Basin. The building is unusual with a stone basement level surmounted by corrugated iron walling. Attempts at formal decoration of the iron have been made and a timber framed cornice element planted on the front elevation. The corrugated iron continues above the cornice to act as a parapet. This elevational treatment in corrugated iron is unusual and it would appear that the building was originally intended to be completed in stone.

This is a large corrugated iron warehouse with some unusual features. The side elevation appears never to have been painted. Internally the building comprises a large open shed like space with exposed timber trusses, and appears in good order for this type of building.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building is generally in need of overall maintenance and would benefit from a new paint scheme which highlights the timber cornice detail at the front. Removal of paint to stone plinth is also recommended. All the iron cladding to the side elevation requires rust treating or removal where found defective.

NAME: Former Mission to Seaman Building, now Dismus House Complex

ADDRESS: 7 Todd Street



DATE OF CONSTRUCTION: Unknown

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

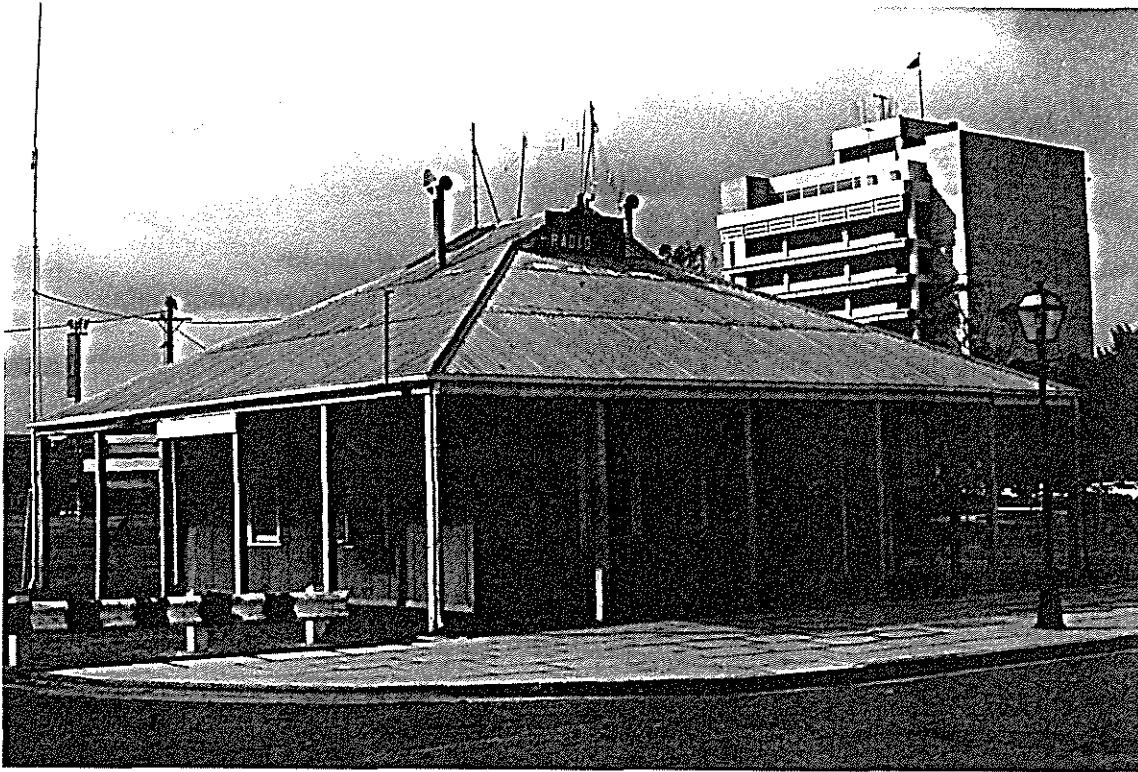
CURRENT USE: Vacant and nearly derelict.

BUILDING HISTORY AND ANALYSIS: The date of construction of this building and adjacent former chapel is not known. The building which fronts to Todd Street appears to date from the 1900s, employing classical revival detailing quite unusual for this period. It is likely that there was a central entrance door off Todd Street but this has now been infilled. The front facade is timber framed with later stucco render and applied timber detailing. Side walls are constructed in corrugated iron. The building is extremely unusual employing quite fine detailing. However, it is in neglected and very poor condition and requires extensive repair works.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building requires careful assessment, research and documentation prior to any development proposals being considered for the site.

NAME: Port Adelaide Radio Club

ADDRESS: Todd Street



DATE OF CONSTRUCTION: c.1925

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area

CURRENT USE: Club house for Port Adelaide Radio Club.

BUILDING HISTORY AND ANALYSIS: A simple square verandahed building with verandah, walls of ripple iron and a pyramidal gabled roof. The building appears in sound condition but in need of general maintenance. The gutters on the northern side are completely rusted out and require replacement. "The Port Adelaide Radio Club" sign at the top of the building should be removed and relocated elsewhere.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building would benefit greatly from a simple heritage based colour scheme. The building terminates the view along Divett Street and its current shabby condition together with inappropriately placed sign at the top of the building, detract from the character of the area. However this could be changed by a new colour scheme, some planting on the northern side (where currently there are weeds) and necessary maintenance works including new gutters. The adjacent cyclone wire fencing and vacant land detracts from this building, and should be landscaped by the owner.

NAME: Port Adelaide Information Technology Centre (ITeC)

ADDRESS: 4-6 Todd Street



DATE OF CONSTRUCTION: Unknown, c.1910?

HERITAGE LISTINGS: Part of Port Adelaide State Heritage Register.

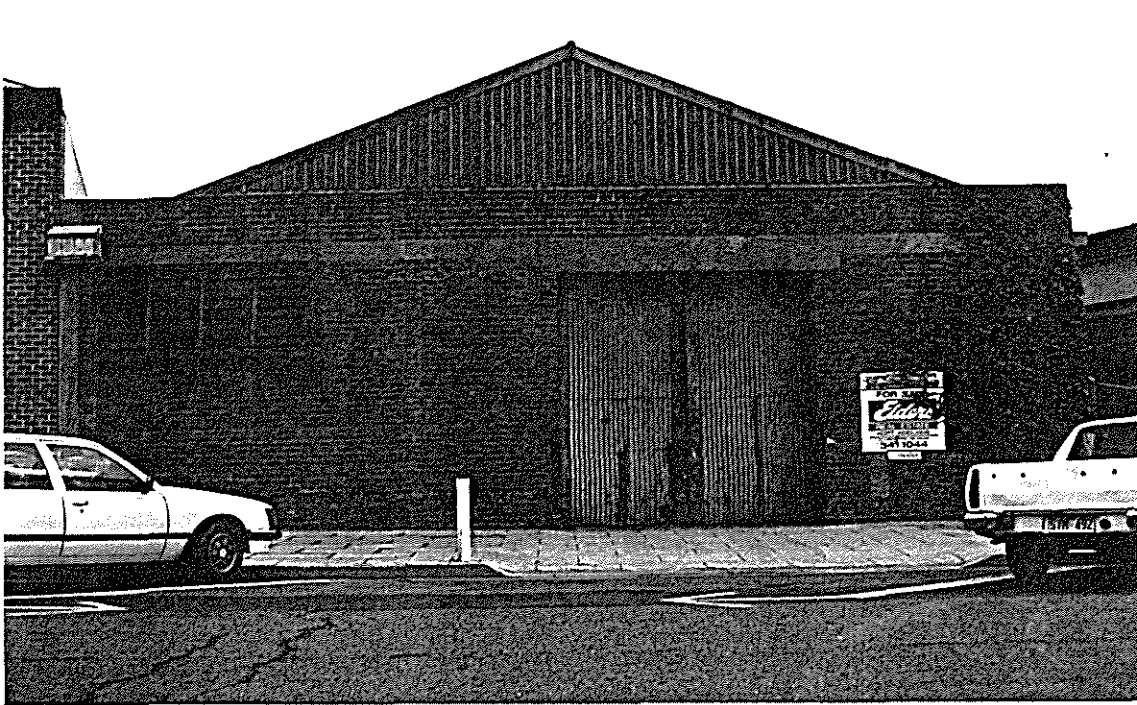
CURRENT USE: Educational Building.

BUILDING HISTORY AND ANALYSIS: This building was converted in 1989 from its former use by C M Lowe Pty Ltd (Electrical Refrigeration Engineers and Contractors) to its current educational use. It has been adapted to form carparking in the basement and offices at first floor level. At the time of conversion, the adjacent store which originally had a corrugated iron frontage was refaced in second hand bricks. Other works to the warehouse itself involved removal of paint to brickwork and installation of a new central doorway. This complex is in good condition and contributes well to the streetscape.

BUILDING IMPROVEMENT RECOMMENDATIONS: Continued careful maintenance recommended.

NAME: Brick Warehouse

ADDRESS: 8a Todd Street



DATE OF CONSTRUCTION: 1920s?

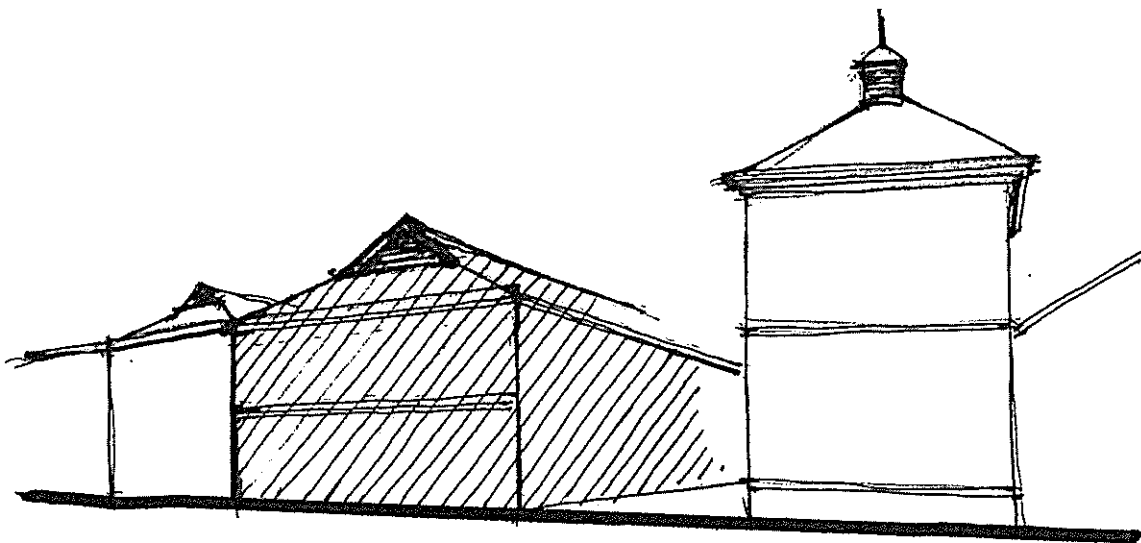
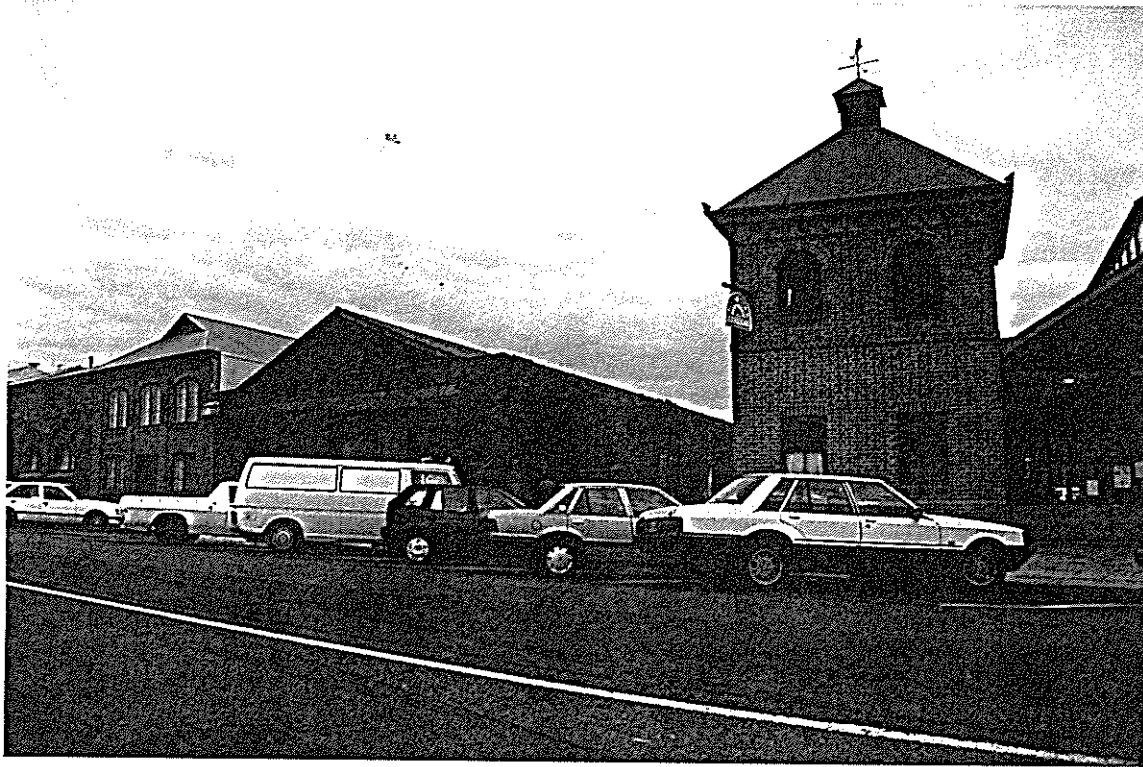
HERITAGE LISTINGS: Part of State Heritage Area.

CURRENT USE: Vacant

EXISTING CONDITIONS AND ANALYSIS: This warehouse is in poor condition with severe cracking to brickwork. It is currently being offered for sale as a development site and redevelopment of this site would be appropriate.

The following new development principles should apply for this site (refer sketch on following page):

- Development should be constructed to the **site boundary**. Any new buildings should fill the whole site with a frontage aligning the property boundary on Timpson Street. Consideration will need to be given to carparking requirements and a central light court arrangement if needed to provide additional natural day light to a new development.
- **Maximum height** of development should be between the height of the eaves of adjacent building no.8 Todd Street and the height of the eaves of the Port Dock Hotel building.
- **Roofing** should be pitched, clad with corrugated iron and should be exposed to the street with a hip echoing the roof configurations of adjacent buildings.
- **New construction materials** should be brick, rendered masonry or corrugated iron.
- Wall surfaces should be articulated as exists on adjacent buildings, with the use of stringcourses, pilasters, window sills etc to provide relief to the facade.
- There should be a careful relationship between amount of window and door openings and solid wall area. Large expanses of modern glass are not appropriate.



indicative sketch of building volume

New Development Principles, Todd Street site

NAME: Port Dock Hotel

ADDRESS: 10 Todd Street



HERITAGE LISTINGS: Part of Port Adelaide State Heritage Area, State Heritage Register

CURRENT USE: Hotel and Brewery

BUILDING HISTORY AND ANALYSIS: The first Dock Hotel was built on this site in 1855 and it visible in the 1875 lithograph of Port Adelaide. The building is located close to the original South Australian Company shipping basin. The present building was constructed in 1883 and is visible on the 1886 Port Adelaide map. An early photo dated 1924 shows the building much as it is today. In 1988 adaptation work was undertaken to this building⁵ with the construction of the adjacent brewery tower and restaurant and new rear section to the hotel. Extensive internal alterations were undertaken to the original hotel but the external form was retained and restored.

This complex is now in need of some minor maintenance works, particularly repainting of the joinery. Apart from these minor items the complex is an excellent contribution to the streetscape.

BUILDING IMPROVEMENT RECOMMENDATIONS: This building should continue to be carefully maintained. Minor painting work should be undertaken.

⁵ Under the direction of Saxon Rudduck, Architect