

Whidley Sr
Curie Sr
Prof JI Cooper Collection

City of
Adelaide



*Heritage
Study*

*Items recommended for inclusion on a
City of Adelaide Heritage Register
Department of City Planning, September 1983*

Volume 1 • Gawler Ward (Town Acres)



TOWN HALL
ADELAIDE
LORD MAYOR'S ROOM

FOREWORD BY THE RIGHT HONOURABLE THE LORD MAYOR OF ADELAIDE
DR. JOHN WATSON, CHAIRMAN OF THE LORD MAYOR'S HERITAGE ADVISORY COMMITTEE

When in March 1980, Council resolved to undertake a City of Adelaide Heritage Study, it recognised that there was an opportunity to achieve more than the mere identification of important buildings. Rather, the study was to consider a broader perspective of both the built and natural environments which together, contribute to the distinctive character of the City and record the history of its development from the earliest days of settlement. In this way the important elements of the City were to be seen as part of its continuing history and growth for the enjoyment of future generations.

The Study was perceived in three stages, the first of which was to research, describe and assess the historical influences - social, economic, physical and environmental - which have given Adelaide its character. Part of this stage has been the identification of items and areas of heritage, streetscape and landscape significance in the City.

In order to provide an operational structure for the Study, the Lord Mayor's Heritage Advisory Committee was established to secure the advice of eminent historians, architects and other representatives of organisations with a firm interest in the City's heritage resources.

The Committee membership comprises the Lord Mayor (Chairman), Aldermen Chapman (1) and Manos of the Adelaide City Council, together with:-

Mr. Roger Cook	-	(Colliers International and President Building Owners and Managers Association)
Professor John Cooper	-	(School of Architecture and Building South Australian Institute of Technology)
Dr. Norman Etherington(2)-		(Chairman, History Trust of South Australia)
Mr. Barry Rowney (3)	-	(Senior Historic Architect, South Australian Heritage Conservation Branch)
Mr. Jack McConnell	-	(Architect)
Professor David Saunders	-	(Faculty of Architecture, University of Adelaide)
Dr. Alan Spry	-	(Senior Consultant, Australian Mineral Development Laboratories)
Dr. John Tregenza	-	(Historian, History Trust of South Australia)
Mr. Gavin Walkley	-	(Architect and Chairman, Architects Board of South Australia)
Dr. Derek Whitelock	-	(former Assistant Director, Continuing Education, University of Adelaide)

(1) Alderman W. Chapman since resignation of Alderman J. Bowen on 27th April, 1983.

(2) Dr. N. Etherington since resignation of Mr. Geoffrey Dutton (Editor, Sun Books Pty. Ltd.), on 3rd December, 1982.

(3) Mr. B. Rowney since resignation of Mr. R. Harrison (former Head, State Heritage Conservation Branch), in January, 1982.

Since its first meeting in April 1981, this Committee has met on 23 occasions to consider some 314 items which had been fully documented by Council's Historical Analysis Consultants, Peter Donovan and Susan Marsden, both professional historians, and Paul Stark, an architectural historian. On the basis of their research and documentation the Committee has decided whether or not to recommend a particular building for inclusion on a City of Adelaide Heritage Register.

The contents of the first seven volumes in this eight volume series indicate the results of the Committee's deliberations. I commend to Council the work of those involved in producing these volumes, and trust that they come to represent a first step in Council's efforts to engender an attitude of responsibility for the City's heritage resources.

A handwritten signature in black ink, appearing to read 'John Watson', with a stylized flourish at the end.

Dr. John Watson,
(LORD MAYOR)
September 1983.

MC:2:DCP10D/B
(26/9/83)

THE CITY OF ADELAIDE HERITAGE STUDY

ITEMS RECOMMENDED FOR INCLUSION ON A CITY OF ADELAIDE HERITAGE REGISTER
BY THE LORD MAYOR'S HERITAGE ADVISORY COMMITTEE

VOLUME 1	GAWLER WARD (ITEMS WITHIN TOWN ACRES)
VOLUME 2	HINDMARSH WARD (ITEMS WITHIN TOWN ACRES)
VOLUME 3	GREY WARD (ITEMS WITHIN TOWN ACRES)
VOLUME 4	YOUNG WARD (ITEMS WITHIN TOWN ACRES)
VOLUME 5	ROBE WARD (ITEMS WITHIN TOWN ACRES)
VOLUME 6	MACDONNELL WARD (ITEMS WITHIN TOWN ACRES)
VOLUME 7	PARK LANDS (ALL ITEMS OUTSIDE THE TERRACES - <u>NOT</u> WITHIN TOWN ACRES)
VOLUME 8	SUMMARY ANALYSIS OF THE PROPOSED CITY OF ADELAIDE HERITAGE REGISTER.

Department of City Planning
September 1983.

MC:2:DCP10D/C
(26/9/83)

VOLUME 1

GAWLER WARD

(ITEMS WITHIN TOWN ACRES)

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50	61	Greek Orthodox Church 282-288 Franklin Street
51	64	Shop, Residence and Outbuildings 273-277 Waymouth St., 2-8 Spencer St.
52	67	Cumberland Arms Hotel 203-207 Waymouth Street
53	69	Remains of fmr. Queens, and Royal Victoria Theatres and Horse Bazaar Cnr. Gilles Arc. & Playhouse Lane.
54	80	Elder House 27-39 Currie Street
55	83	Fmr. Commonwealth Bank 21-25 Currie Street
56	87	Fmr. Steamship Building 15-19 Currie Street
57	90	A.N.Z. Bank (fmr. Bank of Adelaide) 81-87 King William Street

<u>Item Number as appearing in Volume 8 Table</u>	<u>Page Number</u>	<u>Item and Address</u>
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59	95	Savings Bank of S.A Building 97-105 King William Street
60	99	Young Street Chambers 25-29 Young Street, 26-30 Eliza Street
61	102	Offices (fmr. houses) 84-86 Franklin Street
62	104	Hotel Franklin 88-92 Franklin Street
63	107	Electra House 131-133 King William Street
64	110	G.P.O. 141-159 King William Street
65	112	Fmr. Baptist Church 22-24 Bentham Street
88	115	St. Mary's Dominican Convent 253-299 Franklin Street
89	119	St. Patricks Church 254-280 Grote Street
90	123	Bishops Palace 91-100 West Terrace
91	127	Semi-detached Houses 182-186 Gray Street
92	127	Semi-detached Houses 188-190 Gray Street
93	127	Semi-detached Houses 242-248 Grote Street
94	127	Semi-detached House/Office 238-240 Grote Street
95	127	Semi-detached House & Office 11-13 & 15 Ruthven Avenue
96	127	Fmr. House 17 Ruthven Avenue

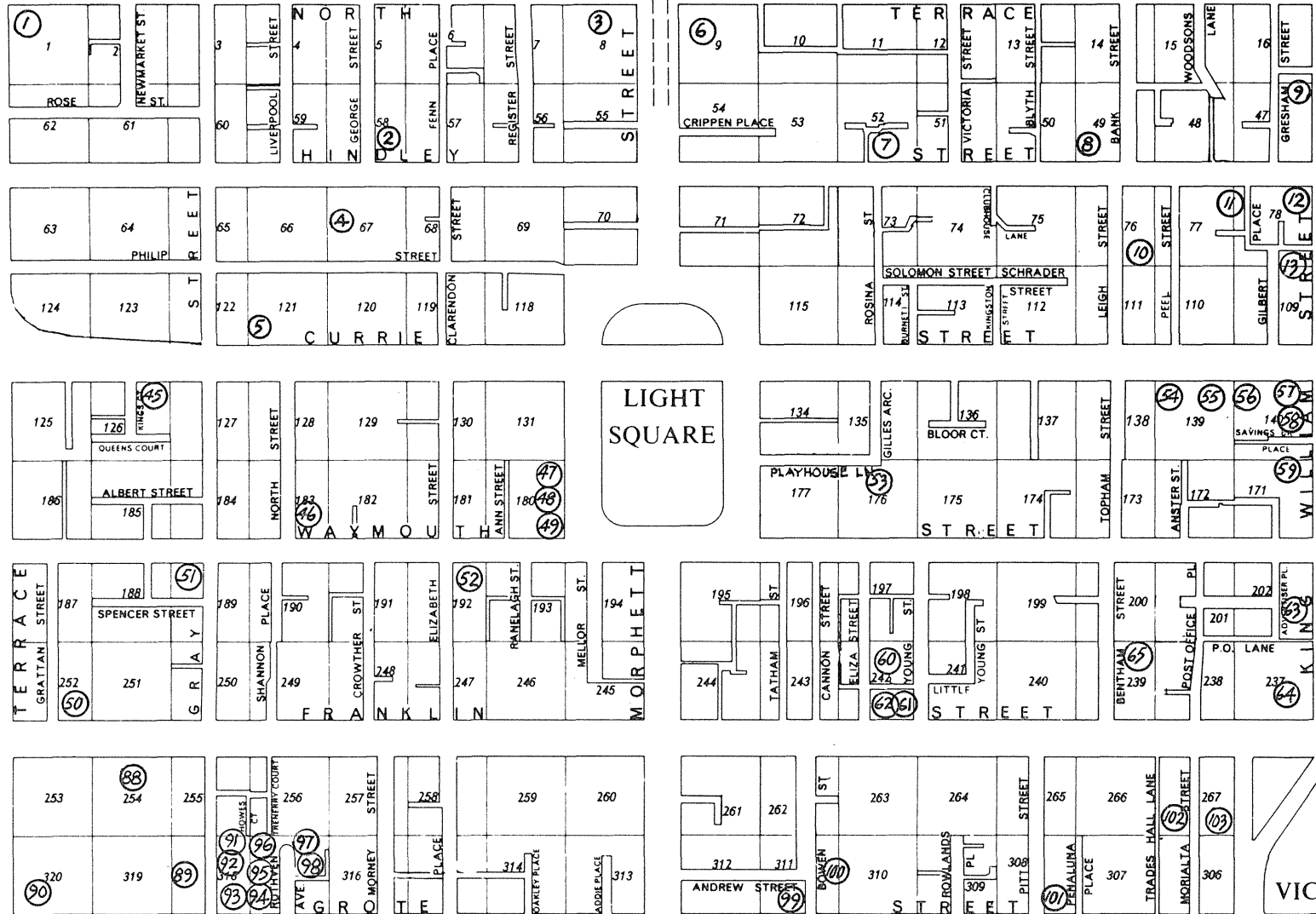
<u>Item Number as appearing in Volume 8 Table</u>	<u>Page Number</u>	<u>Item and Address</u>
97	127	Fmr. House 18 Ruthven Avenue
98	127	Semi-detached fmr. Houses 12-14 & 16 Ruthven Avenue
99	131	Hampshire Hotel 112 Grote Street
100	134	Church of Christ Hall (at rear of Church) 96-100 Grote Street
101	137	Metropolitan Hotel 42-48 Grote Street
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103	143	Former Marine and Harbors Building 199-201 Victoria Square

MC:2:DCP10D/E
(27/9/83)



ITEMS RECOMMENDED FOR INCLUSION ON A
CITY OF ADELAIDE HERITAGE REGISTER

CAWLER WARD (TOWN ACRES)



VICTORIA
SQUARE

ITEM No. 1.

NEWMARKET HOTEL
1-7 North Terrace.

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

The inclusion of this item was considered justifiable in the light of its undeniable heritage significance. At present only a curtilage plan for this item has been drawn up in order to indicate the location and extent of listing, although it is recognised that such items of heritage significance in the City will be fully documented both to record the historical development of the City and to provide complete representation by a City of Adelaide Heritage Register. This documentation is still in the course of preparation.

At the same meeting, items considered to be of marginal significance or those deemed to have been designated by the National Trust on the basis of insufficient or contradictory historical evidence, were set aside for additional research by Council's Historical Analysis Consultants (for Stage I of the City of Adelaide Heritage Study) Donovan, Marsden and Stark, and are fully documented in these volumes. There are some fifty such items.

Department of City Planning.
(26/9/83)
2:DCP10C/T



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

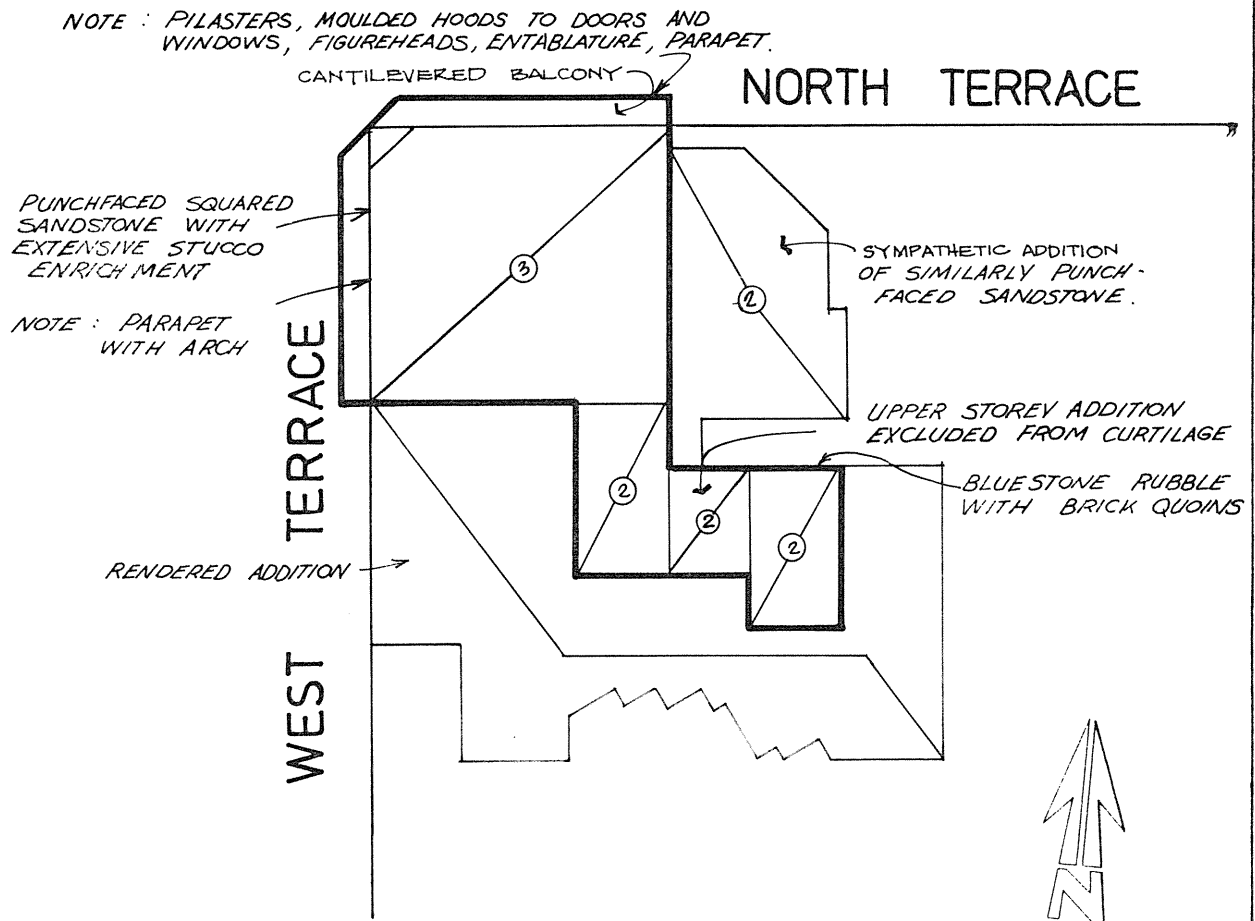
ITEM NEWMARKET HOTEL

BUILDING NO.

1/0101-1

ADDRESS 1-7 North Terrace; 1-10 West Terrace

CT 4198/968



SCALE (approx) 1 : 480

S.A. BREWING COMPANY OFFICES,
228 Hindley Street.

This item is of historical significance because of its immediate association with the South Australian Brewing Company, for which it was built in 1940-41. Thus, it illustrates a stage in the development of the Company, being the South Australian administrative headquarters of this prominent commercial group.

The building is of architectural importance being the work of prominent Adelaide architect F.K. Milne. It was constructed by Wm. Essery & Sons who Milne often recommended as the builders. The work was unusually constructed during the war years, the building being completed in 1941, the plan having been approved by Council on 29/7/1940.

The building is an unusual rendering of the Georgian idiom with strictly disciplined fenestration and crisply detailed dressings in what appears to be artificial stone. Surrounds to openings and upper string course are loosely derived from Classical detail and reflect the desire of architects during this period to interpret rather than copy stylistic detailing. In many ways, this building anticipates Milne's later H.C. Sleigh building. The interior of the Brewery offices are of particular note for their originality and detailing, including panelling and metal work.

The building occupies a corner site and achieves some prominence because of this. It is a distinctive element set amidst commercial and industrial development, but of a similar scale, and is a complementary element in the streetscape rather than a dominant one. It is complementary in style and massing to the Brewery facades opposite.

The integrity of the item is high, both internally and externally (the complex was extended in 1956 to the design of S.H. Gilbert).

D.M.S.
17.8.82

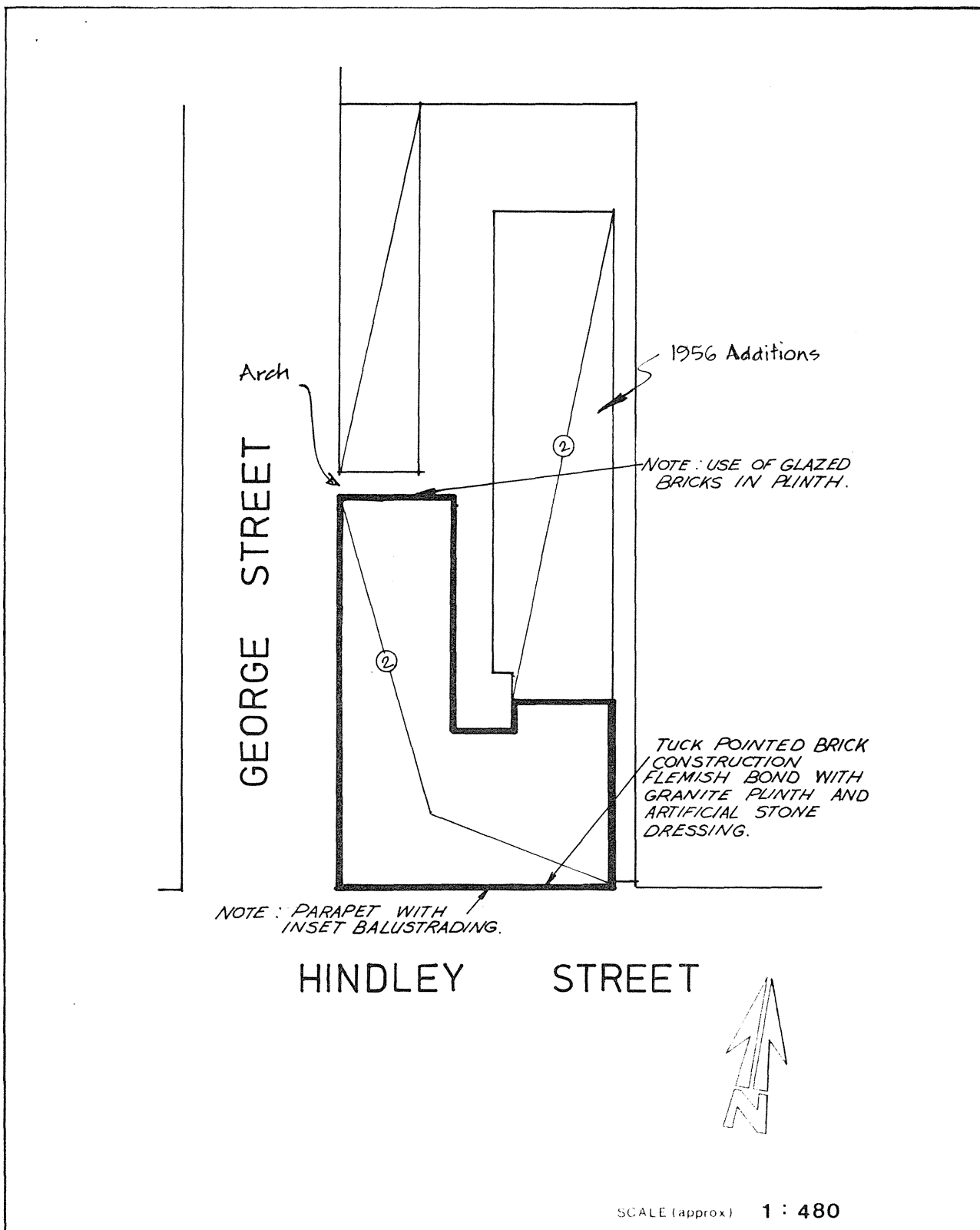
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 1/0603*		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM S.A. Brewing Company offices			A3 ADDRESS/ LOCATION OF ITEM 228 Hindley Street			A4 P.T.A. 58		A5 ASSESSMENT NO.			
B1 CURRENT OWNER S.A. Brewing Co.			B2 PREDOMINANT USE Offices					A6 NATIONAL MAP GRID CO-ORDINATES			
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -				A7 PRECINCT F13 West End			
D1 HISTORICAL THEME(S) Economy - Brewing Industry					G1 INVENTORY GRADING B		A8 DEVELOPMENT ZONE F13.1				
E1 HISTORICAL PERIOD(S) 1926-1945 - Depression, Industrialisation and War											
F1 VERIFIED DATE(S) Plans approved by A.C.C. 29/7/40											
					H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED				
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/p NA					
J1 PERSON/GROUP		Built for South Australian Brewing Co.							*		
J2 EVENT											*
J3 CONTEXT		Indicative of the development of the Brewing Co.							*		
DESIGN (K1-K6)											
K1 DESIGNER		F.K. Milne (S.H. Gilbert, 1956)					*				
K2 CONTRACTOR		Wm. Essery & Sons					*				
K3 STYLE		Exterior derived from the Classical tradition.						*			
K4 DESIGN		Building's design is important for its representation of architectural practice in this period. It is important as a good record of an original exterior and interior.						*			
K5 CONSTRUCTION		Loadbearing brickwork with "artificial stone"(?) dressings and metal grilles to windows.					*				
K6 INTERIOR		Of particular importance due to original joinery, panelling and fittings of this period.					*				
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Additions to structure in 1956, otherwise item appears remarkably intact, internally and externally.					*				
L2 CONDITION		In very good order.					*				
ENVIRONMENT (M1-M2)											
M1 STREETScape/ LANDSCAPE		Occupies a corner site set amidst commercial and industrial development. It complements this.						*			
M2 LANDMARK		Not a dominant feature.							*		
N1 OTHER COMMENT											
0 HERITAGE LISTING STATUS		01 NATIONAL TRUST -		02 NATIONAL ESTATE -		03 STATE HERITAGE -		04 OTHER -		05 LOMHAC LISTING ENDORSEMENT Yes	



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	S.A. BREWING CO. OFFICE	BUILDING NO.
ADDRESS	222-228 Hindley Street; 32-40 George Street.	1/0603* CT 1763/25



FOWLERS LION FACTORY
78 North Terrace

This item is historically significant because of its association with the merchant firm of D & J Fowler, which has been one of Australia's major retail grocers. The history of the firm closely reflects the economic history of South Australia, the economic influence of D & J Fowler representing that of South Australia in general. The firm's Lion trademark has become a very familiar one. This building clearly reflects the success of the firm, and it is significant too as one of the few major industrial sites which remain in the City of Adelaide.

This building is architecturally important due to the high quality brick detailing and the well handled composition of the facade. Originally symmetrical, the principal elevation to North Terrace is well proportioned vertically, and is broken into a number of bays by brick columns or pilasters from which springs the parapet and crowning cornice. The building's detailing which includes the stone Lion above the parapet and the brick work of string courses and arches is of a very high order.

The environmental significance of this item is high. It is a major element on North Terrace and a landmark on the road approaches to the City from the west along North Terrace or from the north over the Morphett Street Bridge. The building is also visually significant and identifiable with arrival in Adelaide to many thousands of rail travellers.

The integrity of the building has been compromised by the demolition of the eastern portion to facilitate road widening in 1966.

D.M.S.
31.3.82

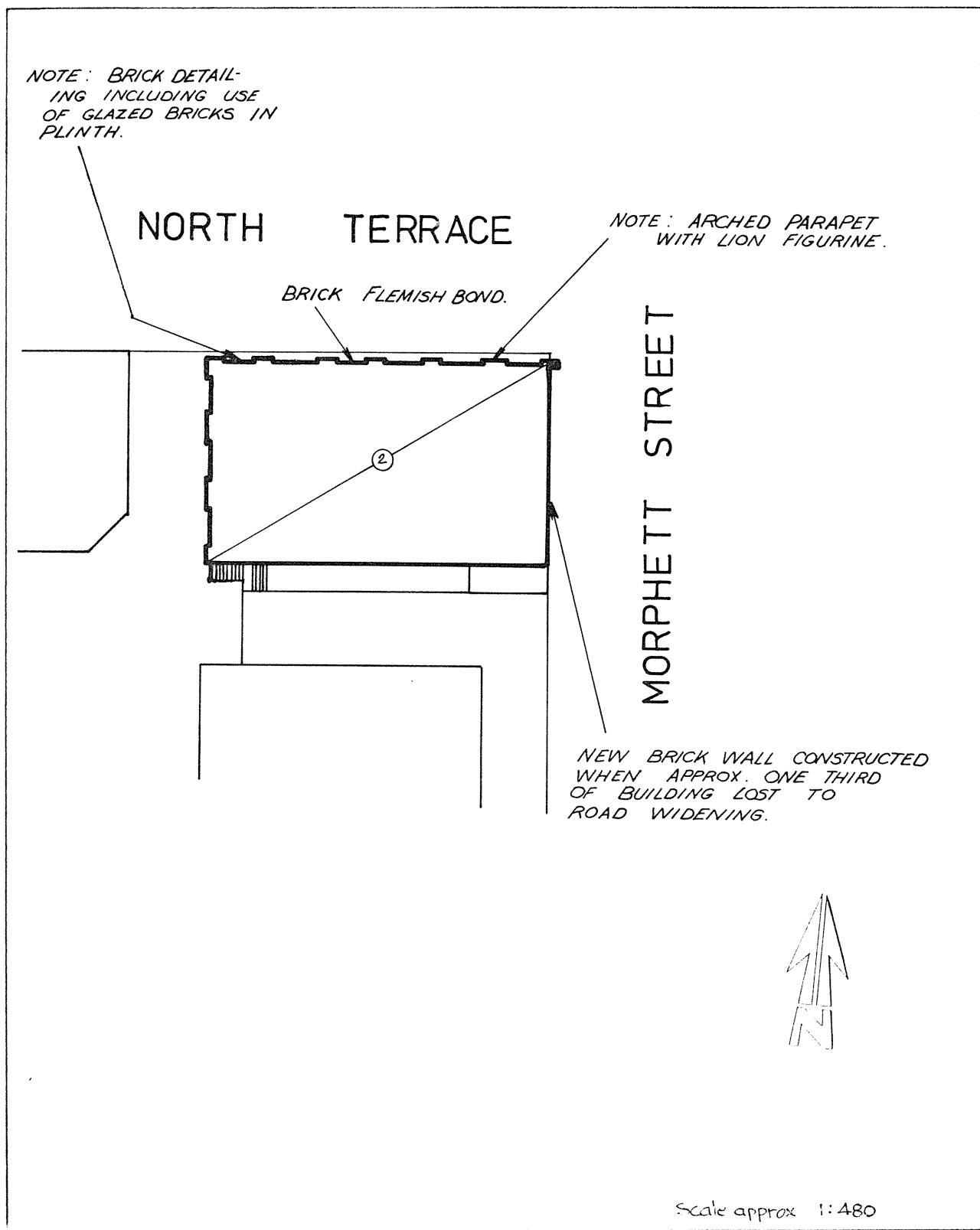
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 1/0802-1		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM FOWLER'S LION FACTORY		A3 ADDRESS / LOCATION OF ITEM 79 North Terrace			A4 P.T.A. 7/8		A5 ASSESSMENT NO.				
B1 CURRENT OWNER D & J Fowler		B2 PREDOMINANT USE Factory				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -			A7 PRECINCT F13 West End				
D1 HISTORICAL THEME(S) Economy - foodstuffs industry					G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE F13.1				
E1 HISTORICAL PERIOD(S) 1885-1913 - Depression and Social Change					H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) 1906 - A.C.C. Assessment Records											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/P NA					
J1 PERSON/GROUP		This factory was built for D & J Fowler in 1906. Fowlers is one of Australia's leading merchant companies.						*			
J2 EVENT										*	
J3 CONTEXT		The success of the firm reflects the economic history of South Australia and this in turn is exemplified in the building programme of the firm						*			
DESIGN (K1-K6)											
K1 DESIGNER		F.H. Counsell						*			
K2 CONTRACTOR											
K3 STYLE		A very good example of late Victorian industrial structure						*			
K4 DESIGN		The design of the building is particularly well executed with the originally symmetrical facade being broken with well-detailed bays						*			
K5 CONSTRUCTION		The brick detailing of the construction is of a very high order						*			
K6 INTERIOR		Not inspected									
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Numerous periodic alterations have been made. The original eastern portion of the factory was demolished for road widening in 1966								*	
L2 CONDITION		The building appears sound and in good condition						*			
ENVIRONMENT (M1-M2)											
M1 STREETScape / LANDSCAPE		A major feature and positive contributor to this part of the North Terrace streetscape						*			
M2 LANDMARK		A dominant feature which is a landmark from the Morphet Street Bridge, North Terrace and railway approaches to the City						*			
N1 OTHER COMMENT											
D & J Fowler commenced as retail grocers in 1854. In 1863 they moved to the site at No 14 King William Street. In 1864 a London purchasing house was established. The firm expanded to N.S.W. and W.A. in the 1890 s. In 1899 a limited liability company was formed. This economic expansion culminated in the building of the North Terrace premises in 1906.											
0 HERITAGE LISTING STATUS		01 NATIONAL TRUST		02 NATIONAL ESTATE		03 STATE HERITAGE		04 OTHER		05 LOMHAC LISTING ENDORSEMENT	
		-		-		-		-		Yes	



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — CURTILAGE PROPOSAL

ITEM	FOWLER'S LION FACTORY	BUILDING NO. 1/0802-1
ADDRESS	69-78 North Terrace; 1-29 Morphett Street; 22-28 Register Street	CT3372/112



Scale approx 1:480

ITEM NO. 4

WEST END BREWERY
217-267 Hindley Street.

At its meeting on 15th April, 1983, the Lord Mayor's Heritage Advisory Committee resolved to recommend listing of the following items on the West End Brewery site.

- (a) The Brew House and Tower on Philip Street which identify the industry; it being the type of structure peculiar to breweries.
- (b) The stone and brick building facade on Town Acre 65, facing Hindley Street, which is the oldest surviving building on the site.
- (c) The two storey brick facade on Town Acre 65 on the south-west corner of Hindley and Gray Streets which have become such a landmark.

However, by decision of Cabinet in July, 1983, approval for the demolition of these items was granted.

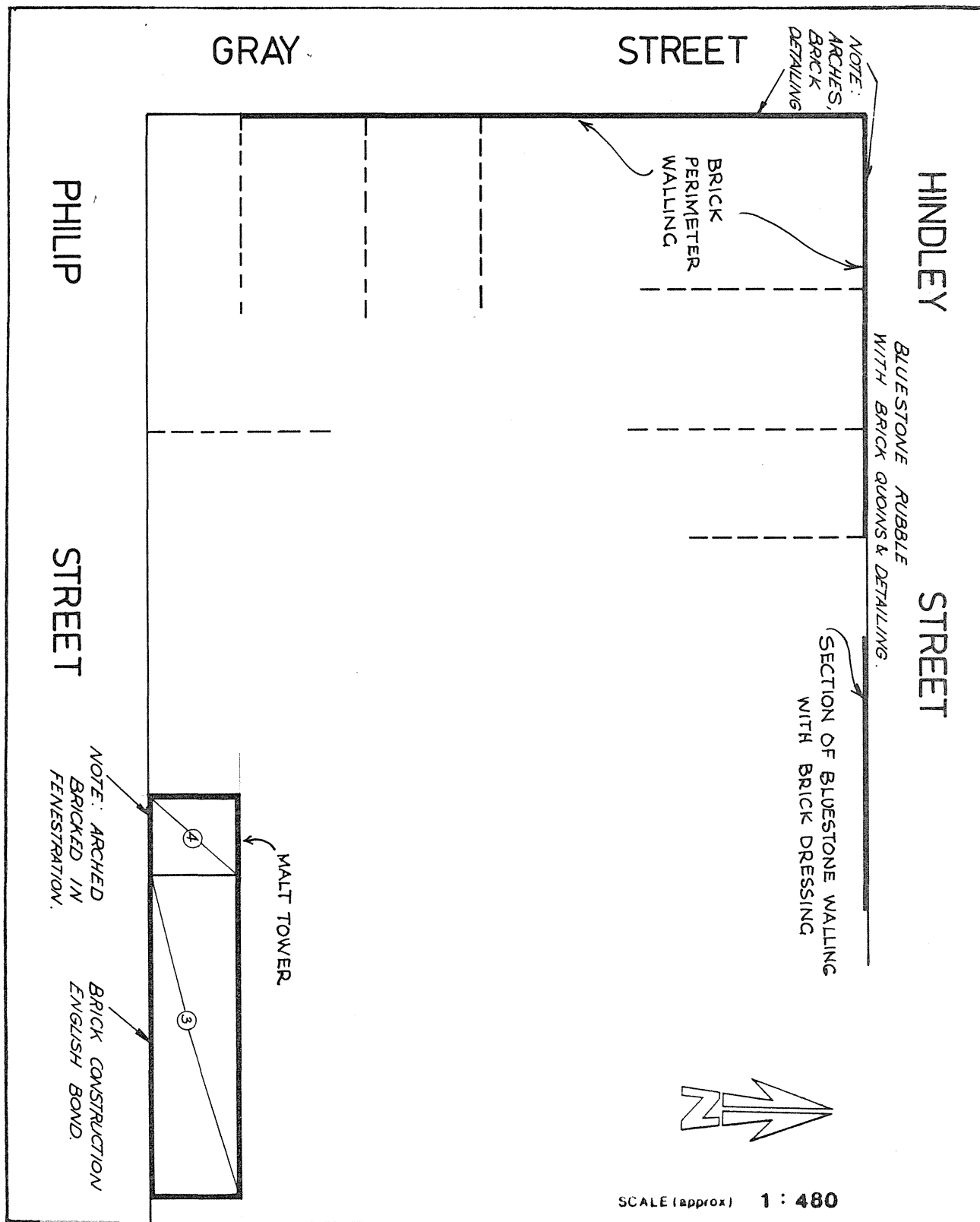
Department of City Planning
(26/9/83)
2:DCP10C/S



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	WEST END BREWERY	BUILDING NO.
ADDRESS	217-267 Hindley Street, 42-58 Gray Street 34-88 Phillip Street, 9-17 Clarendon Street.	1/2101.2 CT 1726/136



ITEM NO. 5

OPEN COLLEGE OF FURTHER EDUCATION,
210-228 Currie Street.

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

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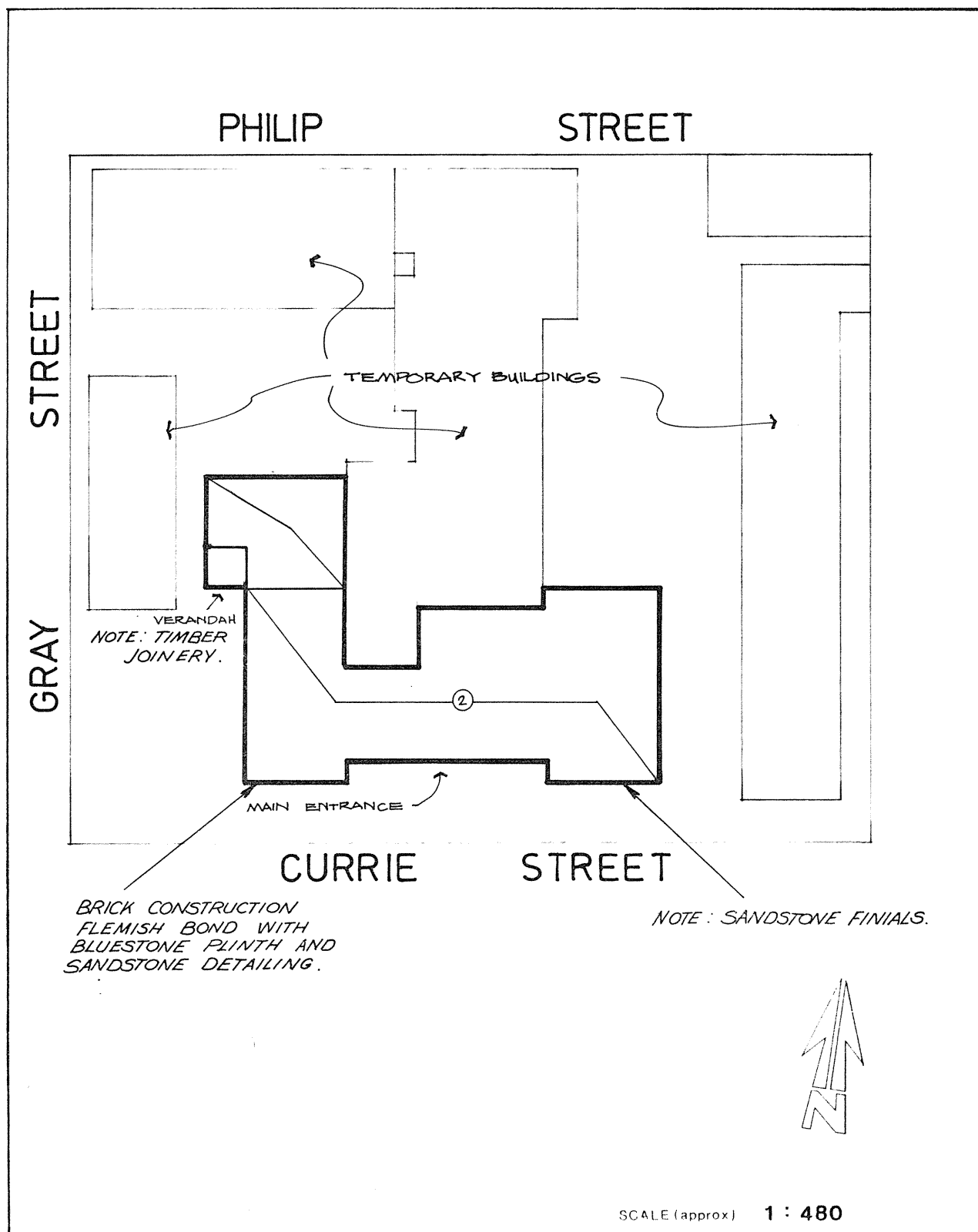
Department of City Planning.
(26/9/83)
2:DCP10C/T



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	Former CURRIE STREET SCHOOL	BUILDING NO.
ADDRESS	210-228 Currie Street; 64-80 Gray Street; 69-87 Philip Street	1/2401-2
		NUA 0121/1



ITEM No.6.

HOLY TRINITY CHURCH
82 North Terrace.

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

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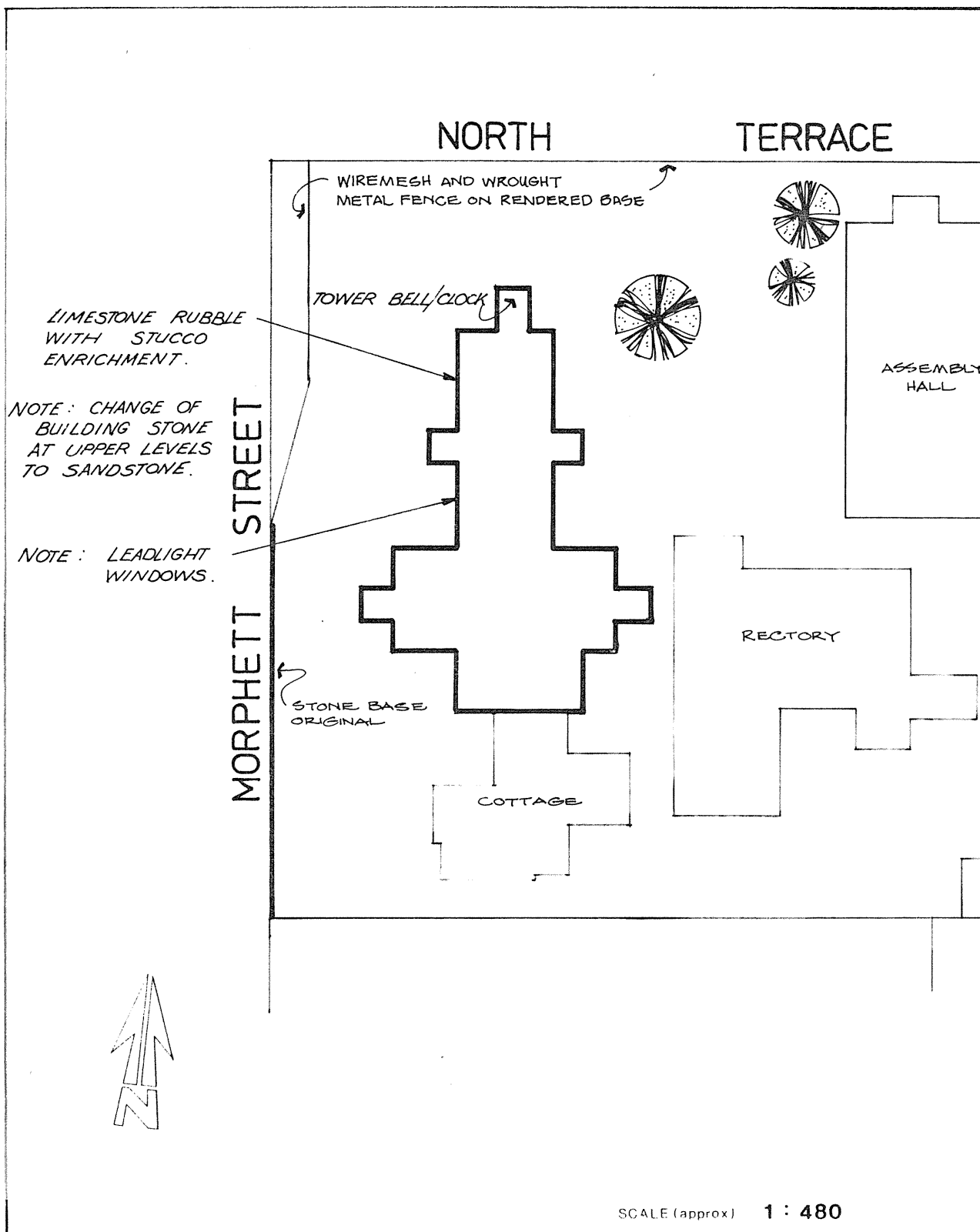
Department of City Planning.
(26/9/83)
2:DCP10C/T



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	HOLY TRINITY CHURCH	BUILDING NO. 2/0102-2
ADDRESS	82 North Terrace (on part land at 82-90 North Terrace, 2-20 Morphett Street)	CT 3452/150



RECTORY, HOLY TRINITY CHURCH
87 North Terrace.

This building is historically significant for having survived from the early years of the colony, and the fact that it is so closely identified with Holy Trinity Church and the rectors thereof. It was built in 1849 to the design of W. Weir, who was responsible for a number of buildings of comparatively early date for the Church of England in S.A.

Architecturally the building appears to be of little note, there being little external evidence to even suggest this relatively early date. It is simply an unpretentious building of the early Victorian period. It has a hipped roof, symmetrically disposed elements, and a small radiating fanlight over the main entrance.

The rectory has little environmental significance mainly because of its setback, but it is a central element of the complex including Holy Trinity Church, and hall, which is important to the streetscape of North Terrace.

The exterior of the rectory has been altered by the addition of a ground floor verandah, new steps to the main entrance, offices, and a carport, though these do not seem to have unduly impaired the original structure.

D.M.S.
1.6.82

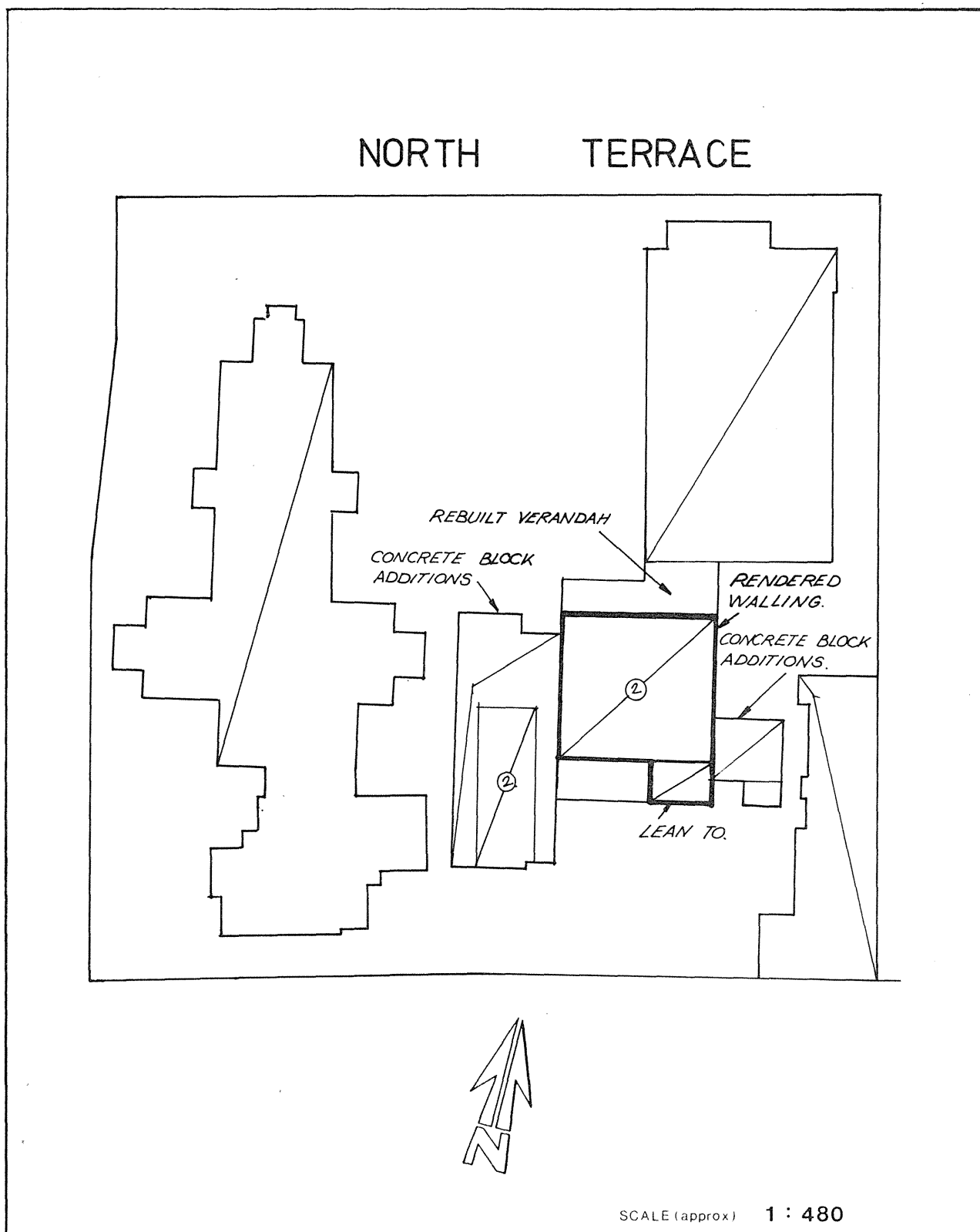
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 2/0102-3		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM RECTORY, HOLY TRINITY CHURCH		A3 ADDRESS/LOCATION OF ITEM 87 North Terrace			A4 P.T.A. 9		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Trinity Church Trust Inc.		B2 PREDOMINANT USE Residential				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -			A7 PRECINCT F14 North Terrace				
D1 HISTORICAL THEME(S) Social Life - Religion, C. of E. in South Australia					G1 INVENTORY GRADING A H1 LISTING RE- COMMENDED Yes		A8 DEVELOPMENT ZONE F14.1				
E1 HISTORICAL PERIOD(S) 1846-1864 Consolidation							A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) Built 1848 - tender notice September 1848											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/p NA					
J1 PERSON/GROUP		Built for the rector of Holy Trinity, the first, and for long, the leading Anglican Church in South Australia									
J2 EVENT											
J3 CONTEXT		Associated with the consolidation of the Church of England in Adelaide									
DESIGN (K1-K6)											
K1 DESIGNER		W. Weir									
K2 CONTRACTOR											
K3 STYLE		Early Victorian. Typical of form of many two-storeyed residences of this period									
K4 DESIGN		Building is characterised by a hipped roof symmetrically disposed elements and a small radiating fanlight over the main entrance									
K5 CONSTRUCTION		Concealed by rendered walling but certainly consists of loadbearing masonry									
K6 INTERIOR		Not examined									
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Marred by unsympathetic additions, and the alterations to verandah and steps									
L2 CONDITION		Appears sound, though in need of regular maintenance									
ENVIRONMENT (M1-M2)											
M1 STREETScape/ LANDSCAPE		This is extremely important to the Church and the Hall, but by itself makes little contribution to the North Terrace streetscape									
M2 LANDMARK		Not a dominant element, particularly because of its setback and seclusion among mature trees.									
N1 OTHER COMMENT											
0 HERITAGE LISTING STATUS		01 NATIONAL TRUST		02 NATIONAL ESTATE		03 STATE HERITAGE		04 OTHER		05 LOMHAC LISTING ENDORSEMENT	
		-		-		-		-		Yes	



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	RECTORY HOLY TRINITY	BUILDING NO.
ADDRESS	82-90 North Terrace, 2-20 Morphett Street (Located behind Church Hall)	2/0102-3
		CT 3452/150



ITEM No. 7

WESTS COFFEE PALACE
104-120 Hindley Street.

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

The inclusion of this item was considered justifiable in the light of its undeniable heritage significance. At present only a curtilage plan for this item has been drawn up in order to indicate the location and extent of listing, although it is recognised that such items of heritage significance in the City will be fully documented both to record the historical development of the City and to provide complete representation by a City of Adelaide Heritage Register. This documentation is still in the course of preparation.

At the same meeting, items considered to be of marginal significance or those deemed to have been designated by the National Trust on the basis of insufficient or contradictory historical evidence, were set aside for additional research by Council's Historical Analysis Consultants (for Stage I of the City of Adelaide Heritage Study) Donovan, Marsden and Stark, and are fully documented in these volumes. There are some fifty such items.

Department of City Planning.
(26/9/83)
2:DCP10C/T



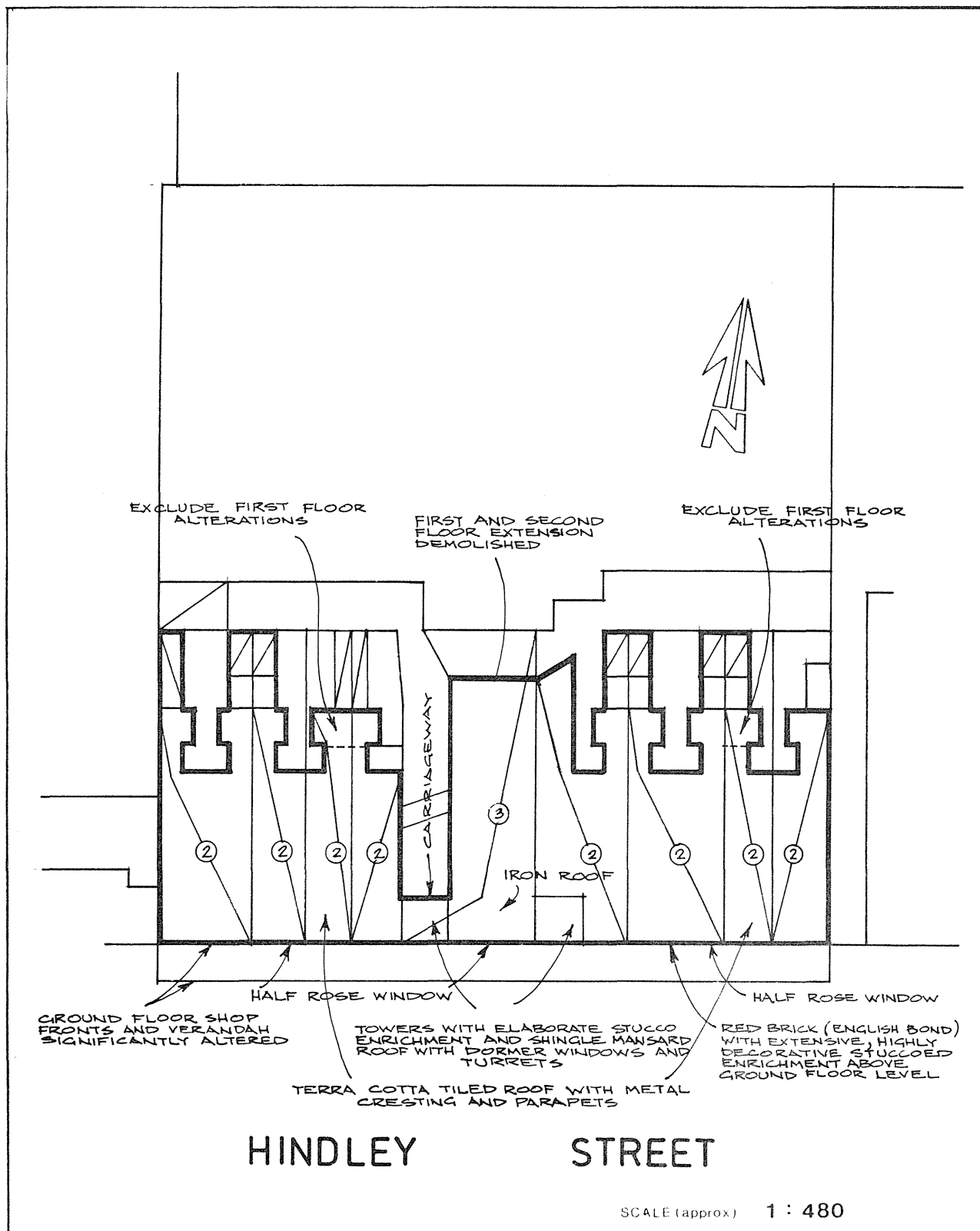
CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM WESTS COFFEE PALACE
ADDRESS 104-120 Hindley Street

BUILDING NO.
2/0118

CT nos. - see
accompanying sheet



DONOVAN, MARSDEN, STARK
CITY OF ADELAIDE HERITAGE SURVEY, 1982

WESTS COFFEE PALACE
104 - 120 Hindley Street

<u>Property</u>	<u>Owner</u>
104 Hindley Street	T.S. Chiu Nominees 4177/756
106 Hindley Street	Pantelos, C.D. & M.C. 2949/34
108-112 Hindley Street	Daranah Pty. Ltd. & Granbo Pty. Ltd. 2949/35, 2937/2
114 Hindley Street	Puccini, I 3375/20
116 Hindley Street	Zarella, I. 3375/19
118 Hindley Street	Chan, K.L. & G. & Bernard, M.T. 4169/425
120 Hindley Street	Pine Holdings 3129/115

PRINCES (BERKELEY) HOTEL
58 Hindley Street

This is one of Adelaide's most historic hotels, the early departure point of a number of coaches and the site of a hotel since 1838. The present hotel, however, effectively dates from 1878, when the Black Bull Hotel was reconstructed for T.G. Waterhouse, one of Adelaide's notable businessmen. The history of the site and that of this hotel since 1878 reflect the physical development of Adelaide and the changed social conventions of its inhabitants. It is significant because of this and the surviving physical fabric of the 1878 structure.

The form of this building reflects to a degree, the development of hotels in Adelaide. The building does not occupy a corner site, its location having been determined by the site of the first hotel the "Buffalo's Head", which was located some distance from the street alignment. In common with many of Adelaide Hotels it was rebuilt during the boom period of the 1870's when it gained its present facade, its service court entrance from Hindley Street and its distinctive stuccoed embellishment. The verandah/balcony is of later date and the building was extended most notably in 1905 and 1923.

This hotel is environmentally significant because of its style and the manner in which it reinforces the essential scale and character of Hindley Street. Its contribution is marred by the unsympathetic development immediately to the west. The balcony/verandah and service entrance are of particular importance to Hindley Street.

The external integrity of the building appears to be relatively high, although both the ground floor and the interior have been extensively altered.

D.M.S.
1/9/82

4:P1/A/3

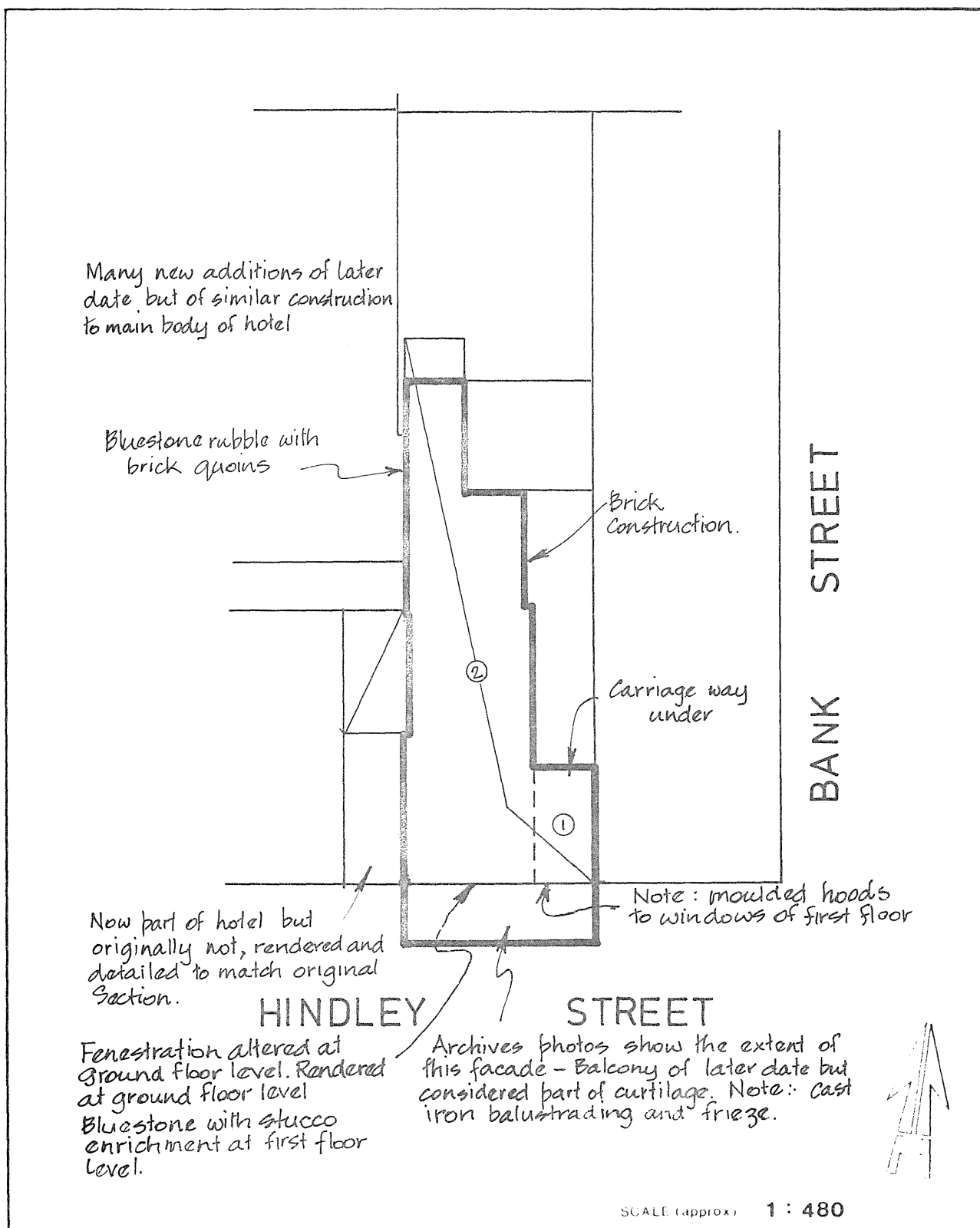
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 2/0307*		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM PRINCES (BERKELEY) HOTEL		A3 ADDRESS/LOCATION OF ITEM 58 Hindley Street			A4 P.T.A. 49		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Princes Berkeley Motel-Hotel		B2 PREDOMINANT USE Hotel				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM P/L Black Bull Hotel		C2 FORMER OWNER(S) T.G. Waterhouse N.A. Know & A. Chapman G.H. Reid O'Brien, Bullock & Burch		C3 FORMER USE(S) -		A7 PRECINCT C1 Hindley Street					
D1 HISTORICAL THEME(S) Social Life - Hotel		G1 INVENTORY GRADING A H1 LISTING RE- COMMENDED Yes				A8 DEVELOPMENT ZONE C1.1					
E1 HISTORICAL PERIOD(S) 1865-1884 - Boom Period						A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) Reconstructed 1878, A.C.C. Assessment Records											
EVALUATION COMPONENTS		COMMENT				GRADING					
HISTORY (J1-J3)						E VG G F/P NA					
J1 PERSON/GROUP	Rebuilt in 1878 for T.G. Waterhouse - prominent Adelaide businessman. Associated with transportation (coaching)										
J2 EVENT											
J3 CONTEXT	Reflects the development of Adelaide and changed social conventions										
DESIGN (K1-K6)											
K1 DESIGNER	1878 (T. English 1905 (Garlick/Jackman 1923 (Milne & Evans				*						
K2 CONTRACTOR	(Charles Farr (T. Lewis				*						
K3 STYLE	A rather elaborate rebuilding operation with Italianate detail. Exuberant detail typical of boom period				*						
K4 DESIGN	The design has been marred by ground floor alterations but remains important for its service entrance through the facade relatively original upper floor and elaborate stuccoed detail				*						
K5 CONSTRUCTION	High quality construction typical of work of Charles Farr				*						
K6 INTERIOR	Interior is now of little interest				*						
INTEGRITY (L1-L2)											
L1 ALTERATIONS	Periodic alterations have been made to upgrade hotel. Ground floor considerably altered				*						
L2 CONDITION	Building appears sound and in good condition				*						
ENVIRONMENT (M1-M2)											
M1 STREETScape/ LANDSCAPE	The hotel is important in Hindley Street wherein it provides diversity. However its contribution is marred by unsympathetic development on either side				*						
M2 LANDMARK	Not a dominant feature				*						
N1 OTHER COMMENT											
* The Black Bull Inn is denoted on the 1851 Lithograph of the City, but with a setback from Hindley Street. The Hotel was reconstructed in 1878 when the assessed value increased from £200 to £315. Additions and alterations were made in 1905 and later in 1923.											
0 HERITAGE LISTING STATUS	01 NATIONAL TRUST	02 NATIONALESTATE	03 STATE HERITAGE	04 OTHER	05 LOMHAC LISTING ENDORSEMENT						
-	-	-	-	-	Yes						



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	PRINCES (BERKELEY) HOTEL	BUILDING NO.
ADDRESS	58-60 Hindley Street	2/0307*
		CT 3868/114



WESTPAC (former AMP HEAD OFFICE IN S.A.)
23 King William Street

This building is of major historical significance due to its association with the A.M.P. Society, and the development of insurance provision in Adelaide and South Australia.

The Society was formed in Sydney on 31st August, 1848. Its beginnings were modest and conservative. The A.M.P. nevertheless pioneered the canvassing system of life assurance and under the advice actuary M.A. Black, liberalised its policies. It was during the boom period of the 1870's and 1880's that consolidation of the Society was achieved. Branches were opened in Victoria (1849), New Zealand (1871), South Australia (1872), Queensland (1875), Tasmania (1877) and Western Australia (1884). In 1935 assets of the A.M.P. amounted to over 100,000,000 pounds.

Shortly after the establishment of the South Australian branch, a building was leased by the Society at 111 King William Street. A substantial flow of business was generated and in 1880 the site of the present premises was purchased. A substantial structure was erected, typical of the boom period, this building being enlarged by the addition of a floor in 1918-1919. At the same time district offices were opened in Mount Gambier, Clare, Port Pirie and Kadina. The following list of some of the Directors of the South Australian Branch indicates the standing of the Society within South Australian society; The Hon. Alexander Hay, Dr. William Gosse, Sir Henry Ayers, Sir William Morgan, Dr. H.T. Whittell, William Kay, Robert Barr-Smith, Sir E.T. Smith, Sir Charles H. Goode, Sir J.L. Stirling and Dr. T.K. Hamilton.

Inadequacy of accommodation in the early 1930's led to the decision to erect new premises. After full consideration of alternative sites, the one on which the present structure was erected was fixed upon. On 12th December, 1934, the plans for the proposed new building were presented to Council for approval, having been designed by L. Laybourne-Smith of Woods, Bagot, Laybourne-Smith and Irwin. On 17th July, 1936, His Excellency the Governor Sir Winston, J. Dugan, officially opened the building, the Advertiser of the following day carrying a full description of the ceremony and the new structure. It was described as a building which combined "Beauty of Design with Simplicity and Utility". The following description from that newspaper is of particular interest indicating the importance of this building to Adelaide and South Australia, demonstrating the economic significance of this Institution.

"Striking for its simple beauty, quiet dignity, and symmetrical lines, and embracing the most modern innovations in building practice, the new A.M.P. Building in King William Street forms a notable addition to the architecture of Adelaide. Rising to the height limit allowed in the city, the structure impresses with its obvious solidity and artistic finish. In building for the efficiency of its services, the A.M.P. Society has added to the beauty of the city.

- 2 -

Actually the building is the epitome in marble and stone of the high traditions of the Australian Mutual Provident Society. It relies for its appeal and charm upon the reticent use of classical elements adopted to the form and proportions of modern building.

...

It marks a distinct advancement in the development of a city, the architectural beauty of which has already been widely acclaimed.

...

... The design is in the Renaissance style adapted to the requirements of modern work, where lofty proportions necessitate special treatment. From the base of the roof, the exterior of the building presents a picture typical of the solidarity of the A.M.P. Society, while from the magnificent main entrance to the twelfth storey the interior is a delightful study in delicate colour schemes, rendered possible by the judicious use of coloured marble and tiles, and walnut, blackwood, jarrah, and other suitable timbers.

The building has a frontage of 70 ft. to King William Street, by a depth of 90 ft., with elevations to Gresham Place on the north, and Gresham Street at the rear. The base is of Murray Bridge granite, and all of the elevations above the base are of cut Hawkesbury sandstone.

One of the most striking features is the main entrance which is through a magnificent arch 27 ft. high, leading to a vestibule which forms a transitional link between the architectural treatment of exterior and interior. The dado is of polished granite; the walls are of cut stone, with carving, and inscriptional panels in low relief, and there is a barrel vaulted ceiling with sunk panels. Hanging from the vault is a very fine bronze lantern."

The building remains one of the most important developments for its time in Adelaide. It makes excellent and disciplined yet vigorous use of abstracted classical elements producing a building of great significance to an understanding of commercial architecture of the 1930's. It is well finished both internally and externally, the metal work and the integrity of internal spaces and finishes deserving special comment. The integrity of the building is high, alterations such as signs and the incorporation of air-conditioning units being mainly cosmetic. The removal of the statuary from the King William Street frontage (a relic of the 1880 A.M.P. building) is unfortunate.

D.M.S.
(Amended 21/9/83)
5:DCP10C/B

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 2/0601		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM Westpac Bank (former A.M.P.)		A3 ADDRESS/ LOCATION OF ITEM 23 King William Street			A4 P.T.A. 16/47	A5 ASSESSMENT NO.				
B1 CURRENT OWNER Emanuel Properties Pty. Ltd.		B2 PREDOMINANT USE Banking/office				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM A.M.P. Building Commonwealth Bank of Australia	C2 FORMER OWNER(S) A.M.P. Society Commonwealth Bank of Australia	C3 FORMER USE(S) -				A7 PRECINCT Core District - Beehive Corner				
D1 HISTORICAL THEME(S) Economic - Insurance/banking				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE C2.1				
E1 HISTORICAL PERIOD(S) 1928-1945 - Depression, Industrialisation and War				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) 1936 completed. Opened 17th July, 1936										
EVALUATION COMPONENTS						COMMENT				
HISTORY (J1-J3)						GRADING				
						E	VG	G	F/P	NA
J1 PERSON/GROUP	Built for A.M.P. Society						*			
J2 EVENT										*
J3 CONTEXT	Associated with Insurance Industry - and property development by a prominent Society.							*		
DESIGN (K1-K6)										
K1 DESIGNER	Woods Bagot Laybourne-Smith & Irwin. (L. Laybourne-Smith)						*			
K2 CONTRACTOR	Concrete Constructions (S.A.)						*			
K3 STYLE	Abstracted classical proportioning with rusticated base ashlar walling and classical cornice.						*			
K4 DESIGN	Important detailing to both interior and exterior. Design of metal framed windows complements an important transitional 'office block' of this date.						*			
K5 CONSTRUCTION	Skeletal frame with ashlar stone cladding						*			
K6 INTERIOR	Very significant and largely original banking chamber. Replete with marble panelling and some original furniture.					*				
INTEGRITY (L1-L2)										
L1 ALTERATIONS	Minimal and cosmetic.						*			
L2 CONDITION	Very sound						*			
ENVIRONMENT (M1-M2)										
M1 STREETSCAPE/ LANDSCAPE	Complements buildings to south - occupies a corner site.							*		
M2 LANDMARK	Distinctive but not dominating								*	
N1 OTHER COMMENT										
0 HERITAGE LISTING STATUS	01 NATIONAL TRUST	02 NATIONAL ESTATE	03 STATE HERITAGE	04 OTHER	05 LOMHAC LISTING ENDORSEMENT Yes					
	-	-	-	-						



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

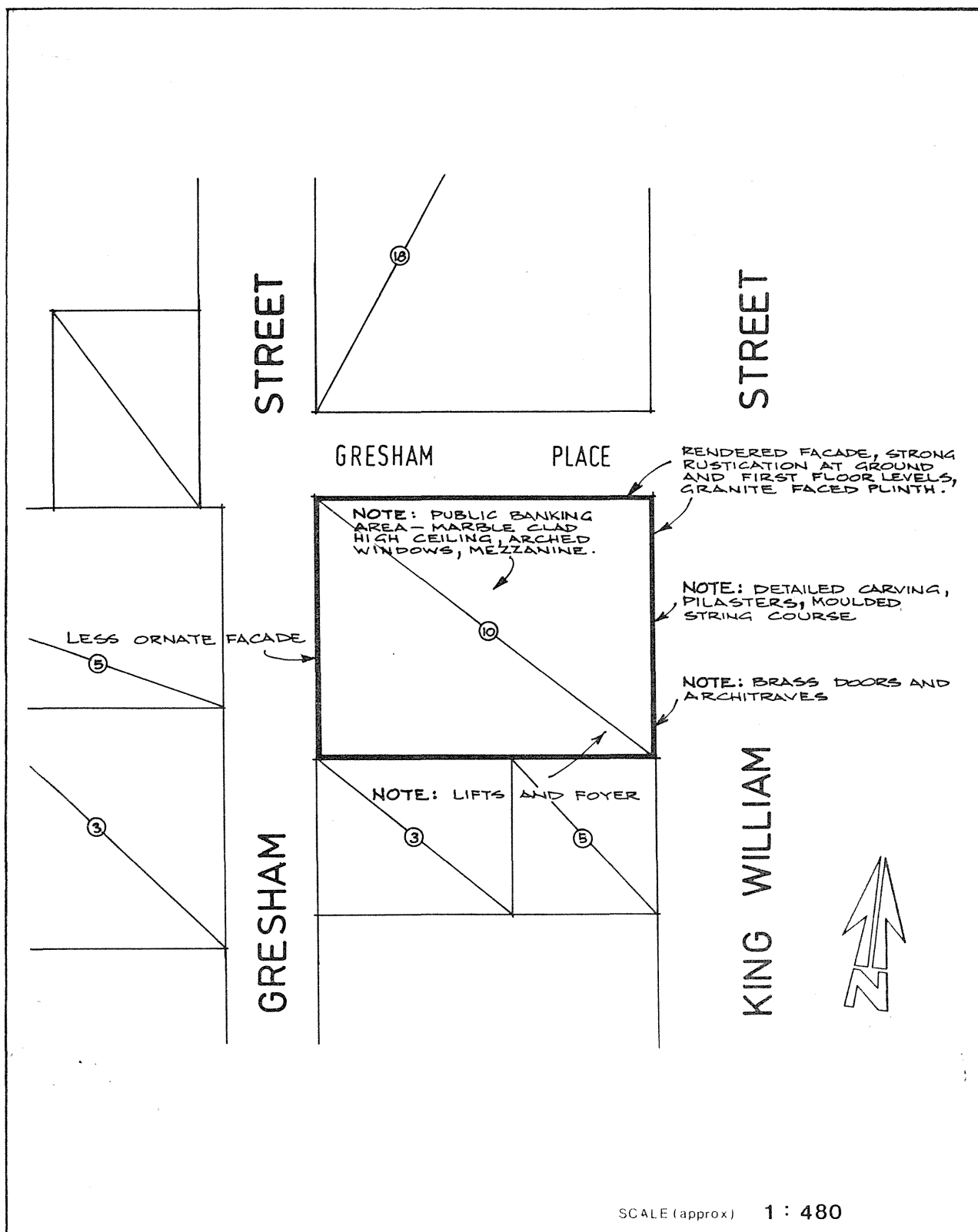
ITEM WESTPAC BANK (former C.B.A., former A.M.P.)

BUILDING NO.

2/0601

ADDRESS 19-23 King William Street; 20-24 Gresham Street

CT 4201/698



JOHN'S PERIOD FURNITURE Emporium
41 Hindley Street

This building is historically noteworthy for the manner in which it reflects changes in the design of commercial development, which itself reflects changes in retail practice and building technology.

This important element in Hindley Street was designed by Garlick and Jackman architects. SAA B 5283/76 dated 11 September 1929 shows the western triple-bayed section of the building only. By 22 April 1931, however the building had been completed as SAA B 5931/76 of this date shows.

The building is a distinctive structure which makes excellent use of the arched form, severe classically derived detailing, and metal framed windows. The boldness of the building is enhanced by the apparent lack of a floor line at the second floor level (actually finished with bronze cladding continuing the fenestration pattern) as well as the prominent frames to openings, rain water heads and associated down-pipes.

The building is a very valuable contribution to the streetscape of Hindley Bank and Leigh Streets. It occupies a prominent corner site at the intersection of these three streets, and it is so situated as to terminate the southern view along Bank Street. It is noteworthy that the recently completed building across Leigh Street on Hindley Street complements the general scale and verticality of detailing of this building.

The integrity of the building is high. Some minor internal alterations have been made, but none are externally apparent. The original function of the building has remained essentially unchanged.

D.M.S.
2.6.82

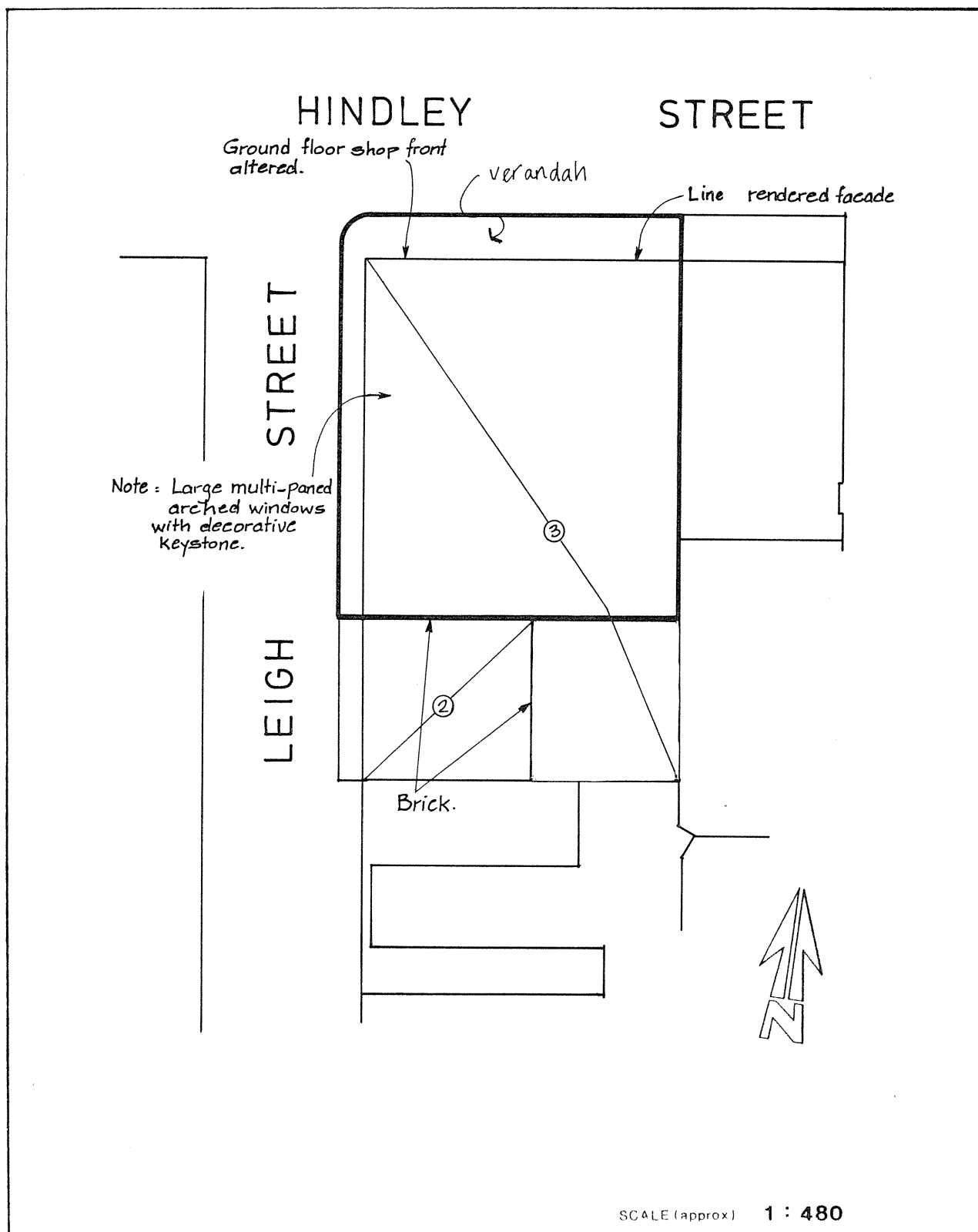
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 2/2401-1		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM JOHN'S PERIOD FURNITURE Emporium		A3 ADDRESS/ LOCATION OF ITEM 41 Hindley Street		A4 P.T.A. 76		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Leigh Trust Inc.		B2 PREDOMINANT USE Retail				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM Hoopers Furnishing Arcade Ltd		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -		A7 PRECINCT C1 Hindley Street				
D1 HISTORICAL THEME(S) Economy - Retail Industry				G1 INVENTORY GRADING B		A8 DEVELOPMENT ZONE C1.1				
E1 HISTORICAL PERIOD(S) 1928-1945 Depression, Industrialisation and War				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) Plans in ACC Archives dated 26.4.1928										
EVALUATION COMPONENTS		COMMENT				GRADING				
HISTORY (J1-J3)						E	VG	G	F/p	NA
J1 PERSON/GROUP	Owned by Leigh Trust Inc - a gift from William Leigh to the Society for the Propagation of the Gospel in Foreign Parts							*		
J2 EVENT	on 6.4.1840								*	
J3 CONTEXT	Reflects changes in the design of commercial development, retail practices and building technology							*		
DESIGN (K1-K6)										
K1 DESIGNER	Garlick and Jackman						*			
K2 CONTRACTOR										
K3 STYLE	Freely interpreted from the Classical style - linked to arcuated forms common in Federation/Edwardian period						*			
K4 DESIGN	Large rhythmically-repeated arched-openings combine well with metal work to windows and severe ornamentation to produce a building of particular note						*			
K5 CONSTRUCTION	Concealed by cement-rendered surfaces - probably loadbearing brick - detailing well executed						*			
K6 INTERIOR	Largely original, and a good example of a store from this era						*			
INTEGRITY (L1-L2)										
L1 ALTERATIONS	Some internal alterations in 1977						*			
L2 CONDITION	Appears to be in very good condition						*			
ENVIRONMENT (M1-M2)										
M1 STREETScape/ LANDSCAPE	A distinctive feature situated as it is on a busy corner. It closes the southern end of Bank Street. The building opposite (west) takes its cue from this						*			
M2 LANDMARK	Not a dominant element in Hindley Street							*		
N1 OTHER COMMENT The Leigh Trust was incorporated by Act of Parliament in 1929.										
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST -	O2 NATIONAL ESTATE -	O3 STATE HERITAGE -	O4 OTHER -	O5 LOMHAC LISTING ENDORSEMENT Yes					



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	JOHN'S PERIOD FURNITURE, FORMERLY HOOPERS	BUILDING NO.
ADDRESS	41-47 Hindley Street (part land parcel 41-47 Hindley Street, 2-40 Leigh Street, 42-49 Currie Street)	2/2401-1 NUA 0076/1



MEGAW & HOGG (Shop and Auction Rooms)
26 LEIGH STREET.

The historical significance of this item lies principally in the manner in which it illustrates developments in the warehouse and retail industries in late nineteenth century Adelaide. This was built at a time when the colony was slowly recovering from the worst effects of the Depression of the 1880 s.

Constructed of bush-hammered squared, coursed sandstone, this building continues the design idiom of the adjacent former Bickford buildings which face Currie Street but also have an elevation to Leigh Street. The design has been handled to create two separate tenancies, reflected by the grouping of openings and detailing to the parapet. The facade is of interest for its crisp detailing with well detailed stuccoed strings and surrounds to openings and concealed jalousies. The importance of the first floor (piano nobile) is emphasised by the pronounced design of pediments to first floor windows.

The environmental significance of this item is great, because of its scale, detailing, and the narrowness of the street. It admirably complements the former Bickford's building to the south, and with it comprises a major streetscape element.

The integrity of the item has been compromised by the ground floor alterations, and the signs which have been added to the facade.

D.M.S.
7.6.82

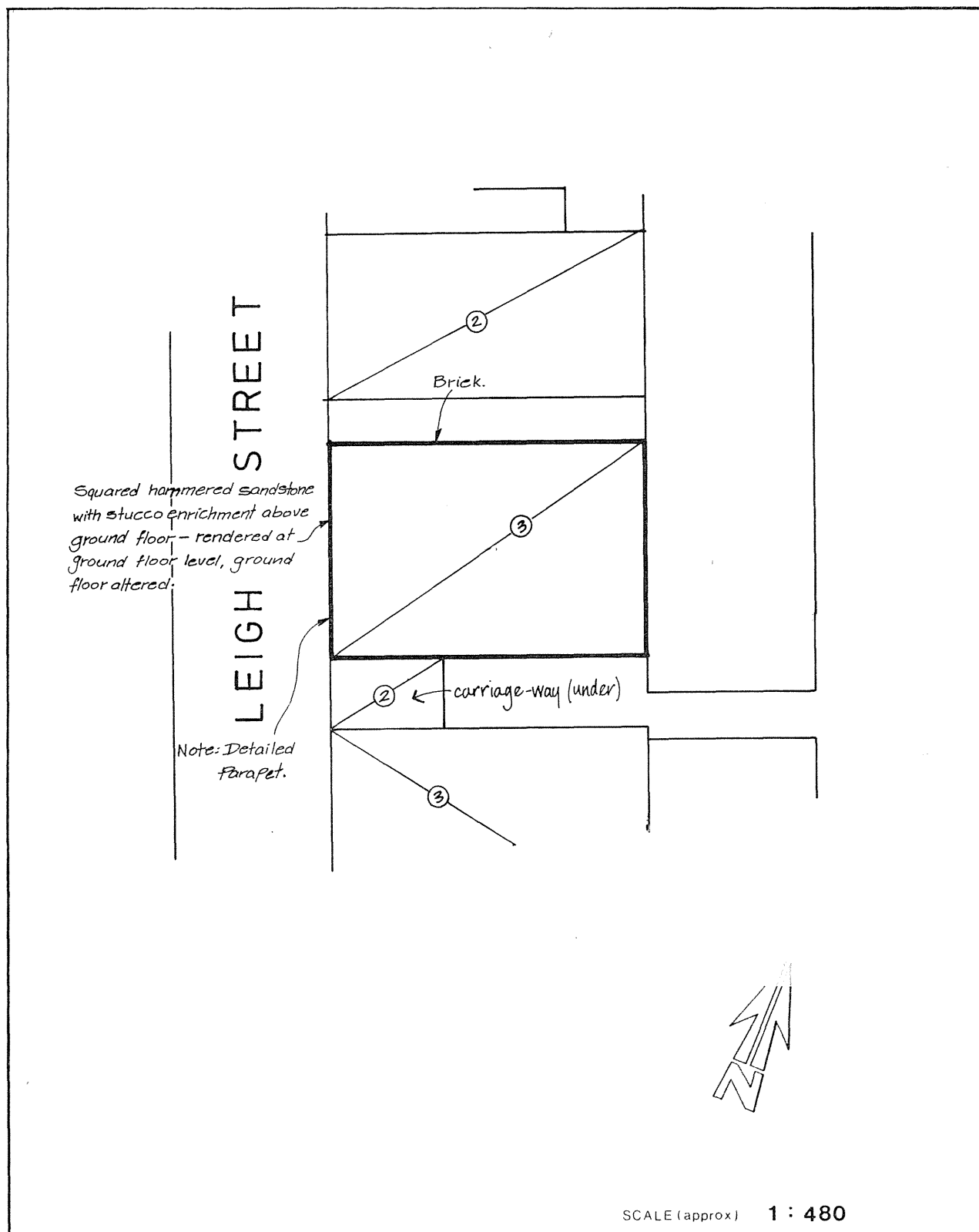
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 2/2401-5		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM Megaw & Hogg (Shop and Auction Rooms)		A3 ADDRESS/LOCATION OF ITEM 26 Leigh Street		A4 P.T.A. 111		A5 ASSESSMENT NO.				
B1 CURRENT OWNER N.U.A. Leigh Trust Inc.		B2 PREDOMINANT USE Showrooms				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) Warehouse		A7 PRECINCT C4 Core Exchange				
D1 HISTORICAL THEME(S) Economy - Warehouse/Retail Development				G1 INVENTORY GRADING B		A8 DEVELOPMENT ZONE C4.1				
E1 HISTORICAL PERIOD(S) 1885-1913 - Depression and Social Change				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) Completed 1895 - A.C.C. Assessment Records										
EVALUATION COMPONENTS		COMMENT				GRADING				
HISTORY (J1-J3)						E	VG	G	F/p	NA
J1 PERSON/GROUP	Built for Leigh Trust - occupied by Cowen & Sons and W. Detmold Ltd.								*	
J2 EVENT										*
J3 CONTEXT	Illustrates warehouse and retail development in Adelaide in late 19th century.						*			
DESIGN (K1-K6)										
K1 DESIGNER	-									-
K2 CONTRACTOR	-									-
K3 STYLE	A good example of a late Victorian warehouse structure. Notable for its pronounced piano nobile.						*			
K4 DESIGN	Of importance due to its crisp stuccoed detail and quality construction. Original appearance complements former Bickford's Buildings which face Currie Street.						*			
K5 CONSTRUCTION	Bush-hammered coursed squared sandstone with stuccoed dressings.					*				
K6 INTERIOR	Appears to be intact with many original features - cast iron columns, corrugated iron ceilings, staircases.					*				
INTEGRITY (L1-L2)										
L1 ALTERATIONS	Ground floor facade and interior has been modified - upper floors and facade largely original.						*			
L2 CONDITION	Appears to be sound and in very good condition.					*				
ENVIRONMENT (M1-M2)										
M1 STREETSCAPE/ LANDSCAPE	A major streetscape element in Leigh Street because of its scale and detailing - one which complements the development on the south.					*				
M2 LANDMARK	A complementary rather than a dominant element.							*		
N1 OTHER COMMENT										
This item stands on land owned by the Leigh Trust. Town Acres 76 and 111 were given to the Society for the Propagation of the Gospel in Foreign Parts by W. Leigh by an indenture made on 6/4/1840. The Trust was incorporated by Act of Parliament in December 1929.										
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST -	O2 NATIONALESTATE -	O3 STATE HERITAGE -	O4 OTHER -	O5 LOMHAC LISTING ENDORSEMENT Yes					



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	MEGAW & HOGG (Shop and Auction Rooms)	BUILDING NO. 2/2401-5
ADDRESS	26-30 Leigh Street (part land parcel 41-47 Hindley Street; 2-40 Leigh Street; 42-48 Currie Street)	N.U.A. 0076/1



ANGLICAN CHURCH OFFICE
42-46 CURRIE STREET.

This building is particularly important because of its association with the firm of A.M. Bickford & Sons. William Bickford arrived in the colony in 1839, and soon thereafter, opened the first druggist's shop in Adelaide. The enterprise prospered and became the leading drug firm in South Australia by the end of the century. This is reflected in the substantial premises built for the firm in 1879-1880. The building was erected on land owned by the Leigh Trust.

In 1878, David Garlick designed "three handsome warehouses" for Bickford & Co. having frontages of 87' to Currie Street and 90' to Leigh Street. The warehouses of three storeys and a basement were constructed by W. King, junior, of "white freestone with cement dressings" and cost in the vicinity of £7,000, a substantial complex for this time.

Surmounted by a simple cornice and parapet, the building has Italianate dressings and the exterior remains substantially original. It is important for its relatively undisturbed coursed sandstone and its terrace-like treatment of the individual sections of the facade to Currie Street.

The building is a major streetscape element because of its bulk and corner siting. It complements much of the development to the east, on both sides of Currie Street.

The visual integrity of the buildings has been compromised by the large window to the cafe in the eastern third of the building, and by the inconsistent painting of dressings. The interior has been altered to accommodate new functions within.

D.M.S.
4.6.82

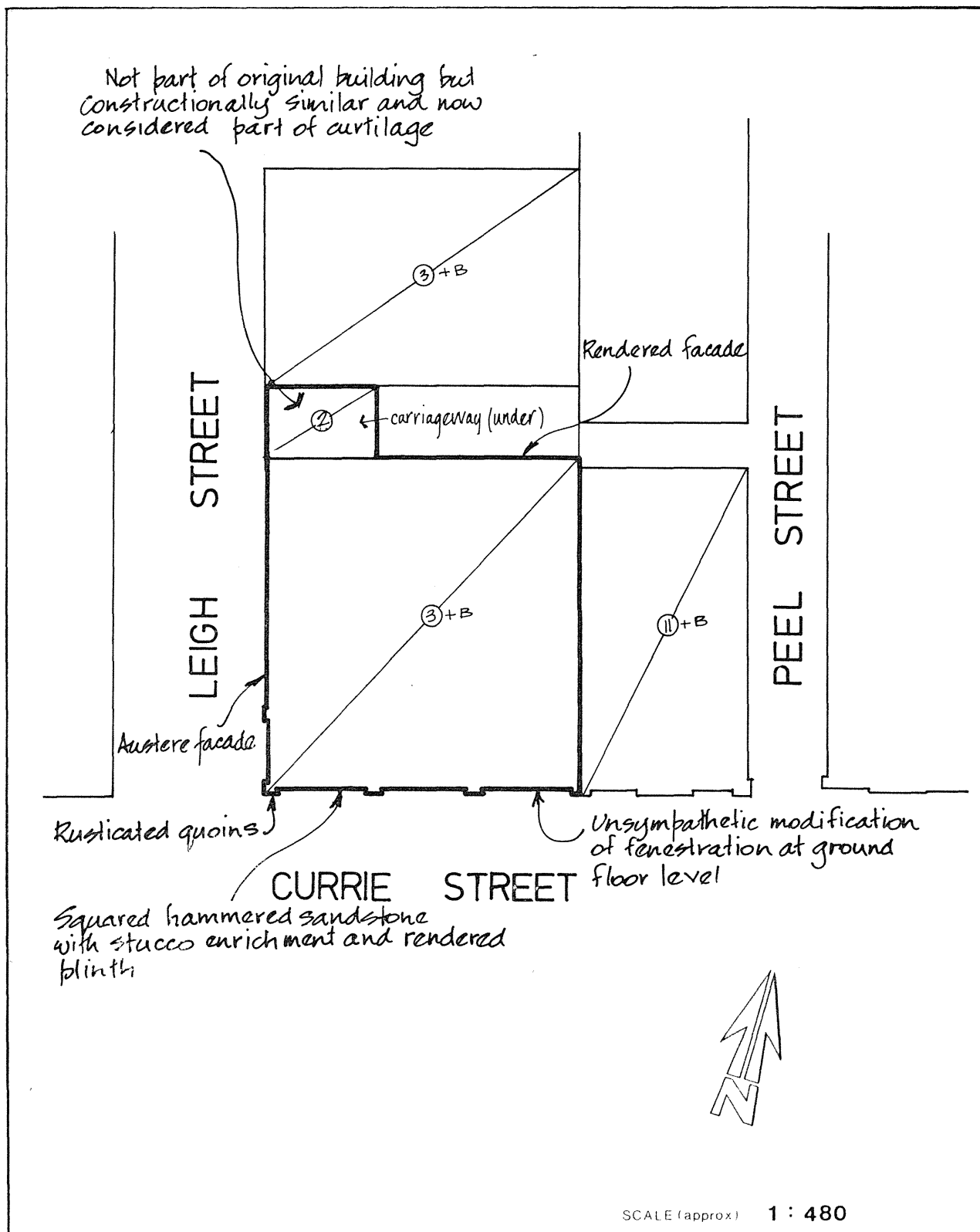
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 2/2401-6		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM Anglican Church Office		A3 ADDRESS/LOCATION OF ITEM 42-46 Currie St.			A4 P.T.A. 111		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Leigh Trust Inc.		B2 PREDOMINANT USE Office				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM Bickford's Building		C2 FORMER OWNER(S) -		C3 FORMER USE(S) Warehouse			A7 PRECINCT C4 Core Exchange				
D1 HISTORICAL THEME(S) Economy - Retail Industry				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE C4.1					
E1 HISTORICAL PERIOD(S) 1865-1884 - Boom Period				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) Built 1879 - A.C.C. Assessment Records											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/p NA					
J1 PERSON/GROUP		Built for W. & H. Bickford - leading druggists in South Australia. (Built on land owned by the Leigh Trust)						*			
J2 EVENT										*	
J3 CONTEXT		Exemplifies the development of a South Australian Business.						*			
DESIGN (K1-K6)											
K1 DESIGNER		Daniel Garlick						*			
K2 CONTRACTOR		W. King, jnr.						*			
K3 STYLE		High Victorian period with Italianate dressings. An excellent and substantial example of its type.				*					
K4 DESIGN		A restrained design though well proportioned. The central section is emphasised by a former name plate in the parapet.						*			
K5 CONSTRUCTION		Coursed sandstone with stuccoed enrichment.						*			
K6 INTERIOR		Ground floor altered for new uses.						*			
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Basement converted to car park and facade compromised by large window to cafe and inconsistent painting of dressings.								*	
L2 CONDITION		Appears sound and in very good condition.						*			
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE		A major streetscape element in Currie Street, in part because of its corner site. It complements other buildings to the east.						*			
M2 LANDMARK		Not a dominant element.								*	
N1 OTHER COMMENT The Leigh Trust was incorporated by Act of Parliament in 1929. It represented a gift from William Leigh to the Society for the Propagation of the Gospel in Foreign Parts on 6/4/1840. Leigh subsequently became a Roman Catholic and gave a great deal of land in and about Adelaide to the Roman Catholic Church.											
O HERITAGE LISTING STATUS		O1 NATIONAL TRUST Recorded List		O2 NATIONALESTATE -		O3 STATE HERITAGE -		O4 OTHER -		O5 LOMHAC LISTING ENDORSEMENT Yes	



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	ANGLICAN CHURCH OFFICE, ETC	BUILDING NO.
ADDRESS	42-48 Currie Street (part of land parcel 42-48 Currie Street, 2-40 Leigh Street; 41-47 Hindley Street)	2/2401-6 N.U.A. 0076/1



ITEM NO. 11

DONOVAN, MARSDEN, STARK
CITY OF ADELAIDE HERITAGE SURVEY, 1982

TATTERSALLS HOTEL
17-19 Hindley Street.

This hotel is of some historical significance because it was built for the S.A. Brewing Company and thereby exemplifies the development of this company and to a degree the recovery of the South Australian economy.

The building is of considerable architectural importance marking a transition from the typical Italianate Hotel form of the 1880's to a design which draws more freely from architectural history. The facade to Gilbert Place is of interest with its classically derived elements particularly surrounds to door openings, while the facade with its asymmetrically placed corner turret is embellished by a verandah and balcony, which are particularly important to the Hindley Street Precinct. The building was designed by the notable S.A. firm of Architects Garlick and Jackman, who at this time were rebuilding a number of Hotels in the City.

Environmentally, this building is important because of its quality detailing and its siting on a corner near one of Adelaide's major intersections. It is a feature of Hindley Street and exemplifies one of the distinctive features of Adelaide - the corner sited hotel.

The external integrity of the building is high.

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

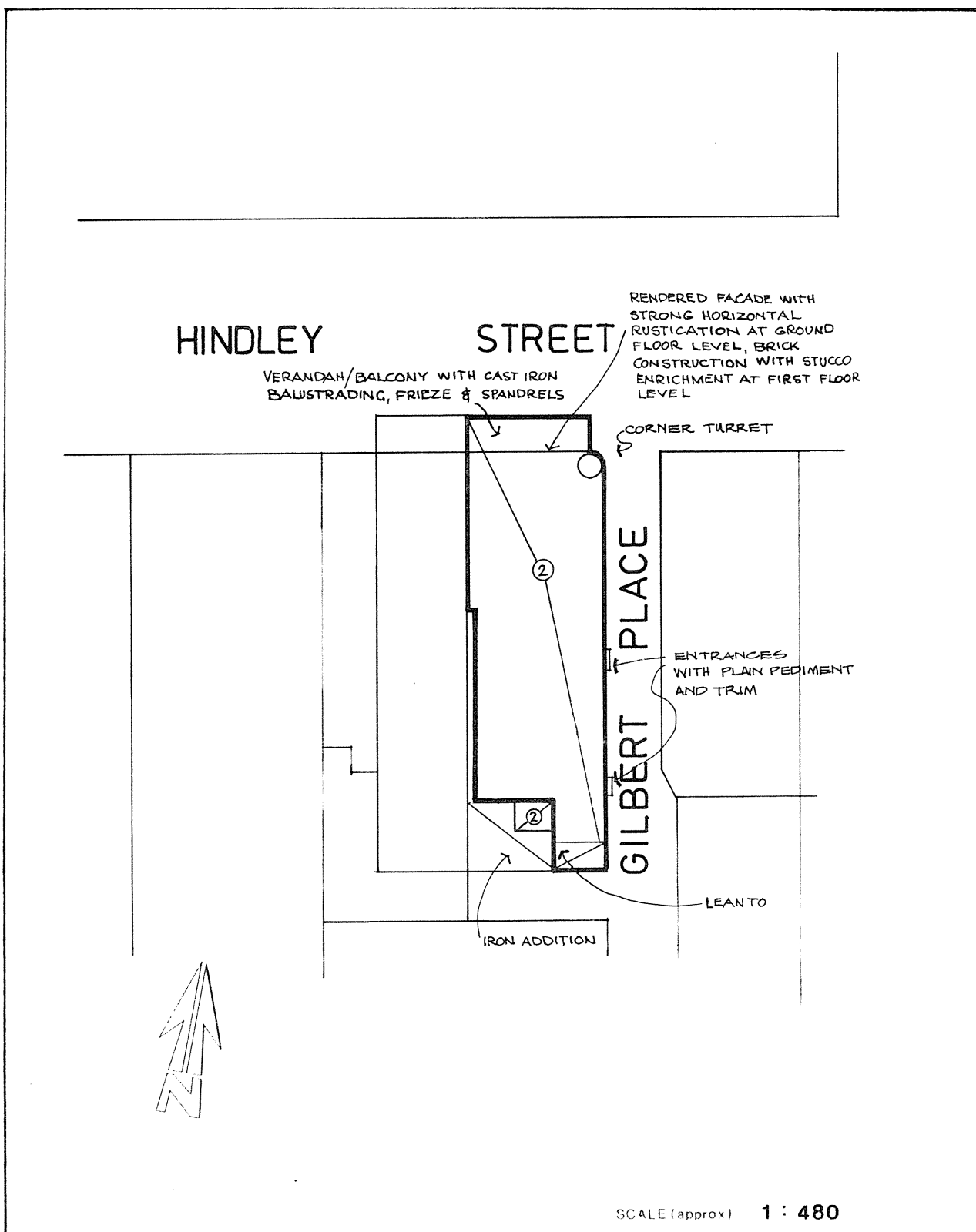
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 2/2505		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM Tattersalls Hotel		A3 ADDRESS/ LOCATION OF ITEM 17-19 Hindley Street			A4 P.T.A. 78		A5 ASSESSMENT NO.				
B1 CURRENT OWNER S.A. Brewing Co. Ltd		B2 PREDOMINANT USE Hotel				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -			A7 PRECINCT Core District -Beehive Corner				
D1 HISTORICAL THEME(S) Social Life - Hotels, accommodation					G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE C1.1				
E1 HISTORICAL PERIOD(S) 1885-1913 Depression and Social Change					H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) 1900 - designed											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/p NA					
J1 PERSON/GROUP		S.A. Brewing Co.							*		
J2 EVENT											*
J3 CONTEXT		One of the hotels which help make Adelaide distinctive. Built for the Brewing Co - exemplifies its development							*		
DESIGN (K1-K6)											
K1 DESIGNER		Garlick and Jackman						*			
K2 CONTRACTOR											-
K3 STYLE		Edwardian - note asymmetrically placed corner turret at Gilbert Place - Hindley Street corner.							*		
K4 DESIGN		Although the ground floor of the Hindley Street facade has been greatly altered, the design is notable for its incorporation of freely derived elements.						*			
K5 CONSTRUCTION		Brick with stuccoed detail - particularly rustication to Gilbert Street elevation and stuccoed door surrounds.							*		
K6 INTERIOR		Interior has been modernised - saloon bar is largely intact.							*		
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Exterior seems to have been altered little. Interior has been modernised - saloon bar largely intact.							*		
L2 CONDITION		Appears sound and well maintained							*		
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE		Complements Hindley Street - in scale and character. Its cast iron work, balcony and verandah and its corner site make it an important element.						*			
M2 LANDMARK		Situated on a corner site near major intersection in Adelaide.								*	
N1 OTHER COMMENT											
O HERITAGE LISTING STATUS		O1 NATIONAL TRUST		O2 NATIONAL ESTATE		O3 STATE HERITAGE		O4 OTHER		O5 LOMHAC LISTING ENDORSEMENT	
		-		-		-		-		Yes	



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	TATTERSALLS HOTEL	BUILDING NO.
ADDRESS	17-19 Hindley Street, 9-17 Gilbert Place	2/2505
		CT 3712/30



CML BUILDING

S.W. corner of Hindley and King William Streets

Historically, this building is significant because of its association with the Colonial Mutual Life Assurance Co. and the development of this company. It is particularly significant as being the most prestigious building erected during the middle thirties, after the worst years of the Depression. It is noteworthy too as an example of the company's wish to have an internationally recognisable office.

Architecturally, the building is significant for its high quality Neo-Romanesque detailing. It is one of the most distinctive buildings in Adelaide in this regard. It is noteworthy too for the singular use made of "Benedict stone" in external ashlar work to walling.

While the design of the building represents a "signature" style for the company, it is illustrative of a "skyscraper" of the transitional period in architecture where the proportion and detailing from earlier styles was abstracted and re-interpreted in a creative way.

The magazine, Building of 12th January, 1935, described the CML as follows:

"Colonial Mutual Life Building, Adelaide; Courage the Keynote.-

In the Adelaide building, Architects, Hennessy, Hennessy and Co. have introduced a new note into the architecture of that City with their distinctive and colourful interpretation of the Romanesque style. It was not the first time that this style of building had been erected in Australia by this firm of architects, for they were responsible for its evolution and adoption by the CML in the new buildings that have been erected by it in Brisbane, Durban (South Africa), and one under construction in Wellington (New Zealand) ... Among the most interesting features of the new Colonial Mutual Life in Adelaide is its skyline with its tower and mansard roof, tiled with Wilsons tiles in colours to match the varying colours in the Benedict stonework of the King William Street and Hindley Street facades. The lions, vultures and other ornamentation in the building work cast in Benedict stone, was brought from the Benedict stoneworks in Brisbane."

Environmentally, this building is of great significance because of its distinctiveness and its siting on one of the major intersections of Adelaide. It is one of Adelaide's landmark buildings, yet combines well with the mixed development along King William Street.

The external integrity of the building is high although window framing has been altered. The interior has been modernised, during recent renovations.

D.M.S.
(Amended 21/9/83)
5:DCP10C/G

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 2/2603		CORPORATION USE ONLY						
A2 CURRENT NAME OF ITEM CML Building		A3 ADDRESS/LOCATION OF ITEM S.W. Corner Hindley and King William Streets		A4 P.T.A. 78		A5 ASSESSMENT NO.						
B1 CURRENT OWNER CML Assurance Soc. Ltd.		B2 PREDOMINANT USE Commercial and retail				A6 NATIONAL MAP GRID CO-ORDINATES						
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -		A7 PRECINCT Core District - Beehive Corner						
D1 HISTORICAL THEME(S) Economy - Commerce - Insurance				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE						
E1 HISTORICAL PERIOD(S) 1828-1945 Depression, Industrialisation and War				H1 LISTING RE- COMMENDED		C2.1 A9 FURTHER VIABILITY STUDY REQUIRED						
F1 VERIFIED DATE(S) 1934-1936				Yes								
EVALUATION COMPONENTS				COMMENT				GRADING				
HISTORY (J1-J3)								E	VG	G	F/p	NA
J1 PERSON/GROUP	Part of the expansion of the well known Colonial Mutual Life Assurance Co. Ltd., during 1920's and 30's									*		
J2 EVENT												*
J3 CONTEXT	Gives evidence of development of office accommodation in S.A. Significant for being constructed during time of Depression.									*		
DESIGN (K1-K6)												
K1 DESIGNER	Hennessy & Hennessy (company architects)								*			
K2 CONTRACTOR	Concrete constructions Ltd (S.A.)								*			
K3 STYLE	The style is notable as it is tied to a transitional period - before curtain walling. A CML "Signature" style.								*			
K4 DESIGN	The colouring of the artificial stone and its importation is notable as is the romanesque detail which has been abstracted.								*			
K5 CONSTRUCTION	Concrete construction - faced with synthetic "Benedict" stone.								*			
K6 INTERIOR	The interior has been extensively altered during recent renovations										*	
INTEGRITY (L1-L2)												
L1 ALTERATIONS	Refurbishment of 1979-80. Windows replaced										*	
L2 CONDITION	Good. External fabric in excellent order								*			
ENVIRONMENT (M1-M2)												
M1 STREETSCAPE/ LANDSCAPE	Major streetscape component in Hindley Rundle and King William Streets								*			
M2 LANDMARK	From certain parts of the City it is still a landmark - its colouring and detail assign it special significance.									*		
N1 OTHER COMMENT												
The Benedict stone cladding is a rare instance of its use in S.A. This style of building was devised for the company so that it should be recognizably consistent "in any part of the World because of their architectural style". -												
0 HERITAGE LISTING STATUS	01 NATIONAL TRUST -	02 NATIONALESTATE -	03 STATE HERITAGE -	04 OTHER -	05 LOMHAC LISTING ENDORSEMENT Yes							



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

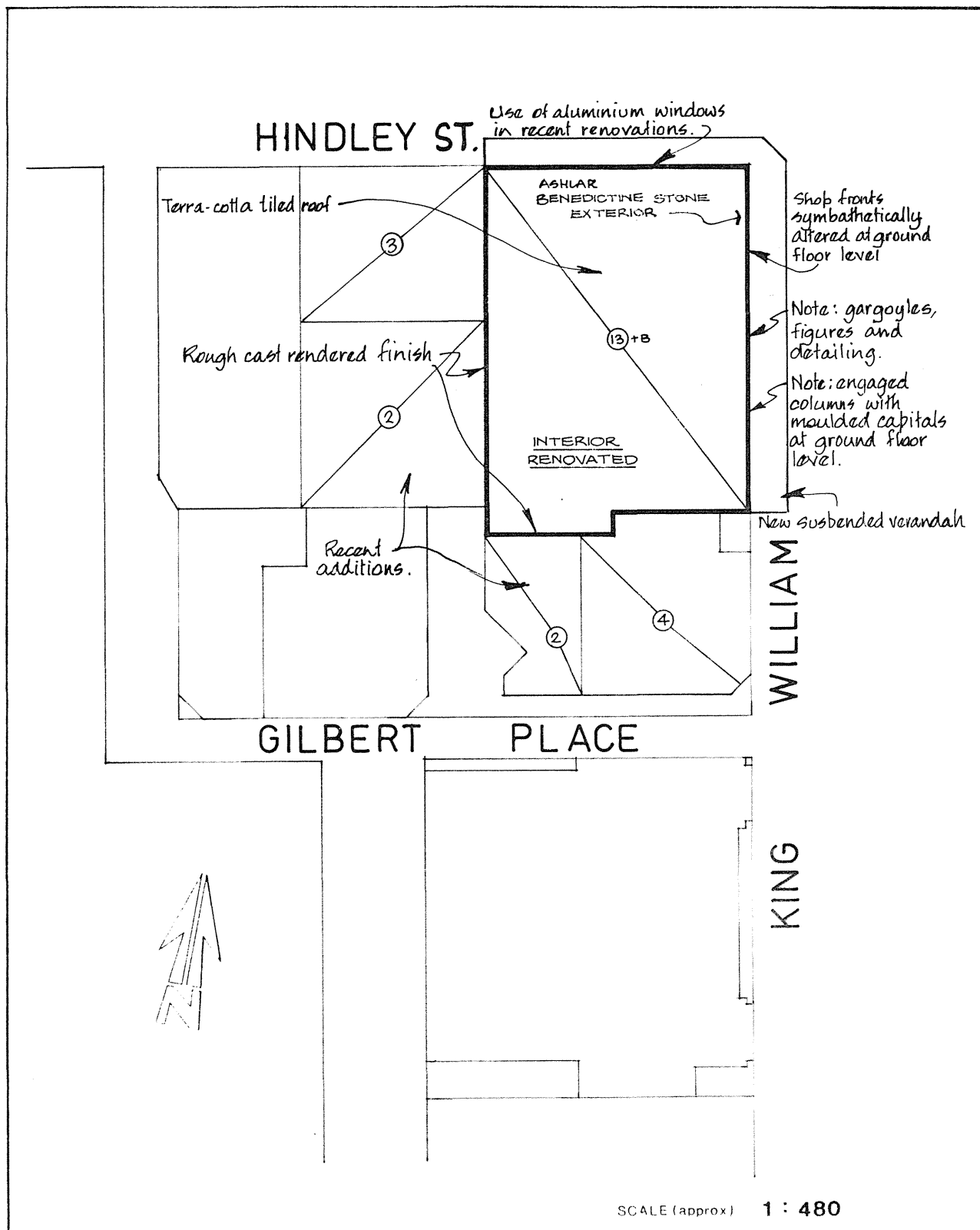
ITEM C.M.L. BUILDING

BUILDING NO.

2/2603

ADDRESS 41-49 King William Street, 1-7 Hindley Street

CT 1729/26



ITEM No. 13.

EDMUND WRIGHT HOUSE
57-63 King William Street.

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

The inclusion of this item was considered justifiable in the light of its undeniable heritage significance. At present only a curtilage plan for this item has been drawn up in order to indicate the location and extent of listing, although it is recognised that such items of heritage significance in the City will be fully documented both to record the historical development of the City and to provide complete representation by a City of Adelaide Heritage Register. This documentation is still in the course of preparation.

At the same meeting, items considered to be of marginal significance or those deemed to have been designated by the National Trust on the basis of insufficient or contradictory historical evidence, were set aside for additional research by Council's Historical Analysis Consultants (for Stage I of the City of Adelaide Heritage Study) Donovan, Marsden and Stark, and are fully documented in these volumes. There are some fifty such items.

Department of City Planning.
(26/9/83)
2:DCP10C/T



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

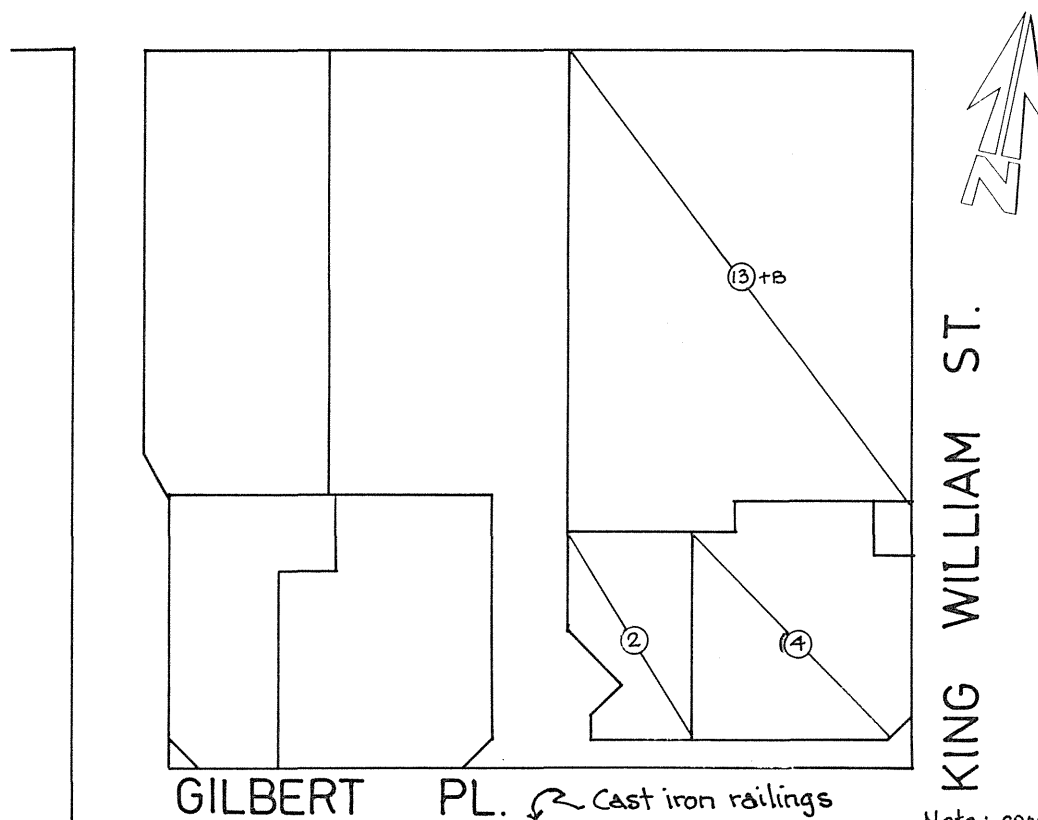
ITEM EDMUND WRIGHT HOUSE

BUILDING NO.

2/2701

ADDRESS 57-63 King William Street; 34-40 Gilbert Pl.

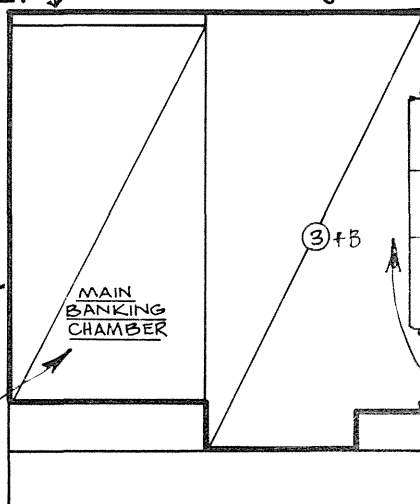
CT 1944/49



N.B. Highly sculptured facades with fine ashlar masonry. Highly significant interior.

Punch faced sandstone with chiselled margins and bluestone plinth

Note: internal detailing



Note: composite columns and pediments above openings, balustraded balcony & parapet, extensive floral detailing & use of figureheads.

Ashlar sandstone with extensive sandstone detailing

Cast iron railings

Note: Coat of Arms to parapet.

Note: use of marble in entrance foyer

HOUSE AND OUTBUILDING
247 Currie Street.

Historically, this residence is significant because it is representative of a domestic complex which was once common when South Adelaide was predominantly residential, a land useage which was until recently being constantly diminished. This complex was built and owned by James Anderson - a builder who for a time represented Gawler Ward on the Adelaide City Council. Among buildings for which he was the main contractor are the Lecture Hall of the Jubilee Church, Kent Town, and the alterations to the Bushmen's Club facing Gilbert Street (recently demolished).

Architecturally, the complex is significant because of the technique of construction. The combination of bluestone for plinth and quoins, limestone rubble for walling as well as the brick dressings (with some fine gauged brickwork to windows) is unusual and significant. It is interesting to note the slate damp proof course in the outbuildings.

Environmentally, the complex is isolated and bears little relationship to the commercial development on Currie Street. It occupies a corner site and gains prominence thereby.

The integrity of the complex is relatively high. Alterations have been mainly cosmetic, but it is in need of maintenance.

D.M.S.
4:DCP10B/S
(6/11/81)

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 5/0110.1 & .2		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM ATTACHED HOUSE AND OUTBUILDINGS			A3 ADDRESS / LOCATION OF ITEM 247 Currie Street			A4 P.T.A. 126		A5 ASSESSMENT NO.			
B1 CURRENT OWNER M.A. Snell & R. Snell			B2 PREDOMINANT USE Residence			A6 NATIONAL MAP GRID CO-ORDINATES			A7 PRECINCT F12 Western Service Precinct		
C1 FORMER NAME(S) OF ITEM Darnley House		C2 FORMER OWNER(S) James Anderson		C3 FORMER USE(S) -		A8 DEVELOPMENT ZONE F12.1			A9 FURTHER VIABILITY STUDY REQUIRED		
D1 HISTORICAL THEME(S) Social Life - mode of living.						G1 INVENTORY GRADING					
E1 HISTORICAL PERIOD(S) 1865-1884 - Boom Period.						A					
F1 VERIFIED DATE(S) 1874 - House completed.						H1 LISTING RE- COMMENDED		Yes			
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G f/p NA					
J1 PERSON / GROUP		James Anderson (1832-1902) - builder. ACC Councillor									
J2 EVENT		-								*	
J3 CONTEXT		An example of a domestic complex which was once common in Adelaide.						*			
DESIGN (K1-K8)											
K1 DESIGNER		James Anderson.								*	
K2 CONTRACTOR		James Anderson.								*	
K3 STYLE		Somewhat typical of a representative well constructed single fronted terrace (early version).								*	
K4 DESIGN		The detailing to construction such as the use of bluestone (esp. for quoins) limestone and brick is unusual and noteworthy.						*			
K5 CONSTRUCTION		Well constructed - especially gauged brick heads to openings.								*	
K6 INTERIOR		Ground floor largely original although fireplaces altered. Plaster work intact. First floor very plain.								*	
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Entrance slightly altered and balustrading replaced. Ground floor cement rendered. - Remarkably original								*	
L2 CONDITION		Roof rusted - salt damp - no apparent structural cracks.								*	
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE / LANDSCAPE		Stands on a corner site. Pairs the contribution to the streetscape made by the nearby Hotel.								*	
M2 LANDMARK		Distinctive and of some prominence from the western approach.								*	
M1 OTHER COMMENT		Significant as an example of a type of complex which is quickly disappearing from South Adelaide. Significant for the use of the stonework.									
						Amended 19/9/83					
O HERITAGE LISTING STATUS		O1 NATIONAL TRUST		O2 NATIONAL ESTATE		O3 STATE HERITAGE		O4 OTHER		O5 LOMHAC LISTING ENDORSEMENT	
-		-		-		-		-		Yes	



CITY of ADELAIDE HERITAGE STUDY

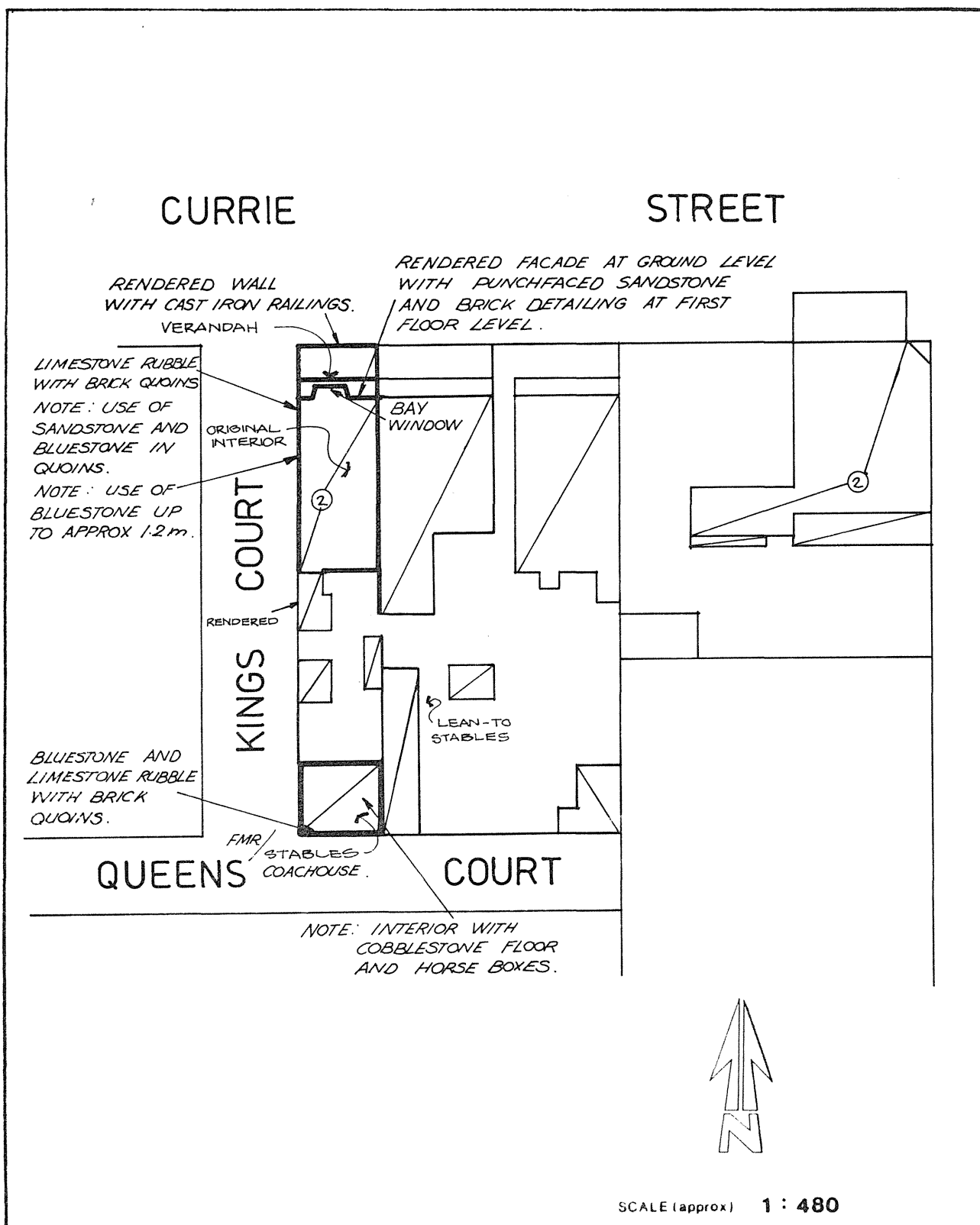
THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM HOUSE AND OUTBUILDING

BUILDING NO.
5/0110-1 & 2

ADDRESS 245-247 Currie Street (on part of land at
239-247; 2-14 Kings Court; 6-8 Queens Court)

CT 666/24



WAREHOUSE, former WHITE CONDUIT HOTEL,
32 North Street.

This item is of particular historical importance for the manner in which it reflects part of the development of Adelaide. The very location of the hotel on a minor street meant that it was dependent upon local patrons. The replacement in 1857 of an earlier tavern of the same name (begun in 1839 also in North Street), and the subsequent additions to the hotel, testify to the one-time residential nature of the area, just as the decline and eventual delicensing of the hotel in ca1920 illustrate the drift of the population to the suburbs. It is noteworthy that the hotel was, for a time, owned by Sime and Sison, who owned and operated the Adelaide Brewery.

The location of this item means that it represents a departure from the traditional corner form of Adelaide's Hotels. As such, it has a distinctly residential appearance although its detailing of some quality indicates a more substantial community function, the facade is simple yet attractively informal, the product of gradual growth, most notably in 1871 and 1881. It features asymmetrically placed doors and windows, roughly-dimensioned bluestone and console-supported parapet. The form of the facade with unshaded first floor is now relatively unusual in Adelaide. Because of its scale and street alignment, this is a feature of North Street.

The external integrity of the building appears to be high. The hotel has undergone periodic expansion, but this is consistent with the use of the building, and indeed contributes to its significance.

D.M.S.
25.8.82

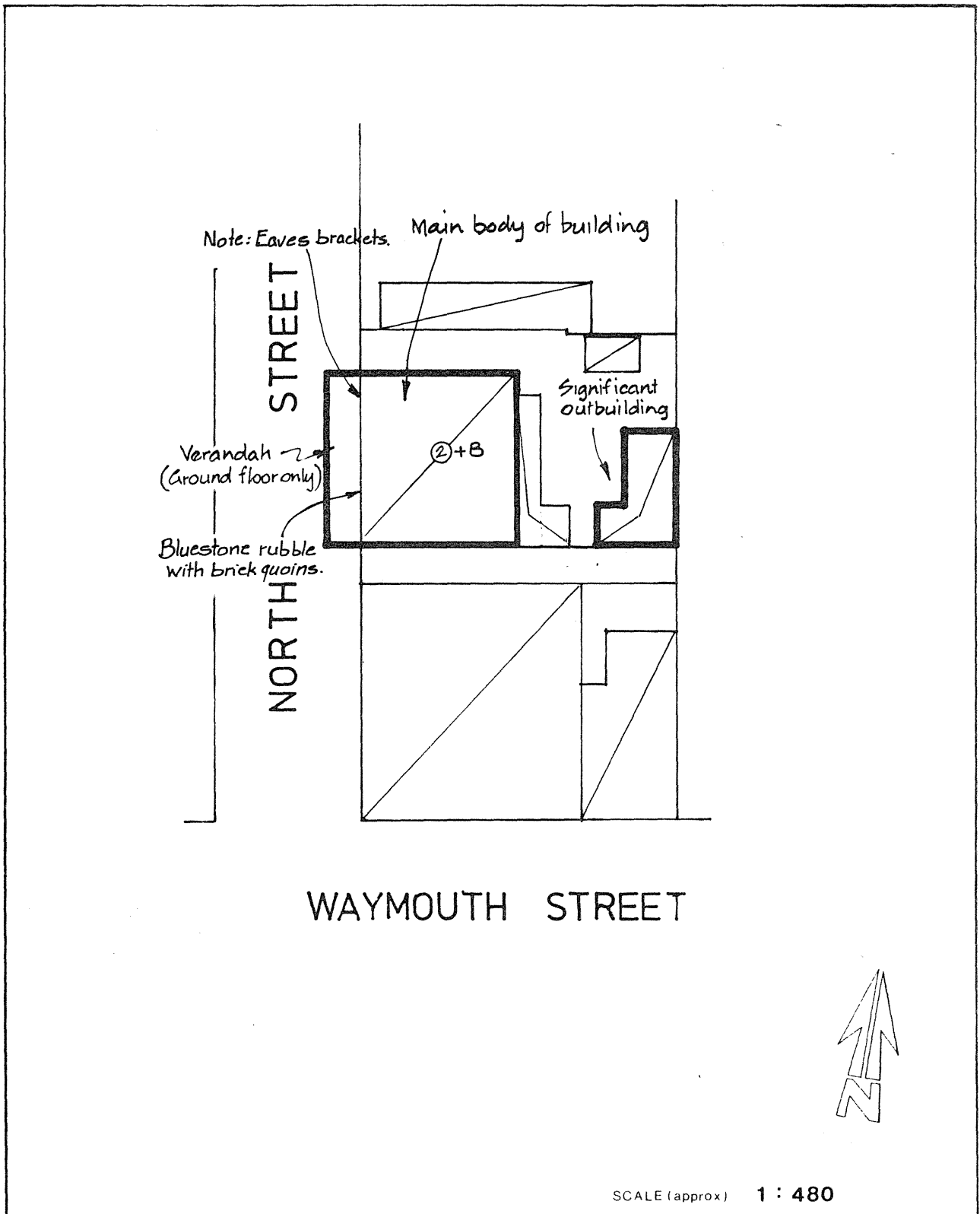
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 5/0421-1&2		CORPORATION USE ONLY										
A2 CURRENT NAME OF ITEM Warehouse		A3 ADDRESS/ LOCATION OF ITEM 32 North Street			A4 P.T.A. 183	A5 ASSESSMENT NO.										
B1 CURRENT OWNER C.G.W. Holdings P/L		B2 PREDOMINANT USE Warehouse				A6 NATIONAL MAP GRID CO-ORDINATES										
C1 FORMER NAME(S) OF ITEM White Conduit Hotel Globe Hotel		C2 FORMER OWNER(S) Wm. Raven J.T. Syme/F.S. Sison A.R. Hackett/A.E. Harris R.B. & A.J. Hecker		C3 FORMER USE(S) Hotel		A7 PRECINCT F12 Western Service										
D1 HISTORICAL THEME(S) Social Life - Hotel					G1 INVENTORY GRADING B	A8 DEVELOPMENT ZONE F12.1										
E1 HISTORICAL PERIOD(S) 1846-1864 - Consolidation						A9 FURTHER VIABILITY STUDY REQUIRED										
E1 VERIFIED DATE(S) First section built 1857/58 - A.C.C. Assessment Records* Present appearance dates from ca1881						H1 LISTING RE- COMMENDED Yes										
EVALUATION COMPONENTS						COMMENT						GRADING				
HISTORY (J1-J3)												E	VG	G	F/p	NA
J1 PERSON/GROUP		Built for W. Raven. Subsequently owned by the brewers Syme and Sison of the Adelaide Brewery.												*		
J2 EVENT																*
J3 CONTEXT		Reflects the development of a hotel which was dependent upon the surrounding residential area for its clientele. Its demise reflects the residential decline of this part of Adelaide.											*			
DESIGN (K1-K6)																
K1 DESIGNER																?
K2 CONTRACTOR																?
K3 STYLE		The present appearance of the hotel probably dates from the major alterations of 1881. Typical bluestone Victorian building.												*		
K4 DESIGN		Residential in appearance with informal fenestration. Console supported parapet, raised brick dressings and unshaded first floor are notable.												*		
K5 CONSTRUCTION		Simply, though well, constructed of dimensioned bluestone (to facade) with brick dressings.											*			
K6 INTERIOR		No access gained.														?
INTEGRITY (L1-L2)																
L1 ALTERATIONS		Exterior appears remarkably intact.											*			
L2 CONDITION		Building appears to be sound and in good condition. In need of maintenance.												*		
ENVIRONMENT (M1-M2)																
M1 STREETSCAPE/ LANDSCAPE		A major feature of North Street, because of its scale and alignment on the street.												*		
M2 LANDMARK		Not a landmark feature.													*	
N1 OTHER COMMENT *The White Conduit was first licensed in 1839, though the early assessments suggest that this was little more than a dwelling house. It is not mentioned as a hotel or tavern from 1852 to 1857. The Assessed Value of £100 for the "Public House" in 1858 suggests a new building. An increase in Value from £84 at 29/11/1880 to £175 at 28/11/1881 suggests major additions. The form of the hotel, as it is at present, probably dates from this time.																
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST	O2 NATIONALESTATE	O3 STATE HERITAGE	O4 OTHER	O5 LOMHAC LISTING ENDORSEMENT Yes											
	-	-	-	-												



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	FORMER WHITE CONDUIT HOTEL	BUILDING NO.
ADDRESS	30-34 North Street	5/0421.1&2
		CT 1289/114



COBBS RESTAURANT
63 Light Square

Historically this building is of interest for the manner in which it reflects the commercial success of Adelaide's merchants during the boom period of the eighties. Cobbs was built as a factory/warehouse for R. Dixon and Co. in 1883, and was used by a succession of merchants thereafter, including the British and Australian Tobacco Company. Warehouses such as this building were a dominant feature on the periphery of Adelaide's central area associated with the imposing headquarters which were normally built nearer the commercial centre. Other less durable but equally characteristic industrial structures, of iron or wood, have generally disappeared, leaving these stone buildings as enduring reminders of these activities.

Architecturally the building is undistinguished, and although designed by Cumming & Davies, even the facade appears to be of only marginal interest. Openings are uncomfortably proportioned both vertically and horizontally. Its importance lies in the fact that it is relatively unsophisticated and simply well-suited to its original industrial function.

Environmentally the building is an important element in Light Square, which helps to define and contain the Square on its western side.

The building is structurally sound and in good repair. It has been remodelled internally and externally for use as a restaurant, with no significant apparent alteration to the original structure.

D.M.S.
16.9.83

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 5/0507		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM COBBS RESTAURANT		A3 ADDRESS/LOCATION OF ITEM 63 Light Square			A4 P.T.A. 180	A5 ASSESSMENT NO.				
B1 CURRENT OWNER E.C. Developments Pty Ltd		B2 PREDOMINANT USE Restaurant/Club				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM -	C2 FORMER OWNER(S) R. Dixon & Co Murphy & McCartney P/L Charles Atkins & Co Ltd		C3 FORMER USE(S) Car Park Factory/Warehouse			A7 PRECINCT F12 Western Service Precinct				
D1 HISTORICAL THEME(S) Economy - Manufacturing					G1 INVENTORY GRADING B	A8 DEVELOPMENT ZONE F12,1				
E1 HISTORICAL PERIOD(S) 1865 - 1884 Boom Period						A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) 1883 - built - See A.C.C. Assessment Records					H1 LISTING RE- COMMENDED Yes					
EVALUATION COMPONENTS						COMMENT				
HISTORY (J1-J3)						GRADING				
						E	VG	G	F/p	NA
J1 PERSON/GROUP	Several groups of merchants including R. Dixon, E. McCartney T.W. Murphy, Geo. Chapman							*		
J2 EVENT										*
J3 CONTEXT	Associated with wholesale industry in South Australia and characteristic of the Boom Period						*			
DESIGN (K1-K6)										
K1 DESIGNER	Cumming & Davies						*			
K2 CONTRACTOR										
K3 STYLE	High Victorian Italianate							*		
K4 DESIGN	A curiously proportioned building which is more important for its scale than for any intrinsic architectural merit							*		
K5 CONSTRUCTION	Bluestone - rendered and painted. Well constructed							*		
K6 INTERIOR	Not original - refurbished for new use								*	
INTEGRITY (L1-L2)										
L1 ALTERATIONS	Windows and doors altered. Interior renovated for new use. Facade sympathetically altered including new verandah							*		
L2 CONDITION	Structurally sound and in good repair							*		
ENVIRONMENT (M1-M2)										
M1 STREETSCAPE/ LANDSCAPE	An important element in Light Square, which is essential to the definition and containment of the Square on its western side						*			
M2 LANDMARK	In relation to the scale of its neighbours, it is a dominant element of Light Square								*	
N1 OTHER COMMENT The new use to which the building has been put is compatible with the structure, and has required no detrimental alterations to the facade										
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST	O2 NATIONAL ESTATE	O3 STATE HERITAGE	O4 OTHER	O5 LOMHAC LISTING ENDORSEMENT Yes					
	-	-	-	-						



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

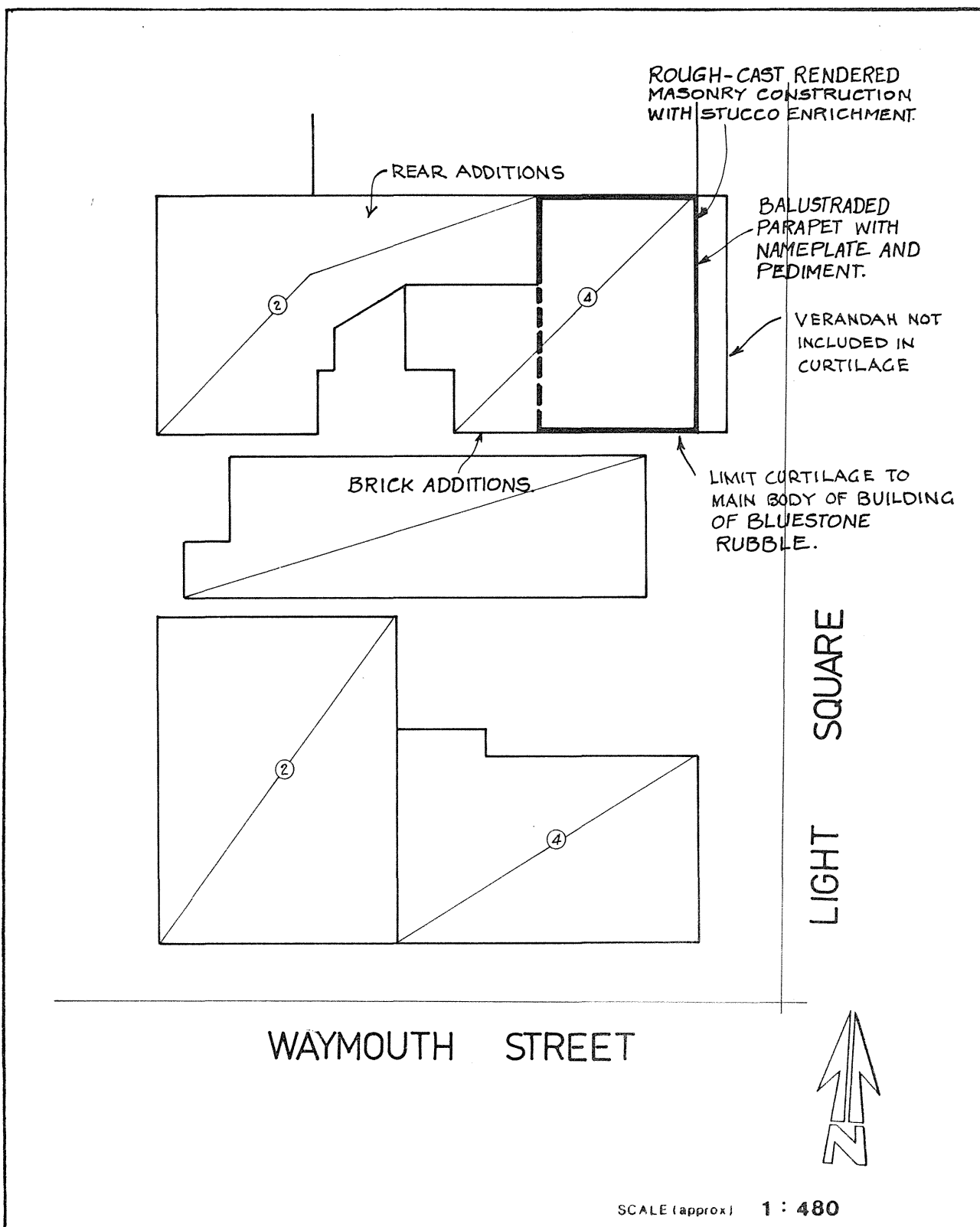
ITEM COBBS RESTAURANT

BUILDING NO.

5/0507

ADDRESS 61-65 Light Square; 4-8 Ann Street

CT 4033/310



REGINE'S RESTAURANT,
69 Light Square.

This building is historically significant for the manner in which it comments on the residential nature of the area about Light Square in the 19th century. The area was populated by Chinese, "Syrians" and transients in search of cheap accommodation. It was notorious for vice and depravity. The foundation of the City Mission Hall was an attempt by philanthropists to evangelise and minister to the underprivileged classes of the area.

Architecturally, the building is noteworthy for its simplicity and robustness, rather than for any notable features. The severe functional appearance of the building is offset by high quality brickwork to heads of openings and strings including some use of polychrome brickwork to the gable. The interior is of no special significance.

Environmentally, the item provides interest and diversity on the western side of the Square. It differs a great deal from neighbouring buildings which are primarily industrial, but this underscores its particular historical significance. With Cobbs to the north, and the former Sands and MacDougall's warehouse to the south, this building helps to enclose the western side of Light Square.

The integrity of the building is high. No fundamental alterations to the structure have been required to adapt it to its new use as a restaurant.

D.M.S.
31.3.82

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 5/0508		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM Regine's Restaurant		A3 ADDRESS / LOCATION OF ITEM 69 Light Square			A4 P.T.A. 180	A5 ASSESSMENT NO.				
B1 CURRENT OWNER Regine's Pty. Ltd.		B2 PREDOMINANT USE Restaurant				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM Adelaide City Mission	C2 FORMER OWNER(S) Sands and MacDougall Adelaide City Mission	C3 FORMER USE(S) Mission Hall/ Worship			A7 PRECINCT F12 Western Service Precinct					
D1 HISTORICAL THEME(S) Social Life - Religion/Philanthropy				G1 INVENTORY GRADING B	A8 DEVELOPMENT ZONE F12.1					
E1 HISTORICAL PERIOD(S) 1865-1884 - Boom Period.					A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) 1877 - Built - (foundation stone laid in October, 1877)					H1 LISTING RE- COMMENDED Yes					
EVALUATION COMPONENTS		COMMENT				GRADING				
HISTORY (J1-J3)						E	VG	G	F/p	NA
J1 PERSON / GROUP	Adelaide City Mission founded to evangelise the socially outcast and underprivileged inhabitants of this area of the City.						*			
J2 EVENT	-									
J3 CONTEXT	A philanthropic organisation typical of many 19th century evangelical groups. Indicative of the underprivileged nature of the western portion of the City.					*				
DESIGN (K1-K6)										
K1 DESIGNER	H.C. Richardson						*			
K2 CONTRACTOR	Brown and Thompson						*			
K3 STYLE	Basilica type with semi-circular headed windows.						*			
K4 DESIGN	The building is stoutly constructed of bluestone with red brick dressings and polychrome string course.					*				
K5 CONSTRUCTION	Bluestone walling with brick dressings.					*				
K6 INTERIOR	Interior has been altered to suit new use, but is fundamentally original.							*		
INTEGRITY (L1-L2)										
L1 ALTERATIONS	Exterior alterations have been minimal - entrance door is not original.						*			
L2 CONDITION	Sound and in very good repair.					*				
ENVIRONMENT (M1-M2)										
M1 STREETSCAPE / LANDSCAPE	Overshadowed by buildings on either side but a positive element nevertheless.						*			
M2 LANDMARK	-							*		
N1 OTHER COMMENT The building has been successfully adapted to its present use. This has required no fundamental alterations to the structure. In the 19th Century, the area about Light Square was very cosmopolitan, and was notorious for vice and depravity. The Mission Hall represented the wish of philanthropists to combat this.										
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST Recorded List	O2 NATIONALESTATE -	O3 STATE HERITAGE -	O4 OTHER -	O5 LOMHAC LISTING ENDORSEMENT Yes					



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER – CURTILAGE PROPOSAL

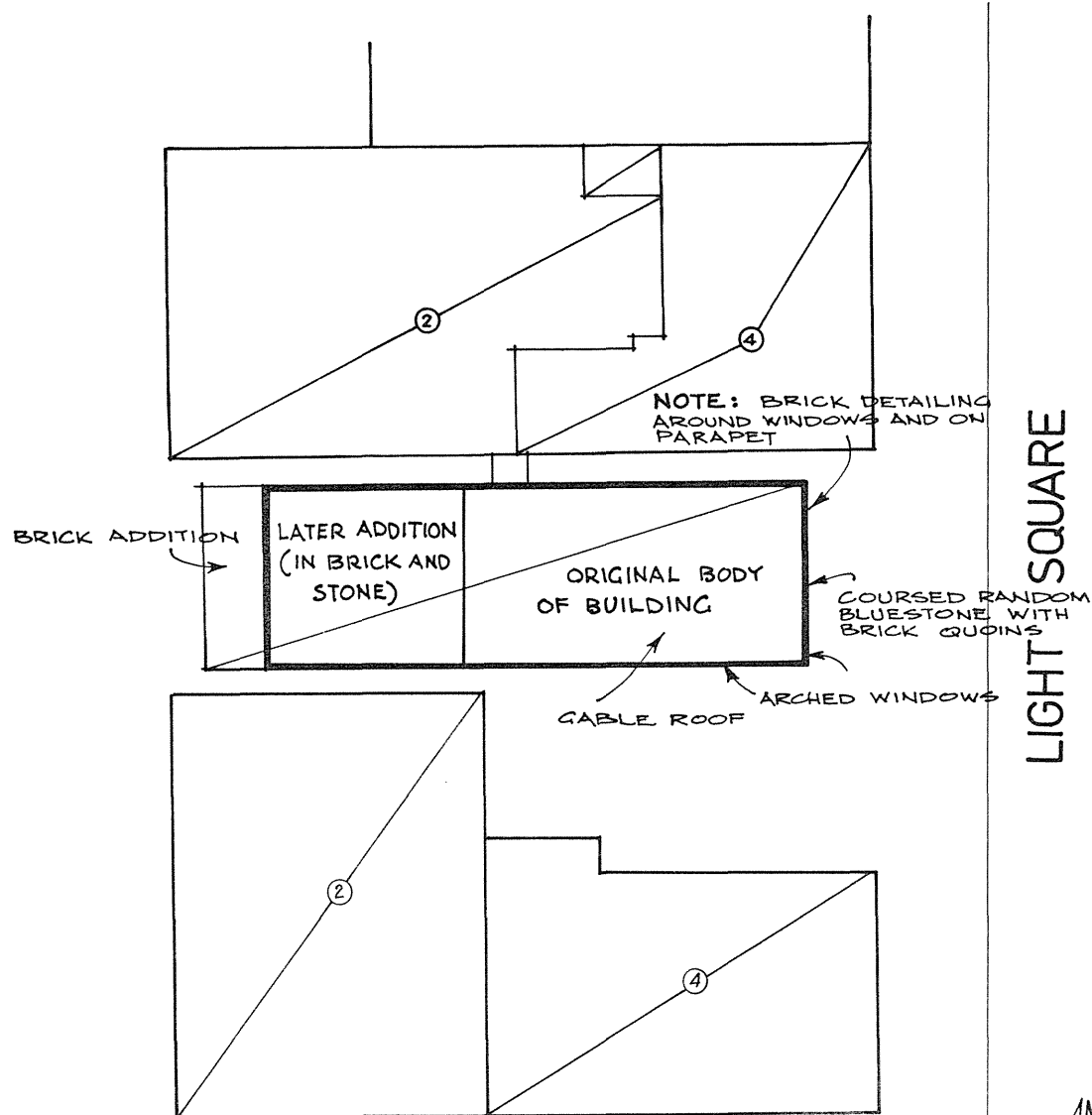
ITEM REGINE'S RESTAURANT

BUILDING NO.

5/0508

ADDRESS 67-71 Light Square, 10-12 Ann Street

CT254/188



Scale approx 1:480

former SANDS AND MACDOUGALL WAREHOUSE
73 - 79 Light Square

The building is of historical interest because it was built for the noted S.A. printing and stationery firm of Sands and MacDougall's. It is also notable for the fact that it represents a departure from the relatively low rise warehouse development (up to three storeys) of the 1880's.

Architecturally the building is of interest because of the bold brick and rendered detailing. The giant order pilasters linking first and second floors together with the paired pilasters of the top floor are notable. String courses help to articulate and provide a sense of proportion to the elevations to Light Square and Waymouth Street. The construction of the building is of interest because of its response to the recognised need for the provision of fire safety measures.

An extract from the Mayoral Report of November 1889 summarises these aspects of the building.

"these premises are practically fire resisting, from the fact that each floor is separated by arches turned in cement concrete and resting upon iron joists. The design of the building being bold and substantial makes it a prominent object in the City".

Environmentally this building remains a strong visual element in this area, being supported by adjacent buildings and the fact that brick and plaster decoration is the dominant building material for the several buildings of this type located in Light Square.

The external integrity of the building is high while its bulk and sharp detailing make the structure a major feature in any consideration of the character of Light Square.

D.M.S
31.3.82

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 5/0509 *		CORPORATION USE ONLY								
A2 CURRENT NAME OF ITEM former SANDS AND MACDOUGALL BLDG			A3 ADDRESS/ LOCATION OF ITEM 79 Light Square			A4 P.T.A. 180		A5 ASSESSMENT NO.						
B1 CURRENT OWNER R.N. McGorm			B2 PREDOMINANT USE Offices and Warehouse			A6 NATIONAL MAP GRID CO-ORDINATES								
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) Sands and MacDougall Geo Fraser		C3 FORMER USE(S) Printing Works and Offices Warehousing		A7 PRECINCT F12 Western Service Precinct								
D1 HISTORICAL THEME(S) Economy - Printing Industry, Stationers						G1 INVENTORY GRADING B H1 LISTING RE- COMMENDED Yes		A8 DEVELOPMENT ZONE F12.1						
E1 HISTORICAL PERIOD(S) 1885 - 1913 Depression and Social Change								A9 FURTHER VIABILITY STUDY REQUIRED						
F1 VERIFIED DATE(S) 1889 - Built ACC Assessment Records														
EVALUATION COMPONENTS														
COMMENT										GRADING				
HISTORY (J1-J3)										E	VG	G	F/P	NA
J1 PERSON/GROUP		Built for Sands and MacDougall in 1889										*		
J2 EVENT														-
J3 CONTEXT		This building illustrates changes in the design and specification of office and warehouse construction											*	
DESIGN (K1-K6)														
K1 DESIGNER		-												-
K2 CONTRACTOR		-												-
K3 STYLE		The building is well proportioned and a very good example of a commercial/industrial building									*			
K4 DESIGN		The design is notable for its high quality brick detailing and rendered dressings. The combined use of brick and decorative plaster is common to and characteristic of many									*			
K5 CONSTRUCTION		such industrial/warehousing buildings in Light Square. Load bearing brick - rendered and painted dressing. This									*			
K6 INTERIOR		was considered novel and noteworthy in 1889												-
INTEGRITY (L1-L2)														
L1 ALTERATIONS		Exterior appears to be original. Additions carried out to west in 1926 to design of J.H. Laity.										*		
L2 CONDITION		Appears to be sound and in very good condition									*			
ENVIRONMENT (M1-M2)														
M1 STREETScape/ LANDSCAPE		A strong element in S/W part of Light Square. Helps to define the Square										*		
M2 LANDMARK		A prominent feature in S.W corner of Light Square										*		
N1 OTHER COMMENT														
The building is a good example of a warehouse/office combination. Because the western side of Light Square is dominated by brick construction, this building is not only intrinsically important but also of major significance to the character of the Square. Amended 16/9/83														
0 HERITAGE LISTING STATUS	01 NATIONAL TRUST	02 NATIONAL ESTATE	03 STATE HERITAGE	04 OTHER	05 LOMHAC LISTING ENDORSEMENT									
	-	-	-	-	Yes									

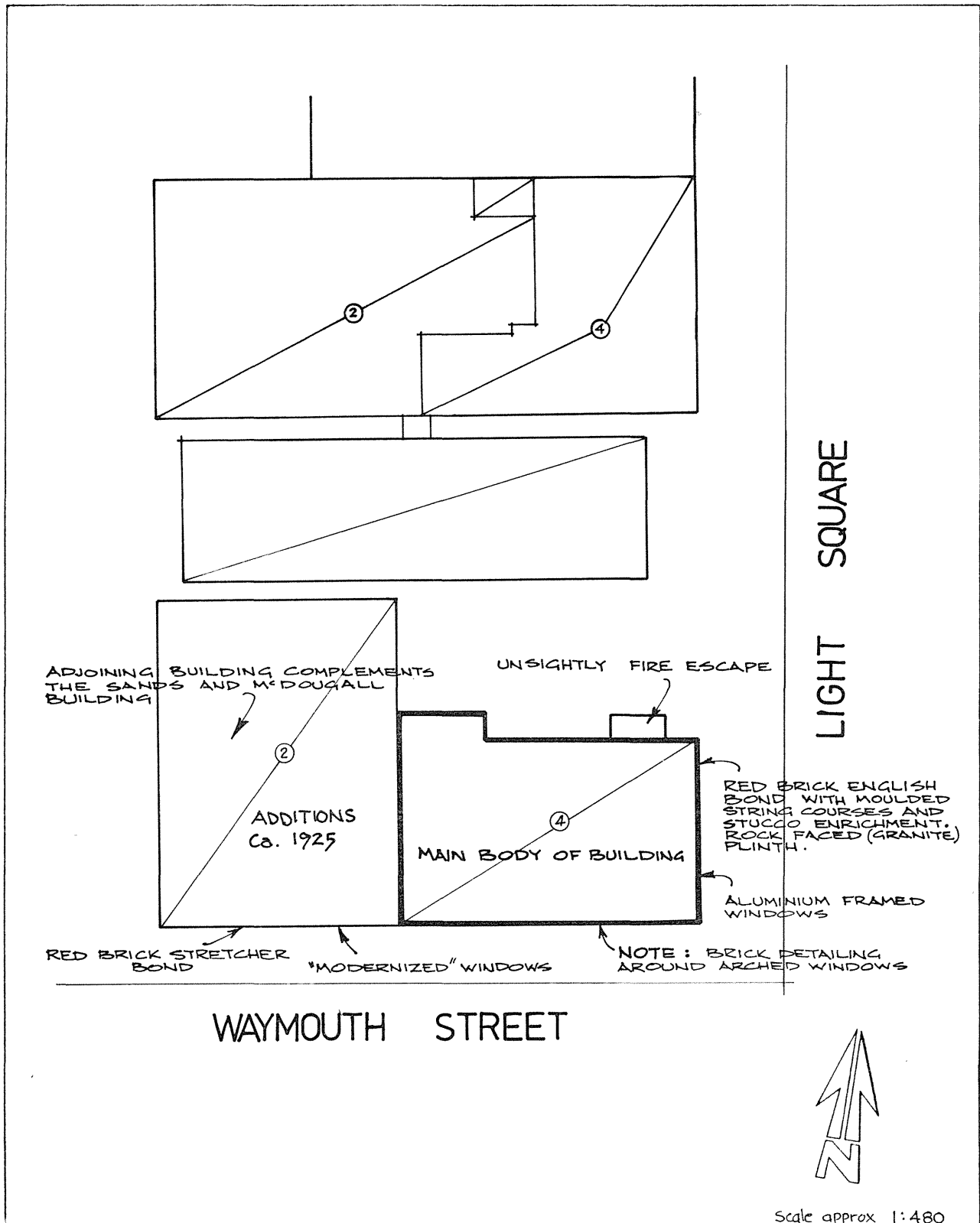


CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — CURTILAGE PROPOSAL

ITEM FORMER SANDS AND MacDOUGALL WAREHOUSE
ADDRESS 73-79 Light Square, 182-188 Wymouth Street

BUILDING NO.
 5/0509*
 CT4170/950



GREEK ORTHODOX CHURCH AND BELL TOWER
282-288 Franklin Street

The Church reflects the influence of non-British migration to Australia, and the change in the ethnic background of Australians which has gathered momentum in the years since the Second World War. It is historically significant because of these associations. It is significant too, as the principal place of worship of the Greek community in the City.

This building reflects very closely the original design priorities. The brief suggested that the final building should not be dominated by adjoining buildings; should provide for the seating of 500 people; should draw from elements which have characterised much of Greek architecture (particularly Byzantine elements such as the dome, arch and circle) and should closely relate the sanctuary and the nave in order that the congregation would be in close proximity with the altar.

The church makes a positive contribution to the Streetscape. Because of its particular design, and the mixed development in this part of Franklin Street, it bears little relationship to nearby development. Because of its distinctiveness, the building is something of a feature in the west end of Franklin Street.

The integrity of the building is high, due in part to its relatively recent construction.

D.M.S.
2.6.82

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 5/2129 *		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM GREEK ORTHODOX CHURCH AND BELL TOWER		A3 ADDRESS/ LOCATION OF ITEM 282-288 Franklin Street			A4 P.T.A. 252		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Greek Orthodox Community of S.A. Inc.		B2 PREDOMINANT USE Worship				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -		A7 PRECINCT F.12 Western Service					
D1 HISTORICAL THEME(S) Social Life - Religion, Greek Immigration				G1 INVENTORY GRADING B		A8 DEVELOPMENT ZONE F12.1					
E1 HISTORICAL PERIOD(S) 1965 - Present				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) Plans approved by A.C.C. 10.5.1966											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/p NA					
J1 PERSON/GROUP		Greek migrant community in South Australia						*			
J2 EVENT										*	
J3 CONTEXT		Exemplifies non-British migration to Australia, and Australia's multi-cultural development						*			
DESIGN (K1-K6)											
K1 DESIGNER		S. Psaltis and H. Tsakalidis						*			
K2 CONTRACTOR		G.J. Rakauskas						*			
K3 STYLE		Uses aspects freely derived from Byzantine architecture						*			
K4 DESIGN		Simple design - based upon domes, arch and circle						*			
K5 CONSTRUCTION		Reinforced concrete and steel frame construction walls finished with face red brick work						*			
K6 INTERIOR		White rendered walls						*			
INTEGRITY (L1-L2)											
L1 ALTERATIONS		The detached bell tower of similar materials was a second stage of the project				*					
L2 CONDITION		Excellent				*					
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE		A feature of the western end of Franklin Street because of its distinctive character						*			
M2 LANDMARK		A distinctive feature						*			
N1 OTHER COMMENT											
0 HERITAGE LISTING STATUS		01 NATIONAL TRUST		02 NATIONAL ESTATE		03 STATE HERITAGE		04 OTHER		05 LOMHAC LISTING ENDORSEMENT	
		-		-		-		-		Yes	



CITY of ADELAIDE HERITAGE STUDY

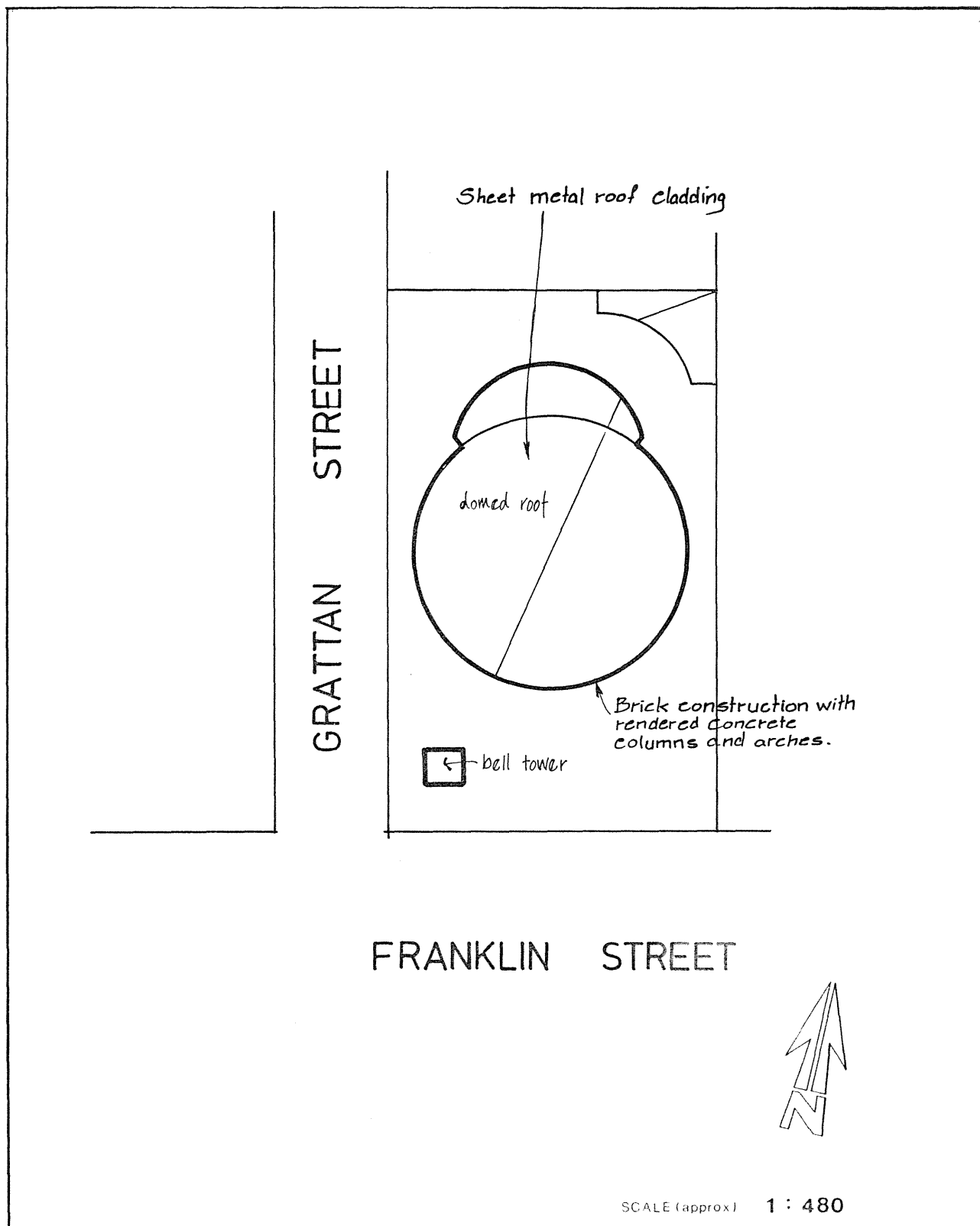
THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM GREEK ORTHODOX CHURCH AND BELL TOWER

BUILDING NO.
5/2129*

ADDRESS 282-288 Franklin Street
28-40 Grattan Street

CT 4152/924,
922, & 923



ITEM NO. 51

DONOVAN, MARSDEN, STARK
CITY OF ADELAIDE HERITAGE SURVEY, 1982

SHOP, RESIDENCE AND OUTBUILDING

273-277 Waymouth Street and at rear Spencer Street

This item is of particular historical significance because of its age. In the assessment records of 1852 it was described as a twelve roomed two-storeyed stone and brick house. It was completed by 1853 as a shop and residence on land which had been subdivided in the late forties by Edward Stephens. Thus it illustrates aspects of the early residential development of the western portion of the City. The buildings were erected for John Paull (Storekeeper) and remained in the possession of this family for over sixty years.

This group of buildings is part of an area of special interest which deserves further research as part of the Heritage Study. This corner building, the earliest part of the group is unusually large, given its comparatively early year of construction. This is indicated by its Gothic inspired fanlight over the corner entrance, the panelled parapets and the chimney at the rear, part of the kitchen wing. Originally this building had yards to the west and south. The corner building was extended west across one yard after 1880 while the outbuilding was erected at some time prior to 1880 and is important for its form and shingled roof.

The environmental significance of this item is high. It is a distinctive element in itself, because of its scale and prominent corner site. But it is of particular significance for the manner in which it helps to unify and provide a focus for development of a similar age.

The item has undergone cosmetic alterations and has been upgraded from time to time, but its essential integrity remains high.

D.M.S.
25/11/82
5:P2A/1

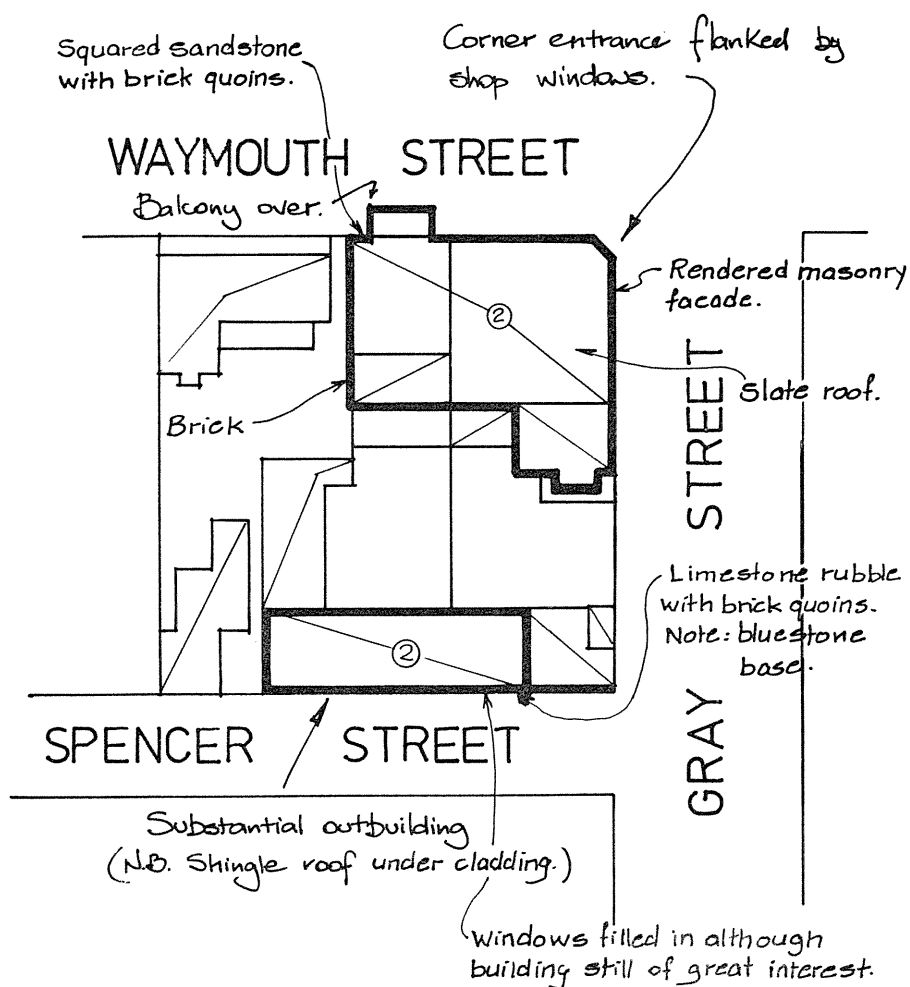
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 5/2204 5/2205		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM SHOP AND RESIDENCE AND OUTBUILDING		A3 ADDRESS/LOCATION OF ITEM 273-277 Waymouth Street			A4 P.T.A. 189	A5 ASSESSMENT NO.				
B1 CURRENT OWNER -		B2 PREDOMINANT USE Shop and Residence				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM -	C2 FORMER OWNER(S) J. Paull Bowden & Annells A.T. Paull		C3 FORMER USE(S) -			A7 PRECINCT F12 Western Service Precinct				
D1 HISTORICAL THEME(S) Social Life - local shopping			G1 INVENTORY GRADING A			A8 DEVELOPMENT ZONE F12.1				
E1 HISTORICAL PERIOD(S) 1846-1864 Consolidation			H1 LISTING RE- COMMENDED Yes			A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) Corner building completed 1854* Outbuilding erected prior to 1880. ACC Assessment Records										
EVALUATION COMPONENTS						COMMENT				
HISTORY (J1-J3)						GRADING				
						E	VG	G	F/p	NA
J1 PERSON/GROUP	Built for M.J. Paull in 1852, on land subdivided by E. Stephens in late 1840's								*	
J2 EVENT										*
J3 CONTEXT	Illustrates aspects of the residential development of S.W. Adelaide						*			
DESIGN (K1-K6)										
K1 DESIGNER	-									?
K2 CONTRACTOR	-									?
K3 STYLE	Illustrative of the early Adelaide vernacular						*			
K4 DESIGN	Corner building has typical chamfered corner with attendant shop openings and panelled parapet. Outbuilding characterised by rubble walling and gable steeply pitched roof							*		
K5 CONSTRUCTION	Limestone rubble with brick dressings. West portion of shop of squared bush hammered sandstone							*		
K6 INTERIOR	No access gained									?
INTEGRITY (L1-L2)										
L1 ALTERATIONS	No fundamental alterations appear to be evident						*			
L2 CONDITION	Building appears sound but in need of repair and maintenance								*	
ENVIRONMENT (M1-M2)										
M1 STREETSCAPE/ LANDSCAPE	Item is very important in the streetscape because of its prominence on a corner site and visual association with a great deal of development of a similar age and style						*			
M2 LANDMARK	Not a dominant element								*	
N1 OTHER COMMENT * On 20.1.1852 denoted as a 12 roomed two-storey stone and brick house unfinished. On 5.12.53 denoted as a shop and 12 roomed two storied house - with annual assessed value of £70. Outbuilding is shown on Smith Survey. Paull purchased property on 7.4.1850: subdivision was undertaken by E. Stephens in late 1840's.										
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST	O2 NATIONALESTATE	O3 STATE HERITAGE	O4 OTHER	O5 LOMHAC LISTING ENDORSEMENT					
	-	-	-	-	Yes					



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	SHOP, RESIDENCE AND OUTBUILDING	BUILDING NO. 5/2204 & 2205
ADDRESS	273-277 Waymouth Street; 21-27 Gray Street; 2-8 Spencer Street.	CT 4169/210,211, 212,213



SCALE (approx) 1 : 480

ITEM No. 52

CUMBERLAND ARMS HOTEL
203-207 Waymouth Street.

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

The inclusion of this item was considered justifiable in the light of its undeniable heritage significance. At present only a curtilage plan for this item has been drawn up in order to indicate the location and extent of listing, although it is recognised that such items of heritage significance in the City will be fully documented both to record the historical development of the City and to provide complete representation by a City of Adelaide Heritage Register. This documentation is still in the course of preparation.

At the same meeting, items considered to be of marginal significance or those deemed to have been designated by the National Trust on the basis of insufficient or contradictory historical evidence, were set aside for additional research by Council's Historical Analysis Consultants (for Stage I of the City of Adelaide Heritage Study) Donovan, Marsden and Stark, and are fully documented in these volumes. There are some fifty such items.

Department of City Planning.
(26/9/83)
2:DCP10C/T



CITY of ADELAIDE HERITAGE STUDY

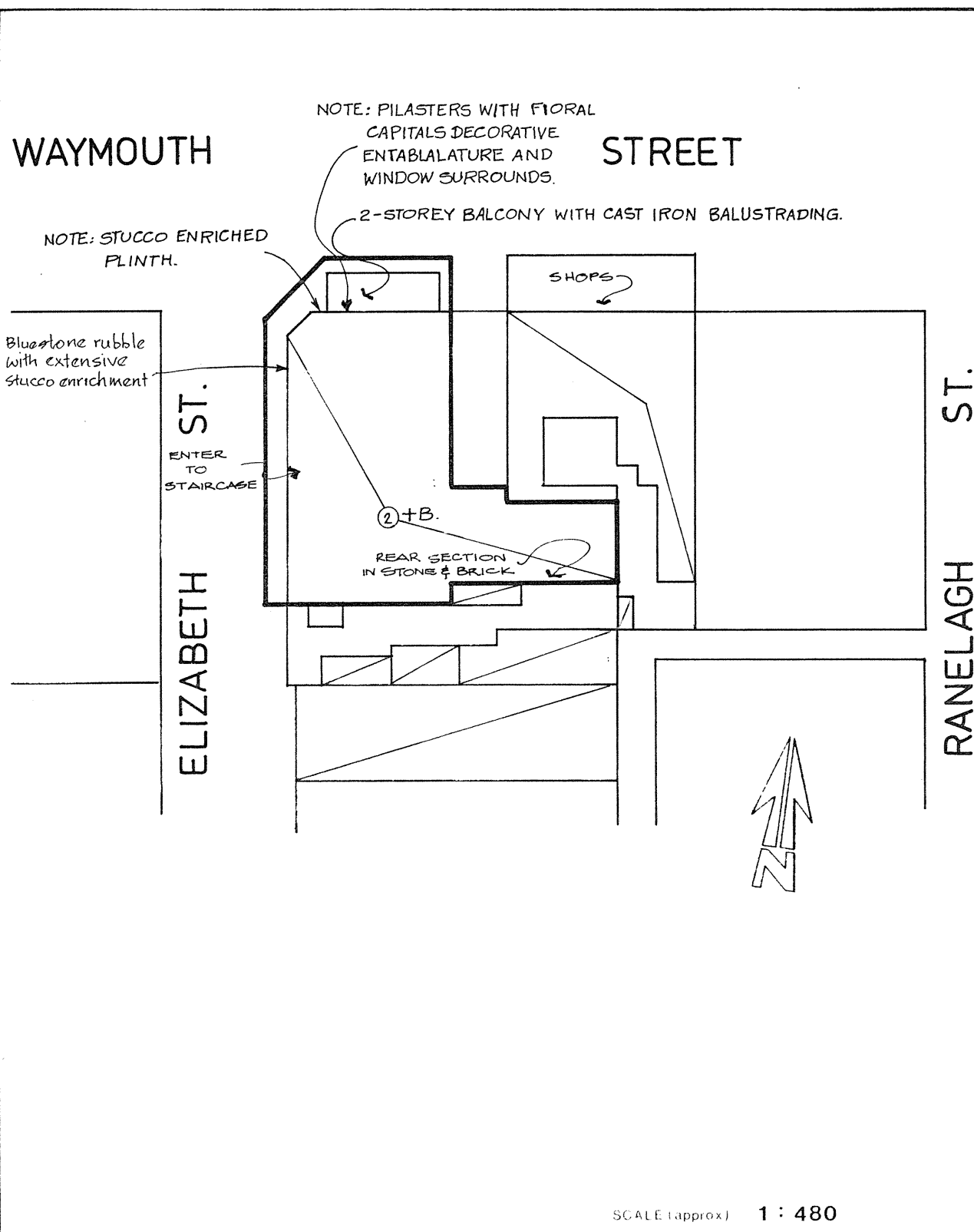
THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM CUMBERLAND ARMS HOTEL

BUILDING NO.

ADDRESS 203-207 Waymouth Street, 42-50 Elizabeth Street.

5/2601-1
CT 3447/152



THE REMAINS OF THE QUEENS AND ROYAL VICTORIA THEATRES,
PLAYHOUSE LANE/GILLES ARCADE, ADELAIDE (PART 6/0207)

The remains of these theatres are rich in historical association and are extremely important to social history and the development of theatre not just in this state but in the National context.

Although a theatrical performance had taken place in New South Wales in 1789, it was to be some time before a purpose built theatre was erected. This occurred in 1799 when Robert Sidaway erected his theatre reputedly at a cost of £100. It is obvious that this would have been an extremely modest affair. It was not until the 1830's that major theatres were planned in both Sydney and Hobart town. In 1833, the Theatre Royal opened in Sydney and in 1836, this was joined by the Royal Victoria which was situated almost back to back with the Theatre Royal. In 1837, the Hobart Town Theatre had been substantially completed, and although almost sold, due to an exodus of theatrical impetus to Sydney, it reopened its doors in May 1839. The basis of this theatre survives as part of the present Theatre Royal in Hobart which has justly deserved world-wide recognition as an excellent example of a Victorian period theatre.

It is significant therefore that the first serious attempt to provide a major theatrical venue in Adelaide was mooted in 1840 shortly after these ventures in Sydney and Hobart. On 30th May, 1840, the South Australian Register reported that

".... Mr. Solomon, of Currie Street, is about to make an important addition to the quarter of the Gilles Arcade, by the erection of a spacious and handsome edifice which he intends to fit up as a theatre"

This theatre known as Queen's Theatre was built by the firm of V. & E. Solomon, merchants. Persuaded to invest in this venture by the then prosperous nature of Adelaide, they were prepared to finance the "new theatre and public rooms" to the extent of £3,000. However, an extended scheme required the expenditure of an additional £7,000 and a prospectus was published in August 1840 in order to raise the additional capital. By the end of November 1840, the construction of this "large and neat pile of buildings" was reported to be well under way. This building appears on the Kingston map of 1842 and a sketch of the facade exists also dating from this period. The Queen's Theatre opened on Monday 11th January, 1841, with John Lazar playing the leading male role in the first production, "Othello". Lazar, also the lessee of this theatre, encountered difficult times with the economic depression of the early 1840's and on 28th November, 1842, the Queen's Theatre held its last performance.

For a short period, the building was used as a commercial exchange and as an extension of the adjoining Shakespeare Tavern, but in 1843, negotiations between the Government and Solomon led to the theatre's use between 1843 and 1850 as a Magistrates Court (from 21st June, 1843) and Supreme Court (from 28th October, 1843). These alterations (noted in Attachment A) were mainly internal and were probably cosmetic having little if any effect on the remains seen today.

- 2 -

A contemporary description (Attachment B) indicates that apart from a division made between the stage and the auditorium, the interior remained relatively intact, the opinion of the time being that the Court looked "altogether grand and unique".

In 1846, George Coppin arrived in South Australia which was then beginning to escape the disastrous economic depression of the early 1840's. At this time, there was no suitable theatre venue and he set about converting a large billiard hall adjoining the former Queen's for his theatre, to be called the New Queen's. It opened in 1846 and although this relatively short lived enterprise had no physical impact on the remains, which are the subject of this description, it is important to realise the relative continuity of a theatrical venue in this area, particularly as the venture resulted in the partnership of Coppin and John Lazar, both important to the development of theatre in Australia (see Attachment C) and whose actions resulted in the next phase of the history of the Old Queen's Theatre.

The New Queen's closed its doors in April 1850 at which time the Courts adjacent had been vacated. This enabled Coppin and Lazar to remodel, restore, enlarge and improve the Old Queen's building to form what was known as the Royal Victoria Theatre which opened on 23rd December, 1850.

Described as a "tout ensemble" never yet equalled in the Australian colonies, this theatre included a new facade to Gilles Arcade, the one seen today, a pit which was constructed on the principle of the Princess's theatre in London, a dress circle to which was attached a Ladies' retiring room and saloon, a gallery capable of containing 400 persons and a stage department then described as the "most extensive in the Colonies" for the production of "gorgeous spectacles". In addition, six private boxes were attached to the dress circle, the entrance to these areas being from Gilles Arcade while the entrance to pit and gallery was from Waymouth St. A contemporary review (see Attachment D) in the South Australian Register of 25th December, 1850, described the interior, and from this, Professor Ross Thorne, in Theatre Buildings in Australia to 1905 has completed a conjectural restoration of the interior (see Attachment E).

Unfortunately, this new venture was again short lived for the gold rushes of 1851 resulted in an exodus from South Australia which greatly affected the patronage of the Royal Victoria Theatre. On 10th November, 1851, it was forced to close its doors.

It is of interest to note the testimonial regarding the Theatre given at the time of its proposed auction on 29th November, 1852.

"Lot No. 1 Victoria Theatre, Temple Tavern, old theatre attached, the magnificent saloon, and Casino, dwelling house, saloon leading to the boxes, and the buildings attached..... as also all the scenery, machinery, splendid wardrobe, lamp, etc. forming on the whole one of the most elegant places of amusement existent in this or any of the neighbouring colonies.

In addition to the sum of £17,000 spent in the original construction of these premises, a further sum of nearly £3,000 has been spent in redecorating and additions since the termination of the Government's Lease."

In 1859, again following some alterations, the theatre re-opened, finally closing its doors in about 1868. Between 1868 and 1872, Johannes Schirmer and George Isaacs leased the property, simply as publicans presumably, and from 1873, it was occupied by the City Mission until they moved into new premises in Light Square, in 1877.

- 3 -

On 19th December, 1877, Messrs. Formby and Boase opened their horse and carriage bazaar in the former theatre and adjoining buildings. It is evident that a number of alterations to the theatre structure occurred at this time in order to place stalls, a ring and offices within the auditorium and stage areas. However, the tiered seating around the walls of the theatre remained intact in order to give prospective buyers an adequate view of the livestock. These auctions became famous over the years both for the quality and size of stock auctioned and the facilities provided by this shrewd conversion of the theatre. Formby and Boase held some of Australia's largest sales, with buyers from all over the nation and from other parts of the world being present from time to time. The ring itself was described as one of the most capacious and best in Australia.

In about 1901, a large proportion of the theatre was demolished. The timber internal structure was simply sawn off at support points, and much of the stage area and rear structure was removed. This action led to the greatly reduced integrity of the theatre seen today. The principal elevation of the Royal Victoria remains facing Gilles Arcade as does the central portion of the Old Queen's facade, situated behind this. In addition, the side walls of the auditorium exist which give much indication of the height and nature of the various levels of seating contained therein, due to the remains of timber joists and bearers. A practical conjectural reconstruction would appear possible in the light of surviving physical evidence and the research of Professor Ross Thorne.

In summary, the theatre remains are seen to be of immense historical importance as they are the oldest remains of a theatrical venue on the mainland of Australia; the basis of the Theatre Royal in Hobart predating the Old Queen's by four years, it being subsequently refurbished and enlarged. Architecturally, the remains are important as they signify evidence of the only Colonial Georgian theatre to survive in Australia.

The remains are rich in their direct association with theatre development being particularly associated with John Lazar and George Coppin. In addition, they are connected with the development of the Court system in South Australia, and even played an important role in the means of transportation prior to the advent of the motor car. Due to this historical outline, it is recommended that all remnants of the theatre be preserved and that consideration should be given to the retention of the adjacent arch and northern wall of Formby's stabling complex which retains typical slit ventilators and rings for the tying up of livestock in stalls.

PAUL STARK,
1.10.82

ATTACHMENT A

A letter of 20th April, 1843, discussed the alterations to the Queen's Theatre necessary before the Government would consider leasing the building. It was addressed to E. Solomon and stipulated that:-

- "1. The part of the building which formed the audience of the Theatre would have to be fitted up as a Supreme Court and would have to be property ventilated.
2. The stage part of the Theatre would have to be fitted up as a Resident Magistrates Court.
3. All the room at the back of the stage would be required by the Government.
4. All the room on the East side of the building both on the ground floor and in the upper storey would be required by the Government.
5. The entrance into the Supreme Court through the Eastern side of the building would have to be closed ...
6. A fireproof room, in some convenient place, to be erected, not smaller in the interior than 9 feet x 6 feet.
7. The whole arrangements would have to be completed and the premises placed in thorough repair by you, and at your expense, to the satisfaction of the Colonial Engineers."

Either this intention was not adhered to or else a change was subsequently effected, for by 1846, the Supreme Court was located on the stage, the Police Court in the pit, and the Resident Magistrates Court in the Saloon.

ATTACHMENT B

In the publication of 'Stephen's Almanac', published in 1847, the author describes the converted theatre as law courts, stating:

"The stage is now the Supreme Court: of the green rooms, one is appropriately turned into the robing-room for counsel, and another makes a very decent cell in which to lock up a refractory jury. More appropriately still, a lower dungeon, which formerly served for ghosts and wizards to rise from, or sink into, in melodrama or pantomime, is made a temporary prison for the rough and rugged old convicts from Sydney and Van Diemen's Land, who form the staple of our criminals. The pit is our Police Court, and is still surrounded with tiers of boxes which occasionally, as if in memory of olden times, are tenanted by an inquisitive audience. What were once the lobbies are now the offices respectively of the Police Commissioner and his clerks. The Resident Magistrate and the Official Assignee occupy the saloon, while the ladies' cloak room is claimed by the Sheriff. Other apartments are used by the Judge, the Master of the Court, the Advocate General, the Deputy Registrar; while some are devoted to the purposes of a tavern keeper, whose larder and cellar provide well-spread tables for litigants, witnesses, and advocates."

ATTACHMENT C

JOHN LAZAR, 1801-1879

John Lazar arrived in Sydney in February 1837 and starred at and managed the Theatre Royal. He was then engaged at the New Victoria Theatre until 1840 when he left for Adelaide to lead in "Othello" at the opening night of Vaiben and Emanuel Solomon's Queen's Theatre.

Lazar abandoned his lease of this theatre in November 1842 and returned to Sydney, laying the foundations there for operatic productions and local drama.

In 1848, he returned to Adelaide to manage George Coppin's New Queen's Theatre and then in 1850, in partnership with Coppin, opened the refurbished and enlarged Old Queen's as the Royal Victoria Theatre.

Lazar became Mayor of Adelaide from December 1855 to November 1858, retiring from the Adelaide City Council in 1859. Lazar then left South Australia in 1863 and in 1865, he was appointed Town Clerk of the new City of Dunedin and uncharacteristically occupied a number of administrative posts in New Zealand before he died on 7th June, 1879.

Lazar occupies an important place in Adelaide's theatrical history since his was the first serious such enterprise undertaken.

GEORGE COPPIN, 1819-1906

George Coppin arrived in Sydney in March 1843 whereupon he enjoyed a successful season at the Royal Victoria Theatre. He later left Sydney arriving in Tasmania in 1845 and was involved in managerial control of a theatrical company which in June 1845, he took to Melbourne. He leased the Theatre Royal there for a short season and in 1846, he travelled to Adelaide arranging for the erection of the New Queen's Theatre.

In 1848, he relinquished control of the New Queen's Theatre of Lazar and they jointly refurbished the "Old" Queen's, opening it as the Royal Victoria in 1850.

Coppin, also associated with the well known Exchange Hotel and Auction Mart in Hindley Street, suffered severe financial losses in 1851 and went to the Victorian gold fields, playing to miners in Geelong. He then returned to Melbourne and left for England to appear at the Haymarket in London and then throughout the country.

By 1855, Coppin was back in Melbourne having brought out a prefabricated theatre and opened it as the Olympic. From this time, Coppin remained a prominent figure in the eastern colonies, particularly in Melbourne, not just in connection with the theatre but as a philanthropist, Grand Master of the first Grand Lodge of Freemasons in Victoria and as a politician.

Although the distinction given to Coppin as being the "father of Australian theatre" can well be disputed, he was nevertheless an energetic and progressive entrepreneur. He was intimately associated with the second phase of theatre development in Australia during which he inaugurated the "starring tours of visiting celebrities". This can be easily demonstrated by his advertisement of late 1850 in which he stated that "Engagements are pending with some of the most ESTABLISHED FAVOURITES of Sydney, Melbourne and Hobart town, who will shortly make their appearance in Adelaide."

ATTACHMENT D

In a review of the theatre on Christmas Day, 1850, the 'S.A. Register' described the newest theatre building to be erected in Adelaide:

"The building like most theatres is oblong; the entire length being 140 ft. by a breadth of 34 ft. This is divided nearly equally, one part being portioned to the stage and the numerous dressing rooms etc., appertaining which allows abundance of room for scene shifting and the various mechanical contrivances so greatly contribute to the general effect of dramatic performances; the remainder constitutes the body of the house, there being between the two a convenient and sufficient orchestra, over which on either side, are three private boxes possessing each private entrances. The dress circle runs completely around the house and is well seated and cushioned, affording every accommodation for seeing and hearing. Above this is the gallery of the same extent; but from the seats being more closely packed, capable of containing a greater number of persons. The pit is well and comfortably arranged the seats rising sufficiently one above the other from the orchestra to afford a good view of the stage from every part of it . . . There are two entrances totally distinct from one another; one to the dress circle from Gilles Arcade, and the other to the pit and gallery in Waymouth Street. The former is under the new front . . . and leads up a handsome staircase on each side to a lobby on noble proportions from which the dress circle is entered . . ."

ATTACHMENT E

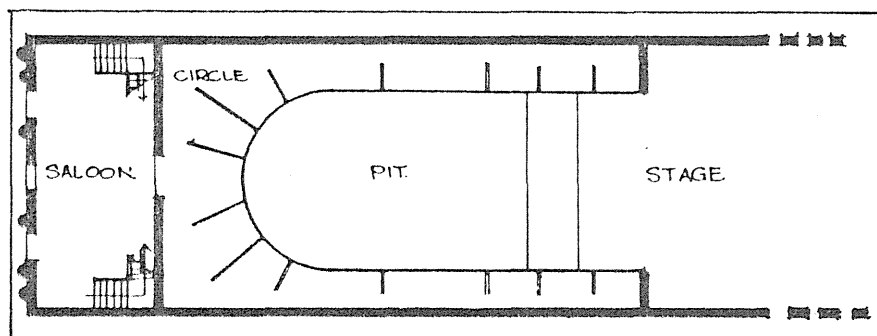


Fig. 49 The Royal Victoria Theatre - 1850
 (Conjectural restoration of the
 ground plan by Ross Thorne)

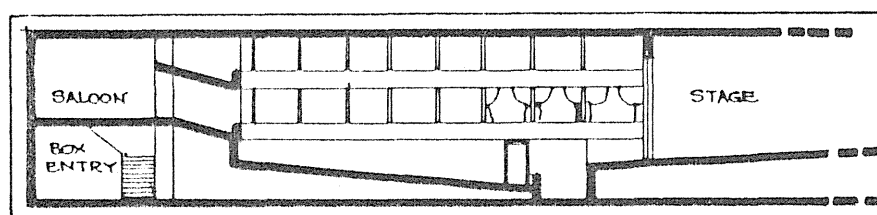
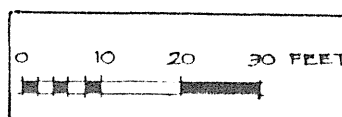


Fig. 50 The Royal Victoria Theatre - 1850
 (Conjectural restoration of the
 long section by Ross Thorne)



ATTACHMENT F

SOURCES

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25th December, 1850; 27th and 29th November, 1852;
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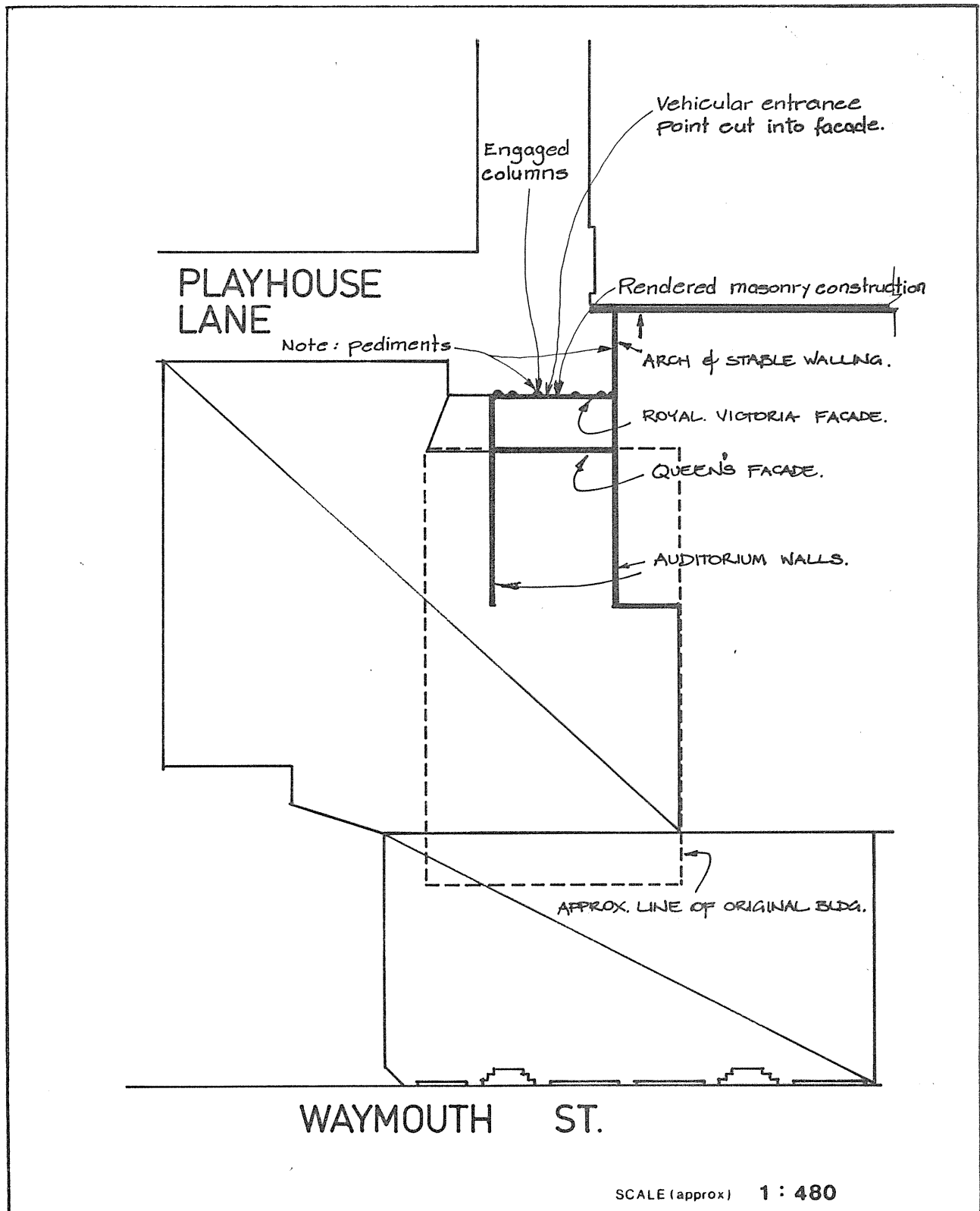
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. Part 6/0207		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM Remains of Queen's and Royal Victoria Theatres		A3 ADDRESS / LOCATION OF ITEM Playhouse Lane/Gilles Arcade			A4 P.T.A. 176		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Paimpol Pty. Ltd.		B2 PREDOMINANT USE Car Parking				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM Formby's Horse Bazaar		C2 FORMER OWNER(S) Vaiben & Emanuel Solomon Coppin & Lazar (Lessees)		C3 FORMER USE(S) Theatre Court Complex City Mission Horse/Carriage Bazaar		A7 PRECINCT F11 West Exchange					
D1 HISTORICAL THEME(S) Social Life - Intimately tied to theatre development					G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE F11.2				
E1 HISTORICAL PERIOD(S) 1836-1884 - Pioneering, Consolidation and Boom					H1 LISTING RECOMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) Queen's 1840-1841; Royal Victoria opened 23/12/1850											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/p NA					
J1 PERSON / GROUP		Intimately associated with prominent South Australian Merchants Vaiben & Emanuel Solomon, and George Coppin & John Lazar.				*					
J2 EVENT		Queen's Theatre held first serious theatrical production in South Australia - "Othello", Opening Night 11/1/1841.						*			
J3 CONTEXT		Reflects aspects of social history in South Australia in particular theatre development. Additionally associated with early South Australian Judicial System.				*					
DESIGN (K1-K6)											
K1 DESIGNER								?			
K2 CONTRACTOR								?			
K3 STYLE		Remains are reputedly the only surviving fragments of a Colonial Georgian theatre in Australia.						*			
K4 DESIGN		* Of Colonial Georgian period. Facade to Queen's Theatre naively detailed. Facade to Royal Victoria a clumsy interpretation of a classical temple. Interior of greatest interest.						*			
K5 CONSTRUCTION		Brick, stone and stuccoed detail.						*			
K6 INTERIOR		Side walls of auditorium, facade to Queen's and Royal Victoria Theatres and remnants of stabling complex of great interest.						*			
INTEGRITY (L1-L2)											
L1 ALTERATIONS		The integrity of this building gravely impaired in ca1901 when much was demolished.						*			
L2 CONDITION		In fragile condition, and now deteriorating, both externally and internally.						*			
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE / LANDSCAPE		The facade to Gilles Arcade terminates southern vistas, is distinctive and is thus important to this area.						*			
M2 LANDMARK		The remains are important to the Light Square area, but are not particularly dominant being situated in a minor street.						*			
N1 OTHER COMMENT		* Described in 1850 as a "tout ensemble" never yet equalled in the Australian colonies, the interior of this theatre was of particular interest with tiered seating, gallery and dress circle. The pit was designed along the lines of the Princess's Theatre as a result of Coppin's London experience.									
O HERITAGE LISTING STATUS		O1 NATIONAL TRUST CL. List		O2 NATIONAL ESTATE Yes		O3 STATE HERITAGE Yes		O4 OTHER		O5 LOMHAC LISTING ENDORSEMENT Yes.	



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	REMAINS QUEEN'S AND ROYAL VICTORIA THEATRES	BUILDING NO.
ADDRESS	Cnr. of Gilles Arcade/Playhouse Lane (on part of land at 21-31 Playhouse Lane, 22 Gilles Arcade, 102-120 Waymouth Street.)	Pt. 6/0207 CT 3921/42



ELDER HOUSE
27 Currie Street

Historically this building is significant as it is the head office of Elder Smith Goldsbrough Mort, now one of the few Australia wide firms with its head office in Adelaide. It exemplifies the development of the South Australian pastoral firm of Elder Smith which has been a major financier of pastoral enterprise in Australia. This firm was developed by Thomas Elder and Robert Barr Smith who also made magnificent contributions to South Australian cultural and philanthropic institutions.

Architecturally, the building is of note since it was designed by Walter Hervey Bagot and is representative of the importance placed on stylistic derivation. The bulk of the building is reminiscent of a Renaissance palazzo while the proportioning system would appear to have Georgian precedents. The detailing of the building is of a high order.

Environmentally, this building is highly significant as it complements the buildings to the east and with them determines the character of the eastern part of Currie Street. The group reflects the scale of development on the northern side of the street and is one of few such streetscapes of prominent 19th and early 20th buildings to remain in tact.

The external integrity of the building is high.

D.M.S.
(Amended 21/9/83)
5:DCP10C/F

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 6/0402		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM ELDER HOUSE		A3 ADDRESS / LOCATION OF ITEM 27 Currie Street			A4 P.T.A. 139		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Elder Smith & Co Ltd.		B2 PREDOMINANT USE Commercial - office				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -			A7 PRECINCT C4 Core Exchange Precinct				
D1 HISTORICAL THEME(S) Economy - Commerce - Pastoral Finance.				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE C4.1					
E1 HISTORICAL PERIOD(S) 1938-1945 - Depression Industrialization and War.				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) 1937-1939											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/p NA					
J1 PERSON / GROUP		Elder Smith & Co - prominent SA firm. Important in development of S.A. and Australia.						*			
J2 EVENT										*	
J3 CONTEXT		It exemplifies the development of the pastoral firm which is one of S.A.'s major financial institutions.						*			
DESIGN (K1-K6)											
K1 DESIGNER		Walter Hervey Bagot of Woods Bagot, Laybourne-Smith & Irwin						*			
K2 CONTRACTOR		J. Grove & Son (£ 119,207).								*	
K3 STYLE		Adaptation of Georgian proportioning system. Bulk of building similar to renaissance palazzo.						*			
K4 DESIGN		Notable for its careful ashlar work and detail to windows and cornice.						*			
K5 CONSTRUCTION		Granite base with sandstone ashlar.						*			
K6 INTERIOR		Of some note especially entrance vestibule.								*	
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Attic storey added c.1960.								*	
L2 CONDITION		Very good - original exterior although some staining of stonework is noticeable.						*			
ENVIRONMENT (M1-M2)											
M1 STREETScape / LANDSCAPE		Part of a prominent group in Currie Street.						*			
M2 LANDMARK		It complements the adjacent buildings rather than makes an independent statement.								*	
N1 OTHER COMMENT											
O HERITAGE LISTING STATUS		O1 NATIONAL TRUST		O2 NATIONAL ESTATE		O3 STATE HERITAGE		O4 OTHER		O5 LOMHAC LISTING ENDORSEMENT	
		-		-		-		-		Yes	



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

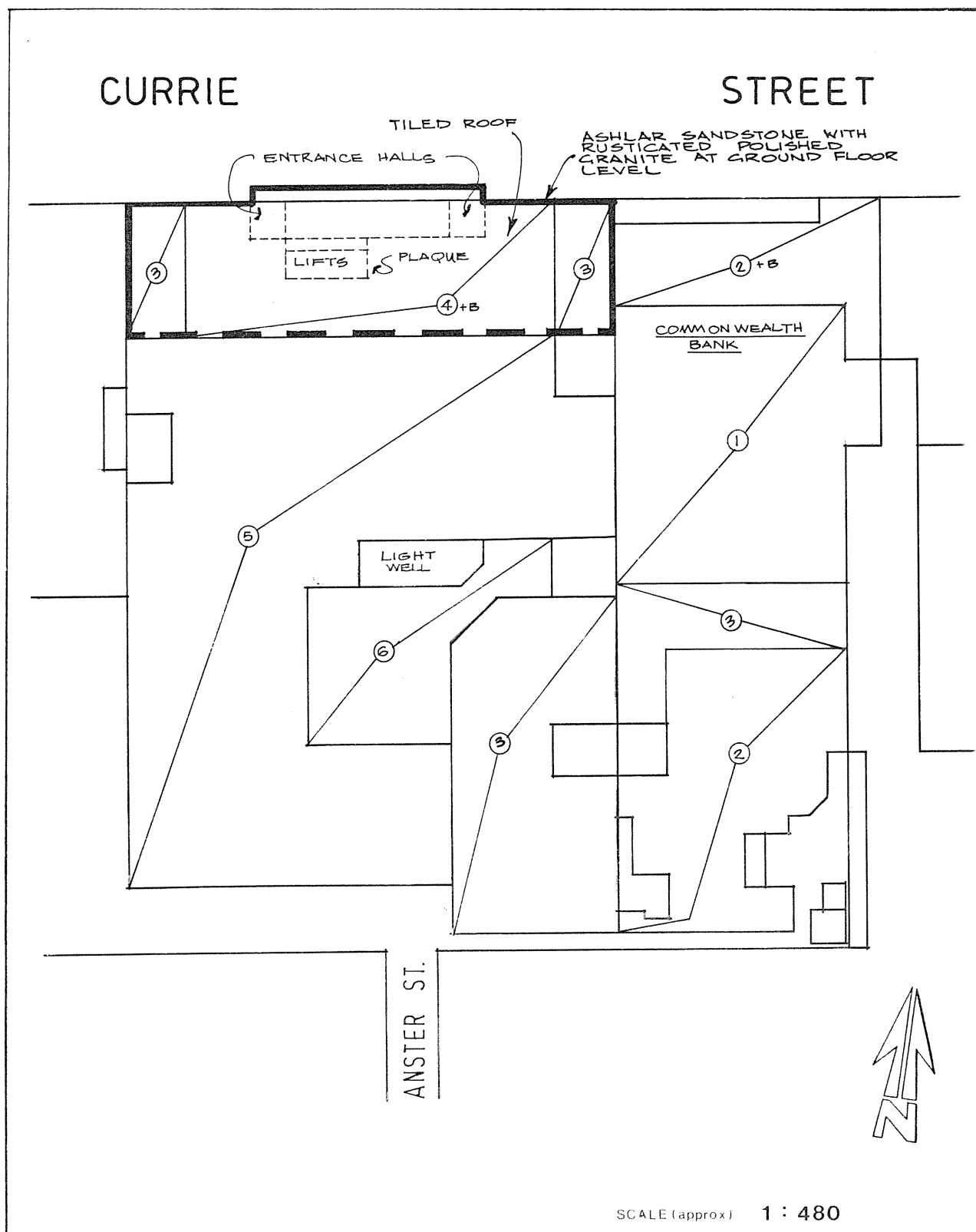
ITEM ELDER HOUSE

BUILDING NO.

6/0402

ADDRESS 27-39 Currie Street

CT 1686/78 & 79



FORMER HEAD OFFICE OF THE SAVINGS BANK OF SOUTH AUSTRALIA
23 Currie Street.

This building is historically significant for the manner in which it displays the growth and consolidation of banking in South Australia. It was erected in 1902-1904 as the Headquarters of the Savings Bank of South Australia. During World War II the building became the State Headquarters of the Manpower and National Service Organisation and later became offices for the C.B.A. Until recently it was occupied by the Commonwealth Bank but with the completion of their new offices in King William Street (completed 5th September, 1983) this property is now for sale.

The background of banking in South Australia dates back to 1837, when saving facilities were provided through a department of the Bank of South Australia formed by the South Australian Company. It was not until 1841, that the South Australian Savings Bank was initiated (at a time when the Colony was in financial distress, due to artificially inflated prices and the refusal of the Commissioners to honour Governor Gawler's Bills). "We are glad to observe that this useful institution has at last been fairly established. The Corporation, it is expected, will grant the use of their rooms on Hindley Street for the business of the Bank." The newly formed Savings Bank almost immediately fell on hard times. By 1845, existence of the Bank was endangered and in 1847 the Board of Management called a meeting to discuss, "... the steps to be adopted consequent upon the Ordinance lately passed by His Excellency the Governor and the Legislative Council for the establishing of a Colonial Savings Bank ...". In the light of this and the precarious position of the Bank it was decided on 27th December, 1847, to wind up the institution and to urge depositors to re-invest in the new Savings Bank of South Australia.

On 11th March, 1848, the Savings Bank of South Australia commenced business. In the words of the preamble of the originating Ordinance, it was considered, "... desirable for the encouragement of frugality that persons possessing small sums of money beyond what they require for the supply of their immediate wants, should be afforded an opportunity of depositing the same on good security, to accumulate an interest, and to form a provision for themselves and families."

The Bank began in a room of premises occupied by the Glen Osmond Union Mining Company in Gawler Place later moving to Gresham Chambers in King William Street. At the end of March 1849, 282 Colonists had contributed to the total balance of over 6000 pounds. Following a crisis during the exodus of labour to the gold fields in 1851, the Bank expanded to such a degree that new premises in King William Street were erected in 1860. In 1875 during the south Australian boom era these premises were partially rebuilt, the exchange room (now the Lady Mayoress' Room) in the Town Hall being used briefly by the Bank during renovations to their own premises. By the time of the great economic crash of 1893, the Bank was solidly established, but the accommodation in the thrice altered/renovated building had become inadequate.

- 2 -

In October 1901 the site of the building, the subject of this evaluation was purchased for 18,000 pounds. Architects were invited to submit designs for a suitable structure, the first prize of 100 pounds being awarded to Edward Davies. Davies was appointed to superintend the erection of the building and, in 1902 the tender of P. Rodger & Co. of Melbourne was accepted to carry out construction costing 27,587 pounds. The foundation stone of this building was laid by the Lieutenant Governor, Sir Samuel Way on 15th January, 1903, and it was declared open officially by Governor Sir George Le Hunte on 28th April, of the following year. Business was not commenced in this building, however, until 9th May, 1904. It is of note that the Bank trustees were undecided whether Murray Bridge or Pyrmont (N.S.W.) stone should be used in construction, but after four architects had been consulted and an inspection of the School of Mines (S.A.I.T.) and the Art Gallery had been undertaken the decision was taken to use the superior Pyrmont stone (a wise choice which has led to the present high state of preservation of the Currie Street frontage). This decision led to much controversy in the public press although by 1915, the true qualities of the building had been noted. The magazine Building of 12th October, 1915, carried the following meritorious comments where the building was described as "... perhaps the finest feature in Adelaide's architecture, for in it the Classical style has been used and adapted - and while the correct proportions have been maintained, the distribution of the columns and the grouping of the features give the beauty of style and originality of adaptation".

These comments are still appropriate today especially with the demise of other structures with which comparisons could have been made. It is an important composition by Edward Davies, its compositional perspecuity thoroughly identifiable with the growing interest in the manneristic treatment of past styles in the Edwardian period. It is one of the few commercial buildings to exemplify this architectural phase in Adelaide, the only other structure, the constructional quality of which matches this item being Electric House in King William Street. (The integrity of which has been impaired by the removal of its large pediment and upper statutory.)

The innate internal and external significance of this building is enhanced by its position in a prominent group of commercial buildings which together form one of the most important streetscapes in Adelaide. It is a particularly strong element in the visual appreciation of this area, the grain and texture of which is now sadly lacking in comparable areas of the Core Precinct such as Pirie Street and Grenfell Street.

Apart from mainly cosmetic changes internally and externally the building appears to be in a very good state of repair and remains one of the most distinctive buildings of its type in South Australia.

D.M.S.
4:DCP10B/U
(Amended 8/9/83)

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 06/0404		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM Commonwealth Savings Bank of Australia (former)		A3 ADDRESS/ LOCATION OF ITEM 23 Currie Street			A4 P.T.A. 140	A5 ASSESSMENT NO.					
B1 CURRENT OWNER Comm. Savings Bank of Aust.		B2 PREDOMINANT USE Banking chambers				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM Savings Bank of S.A.	C2 FORMER OWNER(S) SBSA CBA		C3 FORMER USE(S) Bank offices			A7 PRECINCT Core District - Core Exchange					
D1 HISTORICAL THEME(S) Economy - commerce, banking			G1 INVENTORY GRADING A H1 LISTING RE- COMMENDED Yes			A8 DEVELOPMENT ZONE					
E1 HISTORICAL PERIOD(S) 1885-1913 - Depression and social change						C4.1					
F1 VERIFIED DATE(S) 1902 - 1904 construction						A9 FURTHER VIABILITY STUDY REQUIRED					
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E	VG	G	F/p	NA	
J1 PERSON/GROUP	Prominent banking groups, SBSA & CSBA. (During World War II it was headquarters for a Commonwealth Govt. War Dept.)						*				
J2 EVENT											*
J3 CONTEXT	associated with financial development of Adelaide & S.A. exemplifies growth of S.B.S.A.						*				
DESIGN (K1-K6)											
K1 DESIGNER	Edward Davies						*				
K2 CONTRACTOR	P. Rodger & Co. (Melbourne)							*			
K3 STYLE	Classical (see below for other comment)						*				
K4 DESIGN	A late version of abstracted Roman elements. Severe detailing & great articulation of massing has led to an important composition.						*				
K5 CONSTRUCTION	Sandstone ashlar face (pyrmont stone)						*				
K6 INTERIOR	Bank chamber original, excepting the addition of the mezzanine floor.							*			
INTEGRITY (L1-L2)											
L1 ALTERATIONS	Few - minor e.g. mezzanine to bank hall. Statues and upper detail simplified - does not detract.							*			
L2 CONDITION	Good							*			
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE	One of a group of buildings of great streetscape importance in Currie Street.					*					
M2 LANDMARK	Consistent in scale with neighbours, the group is of townscape importance.							*			
N1 OTHER COMMENT Described in magazine <u>Building</u> (12/10/1915) as "perhaps the finest feature in Adeliade's architecture, for in it the classical style has been used and adapted - and while the correct proportions have been maintained the distribution of columns and the grouping of the features give the beauty of style and originality of adaptation"(Pg.82) Amended 20/9/83											
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST	O2 NATIONALESTATE	O3 STATE HERITAGE	O4 OTHER	O5 LOMHAC LISTING ENDORSEMENT						
	-	-	-	-	Yes						

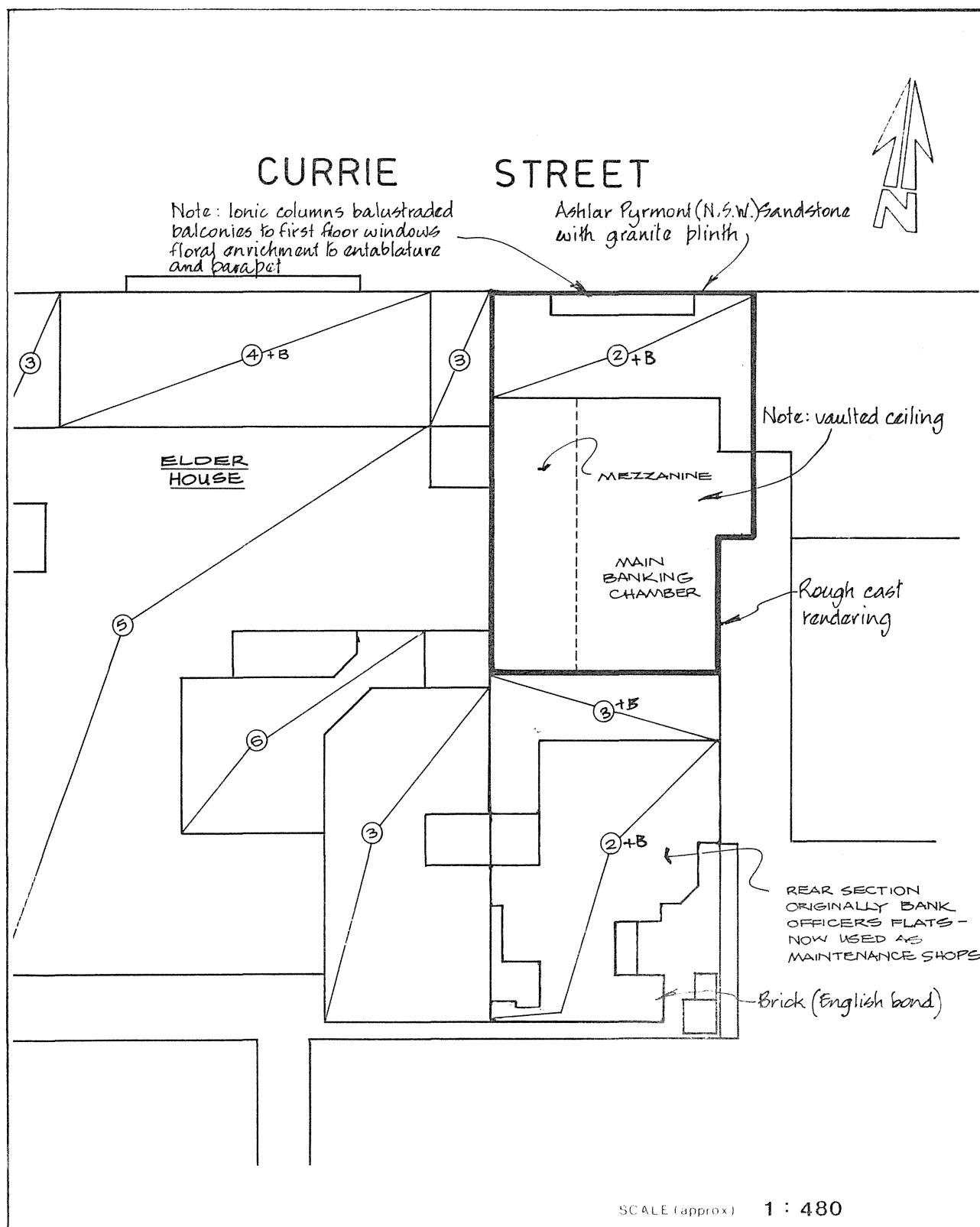


CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM former COMMONWEALTH SAVINGS BANK
(former SAVINGS BANK OF S.A.)
ADDRESS 21-25 Currie Street.

BUILDING NO.
6/0404
CT 1950/183



Former STEAMSHIP BUILDINGS,
17 Currie Street.

Historically, this building is important because it was built as the headquarters of the Adelaide Steamship Company. The Company was established in South Australia in 1875 under the Chairmanship of Robert Barr Smith, and by extending and diversifying its activities from its original mercantile operations, it has now become one of the major companies in Australia.

Plans were approved for construction of the offices in 1902, by which time the financial position of the Company was assured. Its remodelling in 1939 reflected the continuing prosperity of the Company, as well as broader changes in office use and corporate image. In this respect, the building is an integral part of Adelaide's historical character. With a handful of other such offices, this building reflects the early success, the gradual expansion, and the increased financial respectability of some of South Australia's major companies.

Architecturally, the building is noteworthy because of the 1939 facade which was designed by Louis Laybourne Smith. It is one of the better examples of its period, and bears the stamp of its time, with pilasters reduced to mere flutings, and simple bold cornices and medallions. The detailing of spandrel panels is of note as is the basement and ground floor landing which is an imposing space. The interior was largely untouched during the 1939 renovations and is typically Edwardian.

Environmentally, this building is very significant as it complements the buildings on the east and west sides, forming an impressive streetscape of great visual integrity.

The visual integrity of these buildings is complemented by their group testament to the economic development of South Australia - the former Bank of Adelaide, the former Steamship Buildings, the former Savings Bank of South Australia, and Elder House, reflect the history of four major business and banking institutions which were wholly South Australian when all these buildings were constructed.

D.M.S.
31.3.82

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 6/0405		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM former STEAMSHIP BUILDINGS		A3 ADDRESS/ LOCATION OF ITEM 17 Currie Street			A4 P.T.A. 140	A5 ASSESSMENT NO.				
B1 CURRENT OWNER Commonwealth Savings Bank of Australia		B2 PREDOMINANT USE Offices				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) Adelaide Steamship Company		C3 FORMER USE(S) Offices		A7 PRECINCT C4 Core Exchange				
D1 HISTORICAL THEME(S) Economy - Office Development				G1 INVENTORY GRADING B		A8 DEVELOPMENT ZONE C4.1				
E1 HISTORICAL PERIOD(S) 1885-1913 Depression & Social Change 1928-1945 Industrialisation and War				H1 LISTING RE- COMMENDED		A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) 1902 - Plan approved by ACC 18/8/1902. Additions 1939.				Yes						
EVALUATION COMPONENTS						COMMENT				
						GRADING				
						E	VG	G	F/p	NA
HISTORY (J1-J3)										
J1 PERSON/GROUP		Adelaide Steamship Company - one of South Australia's most notable companies.					*			
J2 EVENT										*
J3 CONTEXT		Illustrates the development of the Company - and that of office development in Adelaide.						*		
DESIGN (K1-K6)										
K1 DESIGNER		Laybourne-Smith (1939)					*			
K2 CONTRACTOR		C.R. Boss						*		
K3 STYLE		The facade is an important example of "modern" style; abstracted classical motifs have been used.					*			
K4 DESIGN		The design of the facade reflects the architectural trends of the time - moving towards less ornamentation and greater emphasis on the expression of horizontal or vertical elements.						*		
K5 CONSTRUCTION		Loadbearing masonry.						*		
K6 INTERIOR		Much of the interior is original (1902) with imposing lobbies and corridors. Original open lift and stairway.					*			
INTEGRITY (L1-L2)										
L1 ALTERATIONS		Building was remodelled in 1939 when the building received a new facade.						*		
L2 CONDITION		Subsidence of footings is evident, particularly in basement.							*	
ENVIRONMENT (M1-M2)										
M1 STREETSCAPE/ LANDSCAPE		Very significant because of its contribution to the streetscape in association with buildings to east and west.					*			
M2 LANDMARK		A complementary building rather than a dominant one.							*	
N1 OTHER COMMENT The Adelaide Steamship Company established in October 1875, under the chairmanship of R. Barr Smith.										
Amended 16/9/83										
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST -	O2 NATIONAL ESTATE -	O3 STATE HERITAGE -	O4 OTHER -	O5 LOMHAC LISTING ENDORSEMENT Yes					



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — CURTILAGE PROPOSAL

ITEM FORMER STEAMSHIP BUILDINGS

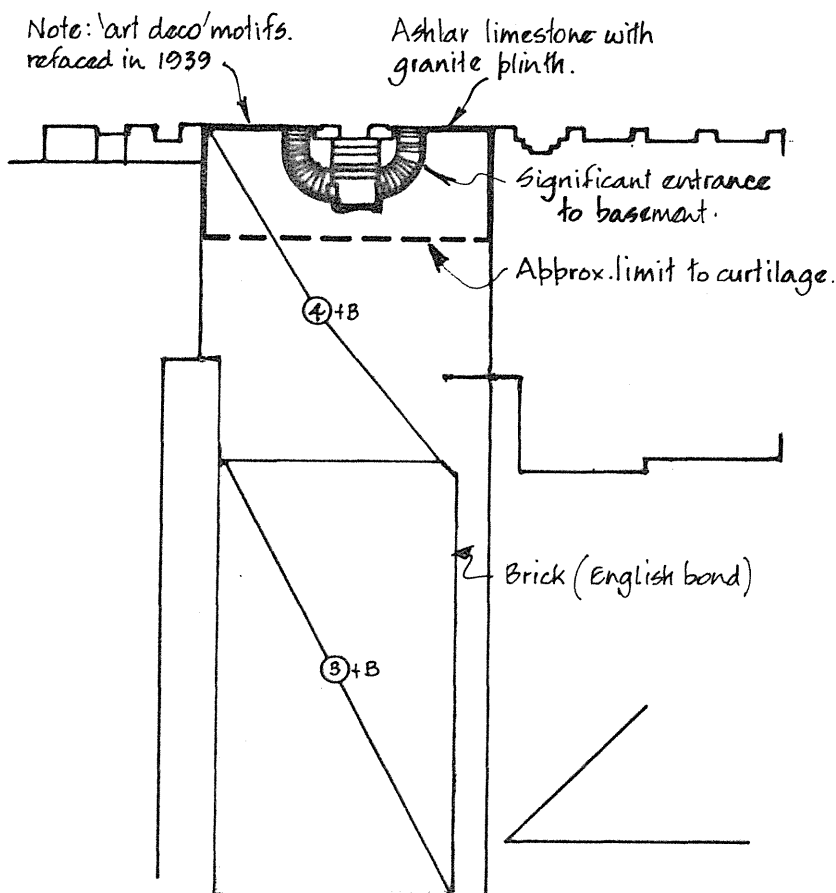
BUILDING NO.

6/0405

ADDRESS 15-19 Currie Street

CT1843/52

CURRIE STREET



Scale approx 1:480

ITEM NO. 57

A.N.Z. BANK (former BANK OF ADELAIDE)
81-87 King William Street

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

The inclusion of this item was considered justifiable in the light of its undeniable heritage significance. At present only a curtilage plan for this item has been drawn up in order to indicate the location and extent of listing, although it is recognised that such items of heritage significance in the City will be fully documented both to record the historical development of the City and to provide complete representation by a City of Adelaide Heritage Register. This documentation is still in the course of preparation.

At the same meeting, items considered to be of marginal significance or those deemed to have been designated by the National Trust on the basis of insufficient or contradictory historical evidence, were set aside for additional research by Council's Historical Analysis Consultants (for Stage I of the City of Adelaide Heritage Study) Donovan, Marsden and Stark, and are fully documented in these volumes. There are some fifty such items.

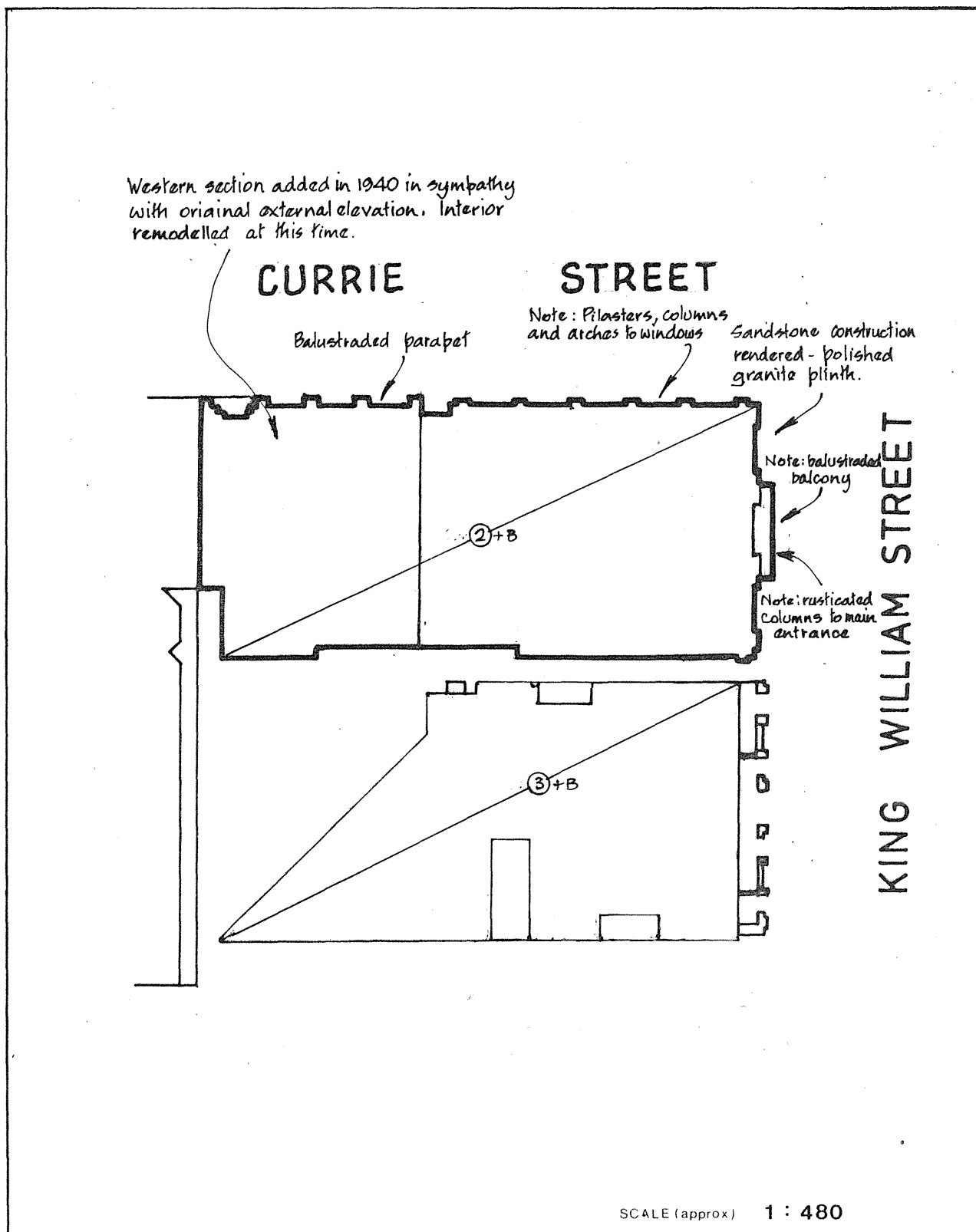
Department of City Planning.
(26/9/83)
2:DCP10C/T



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	A.N.Z. BANK (former BANK OF ADELAIDE)	BUILDING NO.
		6/0406
ADDRESS	81-87 King William Street, 1-13 Currie Street.	CT 1938/191



Part ANZ Bank
91 King William Street

This building is historically significant because of its close association with the development of financial institutions in Adelaide. It was built in 1898 for the National Mutual Life Association, and in 1968 was taken over by the Bank of Adelaide, which has since been subsumed in the ANZ Bank.

This building is architecturally significant because of its unusual design and detailing. The arcading to the facade is unusual in Adelaide. Though basically of a classical design, the architect has drawn freely from many sources for the detailing as is evident from the treatment of the upper gables, the elliptical arches and the semi-circular headed openings. The steeply pitched roof is distinctive in the King William Street streetscape, as is the facade which is significant because of the sharp interplay of light and shade.

Environmentally, the building is particularly significant because of the positive contribution which it makes to the streetscape in association with the bank building to the north and those along Currie Street. It is a complementary part of this group rather than a dominant element.

The external integrity of the building is high. The interior has been altered from time to time, though without major structural changes.

D.M.S.
31.3.82

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 6/0407		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM Part ANZ Bank		A3 ADDRESS / LOCATION OF ITEM 91 King William St.			A4 P.T.A. 140		A5 ASSESSMENT NO.				
B1 CURRENT OWNER ANZ Properties (Aust.) Ltd.		B2 PREDOMINANT USE Banking/Offices				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM National Mutual Building		C2 FORMER OWNER(S) National Mutual Life Assoc. Bank of Adelaide.		C3 FORMER USE(S) Insurance Offices			A7 PRECINCT C4 Core Exchange				
D1 HISTORICAL THEME(S) Economy - Insurance Industry				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE C4.2					
E1 HISTORICAL PERIOD(S) 1885-1913 Depression & Social Change				H1 LISTING RECOMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) 1898 - Plans for offices approved by ACC 24/3/1898											
EVALUATION COMPONENTS		COMMENT				GRADING					
						E VG G F/P NA					
HISTORY (J1-J3)											
J1 PERSON / GROUP	National Mutual Life Assoc./Bank of Adelaide						*				
J2 EVENT										*	
J3 CONTEXT	Associated with the development of financial institutions in Adelaide.						*				
DESIGN (K1-K6)											
K1 DESIGNER	Edward Davies						*				
K2 CONTRACTOR											
K3 STYLE	Basically classical but details have been freely derived from other sources.						*				
K4 DESIGN	The design of this building is an eclectic composition grafted onto a classical base.						*				
K5 CONSTRUCTION	The construction of the facade is of note because of the quality stonework and detailing.						*				
K6 INTERIOR	The interior has been upgraded and altered.						*				
INTEGRITY (L1-L2)											
L1 ALTERATIONS	Exterior has undergone minimal alteration - painting of dressings. Interior has been upgraded from time to time.						*				
L2 CONDITION	Building appears to be sound and in good repair.						*				
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE / LANDSCAPE	Building makes a significant contribution to the streetscape in association with buildings to north and west along Currie Street.						*				
M2 LANDMARK	Not a dominant feature.								*		
N1 OTHER COMMENT		Alterations for National Mutual in 1928, architects, Gibbs, Finlay, Morsby & Coats. Alterations for Bank of Adelaide in 1964, Architects McMichael & Harris.									
0 HERITAGE LISTING STATUS	01 NATIONAL TRUST	02 NATIONALESTATE	03 STATE HERITAGE	04 OTHER	05 LOMHAC LISTING ENDORSEMENT						
	-	-	-	-	Yes						



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER – CURTILAGE PROPOSAL

ITEM PART ANZ BANK

BUILDING NO.

6/0407

ADDRESS 89-93 King William Street

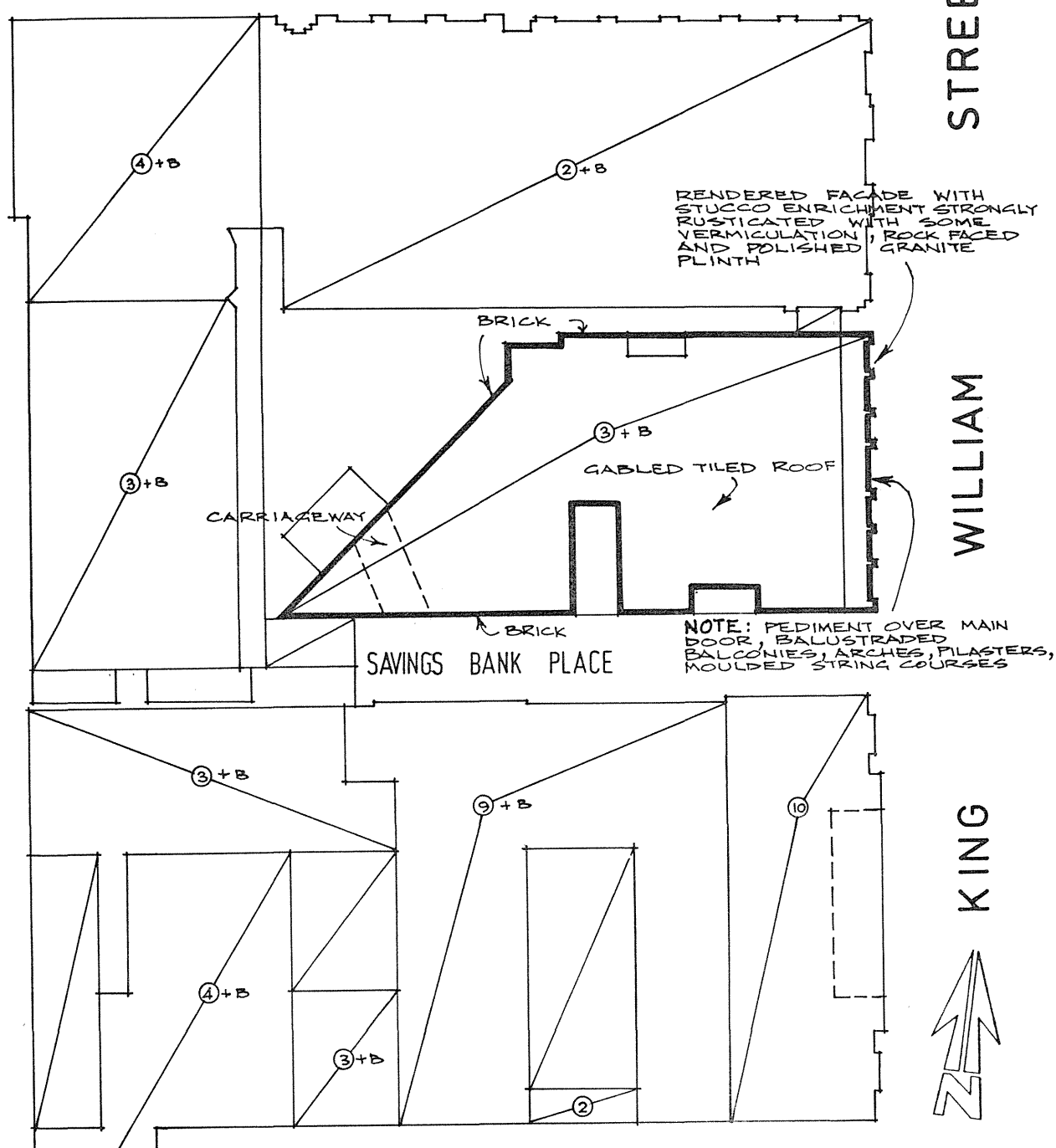
CT1938/190

CURRIE STREET

STREET

WILLIAM

KING



Scale approx 1:480

SAVINGS BANK OF SOUTH AUSTRALIA
97 King William Street

Historically, this building is significant because it was erected as, and still is, the head office of the Savings Bank, which is itself one of the major South Australian financial institutions. This building reflects the development of the Bank. It is one of the few major buildings to have been constructed during the Second World War - and the story of its construction exemplifies the problems caused by war-time shortages, both in terms of manpower and materials.

(The early years of the Savings Bank in South Australia have been detailed as a prefatory note to the former headquarters of the Bank also included on the LOMHAC List, at 23 Currie Street, (Building No. 6/0404).)

The building, the subject of this evaluation, was erected as a result of accommodation at 23 Currie Street being inadequate. It was decided in 1930 to purchase property in King William Street and in the late 1930's negotiations were carried out to purchase additional land in the vicinity as the site for a new Head Office building "more in keeping with the needs and status of the Bank as South Australia's largest financial institution". At the conclusion of protracted negotiations, the proposed closure of Waymouth Lane which bisected the site and the creation of a new lane Saving's Bank Place, the Bank commissioned Messrs. McMichael and Harris, Architects, to draw up plans for the new structure. To ensure that the latest improvements would be incorporated in the proposed new building, an official party comprising trustees, executive officers and E.H. McMichael, visited Melbourne and Sydney to inspect the most modern buildings there. Tenders were called, the successful tender for the building contract being that of Messrs. Fricker Bros. Work began in May, 1939.

With the outbreak of war four months later, delivery of heavy steel sections designed for the basement was delayed owing to national defence requirements, this delay proving the forerunner of others from similar causes. The progress was also retarded at several vital stages by labour shortages. The premises, therefore, were not ready for occupation until much later than had been originally estimated, and it was not until 2nd February, 1943, that the Governor, Sir Malcolm Barclay-Harvey, declared the building open.

Situated in a prominent position in the heart of the City, the building has a frontage of 105 feet to King William Street on the east, and faces the entire length of Savings Bank Place. At the rear, the site has a further extension in a southerly direction of 41 feet to Hall Court.

The building comprises a basement and nine floors, and rose to the maximum height then allowed by Adelaide building regulations. The ground floor frontage to King William Street is finished in Murray Bridge granite and consists of the main entrance to the banking chamber, a safe deposit entrance on the south, and a tenants' entrance on the north. Above this the building is faced with South Australian stone

- 2 -

from Waikerie on the River Murray, and is composed mainly of plain surfaces with a series of carved panels between the windows. The premises are of steel frame construction with reinforced concrete floors and brick filling walls.

The banking hall has an area of 18,250 square feet, and its lofty ceiling is supported by 12 detached marble columns and 16 pilasters. The walls are finished in polished Bathurst (N.S.W.) marble to a height of 8 ft. 6 in., beyond which they are treated with polished scagliola to the level of the plaster cornice.

The "radio cabinet" as it was affectionately known, is important architecturally as it is one of the few major buildings in Adelaide to embody and reflect changes in architectural style. In many ways it is a precursor to the modern high rise of post World War II while exemplifying the abstraction of details from Classical sources and using them creatively in the upper facade of the building. The structure's streamlined appearance and modulated elevations are of note.

Environmentally, this building is significant because of its dominant position and the fact that it reflects a particular building style, different from that of its neighbours in King William Street.

The integrity of the building is high, although the banking chamber has been altered. The building is being refurbished.

D.M.S.
(Amended 21/9/83)
5:DCP10C/C

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 6/0408		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM SAVINGS BANK OF SOUTH AUSTRALIA		A3 ADDRESS/ LOCATION OF ITEM 97 King William Street		A4 P.T.A. 140 & 171		A5 ASSESSMENT NO.					
B1 CURRENT OWNER Savings Bank of S.A.		B2 PREDOMINANT USE Bank.				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -		A7 PRECINCT C4 Core Exchange Precinct					
D1 HISTORICAL THEME(S) Economic - Commercial/Banking.				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE C4.1 & C4.2					
E1 HISTORICAL PERIOD(S) 1928-1945 - War and change.				H1 LISTING RE-COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) Opened 2/2/1943											
EVALUATION COMPONENTS		COMMENT				GRADING					
HISTORY (J1-J3)						E	VG	G	F/p	NA	
J1 PERSON/GROUP	Head office of Savings Bank of South Australia - a major S.A. institution.						*				
J2 EVENT	-									*	
J3 CONTEXT	Illustrative of the development of Banking in S.A. - and its construction indicative of problems caused by working con-							*			
DESIGN (K1-K6)		ditions.									
K1 DESIGNER	E.H. McMichael and Harris.						*				
K2 CONTRACTOR	Fricker Brothers.						*				
K3 STYLE	Early modern. Somewhat illustrative of "Waterfall" phase.						*				
K4 DESIGN	The streamlined nature of its facade, the crowning stylised detailing, bronze spandrels and modulated elevations are of note.							*			
K5 CONSTRUCTION	Reinforced concrete.							*			
K6 INTERIOR	Banking chamber altered and mezzanine added. Basic form of interior and much detailing survives.							*			
INTEGRITY (L1-L2)											
L1 ALTERATIONS	Cosmetic alterations to banking chamber interior.							*			
L2 CONDITION	Appears to be structurally sound and in good repair. Limestone cladding recently cleaned.						*				
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE	A major element in King William Street.						*				
M2 LANDMARK	A landmark in King William Street.							*			
N1 OTHER COMMENT		Known in architectural profession as the "radio cabinet" because of its similarity in appearance to early radio consoles.									
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST	O2 NATIONALESTATE	O3 STATE HERITAGE	O4 OTHER	O5 LOMHAC LISTING ENDORSEMENT						
	-	-	-	-	Yes						



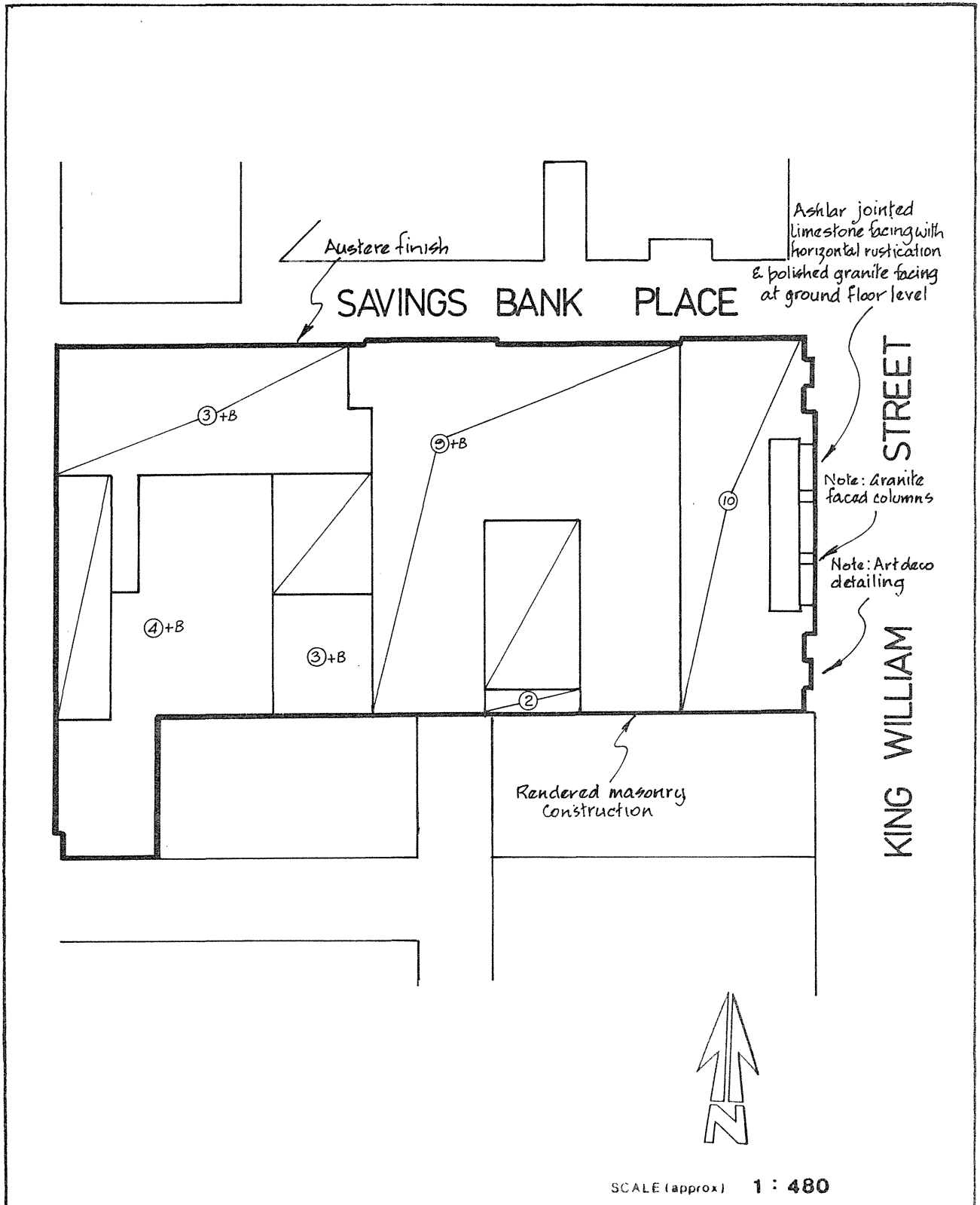
CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM SAVINGS BANK OF SOUTH AUSTRALIA
ADDRESS 97-105 King William Street.

BUILDING NO.
6/0408

CT 1950/184



YOUNG STREET CHAMBERS
25-29 YOUNG STREET
26-30 ELIZA STREET

This building is historically significant for the manner in which it embodies features of the historical composition of the City which are now only rarely found. The industrial/warehouse use of the City is one which has waned substantially, due to land use changes and decentralisation. However, at the time of construction of this building, such activities were still to be easily found. The plan for this item was approved 9th August, 1915, the architects, English & Soward having advertised tenders for its erection in the S.A. Register of 16th June, 1915. It was erected for Messrs. Wm. Detmold Limited who were later known as Spicer & Detmold (1934) and from 1949 as Spicers Australia Limited. As such it is closely identified with the Printing/Stationery industry.

The architectural counterparts of this building can be seen to be the Fowlers Lion Factory (F.H. Counsell 1906) and the former Wilkinson Warehouse (Old Grenfell Mail Exchange, English & Soward circa 1898). Although later than these buildings it nevertheless embodies in its design, similarities while also utilising constructional advances such as reinforced concrete. The form of this item is notable, a private lane to the southern elevation providing a loading/unloading space, while the rear elevation to Eliza Street is sparsely detailed and utilitarian. The facade on the other hand is considerably more architectural, a distinctive elevation being produced by the robust use of brickwork in conjunction with profiled brick strings.

This building is a strong visual element, which although situated in a minor street, nevertheless acts as an excellent "backdrop" to the Franklin Hotel and the group of houses/offices which are situated immediately to the south on Franklin Street. It's silhouette is seen from Franklin Street and this item should be regarded as one of the more contributory elements in this area which is noticeably devoid of older building stock of visual interest. It is therefore of considerable streetscape importance.

Paul Stark
2nd March, 1983

PS:5:C/D7

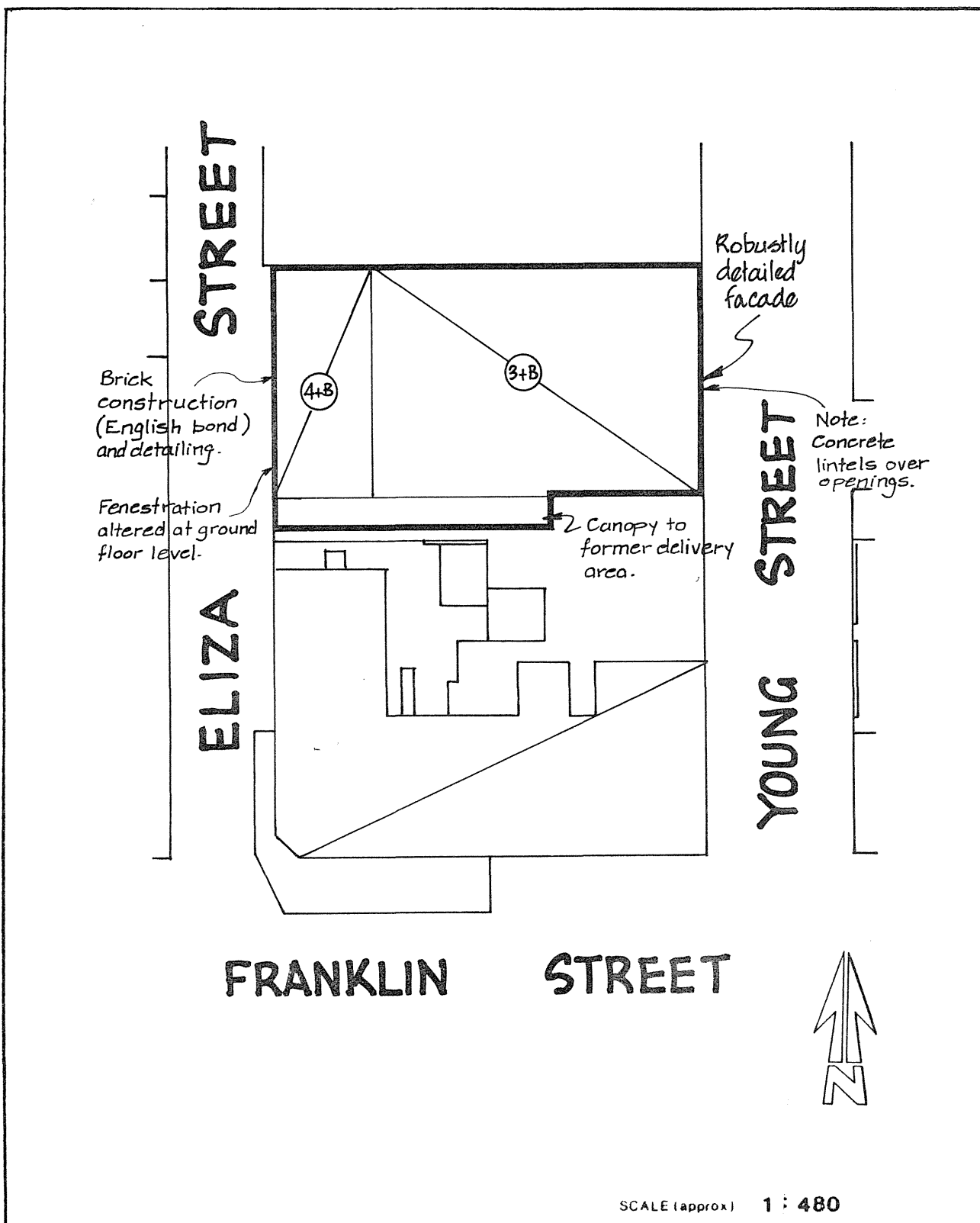
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 6/2305		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM Young Street Chambers		A3 ADDRESS/LOCATION OF ITEM 25-29 Young Street 26-30 Eliza Street			A4 P.T.A. 242	A5 ASSESSMENT NO.				
B1 CURRENT OWNER R.M.N. Properties Pty. Ltd.		B2 PREDOMINANT USE Office				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM -	C2 FORMER OWNER(S) Wm. Detmold Ltd. Spicer & Detmold Ltd. Spicers (Aust.) Ltd.		C3 FORMER USE(S) Stationery and Printing Works			A7 PRECINCT F12 Western Service				
D1 HISTORICAL THEME(S) Economy - Secondary Industry - Printing					G1 INVENTORY GRADING C	A8 DEVELOPMENT ZONE F12.2				
E1 HISTORICAL PERIOD(S) 1914-1927 - War and Social Change					H1 LISTING RE- COMMENDED Yes	A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) 1915-16 (Plan approved 9th August, 1915, T.C. Digest 1914-1915)										
EVALUATION COMPONENTS		COMMENT				GRADING				
HISTORY (J1-J3)						E	VG	G	F/p	NA
J1 PERSON/GROUP	Associated with Wm. Detmold, Stationer Printer, etc. Latterly associated with Spicer Stationers (Aust.).						*			
J2 EVENT										
J3 CONTEXT	Item important to understanding of Adelaide as an industrial/ warehouse centre of South Australia. Prior to notions of decentralisation to the suburbs.					*				
DESIGN (K1-K6)										
* K1 DESIGNER	English & Soward (most likely, due to tender notice)					*				
K2 CONTRACTOR										
K3 STYLE	Representative of form and massing of warehouse/industrial complex, a building type not now built in city.					*				
K4 DESIGN	An important building making good use of lane access to entire southern elevation while providing distinctive facade together with service requirements at the rear.					*				
K5 CONSTRUCTION	Brick with concrete lintels over openings. Moulded brick detailing is of note.					*				
K6 INTERIOR	Altered to offices. Suspended ceilings, etc., appear to be no structural alterations.						*			
INTEGRITY (L1-L2)										
L1 ALTERATIONS	Mainly internal.						*			
L2 CONDITION	Very good.					*				
ENVIRONMENT (M1-M2)										
M1 STREETScape/ LANDSCAPE	Strong element. Although on a minor street, its bulk remains prominent as backdrop to Franklin Hotel and adjoined houses/offices.					*				
M2 LANDMARK	Not a dominant element.							*		
N1 OTHER COMMENT										
*Tender notice in S.A. Register of 16th June, 1915.										
0 HERITAGE LISTING STATUS	01 NATIONAL TRUST -	02 NATIONAL ESTATE -	03 STATE HERITAGE -	04 OTHER -	05 LOMHAC LISTING ENDORSEMENT Yes.					



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	YOUNG STREET CHAMBERS	BUILDING NO.
ADDRESS	25-29 Young Street 26-30 Eliza Street	6/2305 CT 4169/954



ITEM No. 61

OFFICES (former HOUSES)
84-86 Franklin Street.

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

The inclusion of this item was considered justifiable in the light of its undeniable heritage significance. At present only a curtilage plan for this item has been drawn up in order to indicate the location and extent of listing, although it is recognised that such items of heritage significance in the City will be fully documented both to record the historical development of the City and to provide complete representation by a City of Adelaide Heritage Register. This documentation is still in the course of preparation.

At the same meeting, items considered to be of marginal significance or those deemed to have been designated by the National Trust on the basis of insufficient or contradictory historical evidence, were set aside for additional research by Council's Historical Analysis Consultants (for Stage I of the City of Adelaide Heritage Study) Donovan, Marsden and Stark, and are fully documented in these volumes. There are some fifty such items.

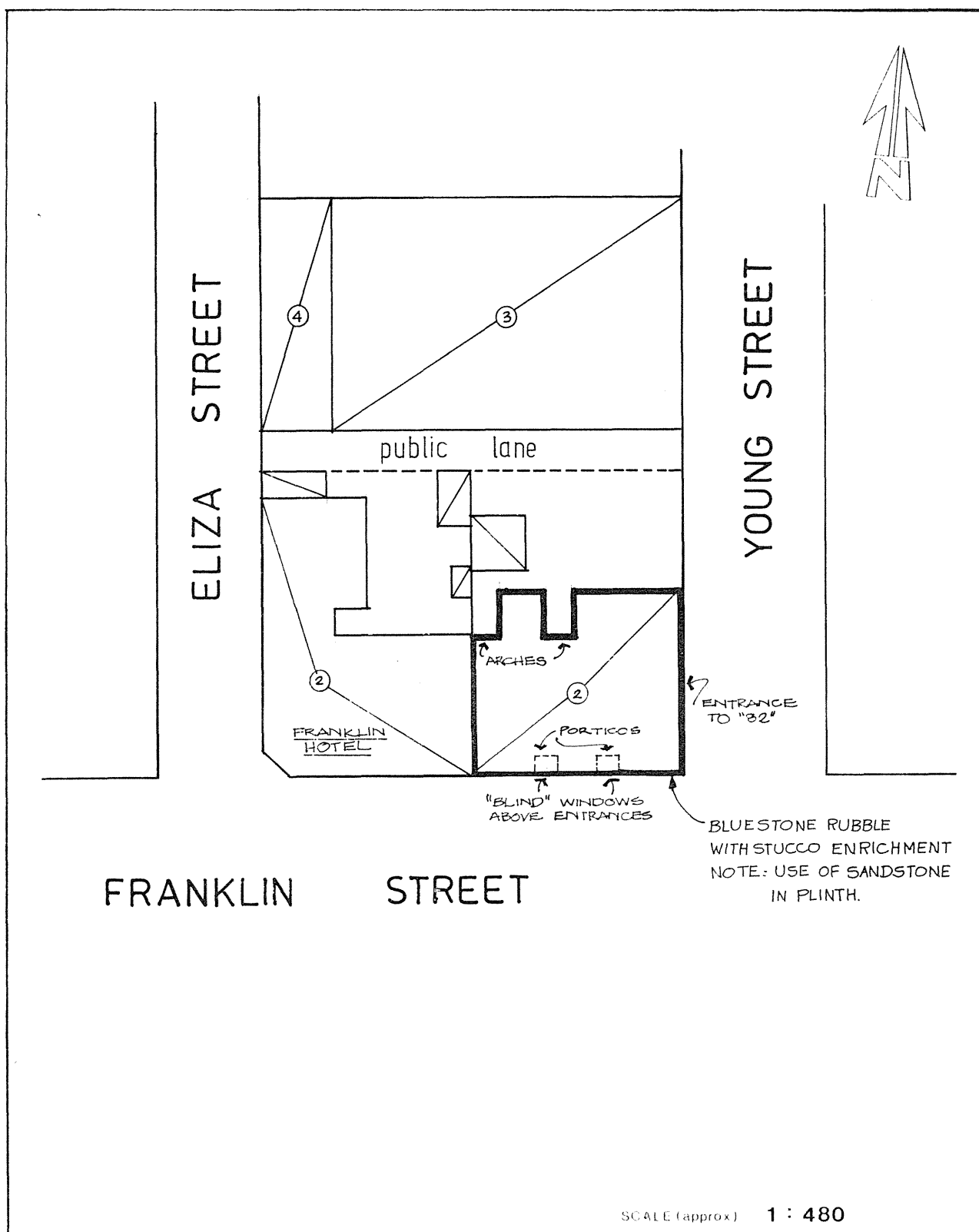
Department of City Planning.
(26/9/83)
2:DCP10C/T



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	OFFICES (former HOUSE)	BUILDING NO.
		6/2307
ADDRESS	84-86 Franklin Street, 33-39 Young Street.	CT 3350/165



FRANKLIN HOTEL
92 Franklin Street

This item is of historical significance primarily for the manner in which it illustrates the commercial development of the City. The Bristol Hotel was first gazetted on this site in 1855, though the present hotel effectively dates from 1882. It was rebuilt during the latter period of the economic boom in the 1880s, and illustrates something of the optimism which characterised this period. In 1882 the annual rated value jumped from £115 to £230 suggesting substantial improvements. In the 1890s part of this building was used as the Trades Hall.

The Hotel is a distinctive structure due to its form, corner site and strong correlation with the adjoining buildings to the east. It is representative of those hotels rebuilt or erected during the boom period, the substantial parapet, cornice, and corner turret reflecting this date of reconstruction. The building has a somewhat typical form with chamfered corner but features an important verandah/balcony which helps to characterise the City of Adelaide, and has been seen as a hallmark of the Adelaide "pub".

The environmental significance of this item is high. It is an attractive corner element, which because of its scale dominates much of the nearby development. The Hotel complements the adjoining buildings to the east, continuing their design idiom.

The essential integrity of the item is relatively high, despite periodic alterations, and the drastic refacing of the ground floor.

D.M.S.
25/11/82
5:P2A/3

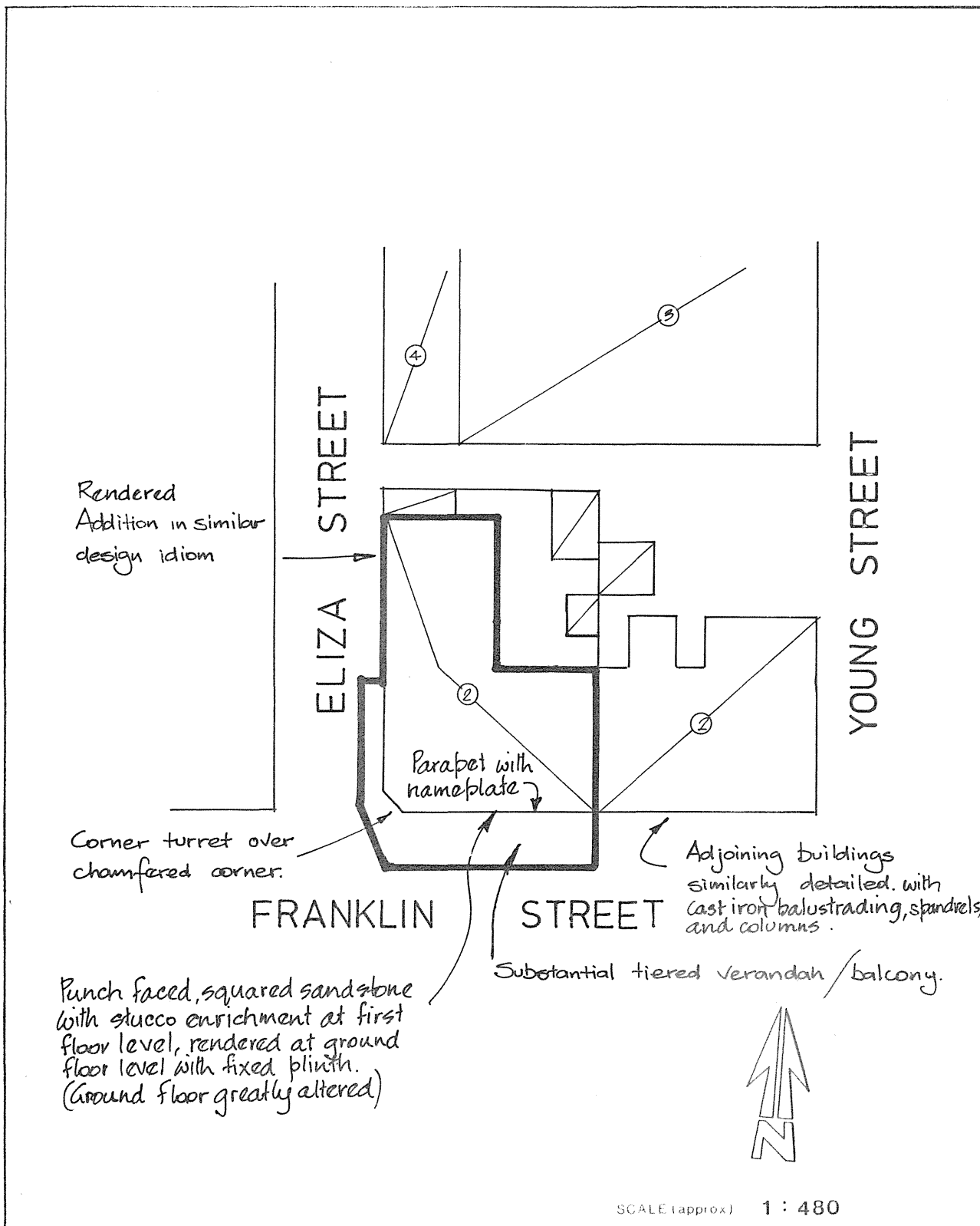
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 6/2308		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM FRANKLIN HOTEL		A3 ADDRESS/ LOCATION OF ITEM 92 Franklin Street			A4 P.T.A. 242		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Plenty Pastoral Co Pty Ltd		B2 PREDOMINANT USE Hotel				A6 NATIONAL MAP GRID * CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM Bristol Hotel Bristol Tavern		C2 FORMER OWNER(S) F. Badman, M. Fricker G.M. & A.B. Hulbert V. N & A Fricker		C3 FORMER USE(S) -			A7 PRECINCT F12 Western Service Precinct				
D1 HISTORICAL THEME(S) Social Life - Hotels				G1 INVENTORY GRADING B		A8 DEVELOPMENT ZONE F12.2					
E1 HISTORICAL PERIOD(S) 1865 - 1884 Boom period				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) Rebuilt 1882 - ACC Assessment records *											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/p NA					
J1 PERSON/GROUP		Rebuilt in 1882 for F. Badman. Part of this building was used as the Trades Hall in the 1890's									
J2 EVENT										*	
J3 CONTEXT		Associated with commercial development of the City								*	
DESIGN (K1-K6)											
K1 DESIGNER										?	
K2 CONTRACTOR										?	
K3 STYLE		Building has typical commercial form with Italianate detailing								*	
K4 DESIGN		Hotel is important for relatively original appearance, cornice, substantial parapet, chamfered corner and assoc. turret as well as the verandah/balcony						*			
K5 CONSTRUCTION		Loadbearing masonry with brick rear walls and stuccoed enrichment								*	
K6 INTERIOR		No access gained								?	
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Ground floor of facade has been altered. Upper floor appears largely original								*	
L2 CONDITION		Item appears to be in very good condition						*			
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE		Item is an important streetscape element because of its scale and corner location. It complements buildings to the east						*			
M2 LANDMARK		Not a landmark building								*	
N1 OTHER COMMENT											
* Bristol was first gazetted in 1855. This building effectively dates from 1882 when its assessed annual value doubled from £115 to £230, suggesting major works											
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST	O2 NATIONALESTATE	O3 STATE HERITAGE	O4 OTHER	O5 LOMHAC LISTING ENDORSEMENT Yes						
	-	-	-	-							



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	FRANKLIN HOTEL	BUILDING NO.
ADDRESS	88-92 Franklin Street; 34-40 Eliza Street	6/2308
		CT 2465/47



Electra House,
131 King William Street.

This item is historically significant primarily because of its association with the Eastern Extension Australasia and China Telegraph Co. Ltd. This company was responsible for providing telegraph communication from Europe to connect with South Australia's Overland Telegraph in 1872. It controlled the use of the overseas cable, and this building became the Australian headquarters through which overseas cables passed. The building is also significant for having been built for the Citizens Life Assurance Co., thereby illustrating developments in the Insurance industry in Adelaide.

Architecturally, the building is significant for the high quality of its classical detailing, particularly for the use of red granite. The figure brackets supporting the balconette are very distinctive, and rare in Adelaide. The vigorous handling of the facade, with garlanded giant order Corinthian columns and high quality stonework to pediments and ground floor, make this building significant despite the loss of statuary atop a large pediment and the mansard roof with widow walk.

Environmentally, the building is noteworthy because of the manner in which it reflects the scale of buildings which once characterised King William Street. It reinforces the scale established by the G.P.O., the Town Hall and Treasury buildings which are nearby.

The integrity of the building is very high. Internally, the building retains the original spaces and details. The pediment, statuary and original roof form has been lost, but other significant external detailing has been retained.

D.M.S.
31.3.82

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 6/2516		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM Electra House		A3 ADDRESS / LOCATION OF ITEM 131 King William Street			A4 P.T.A. 202		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Commonwealth of Australia		B2 PREDOMINANT USE Museum				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM CMLA Building		C2 FORMER OWNER(S) Citizens Mutual Life Assoc., A.G. Downer, Eastern Extension Co.		C3 FORMER USE(S) Insurance offices Telecommunications Office			A7 PRECINCT C4 Core Exchange Precinct				
D1 HISTORICAL THEME(S) Economy - Insurance/Telecommunications				G1 INVENTORY GRADING B		A8 DEVELOPMENT ZONE C4.2					
E1 HISTORICAL PERIOD(S) 1885 - 1913 - 1927 Depression, War and Social Change.				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) 1901 - Plan approved by A.C.C. 10/9/1900.											
EVALUATION COMPONENTS		COMMENT				GRADING					
HISTORY (J1-J3)						E VG G F/p NA					
J1 PERSON / GROUP		Citizens Mutual Life Association / Eastern Extension Australasia & China Telegraph Co. From 1909-1919 owned by Alex. Downer.									
J2 EVENT											
J3 CONTEXT		Associated with development of insurance industry, but more particularly that of telecommunications in Australia.									
DESIGN (K1-K6)											
K1 DESIGNER		John Quinton Bruce.									
K2 CONTRACTOR		-									
K3 STYLE		A good example of Edwardian extravagance, being a combination of many strong visual elements.									
K4 DESIGN		The composition has been marred by the removal of upper decoration but is still important due to giant order columns and combination of various materials.									
K5 CONSTRUCTION		Sandstone facade with red granite columns and ornamentation. Brick walls.									
K6 INTERIOR		Adapted to use as a museum, retains original details - mouldings, doors, spaces.									
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Entablature, Pediment and statutory removed from facade, Interior largely original.									
L2 CONDITION		Appears to be sound and in very good repair.									
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE		A distinctive element in King William Street because of its ornamentation. It continues the form of G.P.O. though is isolated from it by Criterion Hotel.									
M2 LANDMARK		Not a dominant feature - though one which provides interest to King William Street.									
N1 OTHER COMMENT		Building is part of the Victoria Square Conservation Area* The present use of the building is compatible with, and indeed reinforces its historical link with the Telecommunications industry. The Eastern Extension Company was responsible for laying and maintaining control of the submarine cable between Europe and Australia which connected with South Australia's Overland Telegraph.									
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST	O2 NATIONALESTATE	O3 STATE HERITAGE	O4 OTHER	O5 LOMHAC LISTING ENDORSEMENT						
	-	*Victoria Square Conservation Area	-	-	Yes						



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER – CURTLAGE PROPOSAL

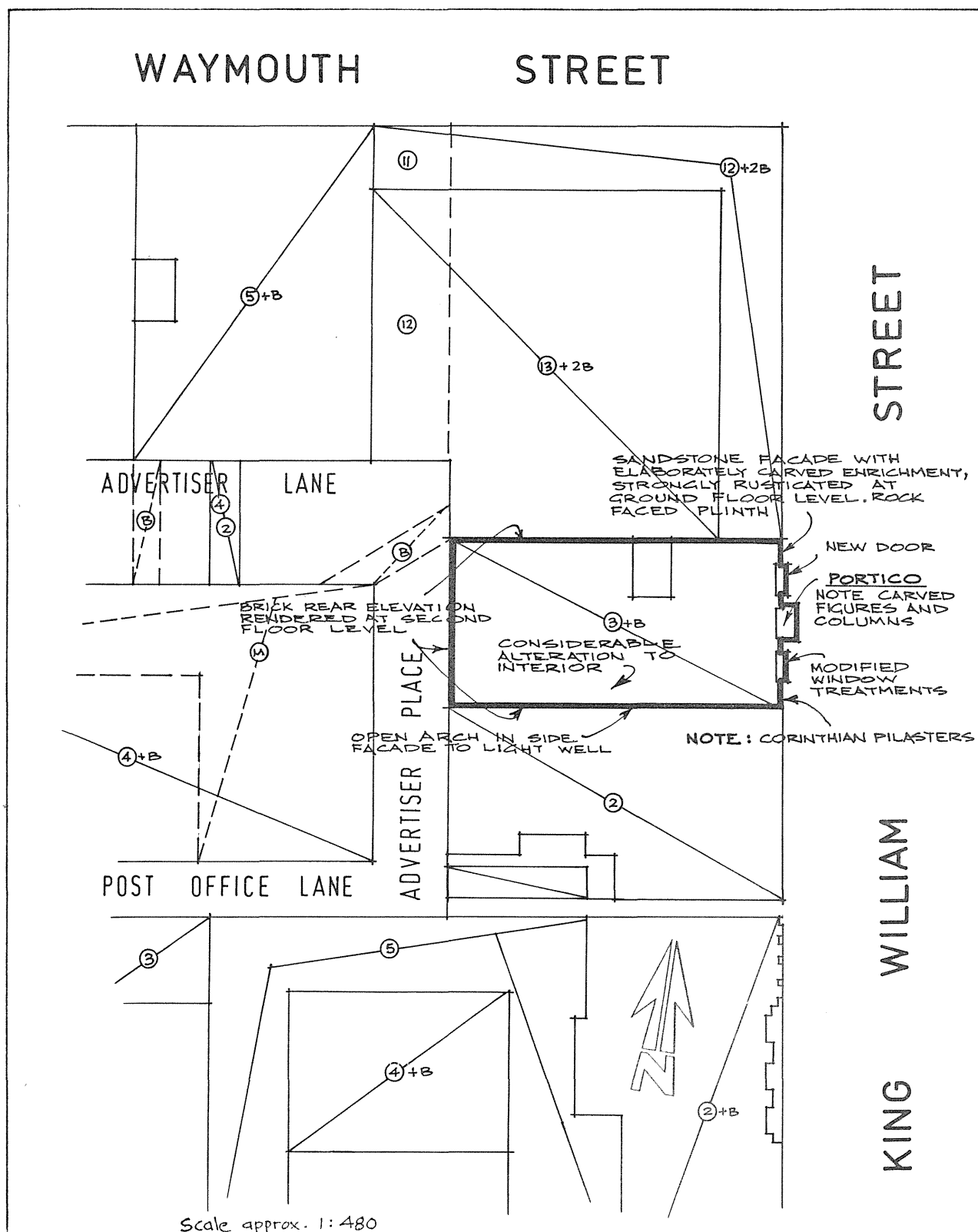
ITEM ELECTRA HOUSE

BUILDING NO.

6/2516

ADDRESS 131-133 King William Street

CT 646/32



ITEM NO. 64

GENERAL POST OFFICE,
141-159 King William Street.

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

The inclusion of this item was considered justifiable in the light of its undeniable heritage significance. At present only a curtilage plan for this item has been drawn up in order to indicate the location and extent of listing, although it is recognised that such items of heritage significance in the City will be fully documented both to record the historical development of the City and to provide complete representation by a City of Adelaide Heritage Register. This documentation is still in the course of preparation.

At the same meeting, items considered to be of marginal significance or those deemed to have been designated by the National Trust on the basis of insufficient or contradictory historical evidence, were set aside for additional research by Council's Historical Analysis Consultants (for Stage I of the City of Adelaide Heritage Study) Donovan, Marsden and Stark, and are fully documented in these volumes. There are some fifty such items.

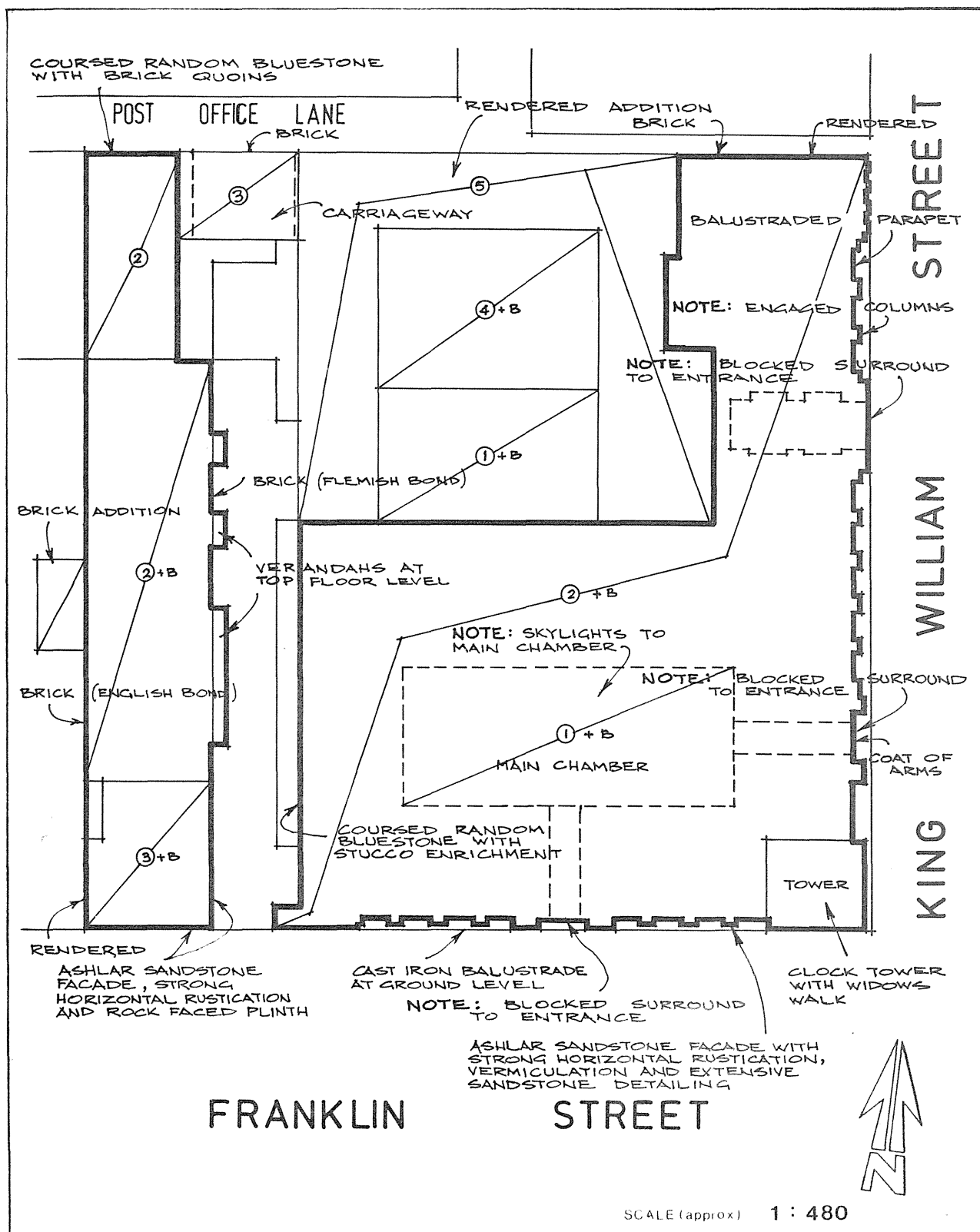
Department of City Planning.
(26/9/83)
2:DCP10C/T



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	GENERAL POST OFFICE	BUILDING NO.
ADDRESS	141-159 King William Street; 159-179 Victoria Square; 2-8 Franklin Street	6/2518 CT 3714/4



CRANBROOK CHAMBERS,
22-24 Bentham Street.

This item underscores the variety of nonconformist religious faiths in South Australia which has been termed "the Paradise of Dissent". It was built for the Christian Brethren prior to 1851. It is historically significant for the manner in which it illustrates the early presence and strength of the dissenter denominations in the colony. For a time, it was known as Playford's Chapel, after the incumbent preacher, the Rev. Thomas Playford, the ancestor of the South Australian Premiers of the same name. It is of additional significance because of this association. The chapel was enlarged in 1853, its present form being substantially complete by 1880; it was converted for commercial use in 1922/23. These physical changes are noteworthy insofar as they illustrate the fate of many City churches, viz, their development during the period of South Australia's consolidation, followed by the decline in attendances as Adelaide's residential population moved to the suburbs.

This item is of architectural interest only as far as it indicates tenets of religious faith in physical form. Part of the earliest section of the building remains at the rear and is simply a gabled structure with framed paned windows. This simplicity is indicative of the early fundamentalist beliefs of those who built the church. The present "face" of the building fronting Bentham Street is however typically mid-Victorian with stuccoed enrichment to surrounds of windows, string courses, cornice and balustraded parapet. Detailing and roof form contrast old and "new", the latter being completed prior to 1880.

This item is environmentally important because of its contribution to the streetscape. Because of its scale, detailing and street alignment, it is a major element in the narrow street. Its impact is underscored by the vacant lot immediately to the north.

The external integrity of this item is reasonably high. Additions and alterations are evident but these have generally been compatible with the basic structure. Internally, the building has been divided into small offices. It is probable that the fenestration of the earlier section at the rear was altered when the present facade to Bentham Street was erected.

A panel of Townshend Duryea's panorama ca. 1870 shows the back of this building and indicates the range and extent of alterations, the majority of which appear to have taken place between 1865 and 1880.

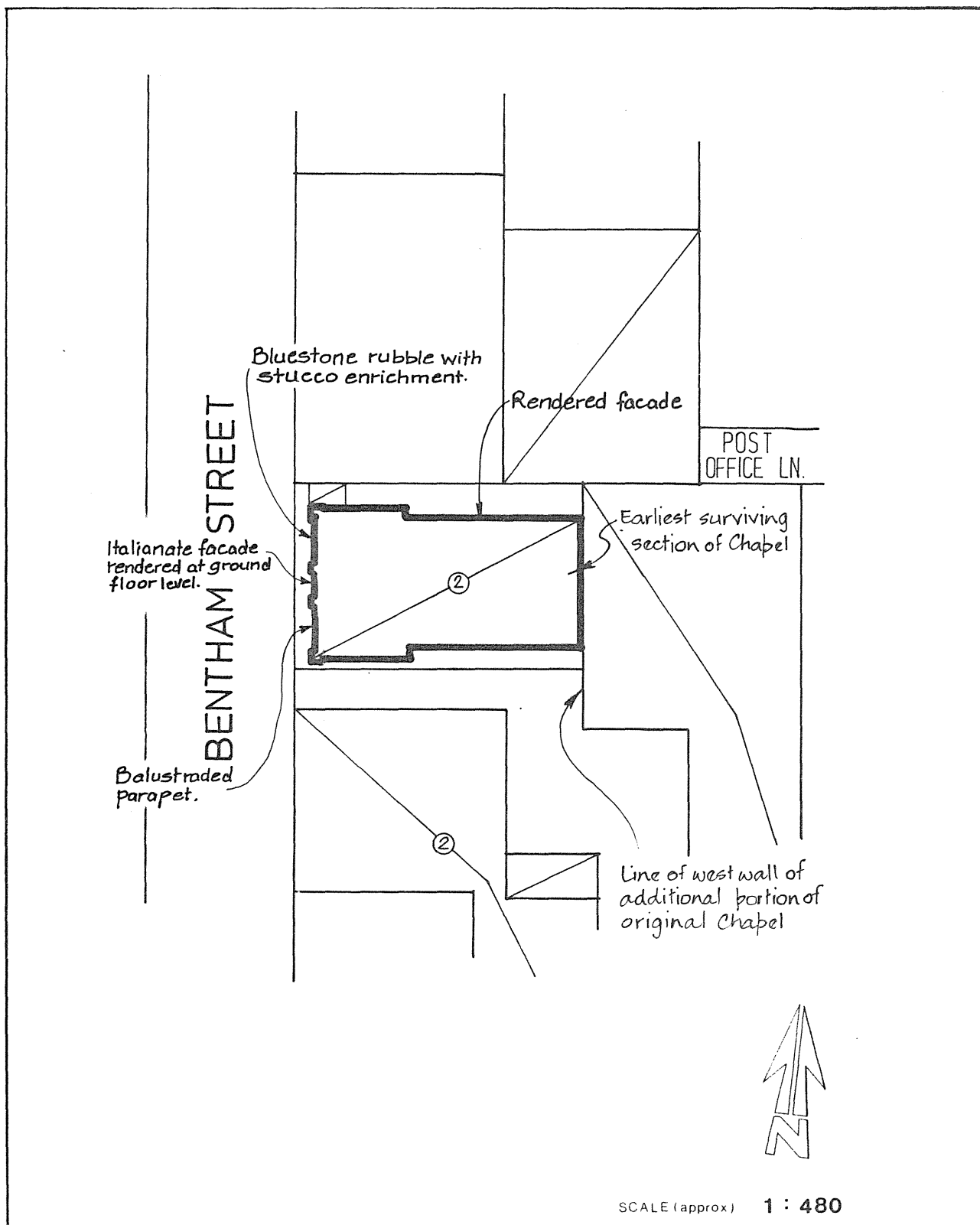
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 6/2526		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM Cranbrook Chambers		A3 ADDRESS / LOCATION OF ITEM 22-24 Bentham Street			A4 P.T.A. 239	A5 ASSESSMENT NO.				
B1 CURRENT OWNER Benbuild P/L		B2 PREDOMINANT USE Offices				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM Bentham Street Chapel	C2 FORMER OWNER(S) W.T. & W.L. Rofe S.A. Wheat & Woolgrowers Assoc.		C3 FORMER USE(S) Chapel Warehouse			A7 PRECINCT C5 Victoria Square				
D1 HISTORICAL THEME(S) Social Life - Religion				G1 INVENTORY GRADING C		A8 DEVELOPMENT ZONE C5.1				
E1 HISTORICAL PERIOD(S) 1846-1864 - Consolidation				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) Original building pre 1851 - See Litho. map of Adelaide September 1851*										
EVALUATION COMPONENTS						GRADING				
HISTORY (J1-J3)						E	VG	G	F/p	NA
J1 PERSON / GROUP	Built for nonconformist Christian Brethren. In the mid-1860s referred to as Playford's Chapel. The preacher, being the Rev. Thomas Playford, ancestor of the South Australian Premiers of the same name.						*			
J2 EVENT										*
J3 CONTEXT	Reflects strength of nonconformist protestantism in early Adelaide, and the subsequent decline of attendances at City churches.							*		
DESIGN (K1-K6)										
K1 DESIGNER	J.W. Cole (for earliest section)							*		
K2 CONTRACTOR										?
K3 STYLE	In two main sections, the first is severe, the second (facing Bentham Street) is typical Victorian.							*		
K4 DESIGN	Of interest as a reflection of fundamentalist beliefs, the rear section being less embellished than later facade to Bentham Street which has typical stuccoed dressings.							*		
K5 CONSTRUCTION	Bluestone rubble to Bentham Street facade. Construction of rear section concealed by render but would appear to be limestone rubble.							*		
K6 INTERIOR	Converted to small office space.								*	
INTEGRITY (L1-L2)										
L1 ALTERATIONS	Additions made on several occasions. Interior has been upgraded for office use.							*		
L2 CONDITION	Appears to be sound and in good condition.							*		
ENVIRONMENT (M1-M2)										
M1 STREETSCAPE / LANDSCAPE	A distinctive feature of Bentham Street, its northern elevation being exposed to the adjacent car park.							*		
M2 LANDMARK	Not a dominant feature.								*	
N1 OTHER COMMENT *The original building was erected prior to 1851. In that year, tenders were called for additions. It was further enlarged in 1853. The Church was substantially complete by 1880 - see Smith Survey. It was converted for commercial use in 1922/23. It would appear however that much of the earliest structure has been greatly altered.										
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST -	O2 NATIONAL ESTATE -	O3 STATE HERITAGE -	O4 OTHER -	O5 LOMHAC LISTING ENDORSEMENT Yes					



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	CRANBROOK CHAMBERS (FORMER CHAPEL)	BUILDING NO.
ADDRESS	22-24 Bentham Street	6/2526
		CT 1247/145



ST. MARY'S DOMINICAN CONVENT
273 Franklin Street.

This building is of great historical importance because the earliest sections (facing Gray Street) were associated with Mother Mary McKillop and Father Julian E. Tenison Woods, who together founded the Institute of the Sisters of St. Joseph an Order of significance to the notion and of Catholicism in particular.

Woods and McKillop met at Penola in the early 1860's and by 1866 McKillop was calling herself a Sister of St. Joseph. The institute which was forward looking and progressive moved to Adelaide, the convent being located in Pelham Cottage, Grote Street. In August, 1867, the convent had three novices while in 1869 there were 34 schools associated with the Convent, 17 of which were under the control of the Sisters of St. Joseph. Due to this rapid expansion the numerous community of Sisters, novices and postulants moved into the cottages in Franklin Street, to the north of St. Patricks Roman Catholic Church. They were then forced in rather cavalier fashion to move into the house known as Franklin Cottage (Franklin Street) due to the influx of Dominican Sisters, who had also to be accommodated on the site.

Soon after Franklin Cottage was occupied by the Sisters of St. Joseph, the question of a school for non-fee paying children arose. The poor school notion was opposed by McKillop and Woods as it fostered class distinction, but eventually a poor school was built, the Institute bowing to pressure from the Catholic administration. The foundation stone for this building, the earliest section of that which is the subject of this evaluation was laid 31st March, 1869. It was blessed and opened some two months later. The building abutted upon Franklin Cottage and was of two storeys, the lower for the accommodation of 150 children the upper floor being used as a dormitory for the Sisters, together with the provision of a Chapel. The Institute did not long survive however, for in 1871, the Sisters of St. Joseph were disbanded and McKillop was excommunicated. In 1873, McKillop visited Rome and in 1874, returned to South Australia to reconstruct the Order with the Vatican's approval. Following this, a new Convent and Novitiate were constructed at Kensington, the Dominicans having occupied the property in Franklin Street.

These buildings, occupied by the Dominicans, (not to be confused with the Dominican Order in Molesworth Street) were subsequently purchased by the Order in 1896, the foundation stone for a new Convent and schools being laid in 1897, the opening service taking place on 29th June, 1898. This wing of the building in the Gothic idiom (facing Franklin Street) was designed by E.J. Woods, and cost 5,172 pounds, the contractor being C.H. Martin.

The buildings are, therefore, closely identified with the development of Catholic education in South Australia. In addition, Mother Mary McKillop (who died 8th August, 1909) is one of four Australians currently being considered by the Vatican for canonisation, and is the one whose cause is most advanced.

- 2 -

The earliest buildings are not of great architectural interest being simply and stoutly constructed. The later additions designed by E.J. Woods are of considerable interest due to their style, detailing, and relatively intricate sandstone construction.

The complex, set behind a high masonry wall, and complemented by mature planting is a strong element in Franklin Street even though it is somewhat isolated visually. The integrity of the buildings is high, although the eastern balcony is of later date and minor alterations have been carried out.

D.M.S.
4:DCP10B/V
(Amended 11/9/83)

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 9/0101-1		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM ST MARY'S DOMINICAN CONVENT		A3 ADDRESS/ LOCATION OF ITEM 273 Franklin Street			A4 P.T.A. 254		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Dominican Convent Inc		B2 PREDOMINANT USE Education				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -			A7 PRECINCT F12 Western Service Precinct				
D1 HISTORICAL THEME(S) Social Life - Education (Catholic).				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE F12.1					
E1 HISTORICAL PERIOD(S) 1884 - Boom Period. 1885-1913 - Depression and Social Change.				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) Dormitory 1869				1897 Western portion.							
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E VG G F/p NA					
J1 PERSON/GROUP		Dominican Sisters/Catholic Church. Mother Mary McKillop - Father Tennison Woods.				*					
J2 EVENT						*					
J3 CONTEXT		Examples of efforts of R.C.'s to establish a separate education system - for long so important to R.C.'s.				*					
DESIGN (K1-K6)											
K1 DESIGNER		E.J. Woods (West Range of Buildings)				*					
K2 CONTRACTOR		C.H. Martin cost £5,172 (West range of buildings).				*					
K3 STYLE		Gothic revival.				*					
K4 DESIGN		The detailing of the earlier structures, the chapel and dormitories is severe and simple - the later buildings by Woods are substantial and well detailed.				*					
K5 CONSTRUCTION		Stone with brick dressings later building dressed stone to openings.				*					
K6 INTERIOR		Chapel is of note although altar has been removed. Interior updated but largely original.				*					
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Wings altered to 'bridge' to new college structures to the south of the old complex. Basis intact.				*					
L2 CONDITION		Sound condition.				*					
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE		A strong element of Franklin Street/West Terrace.				*					
M2 LANDMARK		Building is set back from the street behind a high wall. The group of Catholic buildings on this block is a landmark.				*					
N1 OTHER COMMENT		The wall and gateway should be regarded as complementary to the building. This the site of first school in S.A. of Dominican Nuns from Ireland. Complex initiated by Sisters of St Joseph. It is associated with important catholic figures in S.A. Amended 19/9/83.									
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST	O2 NATIONAL ESTATE	O3 STATE HERITAGE	O4 OTHER	O5 LOMHAC LISTING ENDORSEMENT Yes						



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

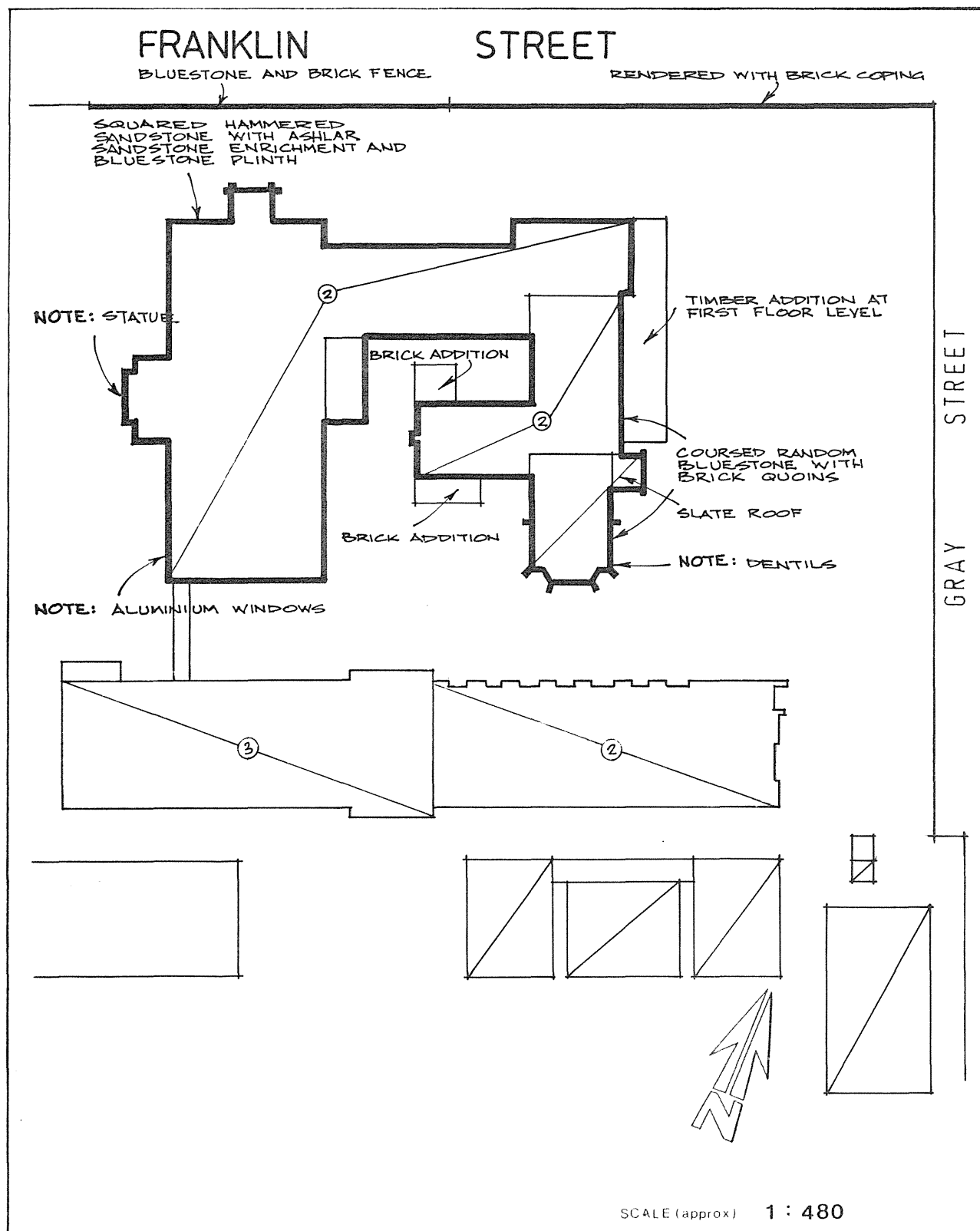
ITEM ST. MARY'S DOMINICAN CONVENT

BUILDING NO.

9/0101-1

ADDRESS 253-299 Franklin Street; 81-90 West Terrace;
161-179 Gray Street

CT 3110/56



ST. PATRICK'S ROMAN CATHOLIC CHURCH
260 Grote Street.

This building is historically significant due to its association with the Catholic Church in South Australia, its development and consolidation. St. Patrick's has been traditionally associated with Catholic migrants and to a degree exemplifies the former residential nature of South Adelaide.

Prior to the erection of St. Francis Xaviers the old St. Patricks, the foundation stone of which was laid 12th December, 1845, was the centre of Catholic worship in South Australia. This building, extended over a number of years, had, by the early twentieth century become insufficient in terms of accommodation even though by this time St. Francis Xaviers had become the Cathedral Church for Catholicism in South Australia. In May, 1911, as the debt on the old St. Patricks had been paid off, it was moved and adopted by the Church administrators "to provide adequate accommodation by building a new Church".

Within six months of this decision, Messrs. Woods and Bagot prepared plans, the lowest tender of W.B. Bland being accepted for 13,425 pounds. The foundation stone was laid 10th November, 1912, with about 10,000 people attending the ceremony.

The Southern Cross magazine of 17th January, 1913, noted that work of the erection of the new Church was making satisfactory progress. "The pillars dividing the nave and aisles are in course of erection and look beautiful. It is expected that the portion of the Church now being built will be completed by the end of the year."

To commemorate the dedication of the new Church the Southern Cross of 13th March, 1914, described the building as being basilican in plan form and indicated that the section erected was only part of a much larger work, which included a cupola over an intended crossing. St. Patrick's was dedicated on 15th March, 1914. It was further described in the Southern Cross as follows:-

"The new Church is probably the most artistic ecclesiastical structure in the State and is in accordance with the best traditions of ecclesiastical architecture. Based on the Church of the Holy Spirit in Florence by Brunelleschi (1428) ... the design of the front is Italian from a British point of view." In view of the incomplete nature of the original it was found necessary for the architects to improvise, "but in so doing it was impossible to ignore the traditions of Sir Christopher Wren and the British School of Renaissance architects".

The building remains a singularly creative and vigorously massed structure, the facade being evocative of the later Renaissance period, a period of mannerism and eclecticism, the Baroque. It is an early design by W.H. Bagot, an important Adelaide architect noted for his attention to architectural history and accuracy of detail.

- 2 -

Environmentally, the building is significant. It is a major streetscape element - indeed it is a landmark in South Adelaide.

The integrity of the church is high. Only superficial alterations have been undertaken because of liturgical changes.

D.M.S.
(Amended 21/9/83)
5:DCP10C/A

CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 9/0103-4		CORPORATION USE ONLY											
A2 CURRENT NAME OF ITEM ST. PATRICKS R.C. CHURCH		A3 ADDRESS / LOCATION OF ITEM Cnr. Gray & Grote Streets (N.W. corner)			A4 P.T.A. 318/ 319		A5 ASSESSMENT NO.										
B1 CURRENT OWNER Catholic Church Endowment Society		B2 PREDOMINANT USE Religious worship.				A6 NATIONAL MAP GRID CO-ORDINATES											
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -		A7 PRECINCT F12 Western Service Precinct											
D1 HISTORICAL THEME(S) Social Life - Religious worship.					G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE F12.1										
E1 HISTORICAL PERIOD(S) 1885-1913 - Depression and social change.					H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED										
F1 VERIFIED DATE(S) 1914 (Foundation stone laid 10th November, 1912)																	
EVALUATION COMPONENTS											COMMENT		GRADING				
HISTORY (J1-J3)																	
J1 PERSON / GROUP		Catholic Church, and associated with Catholic migrants to Adelaide.									E	VG	G	f/p	NA		
J2 EVENT															*		
J3 CONTEXT		Important as part of the development of the Roman Catholic Church in South Australia.											*				
DESIGN (K1-K8)																	
K1 DESIGNER		Walter Hervey Bagot.										*					
K2 CONTRACTOR		W.B. Bland (215,273).											*				
K3 STYLE		Classical - Neo baroque. Based on Brunelleschi composition.										*					
K4 DESIGN		The disciplined composition and detailing of the Grote Street facade is typical of W.H. Bagot's attention to historical accuracy. Design is incomplete.										*					
K5 CONSTRUCTION		Stone and brick.										*					
K6 INTERIOR		Of note.										*					
INTEGRITY (L1-L2)																	
L1 ALTERATIONS		Few visible alterations.											*				
L2 CONDITION		In very good order.										*					
ENVIRONMENT (M1-M2)																	
M1 STREETSCAPE / LANDSCAPE		Major streetscape and townscape importance.										*					
M2 LANDMARK		Major importance to western entrance to City. Spires dominate city silhouette.										*					
N1 OTHER COMMENT																	
		Amended 20/9/83.															
0 HERITAGE LISTING STATUS		01 NATIONAL TRUST →		02 NATIONALESTATE -		03 STATE HERITAGE -		04 OTHER →		05 LOMHAC LISTING ENDORSEMENT Yes							



CITY of ADELAIDE HERITAGE STUDY

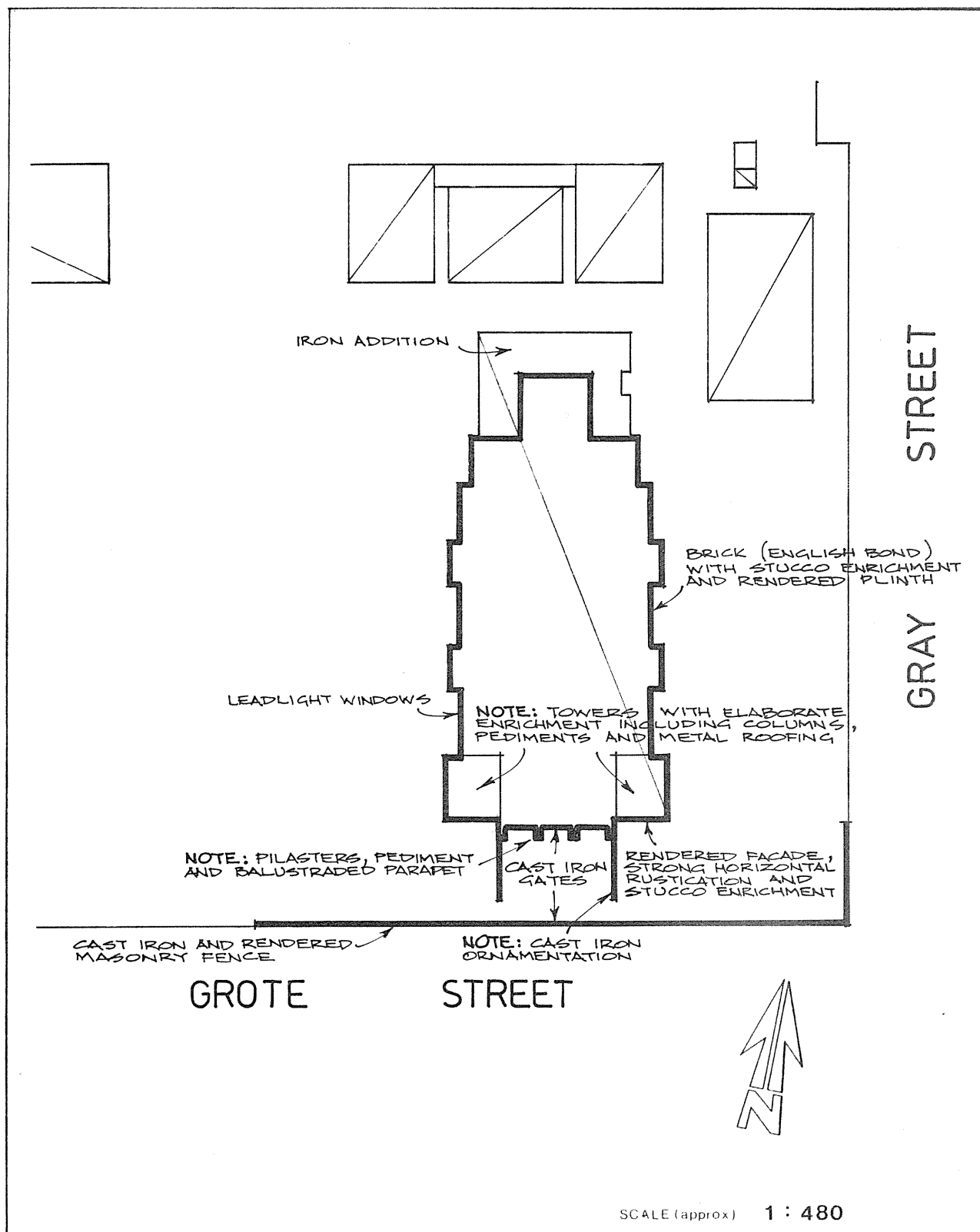
THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM ST. PATRICK'S CHURCH

BUILDING NO.
9/0103-4

ADDRESS 254-280 Grote Street; 181-199 Gray Street

CT 1811/147



BISHOPS' PALACE

Cnr. of West Terrace and Grote Street.

The most significant historical associations this building has are all connected with the initiation and the subsequent consolidation of the Catholic Church in South Australia. It is particularly noteworthy as one of the earliest Roman Catholic buildings to survive in South Australia, and is contemporary with the earliest Roman Catholic Church in South Australia, St. Mary's at Morphett Vale, which was consecrated in December, 1845.

The land on which this building was erected was purchased on 19th November, 1844 from Thomas Whistler by the Right Revd. Francis Murphy, Rev. Michael Ryan and Richard Counsel. Murphy was born at Navan, Ireland on 20th May, 1795, excelled in theological studies and was raised to the diaconate in 1824. In 1825, he was ordained a priest, his first mission being to Bradford in Yorkshire. He removed after four years to St. Anne's, Toxteth Park, Liverpool, and in 1838 arrived in Sydney where he was enthusiastically received. He succeeded Dr. Ullathorne as Vicar-General and was consecrated Bishop on 8th September, 1844. Soon afterwards he arrived in Adelaide embarking on an ambitious campaign to consolidate Catholicism in South Australia. Although he began with approximately 1500 adherents, under Murphy's leadership the Church rapidly expanded, Town Acre 320 on which this building stands soon being occupied by a Church, Schoolroom, dwelling, and stables. By the time of Murphy's death in 1858, there existed 21 Catholic Churches in South Australia and thirteen priests had been ordained, attesting to fourteen years of energy and devotion, by the Catholic adherents and by Bishop Murphy in particular.

The building, the subject of this description is one of the few buildings directly associated with Murphy and was designed by the noted South Australian Architect George Strickland Kingston. Construction was begun on 30th March, 1845, the house being finished on 19th December, 1845. The builder, R.G. Bowen was also the contractor for the first Bank of South Australia, Neale's Auction Mart and the rebuilding of Holy Trinity. (He retired from building in 1854, after fourteen years in the trade). Kingston was responsible for a number of Catholic buildings and when the Bishop's Palace required alteration in 1859 Kingston was again the architect. Shortly before completion of this building, a writer discussing current building techniques and errors in Adelaide in the Register of 8th November, 1845, concluded that stone was a better insulator than brick and "although the Bishop's residence and the Catholic schools were well built and sited, dirty red half-baked bricks are odious". This comment may have led to the early rendering of external walling thereby completing the form of at least the southern two-thirds of the building seen today. The comparative austerity of the building is displayed in a sketch by William Leigh of the building dated November 1852, (Mitchell Library 2PxA 1987). The Bishop's residence remained in this form and is shown thus in the Smith Survey of 1880. At this time, however, increased accommodation must have been required, for on 2nd August, 1882, Michael McMullen advertised tenders for additions and alterations to the Bishop's residence. These works transformed the character of the building, from a bow sided building evocative of the Regency period to an Italianate mansion with a new porch, window surrounds, and complete new northern wing. Subsequently, the building was extended notably in 1918, 1935 and 1936.

- 2 -

Bishop's Place remains important due to associations with Kingston and Murphy and its representation of Catholic endeavour in South Australia. Although much extended and altered, the form of the 1845 section of the building (under the rolled sheet metal roof) is immediately discernible, the additions having taken place in piecemeal fashion typical of the growth of many heritage items in Australia.

The building is of additional significance, since although it has been contextually isolated by clearance along West Terrace it is representative of the former residential importance of this part of the City.

D.M.S.
4:DCP10B/Z
(Amended 31/8/83)

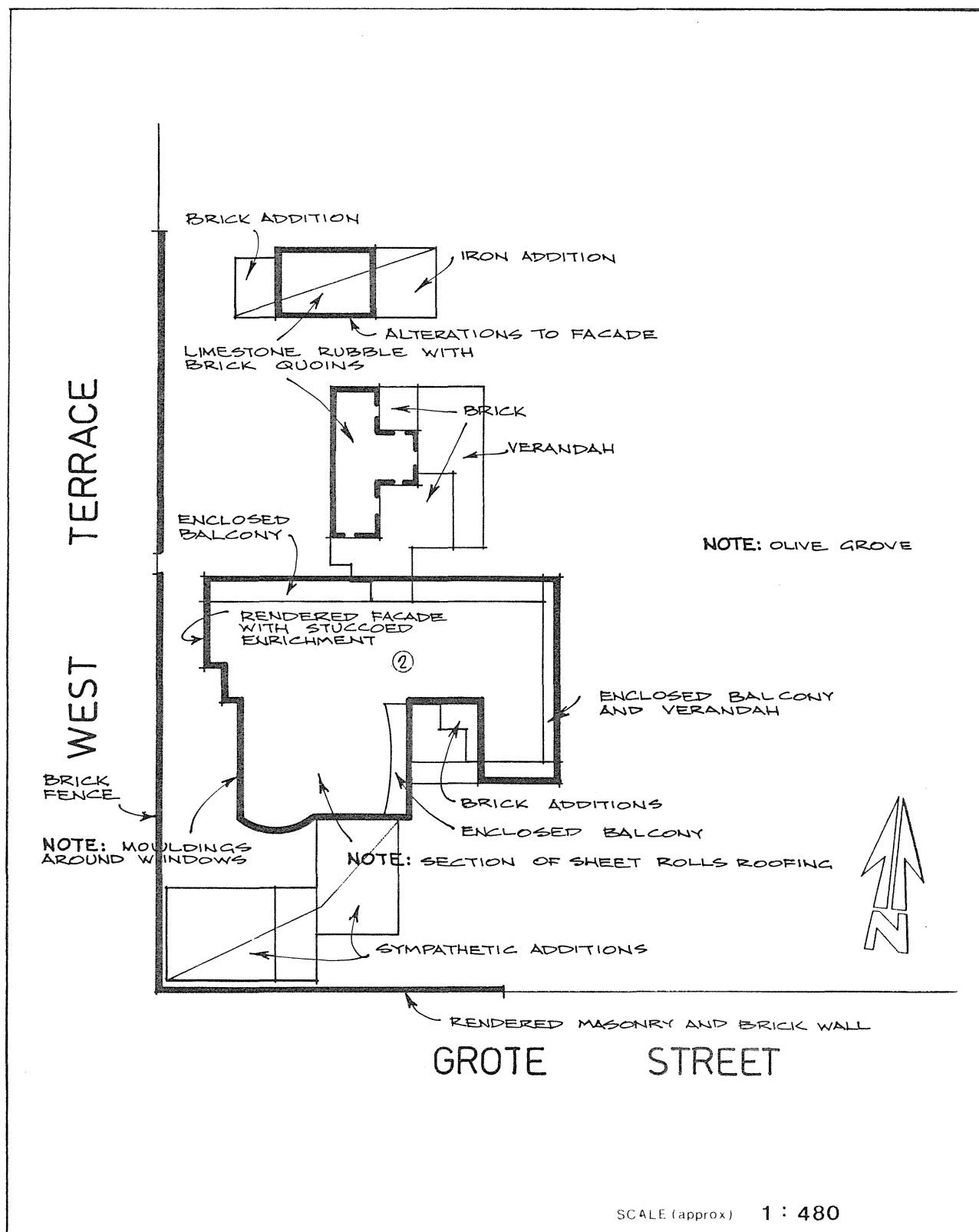
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 09/0105.2		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM Roman Catholic Bishops Palace		A3 ADDRESS/ LOCATION OF ITEM Cnr. West Terrace and Grote Street (N.E. corner)			A4 P.T.A. 320	A5 ASSESSMENT NO.					
B1 CURRENT OWNER Catholic Church Endowment Society		B2 PREDOMINANT USE Residential				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM None		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -		A7 PRECINCT Frame District - Western Services					
D1 HISTORICAL THEME(S) Social life - Religious (Catholic community)				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE F12.1					
E1 HISTORICAL PERIOD(S) 1846-1864 (Continuous) - State consolidation of Catholicism				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) 1845 (Altered 1860, 1882, 1918, 1935, 1936)											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E	VG	G	F/p	NA	
J1 PERSON/GROUP		Associated with Dr. Murphy, and the residence of all subsequent Catholic Bishops					*				
J2 EVENT		-								*	
J3 CONTEXT		One of the few survivors of residential development along West Terrace. Illustrative of consolidation of Catholicism in South Australia.					*				
DESIGN (K1-K6)											
K1 DESIGNER		G.S. Kingston (1845); McMullen (1882); Jory (1935)					*				
K2 CONTRACTOR		R.G. Bowen (1845)					*				
K3 STYLE		The building originally a cube with simple bow to South was extended and refaced with Italianate mouldings						*			
K4 DESIGN		The present asymmetrical appearance and the 1880's reface give the building a 'Villa' appearance. Representative of piecemeal growth of many Heritage items.					*				
K5 CONSTRUCTION		Brick, original section Stone other						*			
K6 INTERIOR		Of note with some marbling, timber detailing and plaster work.					*				
INTEGRITY (L1-L2)											
L1 ALTERATIONS		Carried out 1860, 1882, to main building. Additional buildings erected 1935 - main building appears largely intact.						*			
L2 CONDITION		Maintenance required but in sound condition.						*			
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE		Important streetscape element - contrasts with modern development and wholesale site clearance.					*				
M2 LANDMARK		Important to western gateway to City.						*			
N1 OTHER COMMENT Land for building purchased 19 Nov. 1844 from T. Whistler. To Reverend Francis Murphy and Fr. Ryan - also R. Counsel Amended 19/9/83											
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST -	O2 NATIONAL ESTATE -	O3 STATE HERITAGE -	O4 OTHER -	O5 LOMHAC LISTING ENDORSEMENT Yes						



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	BISHOP'S PALACE (AND OUTBUILDING)	BUILDING NO.
		9/0105-2 (& -1)
ADDRESS	91-100 West Terrace; 294-300 Grote Street	
		CT 620/147



SUBDIVISION

Gray Street, Grote Street, Ruthven Avenue

This subdivision is an example of early twentieth century city subdivision and development. Its historical significance lies in the fact that it was undertaken in 1904 and 1905 when the South Australian economy was emerging from the depression of the late nineteenth century. The development illustrates that period of steady development which was brought to an end by the onset of the first World War. It is significant, too, for the manner in which it illustrates the once residential nature of the western part of Adelaide.

The subdivision is of marginal architectural interest, being similar to traditional single-fronted residential accommodation. It does, however, represent a departure from terrace development with a form much more akin to suburban building programmes, with a combination of detached and semi-detached units, as well as rather more complex roof forms. The individual elements are well constructed with walling of dimensioned bluestone (appears to be from Tapley's Hill quarries) dressed with red brick. The external integrity of items appears relatively high. Because of the integrity and scale of this subdivision it is an important feature of the western end of Grote Street.

The integrity of the subdivision as a whole is high, the only disruption being the development at no. 236 Grote Street.

D.M.S.
1/9/82

4:P1/A/14

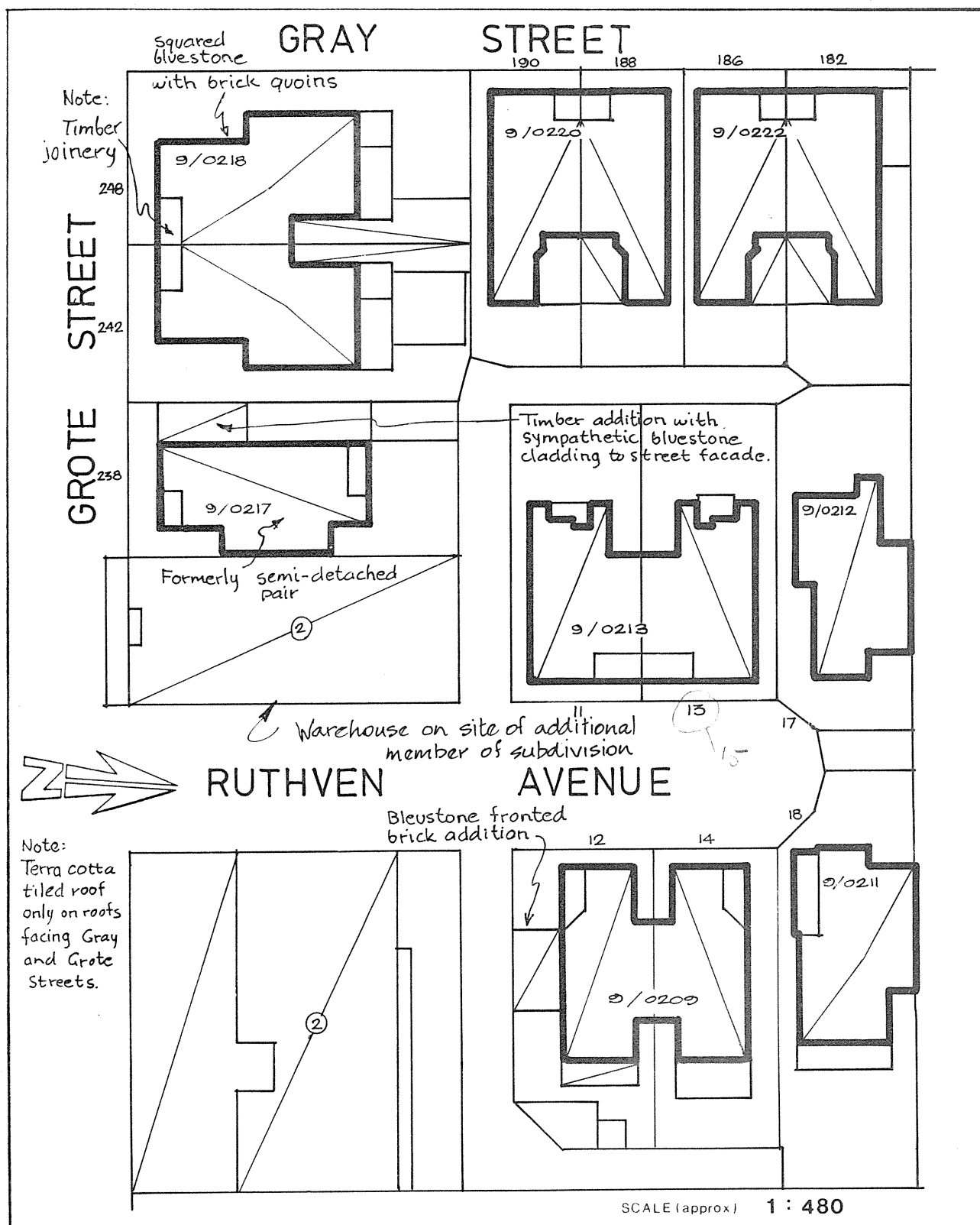
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. See attached list		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM Subdivision		A3 ADDRESS/LOCATION OF ITEM Gray Street Grote Street Ruthven Avenue			A4 P.T.A. 317/318	A5 ASSESSMENT NO.					
B1 CURRENT OWNER Multiple ownership		B2 PREDOMINANT USE Residences				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -	C2 FORMER OWNER(S) Multiple		C3 FORMER USE(S) -			A7 PRECINCT F12 Western Service					
D1 HISTORICAL THEME(S) Social Life - Residences			G1 INVENTORY GRADING B			A8 DEVELOPMENT ZONE F12.1					
E1 HISTORICAL PERIOD(S) 1885-1913 - Depression and Social Change			H1 LISTING RE- COMMENDED Yes			A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) Houses built 1904 and 1905 - A.C.C. Assessment Records											
EVALUATION COMPONENTS						COMMENT					
HISTORY (J1-J3)						GRADING					
						E	VG	G	F/p	NA	
J1 PERSON/GROUP	Built for R.F. Ruthven Smith.								*		
J2 EVENT										*	
J3 CONTEXT	Illustrates aspects of residential development of south-west Adelaide in period of recovery from the Depression of late 19th Century.							*			
DESIGN (K1-K6)											
K1 DESIGNER										?	
K2 CONTRACTOR										?	
K3 STYLE	Rather more typical of speculative development than of architectural style.								*		
K4 DESIGN	The design of elements marks departure from terrace type development with a more broken up and irregular massing. Unusually complex for such small units.							*			
K5 CONSTRUCTION	Dimensioned bluestone walling with brick dressings, and simple joinery.							*			
K6 INTERIOR	No entry gained.									-	
INTEGRITY (L1-L2)											
L1 ALTERATIONS	Houses have not had structural alteration made - Subdivision is almost complete.						*				
L2 CONDITION	Houses are in good condition.							*			
ENVIRONMENT (M1-M2)											
M1 STREETSCAPE/ LANDSCAPE	Because of the integrity of the subdivision, this is an important feature - particularly in Ruthven Avenue.						*				
M2 LANDMARK	Not a landmark element.								*		
N1 OTHER COMMENT The subdivision is recommended for nomination as a whole. Except for No. 236 Grote Street, the original subdivision is complete. The extension of Gray Street to Grote Street was made in 1904. Construction of the homes followed in 1904 and 1905.											
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST -	O2 NATIONALESTATE -	O3 STATE HERITAGE -	O4 OTHER -	O5 LOMHAC LISTING ENDORSEMENT Yes						



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER – DEFINITION OF ITEMS

ITEM	RUTHVEN AVENUE SUBDIVISION	BUILDING NO.
ADDRESS	Grote Street; Gray Street; Ruthven Avenue	AS NOTED



Dwellings which form part of the Gray Street, Grote Street and Ruthven Avenue Subdivision.

<u>Number</u>	<u>Property</u>	<u>Owner</u>
9/0209	12-14 Ruthven Avenue	R.E. & Mrs. B.G. White (2414/20) Adex Pty. Ltd. (859/56)
9/0211	18 Ruthven Avenue	Adex Pty. Ltd. (2481/20)
9/0212	17 Ruthven Avenue	Adex Pty. Ltd. (3571/189)
9/0213	11-15 Ruthven Avenue	A.B. Lewis (4177/848) Stenning Holdings Pty. Ltd. (864/118)
9/0217	238 Grote Street	Mascon Nominees Pty. Ltd. (1070/87)
9/0218	242-248 Grote Street	F. & Mrs. A. Habib (2485/37) A.G. & T.M. Cooke (875/178)
9/0220	188-190 Gray Street	N. & K. Lazaris (3049/76) K. & Mrs. D. Asiamokopoulos (3049/75)
9/0222	182-186 Gray Street	J.D. Carty (2230/133) M.M. McGee (2230/134)

D.M.S.
27.8.82

HAMPSHIRE HOTEL
110 Grote Street

This building is of some historical significance as it was erected for F.J. Blades and W. Chambers formerly of the Dragon Brewery, South Terrace. The Hampshire was erected in 1911 to a design by F. Kenneth Milne, a prominent Adelaide architect who first took up practice in South Australia in 1909. The Hampshire was one of his earliest commissions. The works of Milne are important to South Australian architecture as he brought from the eastern States influences which show an affinity with the Arts and Crafts movement and abstracted elements of the Art Nouveau. His suburban bungalows and the E.T.S.A. offices at Clare (1917) embody such influences. Milne, after a sojourn in Britain became proficient in the Georgian idiom, Arbury Park and his own house Sunnyside, Stanley Street, being notable examples of this later phase.

Architecturally, the Hampshire, is one of most distinctive, if diminutive Hotels in Adelaide. Its asymmetry, use of red brick and the extensive and unusual design of joinery to eaves and the cantilevered balcony mark this building as being evocative of the architectural revolution which took place in the early part of the 20th Century. The attenuation of joinery, paned upper sashes and lead lit windows are typical of the period, although such devices are rarely seen in a "commercial" building of this date.

The Hampshire is environmentally important to Grote Street as it occupies a corner site, is situated adjacent to a prominent church complex and opposite an educational establishment which because of its Gothic style and detailing helps "pull" the streetscape of Grote Street together at this point.

The integrity of the building appears to be extremely high.

D.M.S.
(Amended 21/9/83)
5:DCP10C/M

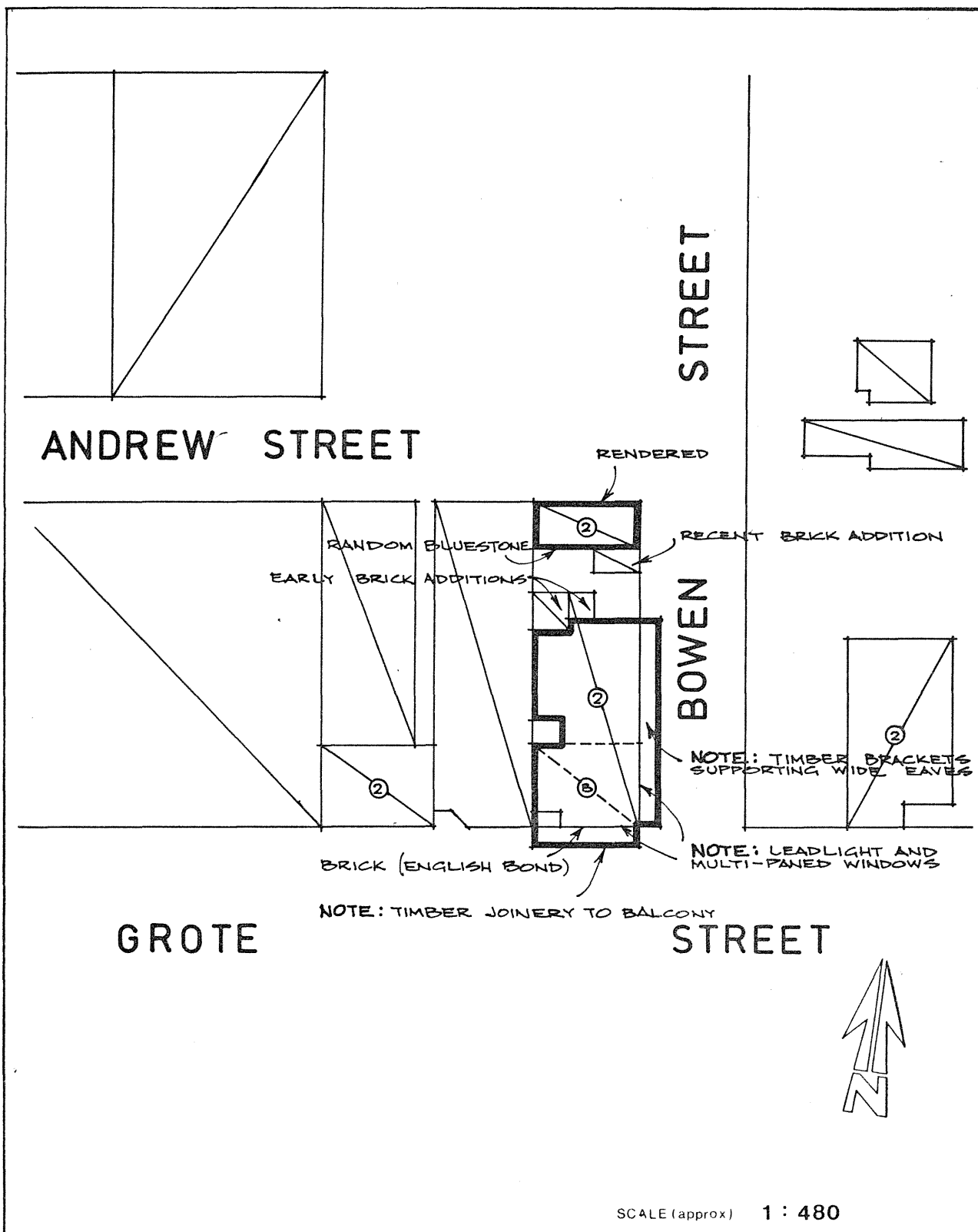
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 10/0207		CORPORATION USE ONLY						
A2 CURRENT NAME OF ITEM HAMPSHIRE HOTEL			A3 ADDRESS / LOCATION OF ITEM 110 Grote Street			A4 P.T.A. 311		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Chambers and Blades			B2 PREDOMINANT USE Hotel					A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) W. Chambers & F. Blades		C3 FORMER USE(S) -				A7 PRECINCT F12 Western Service Precinct				
D1 HISTORICAL THEME(S) Social Life - Hotel					G1 INVENTORY GRADING		A8 DEVELOPMENT ZONE F12.2					
E1 HISTORICAL PERIOD(S) 1885-1913 - Depression and social change.					B		A9 FURTHER VIABILITY STUDY REQUIRED					
F1 VERIFIED DATE(S) 1911 (- Town Clerk's Report).					H1 LISTING RE- COMMENDED Yes							
EVALUATION COMPONENTS								COMMENT				
								GRADING				
HISTORY (J1-J3)								E	VG	G	F/p	NA
J1 PERSON / GROUP	An early work of important Adelaide Architect, F. Kenneth Milne.									*		
J2 EVENT												*
J3 CONTEXT	Built at the time of recovery from the Great Depression and immediately prior to the War - exemplifies contemporary										*	
DESIGN (K1-K6) features.												
K1 DESIGNER	F. Kenneth Milne.								*			
K2 CONTRACTOR												-
K3 STYLE	Edwardian/Queen Anne.								*			
K4 DESIGN	The detailing of entrances and windows is of interest and design of balcony and projecting eaves supported by large timber brackets is distinctive.								*			
K5 CONSTRUCTION	Brick, with substantial joinery.									*		
K6 INTERIOR	Of little significance.										*	
INTEGRITY (L1-L2)												
L1 ALTERATIONS	Largely original apart from cosmetic alterations.								*			
L2 CONDITION	Very good.								*			
ENVIRONMENT (M1-M2)												
M1 STREETScape / LANDSCAPE	Part of an important group of buildings to both north and south of Grote Street at this point.									*		
M2 LANDMARK	Not of landmark importance but distinctive in streetscape.											
N1 OTHER COMMENT												
The works of F. Kenneth Milne are important as Milne brought influences from eastern States to South Australia when he set up practice in 1909. His early works show an affinity with the arts and crafts movement and abstracted elements of Art Nouveau. Later Milne was proficient at designing in the Neo-Georgian/Colonial idiom. Amended 20/9/83												
0 HERITAGE LISTING STATUS	01 NATIONAL TRUST	02 NATIONAL ESTATE	03 STATE HERITAGE	04 OTHER	05 LOMHAC LISTING ENDORSEMENT							
	-	-	-	-	Yes							



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	HAMPSHIRE HOTEL	BUILDING NO.
ADDRESS	112 Grote Street; 33-39 Bowen Street; 1-3 Andrew Street	10/0207-1 & -2 CT 4034/525



CHURCH OF CHRIST AND HALL
92 Grote Street

The Sunday School at the rear of this group was built for the United Disciples in the mid 1880s. The Church was built in 1925 to replace an earlier chapel which had been built immediately to the west. Together, the two buildings illustrate the development and consolidation in Adelaide of one of the more significant Protestant denominations. The relatively high proportion of adherents to such Churches was once a major characteristic of Adelaide and this complex is historically significant for the manner in which it reflects this. It is of significance that the building was the place of worship of a number of Chinese immigrants.

The Hall at the rear of the Church is rather typically of bluestone construction with stuccoed dressings. The Church, however, illustrates a rather late use of bluestone, which is well dimensioned and from the Tapley's Hill quarries. The rather squat nature of the Hall at the rear contrasts markedly with the vertically emphasised composition of the Church its butteressed walling and steeply pitched roof. The combination of dimensioned bluestone and brick panels and dressings has resulted in a distinctive appearance. It is substantially original, although the interior with hammer beam roof is of rather pedestrian design.

The Church is a distinctive element in Grote Street, made more prominent because of the adjacent car park. It makes a positive contribution to the streetscape because of its bulk, materials and siting which is relatively close to the street. The building is situated adjacent to the Hampshire Hotel and opposite the former Grote Street school buildings, now included on the City Heritage Register. These buildings are thus important contributors to this group of significant structures.

The integrity of the item is very high.

D.M.S.
1/9/82

4:P1/A/9

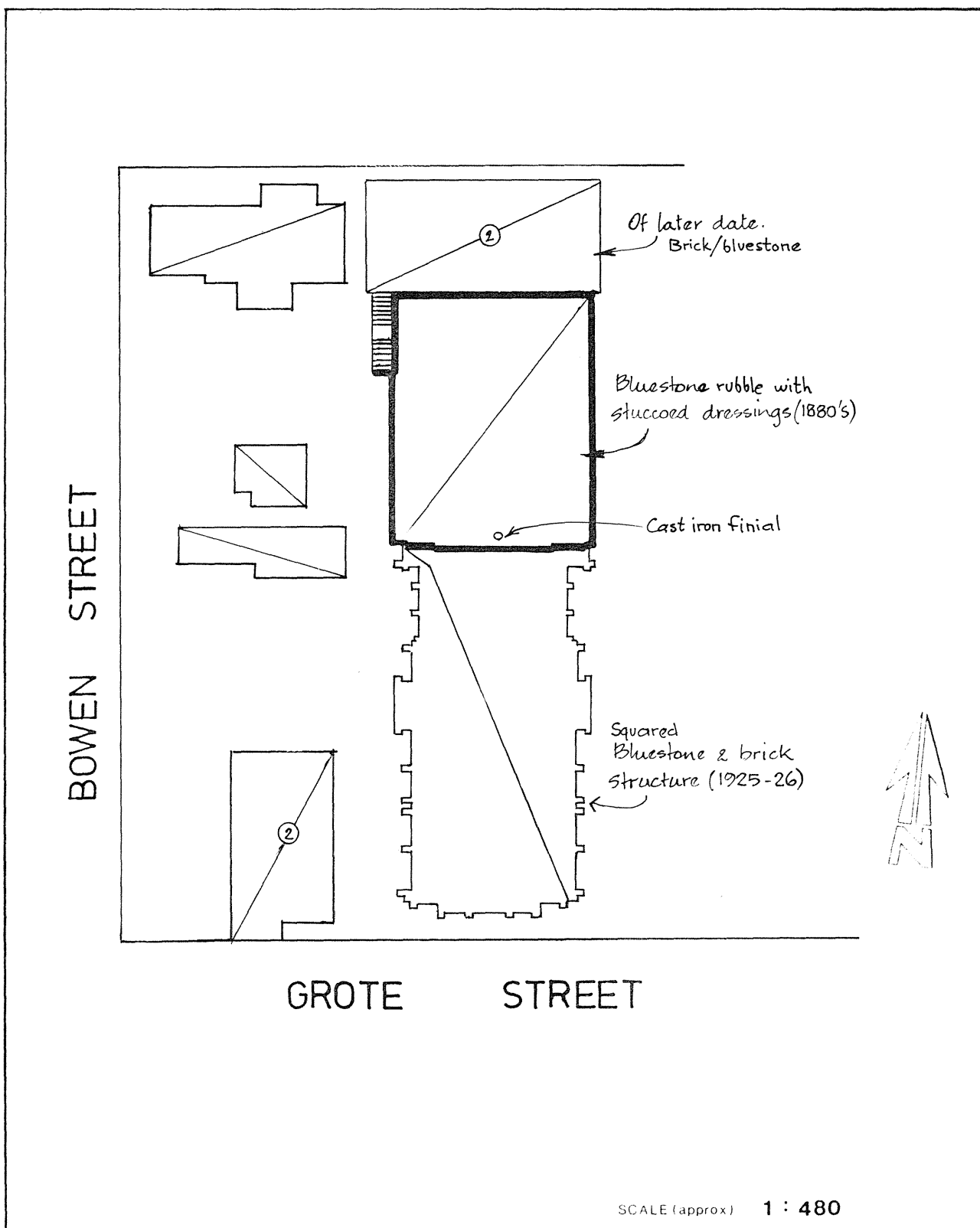
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 10/0327		CORPORATION USE ONLY							
A2 CURRENT NAME OF ITEM Church of Christ and Hall		A3 ADDRESS/LOCATION OF ITEM 92 Grote Street			A4 P.T.A. 310	A5 ASSESSMENT NO.							
B1 CURRENT OWNER Church of Christ, Grote Street		B2 PREDOMINANT USE Worship				A6 NATIONAL MAP GRID CO-ORDINATES							
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -		A7 PRECINCT F12 Western Service							
D1 HISTORICAL THEME(S) Social Life - Religion				G1 INVENTORY GRADING B		A8 DEVELOPMENT ZONE F12.2							
E1 HISTORICAL PERIOD(S) 1885-1913 - Depression and Change; 1914-1927 - War and Change				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED							
F1 VERIFIED DATE(S) Sunday School - ca1885 Church Foundation Stone dated 1925													
EVALUATION COMPONENTS				COMMENT				GRADING					
HISTORY (J1-J3)								E	VG	G	F/P	NA	
J1 PERSON/GROUP	Sunday School built for "United Disciples" in mid 1880's, the church replaced an earlier chapel adjacent.										*		
J2 EVENT													*
J3 CONTEXT	The complex underscores the diversity of denominations in Adelaide and commemorates the Chinese community in Adelaide.								*				
DESIGN (K1-K6)													
K1 DESIGNER	1925 (H. Calley										*		
K2 CONTRACTOR	(T. Goodenough & Sons										*		
K3 STYLE	Derived from the Gothic style.										*		
K4 DESIGN	Important due to its rather late use of bluestone. Brick dressings to buttresses, strings, surrounds to openings and copings.										*		
K5 CONSTRUCTION	Dimensioned bluestone with brick panels and dressings.									*			
K6 INTERIOR	Interiors appear to be original but of rather pedestrian design.										*		
INTEGRITY (L1-L2)													
L1 ALTERATIONS	No major alterations are apparent, apart from red brick building at the rear of the Hall not included in this nomination.									*			
L2 CONDITION	Hall is sound, but in need of maintenance - church is in good condition.										*		
ENVIRONMENT (M1-M2)													
M1 STREETScape/ LANDSCAPE	A distinctive element in the streetscape in part due to the car park which is adjacent. A positive contribution to a diverse streetscape.									*			
M2 LANDMARK	Not a dominant feature.											*	
N1 OTHER COMMENT													
N.B. As a result of LOMHAC review held 6th May, 1983, only the Hall was listed.													
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST -	O2 NATIONALESTATE -	O3 STATE HERITAGE -	O4 OTHER -			O5 LOMHAC LISTING ENDORSEMENT Hall at rear only						



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	CHURCH OF CHRIST AND HALL	BUILDING NO.
ADDRESS	At rear 96-100 Grote Street.	10/0327
		CT 1751/38



METROPOLITAN HOTEL,
42 GROTE STREET.

This hotel is of some historical significance because it was built for L. Penaluna in 1883, who had owned the earlier Metropolitan Hotel on the eastern corner of the junction of Penaluna Place and Grote Street. It remained in the ownership of his descendents until 1979. The hotel grew in piecemeal fashion over many years in a manner typical of many Adelaide hotels.

This two-storeyed building is typical of many of Adelaide's hotels. It is dominated by the balcony and chamfered corner entrance, so much a part of the character of commercial 19th century Adelaide. Constructed of bluestone rubble with stuccoed enrichment, the building is unusual for its incorporation (insensitively handled) of shops within the Grote Street facade. The piecemeal development of the building has produced a remarkably coherent composition, linked by a consistently detailed cornice. The building displays an unusual verandah/canopy to Pitt Street.

The environmental significance of the hotel is high because of its corner location and its important facades in two streets. Its scale reinforces that of much nearby development, and its original detailing complements upper decoration of the adjacent Opera Theatre.

Early additions to this hotel were carried out in sympathy with the original building, thus, except for relatively recent shopfront alterations to the eastern portion, the visual integrity of the hotel is high. Some alterations have been made to the interior, but original detailing has been preserved.

D.M.S.
7.6.82

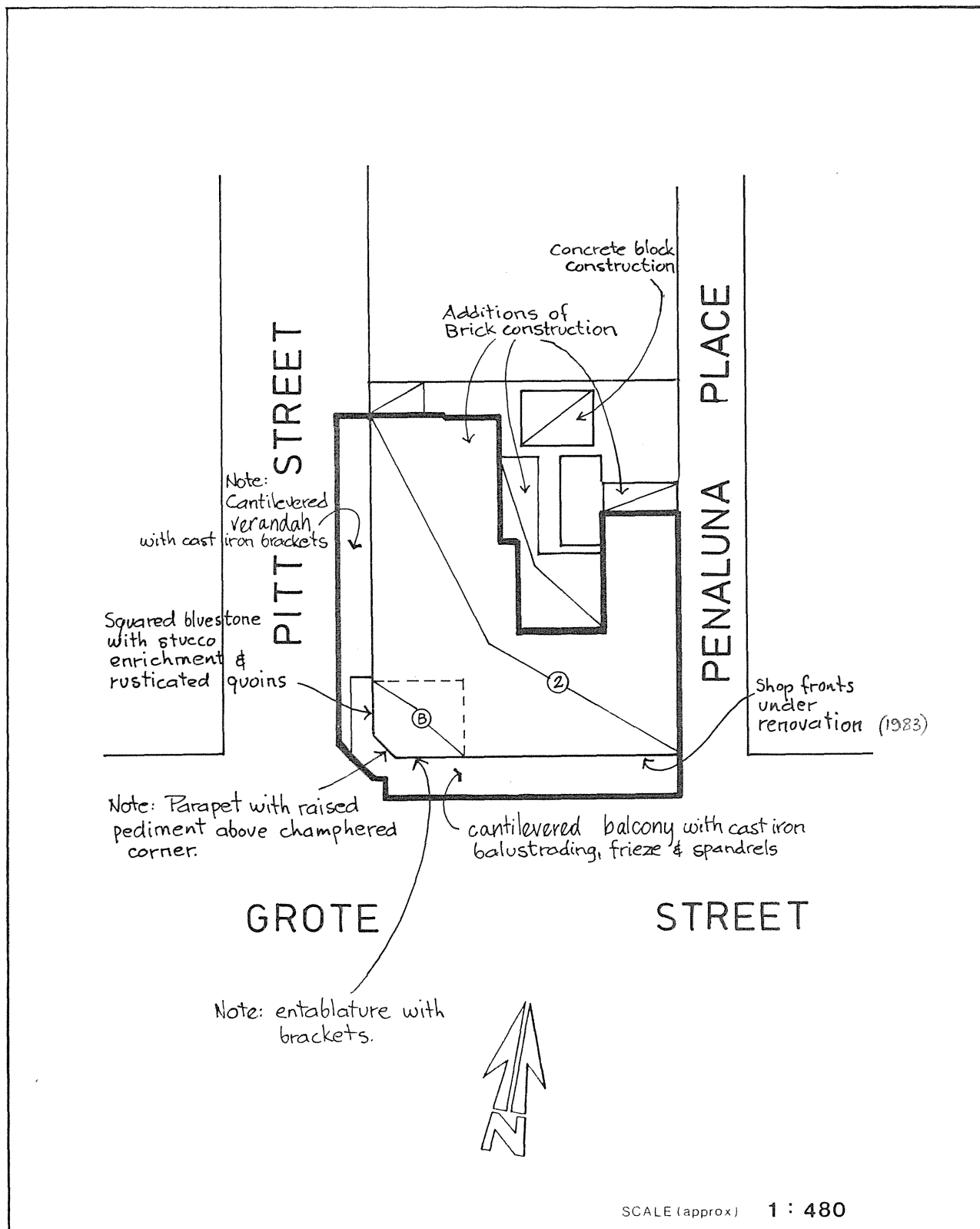
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM/BUILDING No. 10/0411		CORPORATION USE ONLY				
A2 CURRENT NAME OF ITEM Metropolitan Hotel		A3 ADDRESS/LOCATION OF ITEM 42 Grote St.			A4 P.T.A. 308	A5 ASSESSMENT NO.				
B1 CURRENT OWNER Zick P/L		B2 PREDOMINANT USE Hotel				A6 NATIONAL MAP GRID CO-ORDINATES				
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) J. Penaluna B. Penaluna & W. Thomas Charles P. Chambers		C3 FORMER USE(S) -		A7 PRECINCT F12 Western Service				
D1 HISTORICAL THEME(S) Social Life - Hotels				G1 INVENTORY GRADING A		A8 DEVELOPMENT ZONE F12.1				
E1 HISTORICAL PERIOD(S) 1865-1884 - Boom period				H1 LISTING RE- COMMENDED Yes		A9 FURTHER VIABILITY STUDY REQUIRED				
F1 VERIFIED DATE(S) Original part built 1883 - A.C.C. Assessment Records										
EVALUATION COMPONENTS						COMMENT				
HISTORY (J1-J3)						GRADING				
						E	VG	G	F/p	NA
J1 PERSON/GROUP		Built in 1883 for John Penaluna.							*	
J2 EVENT										*
J3 CONTEXT		Exemplifies the piecemeal development of many Adelaide hotels.						*		
DESIGN (K1-K6)										
K1 DESIGNER		-								-
K2 CONTRACTOR		-								-
K3 STYLE		The building exhibits elements of the Italianate style together with commonly found building detail.						*		
K4 DESIGN		The building exhibits characteristics typical of Adelaide hotels of the 1870 s and 1880 s with balcony, cast iron trim, corner entrance and residential character.					*			
K5 CONSTRUCTION		Bluestone rubble with stuccoed trim. It is the product of a number of stages producing a coherent whole.						*		
K6 INTERIOR		Exterior of hotel has many original fixtures - timber details, pressed metal ceiling, timber staircase, plaster mouldings.					*			
INTEGRITY (L1-L2)										
L1 ALTERATIONS		Major alteration in 1909 - verandah in 1912 in keeping with original. New shopfront in eastern position.						*		
L2 CONDITION		Appears to be sound and in good condition.						*		
ENVIRONMENT (M1-M2)										
M1 STREETScape/ LANDSCAPE		A very important streetscape element because of its corner location and facades to two streets. Its scale reinforces that of much nearby development.					*			
M2 LANDMARK		Not a dominant feature.							*	
N1 OTHER COMMENT The hotel, first licensed in 1858, was rebuilt in 1883, but on a different site to the earlier "Metropolitan" Hotel owned by Penaluna which occupied the eastern corner of the Grote Street/Penaluna Place junction on Town Acre 307. The earlier hotel was used as a shop before the site was redeveloped.										
O HERITAGE LISTING STATUS	O1 NATIONAL TRUST -	O2 NATIONAL ESTATE -	O3 STATE HERITAGE -	O4 OTHER -	O5 LOMHAC LISTING ENDORSEMENT Yes					



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	METROPOLITAN HOTEL	BUILDING NO.
ADDRESS	42-48 Grote Street , 32-40 Pitt Street 1-9 Penaluna Place	10/0411 CT 4131/437



ELDER HALL,
17 Morialta Street

This item is of considerable historical significance because of its identification with the Adelaide Benevolent and Strangers Friend Society. This philanthropic society was founded in Adelaide in 1839, though it was not really active until 1849. It is reputedly the oldest secular philanthropic society in South Australia, its chief work being to provide housing for the poor. These offices were built in 1898, and illustrate the development of this particular organisation. They are still used for the purposes of the Society and were provided for by a bequest of £1,000 to the Society from Sir Thomas Elder in 1897.

The building is of some note architecturally but only for the "gem-like" quality of its facade tightly contained by bluestone rubble side walls. The composition is admirably disciplined in so small a facade, and it displays with effect, a diminutive pediment with the Society's inscription as well as a parapet topped by a small finial. These embellishments convey a distinction which lift the appearance of the building from its otherwise domestic scale reminiscent of a single fronted house. It would appear that Daniel Garlick, a committee member of the Society for some years, was responsible for its design. The committee met at Garlick & Jackman's office to consider tenders on 3/5/1898.

The environmental significance of this item is minimal. Morialta Street is narrow and dominated by the rear elevations of modern multi-storeyed development. However, precisely because of this, Elder Hall is a feature of this particular street.

The integrity of this item appears to be high, the interior being merely partitioned for further office space.

D.M.S.
20.8.82

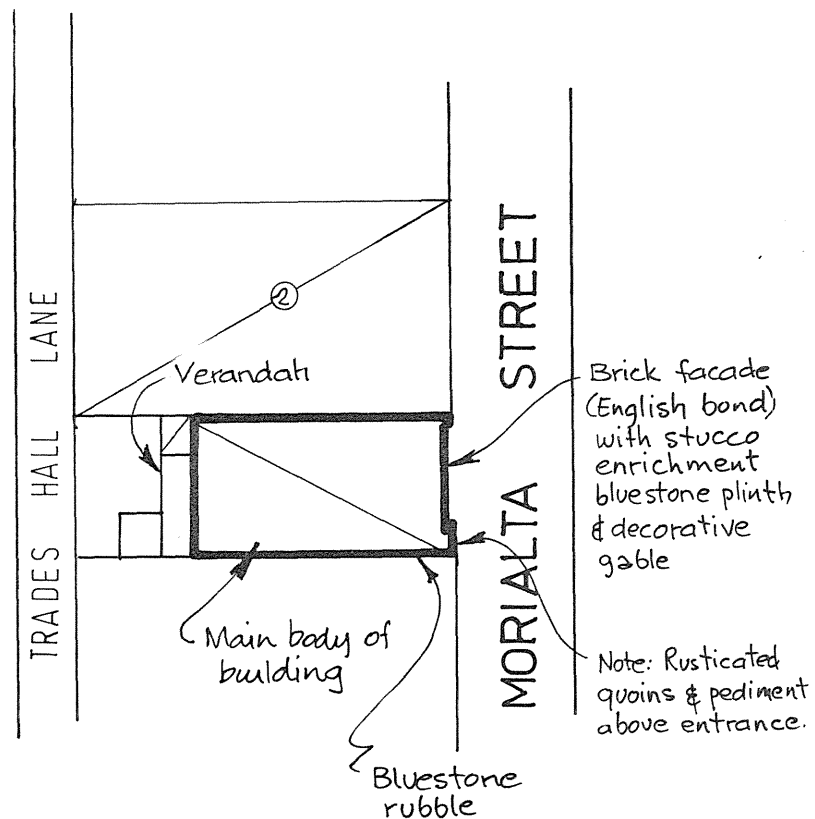
CITY OF ADELAIDE HERITAGE STUDY		ASSESSMENT SUMMARY SHEET 1/1		A1 FORM / BUILDING No. 10/0503		CORPORATION USE ONLY					
A2 CURRENT NAME OF ITEM Elder Hall		A3 ADDRESS / LOCATION OF ITEM 17 Morialta Street			A4 P.T.A. 267		A5 ASSESSMENT NO.				
B1 CURRENT OWNER Adelaide Benevolent & Strangers Friend Soc. Inc.		B2 PREDOMINANT USE Office				A6 NATIONAL MAP GRID CO-ORDINATES					
C1 FORMER NAME(S) OF ITEM -		C2 FORMER OWNER(S) -		C3 FORMER USE(S) -			A7 PRECINCT C5 Victoria Square				
D1 HISTORICAL THEME(S) Social Life - Philanthropy						G1 INVENTORY GRADING B		A8 DEVELOPMENT ZONE C5.1			
E1 HISTORICAL PERIOD(S) 1885-1913 - Depression and Social Change											
F1 VERIFIED DATE(S) Plan approved by A.C.C. - 16/5/1898						H1 LISTING RE- COMMENDED Yes					A9 FURTHER VIABILITY STUDY REQUIRED
EVALUATION COMPONENTS											
COMMENT						GRADING					
HISTORY (J1-J3)						E VG G F/p NA					
J1 PERSON / GROUP		Built for Adelaide Benevolent and Strangers Friend Society - oldest benevolent agency founded in South Australia.									
J2 EVENT											
J3 CONTEXT		Identified with 19th century philanthropy - marks the development of this particular organisation made possible with £1,000 bequest from Sir Thomas Elder.									
DESIGN (K1-K6)											
K1 DESIGNER		D. Garlick (committee member of this Society)									
K2 CONTRACTOR		W.B. Bland at cost of £564/-/-									
K3 STYLE		Tightly composed facade of interest only, typical of design of this period with stuccoed detail.									
K4 DESIGN		Essentially single fronted domestic plan with stuccoed doorway, diminutive pediment parapet and gable finial.									
K5 CONSTRUCTION		Bluestone rubble side walls, brick facade, stuccoed embellishment.									
K6 INTERIOR		Little of note - largely original details and domestic in appearance.									
INTEGRITY (L1-L2)											
L1 ALTERATIONS		No major alterations apparent.									
L2 CONDITION		Appears to be in good condition though in need of regular maintenance.									
ENVIRONMENT (M1-M2)											
M1 STREETScape / LANDSCAPE		Of little streetscape significance, because of the narrowness of the street and the dominance of later development. However, a distinctive element.									
M2 LANDMARK		Not a dominant element.									
N1 OTHER COMMENT											
Hall named in honour of Sir Thomas Elder who donated £1,000 to advance the aims of the Society.											
O HERITAGE LISTING STATUS		O1 NATIONAL TRUST		O2 NATIONAL ESTATE		O3 STATE HERITAGE		O4 OTHER		O5 LOMHAC LISTING ENDORSEMENT	
		-		-		-		-		Yes	



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM	ELDER HALL	BUILDING NO.
ADDRESS	17 Morialta Street	10/0503
		CT 318/155



SCALE (approx) 1 : 480

ITEM No. 103

former MARINE & HARBOURS BUILDING
199-201 Victoria Square.

This item, drawn from the Register of the National Trust of South Australia, was considered and recommended for heritage listing by the Lord Mayor's Heritage Advisory Committee at its meeting on 28th January, 1982.

The inclusion of this item was considered justifiable in the light of its undeniable heritage significance. At present only a curtilage plan for this item has been drawn up in order to indicate the location and extent of listing, although it is recognised that such items of heritage significance in the City will be fully documented both to record the historical development of the City and to provide complete representation by a City of Adelaide Heritage Register. This documentation is still in the course of preparation.

At the same meeting, items considered to be of marginal significance or those deemed to have been designated by the National Trust on the basis of insufficient or contradictory historical evidence, were set aside for additional research by Council's Historical Analysis Consultants (for Stage I of the City of Adelaide Heritage Study) Donovan, Marsden and Stark, and are fully documented in these volumes. There are some fifty such items.

Department of City Planning.
(26/9/83)
2:DCP10C/T



CITY of ADELAIDE HERITAGE STUDY

THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

ITEM Former MARINE AND HARBORS BUILDING

BUILDING NO.
10/0605

ADDRESS 199-201 Victoria Square; 20-22 Morialta Street

CT 4158/78

