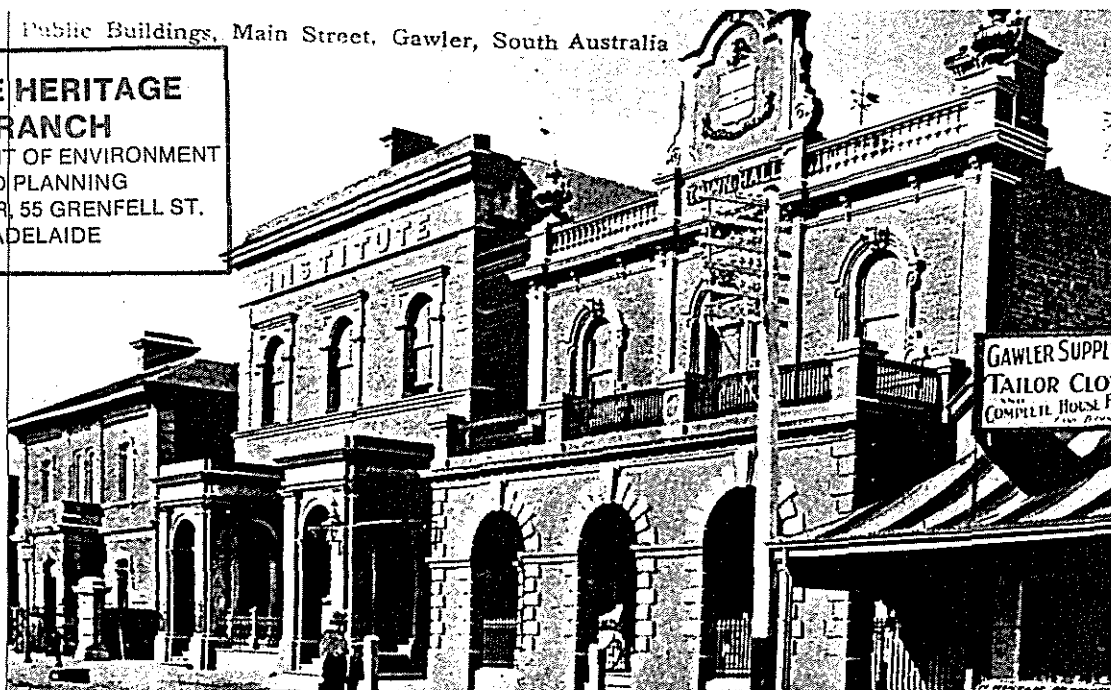


Public Buildings, Main Street, Gawler, South Australia

**STATE HERITAGE  
BRANCH**  
DEPARTMENT OF ENVIRONMENT  
AND PLANNING  
1ST FLOOR, 55 GRENELL ST.  
ADELAIDE



# MURRAY STREET MAIN STREET STUDY

JULY 1989

*servaise & Associates Pty Ltd* in association with *McDougall & Vines, Heritage Consultants*

285 Rundle Street, Adelaide  
South Australia, 5000  
Ph. 232 1626 Fax. 232 3107

# **GAWLER MAIN STREET PROGRAMME**

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## ACKNOWLEDGEMENTS:

The study team would like to acknowledge the help of the following individuals:

Members of the Gawler Main Street Programme Steering Committee, as follows:

Mr Ron Danvers, Danvers Architects (Chairman of Committee)  
Ms Robyn Taylor, National Trust of South Australia  
Ms Carolyn Wigg, State Heritage Branch, Dept Environment & Planning  
Mr Bob Walter, Corporation of the Town of Gawler  
Mr Humphrey George, Councillor  
Mr John Chamberlain  
Mr Tony Piccolo  
Mr James Calder

This Committee has met regularly during the period of the study and has provided invaluable background and assistance with the direction of the study and the contents of the report.

Other individuals which have helped with information are as follows:

Mr Alf Dawe  
Mr Glen Williams  
Mr John Clift  
Mr Rob Porter, Highways Department  
Mr G Kotlarski, Engineering and Water Supply Department

Study Team:

Elizabeth Vines  
Katrina McDougall  
Harry Bechervaise  
David Brown  
Antony Coupe

Wordprocessing, Anna Edgecombe

## **1. INTRODUCTION AND OBJECTIVES**

### **1.1 INTRODUCTION AND BACKGROUND**

The establishment of a Main Street Programme in Gawler has been discussed for several years by Murray Street Traders, Council Representatives and individuals from the National Trust of South Australia. Further encouragement for a programme was given by the visit to Gawler in 1986 of Ms Mary Means, the originator of the programme in the United States. Since that time, there has been a desire to establish this programme in Murray Street, the main commercial street in Gawler, which is considered ideal for such a programme. The National Trust of South Australia successfully obtained a National Estate Grant to initiate Main Street in Gawler, and in November 1988, expressions of interest were called from several consultants.

This is the first Main Street Programme in South Australia and it is being undertaken at a time when Victoria and New South Wales are establishing and documenting similar projects, both in the metropolitan centres and in country towns.

### **1.2 MAIN STREET PROGRAMME - THE NORTH AMERICAN EXAMPLE**

The Main Street Programme is an initiative developed by the National Trust for Historic Preservation in the United States of America. The application of the Programme is noted for its success in reviving community pride and business activity in older, traditional town centres.

The Main Street Programme is described by its originators as a "revitalisation programme" referring both to the economic life and built environment of town centres which have been affected by development that encourages shoppers away from the Main Street. It places emphasis on community co-operation in reviving and exploiting the historic character of "Main Streets". There are four elements in the approach: community organisation; design revitalisation proposals; economic restructuring; a marketing campaign. In the American examples, each of these areas has received equal attention.

By the late 1970s, Main Street was well established in the United States and spread to Canada under the direction and impetus of the Heritage Canada Foundation. By the mid 1980s, many cities and towns had prepared their own summary practical guides outlining the approach and methodology used for adopting the Main Street approach for their revitalisation. Each guide is different, reflecting the individual character of each of the chosen Main Streets, but in all cases, the four elements outlined above have been adopted.

The Main Street Programme does not focus on only the Heritage listed buildings or structures in the Main Street - its application is intended to be broader. The Programme encourages a return to the original character of the building or structure as evident when the building was constructed, regardless of the age of the building. It does not seek to recreate a nineteenth century street from a building stock of varying ages, but rather accepts each building as possessing some individual significance and contributing to the character of the street.

The Main Street Programme has operated successfully in North America because it encourages traders to capitalise on what they have in their area that is regionally distinct, and to develop their shops to trade in items that are



appropriate for their market. An integral part of the healthy revitalisation of the economic centre of the town is the rejuvenation of the building stock.

### **1.3 OBJECTIVES OF PROJECT - APPROACH TO MAIN STREET IN GAWLER**

The broad objectives of the project as outlined in the Brief to Consultants (see Appendix Five) are to:

1. *Test the potential application of the Main Street Methodology to South Australian towns to show that conservation can contribute to the economic viability of businesses.*
2. *Initiate a full Main Street Programme and demonstrate the application, starting with selected buildings in Murray Street.*

Due to budget constraints, it was decided by the National Trust (the Commissioning body for this study) to emphasise the formulation of revitalisation proposals for buildings within Murray Street. The economic restructuring component and commercial development strategy of Main Street has not been covered in this report. Community organisation has occurred with the holding of two public meetings to explain the Programme and a limited marketing campaign has been undertaken to inform all traders within the street of the objectives and benefits of the Programme.

The project has been undertaken in the following phases:

**PHASE ONE:** The Review of Existing and Economic Planning Studies for Gawler.

**PHASE TWO:** Community Consultation to establish a List of Selected Business Owners, Building Owners and Lessees who are willing to contribute in the Main Street Programme. From this, a Recommended Programme of Action for Murray Street, based on the Main Street Approach, was outlined.

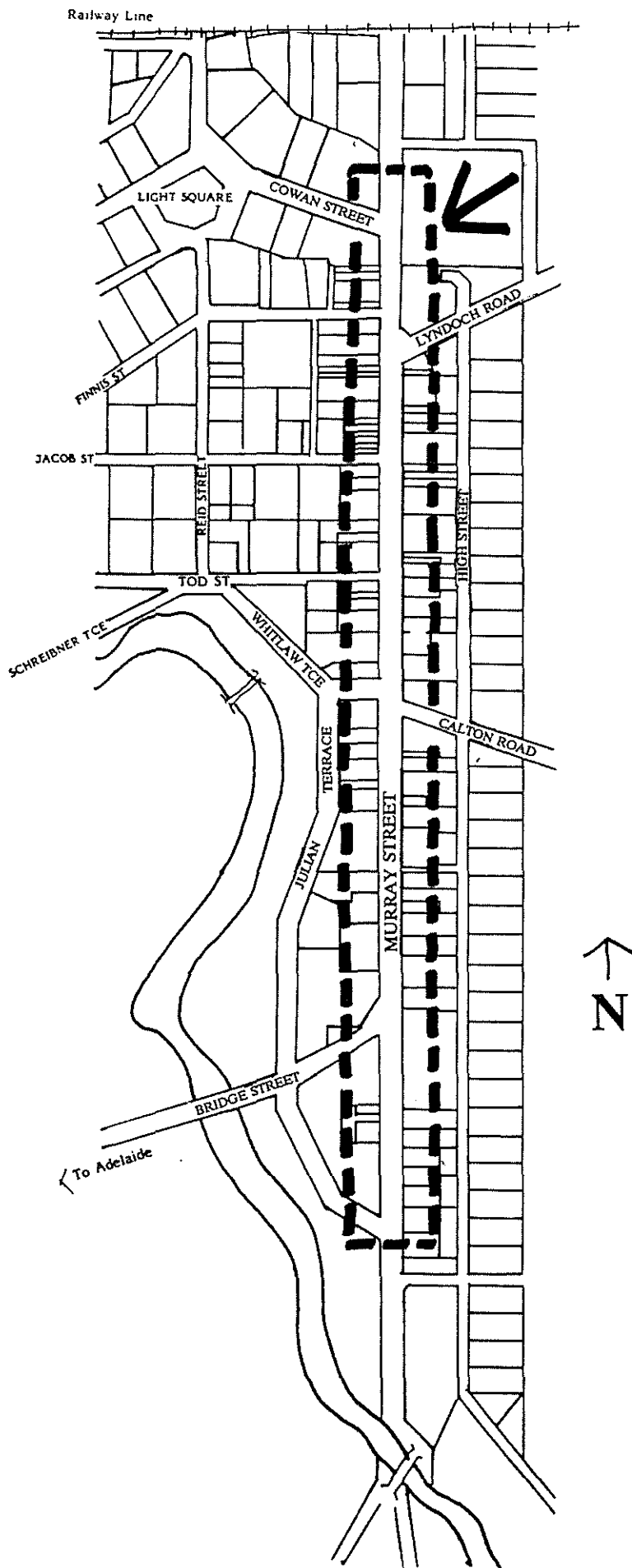
**PHASE THREE:** The Preparation of Building Rejuvenation Proposals for these selected buildings, taking into consideration consultations held. During this phase, it was decided by the consultants to systematically compile a collection of early photographs of Murray Street which would assist with preparation of building rejuvenation proposals. Rejuvenation proposals include sketch proposals for facade alterations to buildings, or recommendations overlaid onto photographs of existing buildings.

**PHASE FOUR:** Assistance with any building improvement works to the facades of buildings in Murray Street that were designed as part of the project. Any supervision of projects to be provided within the study period.

**PHASE FIVE:** Assessment of the results of the Programme and the formulation of recommendations on the next phase of implementing a Main Street Programme. A public seminar is to be held, discussing the project and its findings.

### **1.4 STUDY AREA**

The section of Murray Street analysed in this report is indicated on Figure 1.



**FIGURE ONE: STUDY AREA**

## **2. SUMMARY OF RECOMMENDATIONS**

### **2.1 PUBLIC SEMINAR**

A public seminar should be held to discuss the project and its findings. This seminar would follow on from the initial public meeting which was held at the commencement of the project and allow for individual traders within the street to voice their opinions about specific recommendations.

*A second public meeting was held following the completion of this report. The meeting was well attended and a resolution made that a Steering Committee should be established to further the Main Street Programme.*

### **2.2 MURRAY STREET POLICIES**

It is recommended that the Gawler Council adopt the objectives outlined in 3.4 of this study. These objectives clearly outline the future development policies for the street and are based on recommendations from this report and previous planning studies undertaken for Gawler. These policies should be referred to and where appropriate incorporated into the Supplementary Development Plan currently being prepared for the City.

### **2.3 BUILDING REJUVENATION PROPOSALS**

Following the acceptance of the principles and recommendations of this report, the Gawler Council should circulate to each trader within the Street, the specific information relating to his/her building. It may be advantageous to undertake this step prior to the holding of a public meeting (see 2.2 below).

The restoration and maintenance of the following buildings is seen as a high priority and should be actively promoted and encouraged by the Gawler Council. Improvement works undertaken to these buildings will have a dramatic impact within the street:

#### Murray Street East Side:

- . Verandah improvements and signs, Gawler Energy Centre, 29 Murray Street (to early photo details)
- . Erection of original verandahs, National Trust Headquarters, former Telegraph Station
- . Facade restoration, Super Elliotts (former Oddfellows Hall), 63 Murray Street
- . Verandah, Music Shop, 65 Murray Street (to early photo details)
- . Verandah, 81-87 Murray Street (to early photo details)
- . Landscaping, John Waltons site
- . Restore facades and verandahs, 111-115 Murray Street (to early photo details)
- . Verandah, 147 Murray Street (to details at 151 Murray Street)
- . Removal of paint and signs to facade, 161 Murray Street (Exchange Hotel Bottle Shop)

#### Murray Street West Side:

- . Verandah, Gawler Palace Chinese Restaurant, 38 Murray Street
- . Verandah, Ames Hardware, 48 Murray Street
- . Verandah, shops 68-76 Murray Street (to early photo details)
- . Verandah, 104 Murray Street (turns corner into Jacob Street)
- . General restoration, 116-120 Murray Street (Hair Salon and Bunyip Building).

It is interesting to note that during the course of this study, improvements were undertaken to the following buildings in the spirit of the consultants recommendations:

- . Prince Albert Hotel, 109 Murray Street, new colour scheme
- . 111 Murray Street (former Jesus Friendship Centre, now Travel Agent),

renovation/restoration of frontage

Co-op Building Society, 147 Murray Street, new colour scheme

Exhaust City, 153 Murray St, (corner Lyndoch Road), facade improvements including removal of paint from stonework.

These noticeable changes to buildings within the street have lead to a slight change in perception in the Town Centre - recognition that there is good potential for further steady improvements to the Street.

## **2.4 PHASE TWO OF MAIN STREET PROGRAMME FOR GAWLER**

It is strongly recommended that the Main Street Programme in Gawler should continue. This should be undertaken in the following ways:

2.4.1 Phase Two should be concerned with the **implementation of the recommendations of this report**. To assist with successful implementation, it is recommended that Gawler Corporation seek out specific advice from a suitably skilled consultant, ensuring that any development within Murray Street is in accordance with the recommendations of this Study or where such development differs, will enhance the identified character of the Murray Street area.

2.4.2 **A Gawler Main Street Committee** should be established. This Committee should be comprised of town traders and Council members, the chairman being an active and progressive trader in the town. This Committee would meet on a regular basis to co-ordinate the on-going programme and together with the Council would be responsible for supervising any consultants employed on the Main Street Programme. It is envisaged that this Committee be "a self-help Committee" and would generate the promotion of the street as an attractive and viable shopping centre. Activities of this Committee could include regular and relevant guest speakers, covering different aspects of the Main Street Programme which are of specific assistance and relevance to the traders. This Committee should also foster communication with State Government and ensure continuing government support for the project.

2.4.3 **Application should be sought for further funding** to ensure that the Main Street Programme continues with some expert consultant assistance. A preliminary application has been lodged by the National Trust of South Australia to the National Estate Grants Programme for funding to cover further aspects of Main Street not covered in this first stage. An additional source of funding for the Main Street Programme could be sought from the Northern Development Board, Department of State Development. This body could be approached to fund a Main Street Manager/Development Officer. Such a position has been established at Mount Gambier Council and this Development Officer is responsible for initiating and managing and overseeing projects that go on in the Town Centre.

2.4.4 **A marketing campaign** should be established for the Street as part of the second phase of the Main Street Programme. Devices used to promote the Street should be investigated and these are outlined in 3.4.9 of this Report.

## **2.5 CO-ORDINATION WITH MURRAY STREET TOWNSCAPE STUDY**

It is important that the implementation of the Main Street Programme and the Murray Street Townscape Study (Refer 3.3 below) be undertaken concurrently. The Gawler Corporation should co-ordinate these studies to ensure recommended policies are implemented with enthusiasm and commitment.

### 3. BACKGROUND INFORMATION TO MAIN STREET PROGRAMME

#### 3.1 MURRAY STREET - HISTORICAL BACKGROUND

Murray Street has been the principal commercial centre of Gawler since the town was first settled. The road was no doubt named after H D Murray, one of the proprietors of the special survey under which Gawler was laid out, and his uncle Sir George Murray, who was Colonial Secretary at the time of South Australia's settlement. The township of Gawler, established in 1839, followed a plan drawn up by Light, Finniss and Company. Murray Street, which was essentially a continuation of the Adelaide Road (or Great North Road depending which direction one was headed) via a ford across the South Para River, very quickly became the focus of Gawler township. Light's plan reinforced the physical features of the site and the north-south orientation of Murray Street reflected this.

During the 1840s the road gave access to the newly opened agricultural areas to the north, the Barossa and Clare Valleys, and to the Murray River to the east. The development of the mines at Kapunda and the Burra also underlined Gawler's position as an important stopping place in these earliest years. This function is reflected in the fact that the first substantial buildings in Murray Street were the hotels. The Old Spot was the first of these, erected in 1839 (rebuilt in 1855, enlarged 1879-80), then the Old Bushman's in 1840 (in Cowan Street and rebuilt in the 1870s), and the Gawler Arms in 1848 (rebuilt as two storey in 1903). These and other buildings in the street such as cottages and blacksmith shops were originally simple single storeyed structures of stone, timber or pug. None of these original buildings remain in their 1840s state as they were replaced by more substantial structures as Gawler's population grew in the 1850s and 1860s.

A description of Murray Street in 1857 was given by a junior clerk of the newly established South Australian Banking Company.

"There is but one street of any importance, about one quarter of a mile in length and sixty feet wide, with other little streets branching from it; some of them have houses and some have not. In the Main Street, which is called Murray Street, all the business is carried on. There are three public houses, eight or ten stores, two or three corn stores, four chemists shops, two or three blacksmiths, two or three shoemakers, two bakers, one tinker's shop, two or three ironmonger's shops, and out of the town a little way are two mills. At the north end of the town on an eminence are four chapels, one free Scots Church, one Wesleyan Chapel, one Independent and one Catholic Chapel with one general cemetery. The houses in Murray Street are of every description; there are but two or three two-storey buildings; all the rest are one - that is nothing but the ground floor and no cellars. Some are built of wood, some stone, some brick, some mud, and some posts stuck in the ground and plastered with mud between. There are no half-dozen houses alike, the whole length of the street."

The first building in Murray Street of some architectural pretension was the South Australian Banking Company building of 1859 (now 25 Murray Street, solicitors offices). The style of the building derives from the very early Victorian Renaissance Revival based on Roman Palazzos (Charles Barry's Reform Club in London was one of the first in this style). At the southern entrance to the township, this bank was a major landmark and was considered Gawler's "greatest ornament". The Oddfellows Hall (now Super Elliott Cycles) was also built in 1859 to the design of Edmund Wright, architect. The Lodge's first floor hall served as the main venue for all public meetings and functions in the town, including the activities of the Gawler Institute until 1870. The original



PH3 View north showing Kingsford Hotel on left-hand-side pre.1906?



PH34 View of Oddfellows Hall, Post Office and Telegraph Office c.1880



PH12 View north showing Old Spot Hotel on right-hand-side c.1897



PH22 View south with Piles building on right-hand-side 1897

**EARLY PHOTOS OF  
MURRAY STREET**

appearance of this building with its balcony and verandah can be seen in early photographs.

The Town Corporation was formed in 1857 and one of its major concerns was the state of Murray Street. The road was the subject of a petition to the Government in 1858 for a grant of L1000 to repair Murray Street. The Corporation noted that it was the only highway to the country north and east and as a result carried "a greater extent of traffic than any other road in the colony". At this time the Corporation also laid down slate flagging as footpaths, remnants of which are still in front of the Exchange Hotel.

Some of the single storey buildings which were constructed during the 1850s and the 1860s still exist in part. The side and rear walls can be seen behind later, usually modern, facades; there is evidence of original slate roofing tiles on early roof forms. One excellent example of this is the shop at 104 Murray Street (now Barcleys Fashions). In addition, the former Eudunda Farmers store (originally James Harris' Drapery, now Kavanaghs Furniture) retains early structure behind new fronts. These early buildings are at risk from redevelopment which has removed their contemporaries.

The extension of telegraph services from Adelaide necessitated the building of the Telegraph Office in 1860 and an elegant new Post Office was built on the adjacent allotment in Murray Street in 1866. These Government buildings were separated by a lane from the Oddfellows Hall and constituted the nub of official activity in Murray Street until 1870. The stonework on both these buildings has never been painted and consequently gives a strong indication of the appearance of the buildings of Murray Street prior to the painting of many of the stone facades of major buildings.

The 1870s and early 1880s was a period of formalizing the status of the town, primarily by the construction of imposing public buildings and banks. The architecture of this period is characterised by mid-Victorian embellishment and decoration. The Institute, the Bank of Adelaide (now ANZ), the Town Hall and the National Bank continue to create a substantial group of notable buildings emphasizing the prosperity and optimism of Gawler at this time. The wealth of the town was based on both agricultural and industrial activity.

The tramlines along Murray Street which figure so prominently in early photographs were laid from the Railway Station west of the town in 1879 and horse drawn trams ran up Murray Street to the terminus goods shed at the Cowan Street intersection. The terminus block had originally been set aside for a market in the 1839 plan but this had not eventuated. The tram track had a spur line into Calton Street leading to James Martin and Co's engineering workshops. Martins had the SA Railway contract and locomotives and rolling stock were run out into Murray Street on completion. The tracks were taken up in 1931, after the demise of the engineering activities in 1928.

Gas lighting was introduced into Murray Street in 1879 but today only one lamp stand remains in front of the Institute building (a copy of the original). Gas lamps were also attached to the verandah posts of shops, and these and the lampstands along the street are visible in photographs of Murray Street during this period.

Murray Street in 1880 had "generally a substantial character" and by 1890 Murray Street had virtually been fully developed. The buildings were civic and commercial with few residences remaining which were not associated with

business activities (except at the southernmost section of the street). Only one church (the Baptist) intruded into the business of Murray Street, while the other churches were away from the main street. The face of Murray Street changed little during the next decade.

The two conspicuously Edwardian buildings in the street are Essex House and the State Savings Bank of South Australia. Built in 1905, and designed by English and Soward architects, Essex House was extended southward so that by 1928 the shop covered the same area as nearly six original shops and workshops. The Gawler Arms Hotel facade was altered to match the new shop. The State Savings Bank of SA was constructed in 1911, to the design of Woods Bagot, architects, and again used distinctively Edwardian elements such as terra cotta Marseilles roof tiles.

Murray Street has also been the venue for many celebrations and demonstrations. Photographs of the township's Jubilee in 1887 show Murray Street decorated with arches, banners, flags and flowers. The first locomotive to roll off the production line at James Martin and Company and into Murray Street in 1890 was greeted by a large crowd; and the visits of various celebrities from the Duke of Edinburgh in 1867 to the French soldiers after World War One have been occasions for festive gatherings in Murray Street. Striking workers from the Implement Workers Union also used Murray Street for their demonstration march in 1911.

The prosperity of Murray Street has fluctuated with the ups and downs of Gawler's economy, and the changing condition of the State. The late 1920s and early 1930s were a depressed period and little changed in the street apart from the removal of the tramway and the inevitable replacement of horse drawn vehicles by the motor car. A new picture theatre was built on the site of James Martin and Company's offices in 1934. The modernization of shops and shopfronts began in the 1950s and has continued inexorably until the present day, and there are large gaps in what was a continuously built up street line, as groups of early buildings have been demolished and replaced by current commercial activities such as car sales yards and car parts.

Traffic continues to be a constant problem through Murray Street, despite the opening of the western by-pass road in 1963.

Murray Street, as the main street of Gawler, reflects the social and economic history of the town from first settlement to the present day. The buildings identified in this account of its development all remain today, although not always with their original appearance.

#### **Note on Sources:**

The historical information for this brief history has been extracted from the Heritage Survey of Gawler undertaken in 1981 by Hignett and Co (Susan Woodburn, historian) and from State Heritage Branch files.

The early photographs of Murray Street are from the Mortlock Library of South Australiana and from the private collections of Alf Dawe, John Clift, Glenn Williams of Gawler.



## 3.2 PLANNING STUDIES UNDERTAKEN IN GAWLER

### 3.2.1 Gawler Town Centre Study, 1975

Report prepared for the Corporation of the Town of Gawler by Bruer Vogt and Hignett, April 1975.

This study, undertaken 12 years ago, is a useful background document, and some of its recommendations have subsequently been implemented (particularly provision of off-street parking west of Murray Street; and the protection of Cowan Street Area by its designation as a State Heritage Area in 1982).

This study comprises two parts: Part 1 - investigates "environment, land use, movement and public involvement". Part 2 - a development plan (guidelines in broad terms for specific action areas). The study makes the following points relevant to the Main Street Programme:

The most important environmental elements in the town centre of Gawler are:

- . The State Heritage area around Cowan Street with its squares and churches.
- . The river bank adjoining the town centre.
- . The character of Murray Street with rows of consistent historic buildings interspersed with more recent development.

One of the major problems facing Gawler town centre is the traffic in Murray Street, especially heavy traffic. Surveys in 1975 indicated that 7% of traffic in Murray Street could be diverted to the western bypass and that the construction of the proposed eastern bypass could divert approximately 24% of the traffic in Murray Street. This eastern bypass would significantly reduce the number of heavy commercial vehicles in Murray Street especially in the Calton Road section which currently creates noise and reduces markedly pedestrian comfort in this area.

There is a public preference for parking in Murray Street which results in a relatively high accident rate and congestion in Murray Street.

The continuation of the viability of this town centre is in part due to its character and quality. The continued success would depend on how the existing town centre is converted to handle the car borne shopper and how well the unique character is preserved. This character of Murray Street is very similar to an English high street. Interview with shoppers in Murray Street showed there is a preference for and a pride in Gawler's unique character, the small shops, the private ownership and the personal service and friendly atmosphere.

The environmental considerations section of the report outlines a short historical summary, maps significant individual buildings and building frontages, and plots significant open spaces and areas with significant trees.

The activity systems section of the report assesses generalised land use patterns in the town centre, looks at population growth and retailing activity. It also maps retail and commercial distribution (both as existing in 1975 and as proposed).

Under the movement systems section of the report (traffic analysis) the pressure of traffic on the town is analysed: the link directly with Adelaide 40km to the south; roads which are connected with the Barossa Valley and the hinterland rural areas. Carparking spaces are summarised.

Under the public involvement section of the report the results of a user survey are included. The following proposals receive general support:

- . Expansion of the town centre to the west but not past Reid Street; Murray Street to have two-way traffic with Reid Street one-way north, High Street one-way south, limited right turn movements in Murray Street, and additional pedestrian crossings to be provided in Murray Street. Major problems summarised were:

- . lack of parking especially off-street carparking.
- . poor traffic flow and congestion in Murray Street, particularly heavy commercial vehicles resulting in a noise problem and a dangerous situation for vehicles and pedestrians.
- . It was generally considered necessary to widen or control traffic in narrow streets adjacent to Murray Street. It was felt desirable that High Street should be one-way south and Reid Street one-way north.

Part 2 of the study, the Development Plan outlines six policies and establishes recommendations for action areas.

### **3.2.2 Gawler Heritage Study (Hignett and Associates, 1981)**

This report provides a description of the town's physical and social development together with detailed information sheets on buildings and items considered by the study to be of State and/or local heritage significance.

### **3.2.3 Gawler Town Centre Strategy Plan First Report: Analysis and Conclusions (Kinhill Engineers Pty Ltd, April 1988)**

This recent report analyses the Gawler town centre area in great detail, reviewing all the findings of the earlier Gawler Town Centre study. This report provides important background information to the establishment of the Main Street programme, particularly as it outlines the findings of public submissions, shopper surveys, traffic volume and accident assessments, and provides a summary of carparking capacity. An important component of the Main Street programme is public participation and this was established as part of the Gawler Town Centre Strategy Plan process. Repetitive public surveys and interview which cover aspects already assessed as part of this earlier study are to be avoided and the Main Street public consultation process should be limited to specific businesses and specific building improvement programmes. The findings of this Town Centre Strategy Plan can be summarised as follows: (page numbers included in brackets)

#### Future role and character of Gawler Township (p 2-1)

Gawler is changing from a self-contained country town serving a rural region to a new dual role in which it will serve a rapidly growing part of metropolitan Adelaide. The report proposes a structure plan for the study area providing for the development of new facilities in the town centre and the conservation and enhancement of Gawler's attractive and historic environment. The structure plan proposes to create three zones: town centre zone, residential zone, and parklands zone. This indicative Town Centre Strategy Plan is outlined in Section 9 of the Report.

#### Population Projections (p 2-2)

Gawler's population in mid-1986 was 12,773. Population is projected to double to 26,000 by the year 2000 as the result of accelerated development in the southern Evanston area during the 1990s.

#### Retail and Commercial Development (p 2-4)

23,500 square metres of retail floor space is concentrated in the Town Centre Study area out of the total provision of 25,000 square metres within the Gawler LGA. Retailing has been concentrated along Murray Street until recent years when supermarkets have moved out and expanded on to sites along Reid Street (Foodland, Cheap Food) and north of Cowan Street (Coles). It is estimated that between 15,000 to 20,000 square metres of additional retail floor space should be able to be developed within the linear town centre and generally between Reid Street and High Street. This is dependent upon the TAFE site and adjacent land being available for redevelopment, further expansion of the Coles site,

and infill development occurring along Murray Street, particularly south of Walker Place/Calton Road. This new development would substantially satisfy anticipated retail demand. The preferred focus of major new retail development would be the TAFE site and adjacent land extending east from Reid Street and north from Tod Street to Cowan Street. If this site becomes available development would strengthen this central Murray Street shopping centre.

#### Townscape Heritage and Public Environment (p 6-1)

Murray Street is identified in the study area as an area which warrants recognition as an area of special character (p 6-3).

Suggested infill development sites are identified as follows (p 6-14):

- . The TAFE College site and adjacent land to the north, the major opportunity for retail and commercial development.
- . Julian Terrace frontages and infill sites along Murray Street - This development should take advantage of the parkland frontage and reinforce the linear historic townscape character of Murray Street.

The report recommends (p 6-14) that Council should implement, as funds permit, a series of streetscape/landscape action projects within the study area. Specific recommendations for Murray Street are as follows:

- . phased introduction of street trees, widened footpaths, more attractive paving and street lighting and furniture.

#### Traffic and Public Transport (p 7-1)

The most significant issue to be resolved by the Council and the Department of Environment and Planning is the problem of traffic. In developing a strategy for future traffic movement the key road is Murray Street. In order to reduce the dependency of traffic using Murray Street, it is necessary for traffic to be encouraged to use alternative routes within the town and also routes that bypass the town. The western bypass route is currently being upgraded but the construction of an eastern bypass is unlikely to occur for at least ten years.

The ideal solution for Murray Street would be the erection of the eastern bypass to deviate traffic but this is unlikely to occur for at least ten years and a strategy is required to cope with traffic in the short term. This is suggested as follows:

- . installation of traffic signals at three key locations along Murray/Bridge Street.
- . alter Murray/Bridge Street junction to create T-intersection establishing Murray/Bridge Street as main route (this is currently being drawn up by the Highways Department).
- . ban parking along High Street making it more attractive to use as by-pass.
- . install stop or give way signs at High Street/Calton Road (and others further away from Murray Street).
- . traffic flow around Light Square in clockwise direction.
- . Finnis Street and/or Jacob Street could incorporate wide block closure to allow access to parking but not through traffic.

(Figure 7.4 enclosed)

#### Car Parking (p 8-1)

Parking surveys indicate the overall provision of parking is reasonably adequate although some of the off-street areas are of limited use. The key element of any future parking strategy should be to obtain greater turnover of spaces in prime shopping areas particularly in Murray Street. The report recommends a progressive system of time limits should be implemented for parking.

### **3.3 MURRAY STREET TOWNSCAPE STUDY, 1989**

This Study, funded jointly by the Australia Council and the Gawler Corporation is concurrently being undertaken by the consultants and is primarily involved with the physical streetscape rejuvenation of Murray Street. It is clear that the two studies are closely inter-related, the Steering Committee for the Main Street Programme extended its role to act as the Steering Committee for the Townscape Study. The preparation of these two studies will provide the Gawler Council with a clear direction for the future physical direction of Murray Street and will establish clear guidelines for rejuvenation and improvements to the commercial strip in Gawler.

### **3.4 OBJECTIVES FOR MURRAY STREET**

**3.4.1** Promote Murray Street as a linear "High Street", enhanced by sensitive infill and rehabilitation of historic buildings together with streetscape improvements (Gawler Town Centre Strategy Plan - 1988, 6-3).

**3.4.2** Encourage and promote restoration of significant buildings and the rejuvenation of other buildings to reinforce the historic character of Murray Street. Specific recommendations are made for each building in Section 6 of this report.

**3.4.3** Encourage the reinstatement of individual and continuous single-storey verandahs to re-establish the dominant element of the street verandah evident in early photographs. This should be a major thrust in the revitalisation of existing buildings which currently do not contribute to the character of the street.

**3.4.4** Establish an appropriate, simple and consistent landscaping theme which will not compete with the architectural and heritage quality of the street and not conflict with new and existing verandahs (this will be covered in Murray Street Townscape Study 1989).

**3.4.5** Any building works (restoration and general improvements) of existing buildings should refer to historic photographs and documentation and preferably be derived from this evidence. Incorporation of modern design elements on contributory historic building should be avoided.

**3.4.6** Any new development in Murray Street should be sensitively designed to reinforce and reflect the scale, form and detailing of heritage buildings within the street. This is particularly important for future development sites such as the car yards at the southern end of Murray Street.

**3.4.7** Sign-writing should be consistently designed to reinforce the character of the precinct. Advertising should be controlled to ensure that any signs are compatible with the particular building and precinct as a whole. An advertising guideline document should be prepared for Murray Street to clarify for traders recommended sizes, types and locations of signs (This has recently been undertaken at Port Adelaide Council.)

**3.4.8** The use of the street by pedestrians should be encouraged (specific recommendations to be outlined in Murray Street Townscape Study, 1989).

**3.4.9** Clear, consistent and well designed street signs should be used, particularly those which direct cars to off-street parking.

#### **4. PUBLIC CONSULTATION PROCESS**

##### **4.1 CONSULTATION APPROACH USED**

The following consultation approach was used in the Gawler Main Street programme:

At the first Steering Committee Meeting (held 20 February 1989) a draft information leaflet was presented to Committee which explained the approach to Main Street in Gawler. Following adoption of a finalised leaflet, as reproduced on page 19, property ownership and tenants names were obtained from the Gawler Corporation from computer lists and discussions were held with the town planner, Mr Bob Walter, to ascertain significant property owners within the street who should be contacted in person or by telephone. This task was undertaken and a further meeting was held with the town planner to finalise the list of owners and tenants. On March 13, a printed invitation to the Main Street Launch (reproduced on page 18 and information leaflet was sent to all traders within the street allowing a two-week response period. Responses were given direct to the Gawler Corporation who then notified the National Trust regarding the acceptances for the launching.

On March 29, the launching of the Main Street Programme was held at the Gawler Council Chambers at 6.30pm. Two days earlier, local and statewide press had been contacted (see Media Release reproduced on page 20) and interviews were held by the consultants on radio and with newspaper reporters. The launching was well attended, with approximately 80 people present. Drinks and food were provided by the Corporation and the following format for the evening was adopted:

- Welcome Address by the Mayor of Gawler;
- Background Information on the Main Street Programme, presented by Ms Robyn Taylor (National Trust);
- Talk by Consultants on Main Street principles and the application in other states of Australia, accompanied by slides. This talk was of approximately half hour duration;
- Question period and informal discussion;
- Drinks and supper

At this launching, the importance of the questionnaires was reinforced and traders were invited to respond. In addition, the launch provided a good venue for obtaining historical information on properties in the street.

##### **4.2 RECOMMENDED ACTION PROGRAMME**

As a result of this initial public consultation and leaflet distribution, fourteen responses were gained from property owners within the Main Street. Requests for advice varied from general facade improvements, drawing up of new verandahs, repainting schemes, to ideas for presentation of shop windows. Due to the response, it was decided to alter the initial brief to the consultants and delete the complete documentation of one building to allow for the provision of advice for as many property owners as possible. It was also decided at this point to compile a complete collection of early photographs of the street as a starting point for recommendations for buildings. These photographs were obtained from archives at the Mortlock Library of South Australiana and from individuals within Gawler, who had compiled collections of early photographs.



***The President  
of The National Trust of South Australia  
and His Worship The Mayor of Gawler***

*invite you to attend the launching of the*

***GAWLER MAIN STREET PROGRAM***

*for the improvement of Murray Street*

*at the Gawler High Street Hall, Gawler*

*on Wednesday, 29 March, 1989*

*at 6.00 p.m. for 6.30 p.m.*

*RSVP by March 23  
Telephone (085) 22 1533*

*Corporation of the Town of Gawler  
89 Murray Street, Gawler SA 5118*

**INVITATION SENT TO TRADERS IN MURRAY STREET**

## MAIN STREET PROGRAMME

### BE INVOLVED - IT'S FOR YOU !



The National Trust has appointed consultants in conjunction with the Gawler Council, utilizing National Estate funding, to establish a Main Street Programme for Murray Street which aims to revitalize the appearance of properties in the street.

### WHAT IS THE MAIN STREET APPROACH?

"Main Street" is a revitalization programme emphasizing the community's cooperation in reviving and exploiting the historic character of "Main Streets".

There are four elements to the approach:

- community organization
- design revitalization proposals
- economic restructuring
- a marketing campaign

However, it does not focus only on heritage buildings but encourages sensitive revitalization and improvements of all buildings regardless of age. In addition, Council is undertaking a streetscape improvement programme to revitalise the street, including street planting, street furniture, and other relevant items.

### HOW CAN YOU BE INVOLVED?

If your shop or business needs an injection of ideas to improve business, such as improvements to shopfronts, improved signage, repainting, or a new verandah, all these ideas can be discussed FREE with the architects working on the Main Street Programme.

### WHO DO YOU CONTACT?

The appointed Consultants for this work are

Bechervaise and Associates  
Level 1, 285 Rundle Street, Adelaide, S.A. 5000.  
Telephone: 232 1626 or (08) 421 664

Contact Person: Elizabeth Vines

### WE NEED YOUR INPUT

What do you currently have in mind to improve your business? (e.g. facade improvements, improved signs, window dressing ideas, interior arrangements?)  
Would you like advice on this matter?

Does your building have obvious problems?  
(e.g. deteriorating verandahs) etc.

Do you have a master plan for your business?

How would you like Murray Street itself improved (e.g. street trees, lighting, etc.)?

Are you interested in being involved in the Main Street Improvement Programme?  
If so, please write your name, your business name, address, and telephone number below:

If you have any queries about this programme please contact:

Elizabeth Vines. Tel. (08) 232 1626 or (08) 42 1664  
or Robyn Taylor, National Trust. Tel. (08) 223 1655  
or Bob Walter Gawler Council (085) 221 533

PLEASE RETURN THIS QUESTIONNAIRE TO THE GAWLER COUNCIL  
BY WEDNESDAY 29TH MARCH



# NATIONAL TRUST

Avers House  
288 North Terrace  
Adelaide SA 5000

P.O. Box 61  
Rundle Mall SA 5000

Telephone (08) 223 1655  
Fax No. (08) 232 2856

- 2 -

## MEDIA RELEASE

### GAWLER'S MAIN STREET PROGRAMME - A FIRST FOR SA

The National Trust of South Australia has received a National Estate Grant of \$12,000 to conduct a Main Street Programme in Gawler.

This pilot scheme, the first to be undertaken in South Australia, will be launched in Gawler on Wednesday, March 29, by Mr Ron Danvers, a leading conservation architect and President of the Royal Australian Institute of Architects (SA Chapter), and the Mayor of Gawler, Mr Gilbert Harnett.

An initiative developed in the USA by the National Trust for Historic Preservation, the Main Street Programme is noted for its success in reviving community pride and business activity in older town centres.

Director of the National Trust of South Australia, Mr Tim McDonald, describes Main Street as a revitalization programme, emphasising the community's co-operation in reviving and exploiting the historic character of main streets.

He pointed out that it does not only focus on heritage buildings but encourages sensitive revitalisation and improvements of all buildings regardless of age.

Ms Elizabeth Vines, a consultant with the urban design and planning firm of Bechervaise and Associates, has been appointed by the National Trust in conjunction with the Corporation of the Town of Gawler, to establish the programme.

Ms Vines, a conservation architect, is currently heritage advisor to the City of Port Adelaide and the City of Broken Hill.

She knows Gawler intimately, having been responsible for processing applications to heritage buildings within Gawler and the Church Hill State Heritage Area in 1976 when she served as the State Heritage Branch architect.

Bechervaise and Associates is also involved in the Murray Street Urban Design Streetscape Improvement Study which is inter-related with the Main Street Programme.

Funding of \$14,000 for the streetscape study is being jointly shared by Gawler Council and the Design Board of the Australia Council.

Mr McDonald said the National Trust is pleased that both studies are running concurrently.

"We consider that both projects will assist council and property owners with the enhancement of this significant commercial street," he said.

The public meeting and launch of the Main Street Programme on Wednesday is to be attended by approximately 200 interested people representing several government departments, Murray Street traders and building owners, the members and staff of Gawler Town Council, members of the Main Street Programme Steering Committee, and members of the National Trust.

ends.

For further information or interviews with Ms Elizabeth Vines.....

Contact: Ms Vines (08) 2321626 or (08) 421664

or Ms Robyn Taylor, National Trust (08) 2231655



## 5. ASSESSMENT OF MAIN STREET PROGRAMME IN GAWLER

### 5.1 HAS MAIN STREET BEEN A SUCCESS IN GAWLER?

As discussed earlier, the approach to Main Street in Gawler has concentrated on the physical rejuvenation of buildings within the Main Street. This is more limited than the Main Street American approach which covers all aspects of Main Street as outlined in Section 1 of this report. The consultants found early in the Study that traders were more interested in possible physical rejuvenation to buildings than obtaining advice on better business management for the businesses within the street. Therefore, Main Street in Gawler has been more restricted than the American approach but follows on from the Townscape Advisory Service approach which has been so successful in Victoria and New South Wales. In these States, a similar approach has been undertaken, namely: Preparation of detailed reports which outline the history and development of the town centre and provide detailed advice on individual buildings, and the preparation of reports on recommended streetscape improvement projects to the Street itself. The Victorian and New South Wales Governments now employ Heritage Advisors who implement recommendations of such reports to provide free advice for traders within towns with heritage character. Notable examples of these towns include Ballarat and Maldon in Victoria and Broken Hill in New South Wales.

In summary, the Main Street Approach in Gawler has been a success, but in a more narrow sense than that applied by its originating country, the United States. It has been found in other towns in Victoria and New South Wales that the practical effects of townscape rejuvenation and building improvements take several years to be noticed. There is generally a considerable time-lag between the preparation of the report with detailed building recommendations and implementation of building improvement projects. In Gawler, several projects have been undertaken during the period of the Main Street Study, the most notable being the facade restoration of 111 Murray Street and the facade restoration of 153 Murray Street (Exhaust City, now Midas). These projects were initiated prior to the Main Street Study and conform to the spirit and recommendations of this Report.

The Main Street Project for Gawler was initiated by the National Trust and there is the danger that without this external body providing enthusiasm and input, the project may grind to a halt. It is **essential that the Gawler Council now takes a leading role** to ensure that the project is an ongoing success. Council's involvement in the formulation of appropriate planning policies and in the form of incentives (physical improvements to the street itself and positive advice given to traders and property owners) is vital to the project's success.

### 5.2 POTENTIAL EXTENSION OF PROJECT IN GAWLER - HOW TO KEEP IT GOING

#### 5.2.1 Implementation of the Recommendations of This Report:

This report together with the collection of early photographs of Murray Street for the Main Street will be useful references, both for the rejuvenation of individual buildings and for the formulation of townscape recommendations. It is firstly recommended that the recommendations for each building are sent to each respective property owner with an accompanying letter, and this could be undertaken by the Main Street co-ordinator of the National Trust or the Gawler Council.

The second phase of the study requires an individual to assist with implementing these recommendations and undertaking negotiations with property owners within Murray Street. In the North American example a Main Street co-ordinator is employed to provide this service embracing wide responsibilities.

This role in Gawler could be similar to heritage advisory services provided elsewhere in South Australia and Australia.

### **5.2.2 Other Aspects of a Main Street Programme Which Should be Applied in Gawler:**

As outlined in Section 1.3 of this report, the approach to Main Street adopted in Gawler has concentrated on revitalisation proposals for buildings within Murray Street. It is important that the other aspects of Main Street are explored and covered and these include:

1. A Marketing Campaign to promote the street. The following preliminary suggestions are made:
  - . The establishment of a Main Street Logo to be used by individual traders on shopfronts and on publicity information.
  - . The use of paint companies to assist with repainting of building facades.
  - . The establishment of clear entrance signs to the town to promote Murray Street as a Main Street Programme and as a street of historic character.
  - . A concerted publicity programme for the Murray Street project, with articles prepared and submitted to local and national journals which describe the scheme.
2. Economic Restructuring Analysis: Whilst this forms part of the Main Street Programme in America, it is only applicable to towns where traders indicate that this is required and are willing to listen to advice from experts about the economic reassessment of their Main Street businesses.
3. Community Organisation: This is essential for an effective Main Street Programme and should be further explored in the second stage of Main Street.

## **5.3 APPLICATION OF GAWLER MAIN STREET PROGRAMME TO OTHER SOUTH AUSTRALIAN TOWNS**

The Main Street approach used in Gawler with emphasis on the physical revitalisation of buildings is applicable for other historic South Australian towns. The emphasis in Gawler has been upon the compilation of historic documentation in the form of early photographs and the cross-referencing of these with surviving building fabric within the street. Provision of simple sketch advice to property owners has been adopted to promote and stimulate improvement ideas for relevant properties.

## **6. BUILDING INVENTORY - REJUVENATION PROPOSALS**

### **6.1 BACKGROUND INFORMATION**

All buildings within the Murray Street precinct have been photographed and recommendations outlined. A standard building data sheet has been compiled, containing the following information:

- . Name
- . Address
- . Location Map
- . Construction Date
- . Building Materials
- . Present Owner/Occupier
- . Significance: this refers to an assessment of the building significance as follows:
  - A - Building of Statewide or National significance - conserve & restore
  - B - Building of Local Heritage significance to Gawler - conserve & restore
  - C - Form of building compatible or potentially compatible with the character of Murray Street - encourage facade improvements
  - D - Building or vacant site does not contribute to the character of the precinct - recent modern building or potential development site
- . Heritage Listings: current heritage listings of buildings are listed here (State Heritage Register, National Trust, Register of the National Estate)
- . Recommendations: a short summary of recommendations for building improvements
- . Building History and Analysis: this includes an historical and physical analysis of the building. No further primary historical research has been undertaken as part of this report, except for careful and thorough analysis of early photographs. In this section, reference to early photographs and evidence derived from this source is outlined.
- . Sources of Information: this lists sources of historical and photographic information obtained.

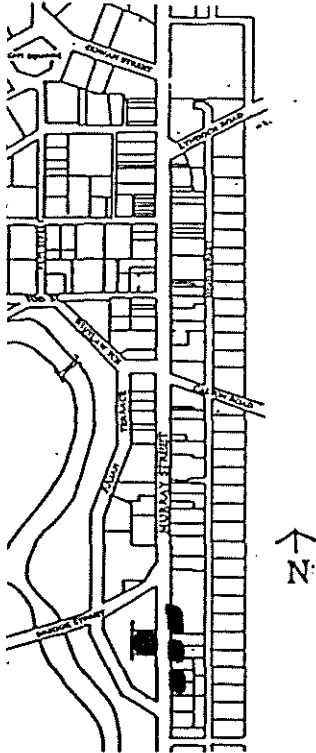
A complete set of early photographs used in this report will be provided to the Gawler Corporation for reference by interested parties.

## 6.2 SUMMARY LIST OF BUILDINGS INVESTIGATED

<b>Murray Street - East Side</b>	<b>Page</b>
Group of buildings south of Bridge Street	25
Southend Hotel	27
Former Bank of South Australia, now Rudall & Rudall	29
State Bank (former Savings Bank of SA)	30
Gawler Energy Centre	32
Gawler Caryard	34
Elders Real Estate, Matt's Insurance Agents	35
Single storey shops	37
National Trust Museum (former Telegraph Station)	39
Post Office	42
Super Elliotts (former Oddfellows Hall), Music Shop	43
Shops and Theatre Building	46
Westpac Bank	48
Old Spot Hotel and shop	49
Shops	51
Town Hall	55
Institute	57
ANZ Bank	59
Gawler Variety Foods, John Waltons & Carpark	61
Prince Albert Hotel	64
Saverys, Jacobs & Jesus Friendship Centre	66
Home Decorator Centre & Radio Rentals	69
Various shops	70
Gawler Bookshop & Co-op Building Society	71
Exhaust City	75
Exchange Hotel	77
Exchange Hotel Bottleshop	79
McKinlay Memorial & Pioneer Park	80
 <b>Murray Street - West Side</b>	
Gawler Baptist Church	83
BP Service Station & Gawler Toyota	84
Kingsford Hotel	86
Ames Hardware & Gawler Palace Chinese Restaurant	88
Patricks Antiques, Travel House Gawler, Gawler Market & Dee Pege Fashion	89
Ames Hardware, Gawler Travel, Opticians	90
Brick shopping complex, Kavanaghs Furniture, Country Baby	91
National Bank	94
Single storey shops (Newsagents to Watchmaker)	96
Shops (Photo shop to Mensland Shop)	99
Chem-mart	102
H B Crosby Pty Ltd	103
Gawler Arms Hotel	107
Barkleys Fashions	109
"Wilcox Buildings"	112
Hair Salon and The Bunyip	114
Shops	116
Shops	117
Piles Building (two-storey shops)	120
Seconds Galore	122

**MURRAY STREET - EAST SIDE**

**ADDRESS:** Murray Street, south of Bridge Street (contributory items no.1, 5, 8, 9, 13 and 15)

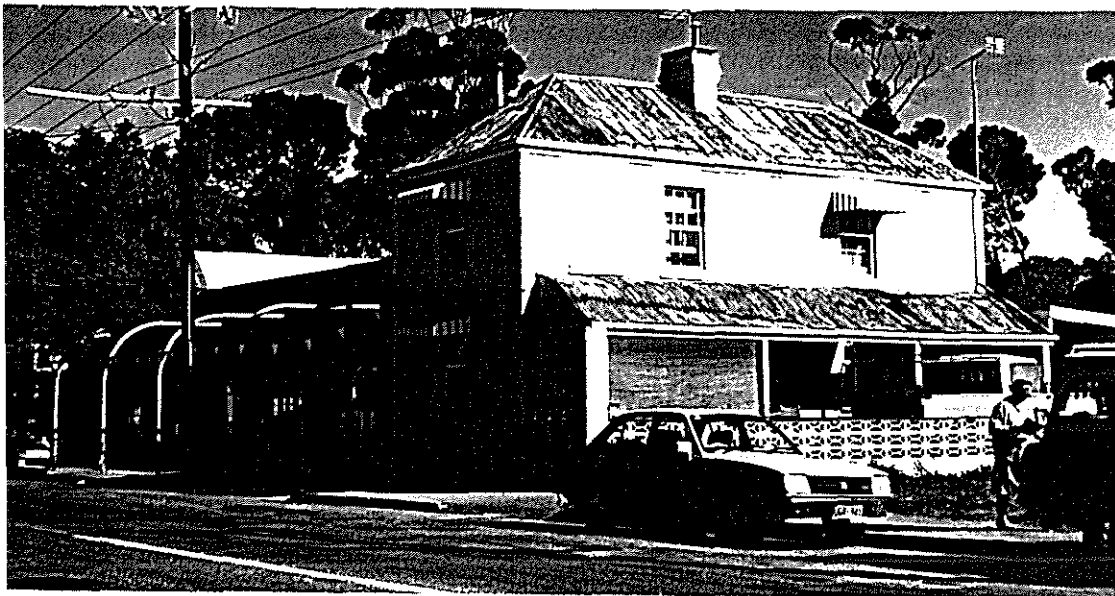


*View of southern end of Murray Street*

**SIGNIFICANCE:** B-Contributory to character of Murray Street - conserve & restore

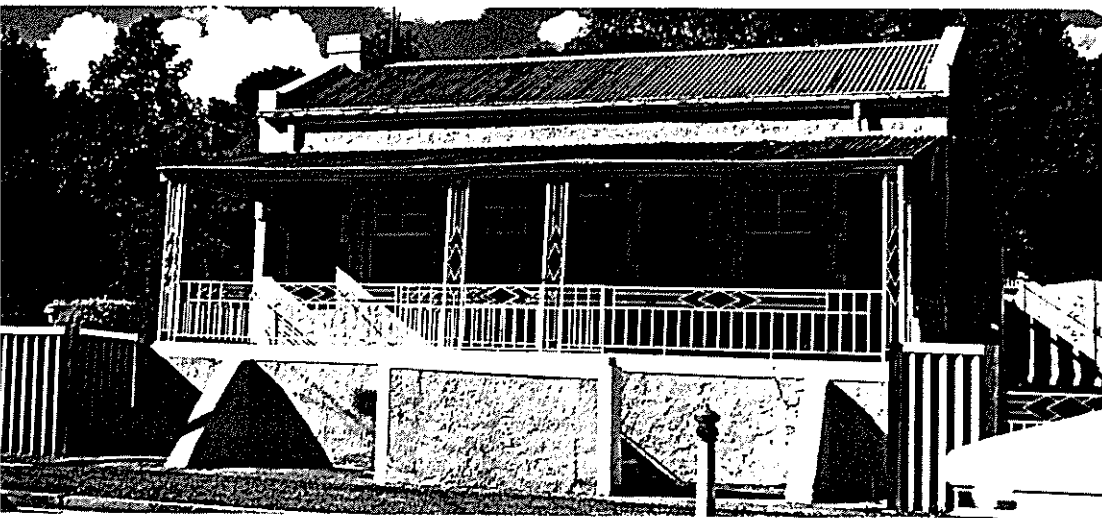
**ANALYSIS AND RECOMMENDATIONS:** These collection of buildings remain as the residential southern section of Murray Street. No specific historic information is known about these houses, but as a group, they are of significance and appear to date from the 1870s. All are in a substantially intact condition, including No.13 Murray Street which has been faced at the front by a later verandahed shop. However, inspection of this building indicates that the facade of the original villa survives intact within the shop itself and at a future date, restoration of this building would be feasible. No.7 Murray Street is a later c.1950s frontage to an earlier cottage at the back and this 1950s frontage is of a contributory domestic scale, but does not contribute historically.

The proposal to establish this section of Murray Street as a more intimate "market area" is appropriate for these buildings and it is strongly recommended that these houses be retained and restored and the intimate and quieter scale of southern end of Murray Street be respected. No early photographs have been located of this section of Murray Street.

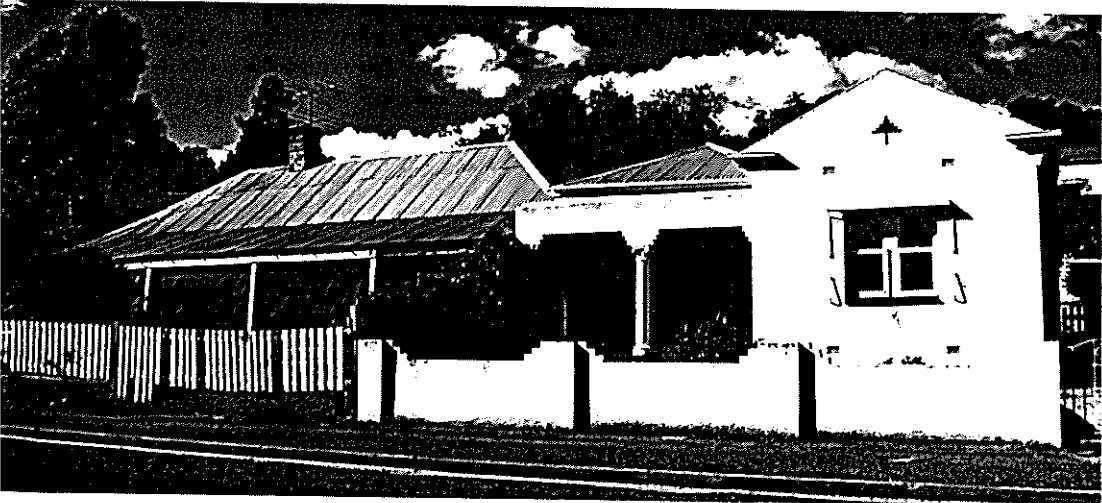




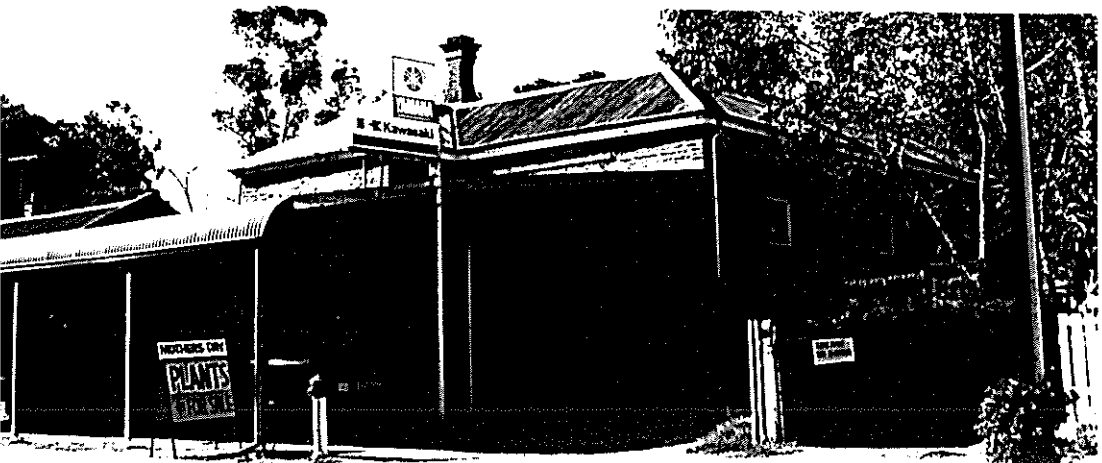
1 Murray Street



5 Murray Street



7, 9 Murray Street

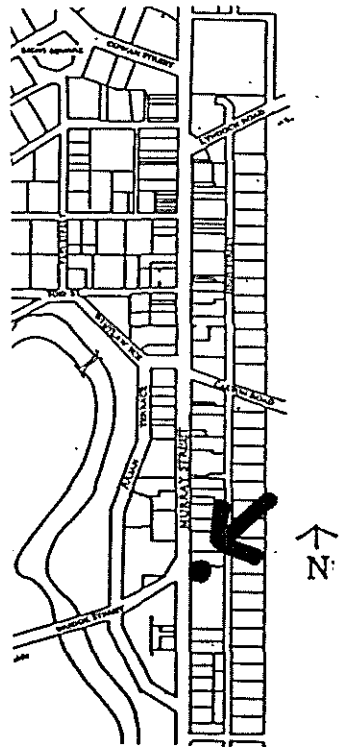


13 Murray Street

BUILDINGS IN MURRAY STREET, SOUTH OF BRIDGE STREET

NAME: Southend Hotel

ADDRESS: 25 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 1859

BUILDING MATERIALS: Stone, barrel-vaulted corrugated iron roof, facade rendered

PRESENT OWNER/OCCUPIER: Town &amp; Country Proprietors Pty Ltd

SIGNIFICANCE: A-State - conserve &amp; restore

HERITAGE LISTINGS: National Trust Classified

RECOMMENDATIONS: The facade and visible side walls of this building should be restored; investigate repainting in traditional colour scheme.

**BUILDING HISTORY AND ANALYSIS:** This building was built in 1859 as "The Grapes Inn". The first licensee was T Auld and the license was transferred the same year to E Kopke who in 1862, renamed the Inn the "Commercial Hotel". This building was the fifth hotel to be erected in Gawler, and in 1865, W Muller became the licensee. The original building comprised some fourteen rooms and stables at a convenient location at the entrance of the town. By 1880, the Hotel had been considerably enlarged and boasted thirty bedrooms and three sitting-rooms offering excellent cuisine and accommodation.

This building is an important landmark in Murray Street because it is the first significant item visible on entering Murray Street. It closes the vista to the eastern end of Bridge Street. Three early photographs survive of this building, PH25 and PH26 show the building prior to the erection of the double-storey verandah. At this time, the building appears to be face stone and has an elegant first floor balcony. It is likely that in the 1880s the verandah became the current two-storey configuration. PH27 shows the building in 1936.

The building survives substantially intact, retaining its original first floor configuration to the facade. There have been alterations to the ground floor openings.

**SOURCES OF INFORMATION:** State Heritage Register Report 1983, prepared by Hignett & Co and Margaret May.

Early photographs: PH25, PH26 and PH27.





PH25  
1879 View



PH26  
c.1875 View

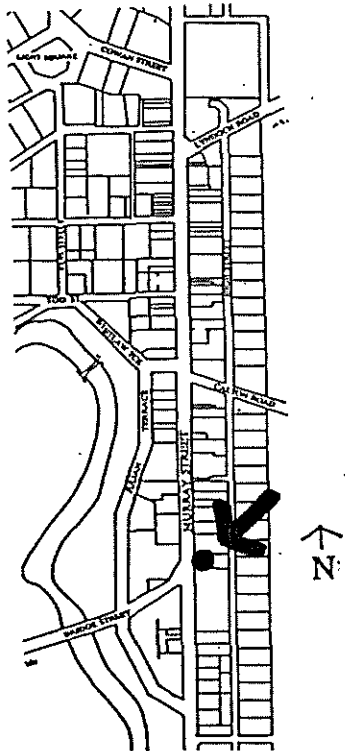


1936 View

EARLY PHOTOS OF SOUTHEND HOTEL, 25 MURRAY STREET

**NAME:** Former Bank of South Australia, now Rudall & Rudall

**ADDRESS:** 25 Murray Street



**LOCATION MAP**



**CONSTRUCTION DATE:** 1859

**BUILDING MATERIALS:** stone, render, corrugated iron

**ARCHITECT:**

**BUILDER:** Messrs English & Brown, Tender Accepted 11.01.1859

**PRESENT OWNER/OCCUPIER:** Rudall & Rudall, Barristers & Solicitors

**SIGNIFICANCE:** A-State - conserve

**HERITAGE LISTINGS:** National Trust Classified

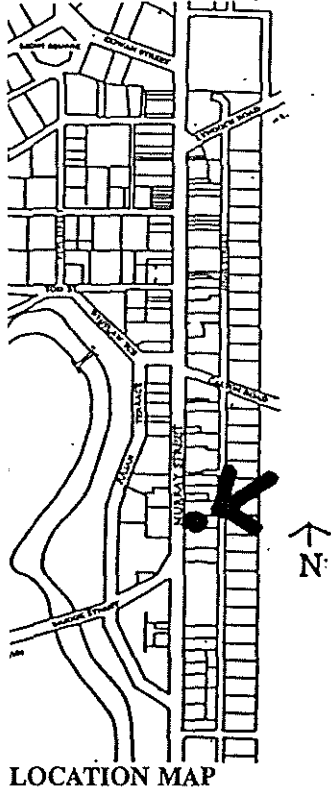
**RECOMMENDATIONS:** Retain all original detailing

**BUILDING HISTORY AND ANALYSIS:** This building, now used as an office, was built in 1859 for the Bank of South Australia, who had established a branch office at Gawler two years earlier. It was the first banking institution at Gawler. *The General and Commercial Directory for Gawler and Surrounding Districts 1861* described the building as "this edifice is in the Italian style with a large and handsome portico. It would do credit to any town and is the greatest ornament of ours". The Gawler Branch of the Bank of South Australia was the third branch opened by this bank, the first being at Adelaide (1837) and the second at Port Adelaide (1856). George Fife Angas, one of the founders of the South Australian Company and a director of the Bank lived near Gawler at this time and held the first account in the books of the bank. The Bank of South Australia was taken over by the Union Bank of Australia in 1892, who then occupied the building until 1928. In 1928, the Union Bank shifted to other premises and the building was purchased by the present owners, Rudall & Rudall.

The building is of State significance, being one of the first branches of the Bank of South Australia. It has also been associated with some of the State's founders and pioneers. This building is an important element in Murray Street, as together with the Southend Hotel it forms a dominant element when first arriving in Murray Street. Two early photographs survive of the building in the 1870s - PH25 and PH26; these are included under 25 Murray Street.

**SOURCES OF INFORMATION:** State Heritage Register Nomination Report October 1983, prepared by Hignett & Co, Margaret May.

NAME: State Bank, (former Savings Bank of SA) ADDRESS: 35 Murray Street



CONSTRUCTION DATE: 1911

BUILDING MATERIALS: stone, render, marseilles tile roof

ARCHITECT: Woods & Bagot

BUILDER: Ligertwood & Parks (Adelaide)  
Painting & Decoration by WH Cox (Gawler)

PRESENT OWNER/OCCUPIER: State Bank

SIGNIFICANCE: A-State - conserve

HERITAGE LISTINGS: State Heritage Register, National  
Trust Classified, Register of the National Estate

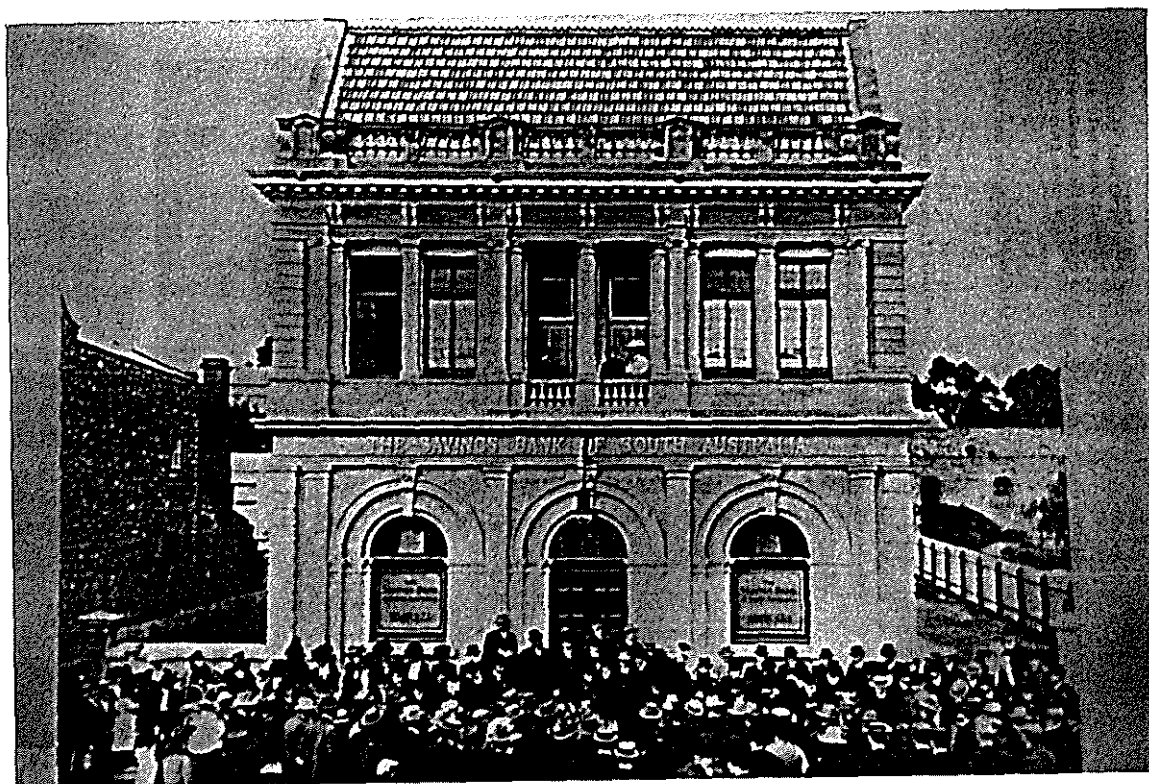
RECOMMENDATIONS: Conserve all original detailing; repaint facade in original colour scheme.

**BUILDING HISTORY AND ANALYSIS:** A branch of the Savings Bank of South Australia was opened in the Gawler Post Office in April, 1865 and this continued until the opening of the new Bank premises at the southern end of Murray Street in 1911. PH28a shows the opening ceremony on the 3 September 1911. The Architects for the building were Woods & Bagot, the builders were Ligertwood & Parks and the painting & decoration was undertaken by WH Cox of Gawler. The building comprised a banking chamber, strong room, clerk's room & manager's residence. It is erected in Smithfield sandstone, the original quarry for which is currently being mined by Quarry Industries Ltd at Section 3033 Hundred of Munno Para. The building is in a strong French Renaissance style combining Edwardian elements (the Marseilles tiles) with strong classical revival elements.

The integrity of the building is good, despite major alterations which were undertaken in 1979. This new work is sympathetic and harmonious.

**SOURCES OF INFORMATION:** State Heritage Register Report, July 1981, undertaken by L Brasse and A Aeuckens.

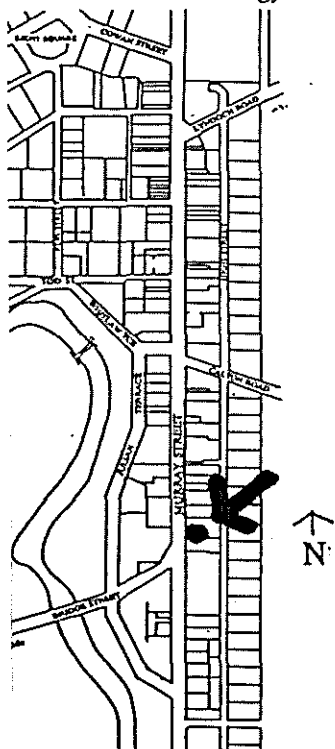
Early photograph: PH28a.



PH28A Opening of Savings Bank of South Australia, 03.09.1911

NAME: Gawler Energy Centre

ADDRESS: 29 Murray Street



LOCATION MAP



CONSTRUCTION DATE:

BUILDING MATERIALS: Brick, corrugated iron

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: Gawler Energy Centre

SIGNIFICANCE: B-Local - conserve &amp; restore

HERITAGE LISTINGS: nil

**RECOMMENDATIONS:** Reinstate original exposed verandah roof as viewed in PH28b. Reinstate more elaborate sign writing as viewed in PH28b. Undertake repair works as required to verandah; general maintenance required. Retain original elements.

**BUILDING HISTORY AND ANALYSIS:** Little is known about the history of this building apart from being occupied by Laycock Bros in 1911. At this time a photograph (PH28b) shows it with its present verandah without the upright hoarding. The parapet was picked out with alternating colours and decorated with elaborate signwriting. The original shopfront configuration is also clearly visible in this photograph. This building has great potential for simple facade improvements, such as the reinstatement of more adventurous and compatible signwriting and the use of a traditional colour scheme. At the rear of this building is a two-storey stone section with exposed rubble stone walls & corrugated iron roof.

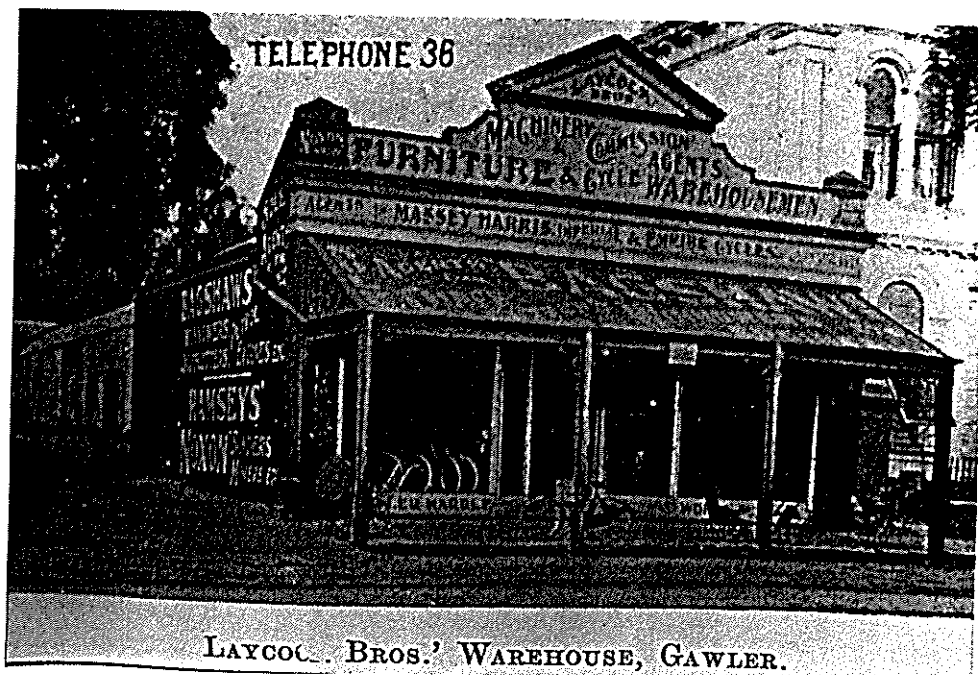
**SOURCES OF INFORMATION:** The *Barossa News* 1911, p 61 (also early photo PH28b)

PICK OUT PARAPET DETAILING  
AND REINSTATE  
APPROPRIATE/SIMILAR  
SIGNWRITING

RESTORE VERANDAH TO  
DETAILS AS PER PH 28B

**Gawler Energy Centre**

1989 View of building

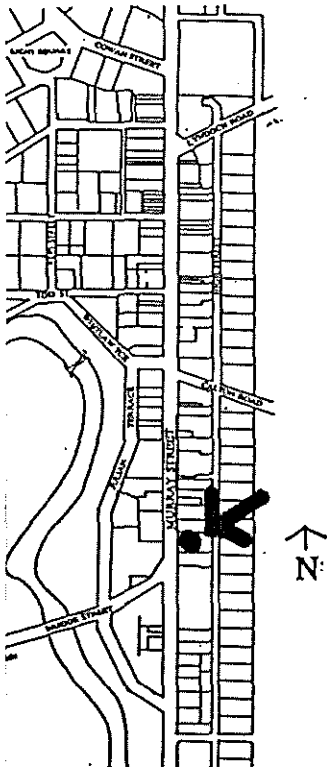


PH28B View of 29 Murray Street in 1911



NAME: Gawler Car Yard

ADDRESS: 31-33 Murray Street



**SITE ANALYSIS AND RECOMMENDATIONS:** A large open site, filled with cars which disrupts the continuity of Murray Street on the eastern side. It is flanked on either side by significant buildings. Any future development of the site should reinforce the heritage significance of buildings on either side.

**NAME:** Elders Real Estate, Matt's Insurance Agents **ADDRESS:** 37, 39 Murray Street



### LOCATION MAP

CONSTRUCTION DATE: 37? 39-c.1890

**BUILDING MATERIALS:** 39-stone, corrugated iron

**ARCHITECT:**

**BUILDER:**

**PRESENT OWNER/OCCUPIER:** 37-Elders Real Estate, 39 - Mr J Lillecrapp

**SIGNIFICANCE:** 37-C-potentially contributory with simple verandah. **HERITAGE LISTINGS:** 39-B-local-conserve and restore

**RECOMMENDATIONS:** 37 - the erection of a simple post-supported verandah to this frontage (which continues possible verandah to no.39) would substantially enhance the frontage of this building.

39 - if verandah required for sunshading purposes, erect verandah similar to 29 Murray Street as viewed in early photo PH28B.

**BUILDING HISTORY AND ANALYSIS:** Two simple single-storey shops, no.37 erected in the 1950s and no.39 dating from c.1890 (?) and retaining all original front facade detailing. No.39 was formally occupied by Rudall & Rudall Solicitors from c.1900 to 1928 when they moved into the former Union Bank just south of this building. In the 1960s the building was occupied by the Munno Para District Council (see PH29). Evidence on the front facade of no.39 indicates that there was previously a verandah to this building although no early photographs have been located showing its configuration. It is likely that it had a simple form similar to that on 29 Murray Street (see PH28B). If a verandah/shading is required, the erection of a simple post-supported verandah would be more appropriate than the current pergola, and in the long term this should be removed and a verandah erected. The northern verandah has recently been erected providing covered access to the rear shop.

**SOURCES OF INFORMATION:** Early photograph: PH29, dated 1969, shows facade in current configuration without a verandah.

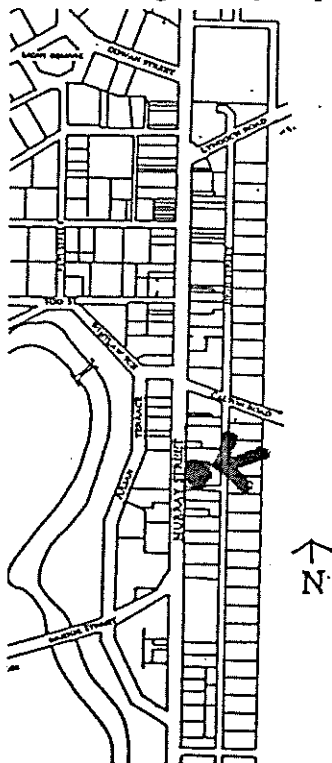




**SUGGESTED VERANDAH FOR 39 MURRAY STREET Scale 1:100**

NAME: Single storey shops

ADDRESS: No.41 to Former Telegraph Office



LOCATION MAP



CONSTRUCTION DATE: various

BUILDING MATERIALS: various

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: various

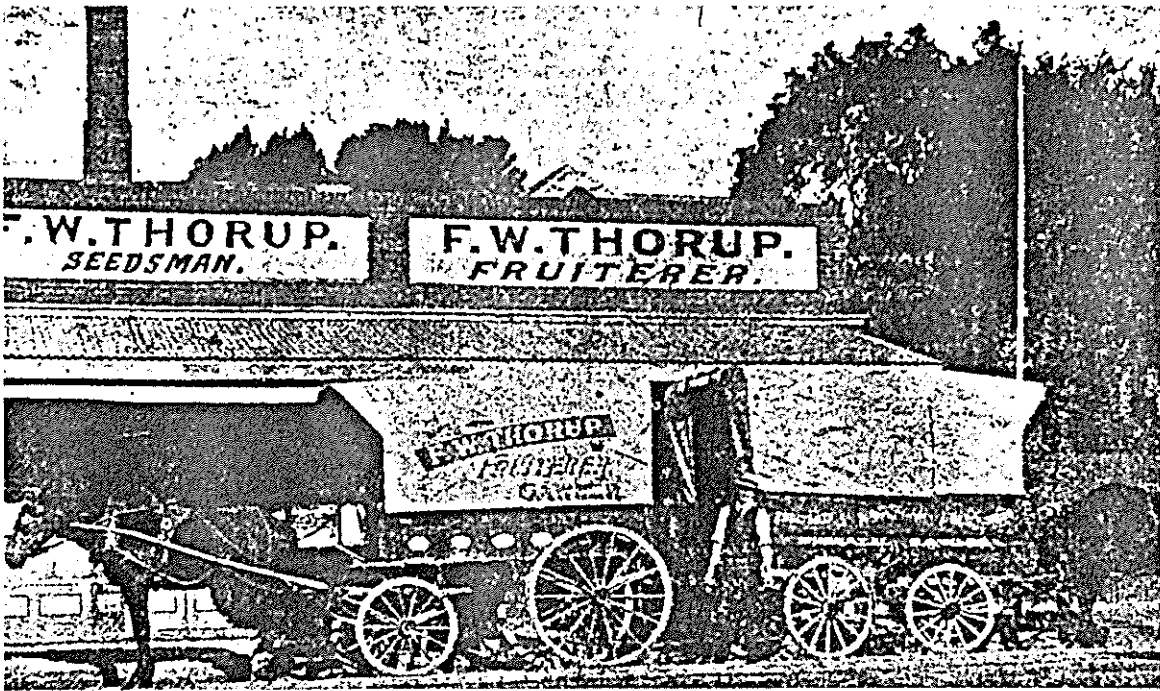
SIGNIFICANCE: C- building form potentially contributory

HERITAGE LISTINGS: nil

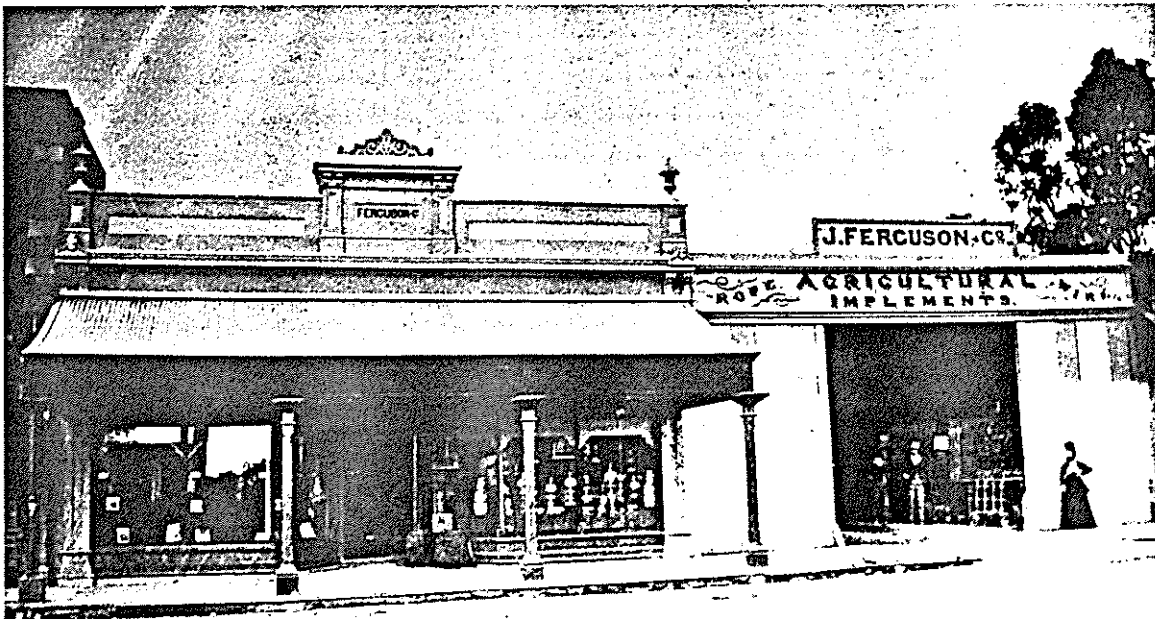
RECOMMENDATIONS: Encourage consistency of facade and parapet treatments.

**BUILDING HISTORY AND ANALYSIS:** The site of these buildings was previously occupied by a row of typical Victorian shops terminated by the more ornate frontage of Ferguson & Co, Agricultural Implements (see PH32). Several early photographs survive of this site, as follows: PH2, PH3, PH30, PH31, PH32 and PH33. A handsome building (J Fergusson & Co Agricultural Implements) occupied the site of the current video shop (see PH32). The current groups of building would respond well to a unified approach to signage on the cantilevered awnings. In addition, the opportunity for parapet signage exists if this is undertaken in a consistent and simple manner.

**SOURCES OF INFORMATION:** Early photographs: PH2, PH3, PH30, PH31, PH32 and PH33.



PH30 Now site of 41, 43 Murray Street



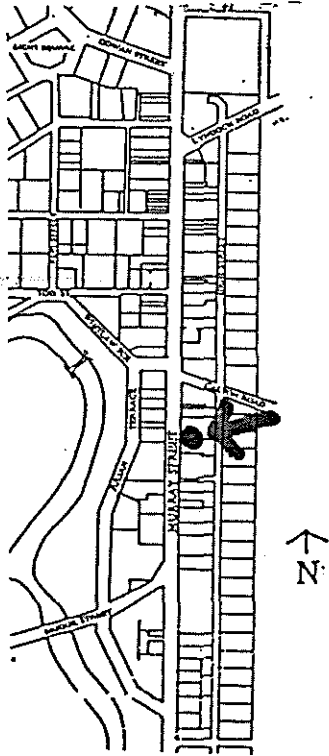
PH32 Fergusons Store, shop adjacent to Telegraph Office



PH2 1899 View of Shops; see Thosups Fruiterer on right-hand-side

EARLY PHOTOS of SHOPS, NOS 41 to FORMER TELEGRAPH OFFICE

NAME: National Trust Museum (former Telegraph Station) ADDRESS: Murray Street



LOCATION MAP



CONSTRUCTION DATE: 1860

BUILDING MATERIALS: faced stone, slate roof

ARCHITECT: Colonial Architects Office

BUILDER:

PRESENT OWNER/OCCUPIER: National Trust

SIGNIFICANCE: A - State - conserve & restore

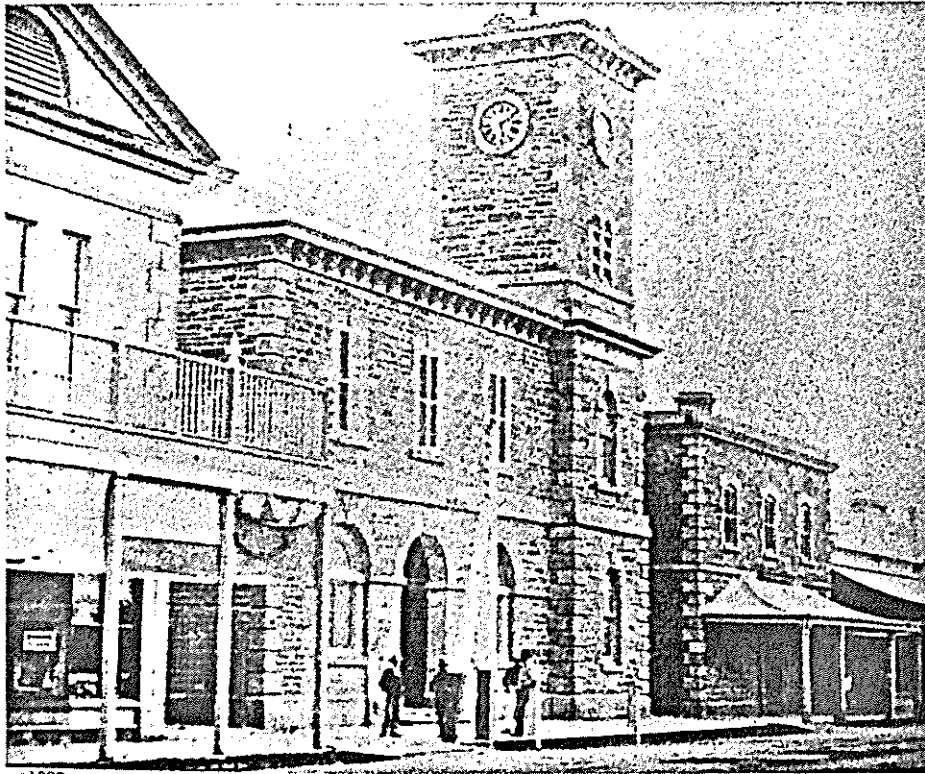
HERITAGE LISTINGS: State Heritage register, National Trust classified, Register of the National Estate

RECOMMENDATIONS: Repaint existing joinery (refer attached colour scheme). Repaint existing hanging sign. Investigate re-erection of original simple post-supported verandah as viewed in PH34.

**BUILDING HISTORY AND ANALYSIS:** The magnetic telegraph communication link was established between Adelaide and Gawler in 1857 with a temporary office set up in a room at the Globe Inn (now Kingsford Hotel) in Murray Street. In 1860, the present building was erected of local stone with a slate roof under the direction of the Colonial Architect. A front verandah was added in 1866 and this is viewed in PH34. The first telegraph master in the new building was David G Sands, the first telegraph operator was W R Lewis, later to become a prominent local solicitor in Gawler. Post Office activities were carried out in this building from 1863 until the new Post Office was built alongside in 1867. Telegraph operations were transferred to this new Post Office from September 1867 and after this date, this premises was used as a letter carriers residence until the building was transferred for use by the Gawler School of Mines in August 1898. The building was used as the Commonwealth Electoral Office between 1915 and 1953, then for Technical School classes until 1966 when it was purchased by the Gawler branch of the National Trust and opened in a museum in October 1968.

This building survives in excellent condition with a simple, random stone facade with dressed stone quoins and d. tailings around the window. The building is in good condition apart from joinery requiring attention and some render repairs required to parapet. A fine pair of cast iron gates survives between this building and the Post Office.

**SOURCES OF INFORMATION:** Hignett, Peter, Gawler Heritage Study, 1982 (Item No.42). Mahoney, Christine M, *Old Gawler: Murray Street 1870 - 1920*, 1983, p40.



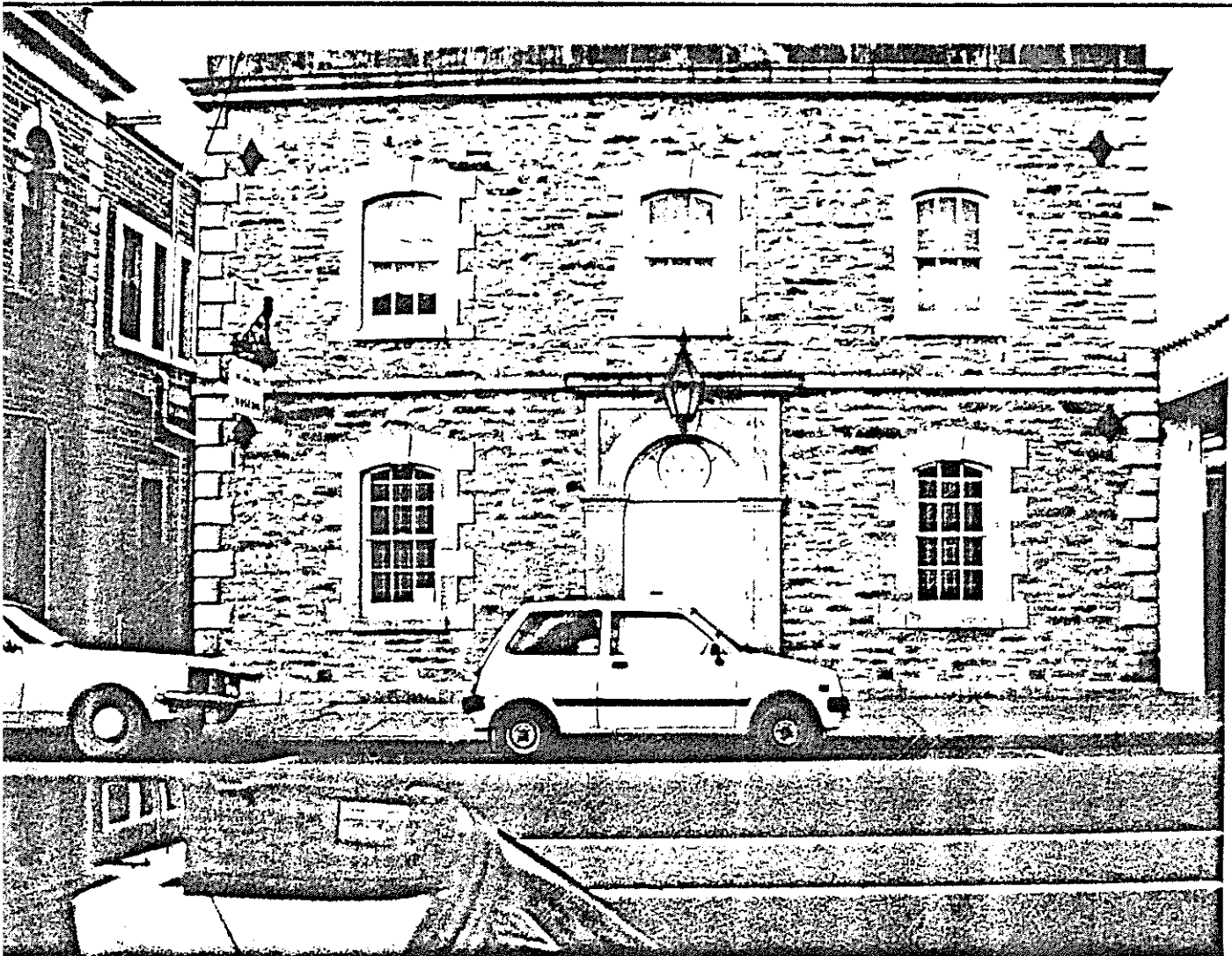
PH34 c.1880 View of Telegraph Station - note simple verandah



PH33 c.1950 View of Telegraph Office

# SUGGESTED COLOUR SCHEME:

JOINERY: HAYMES "INDIAN RED"  
 HANGING: HAYMES "CREAM" BACKGROUND  
 SIGN "INDIAN RED" WRITING

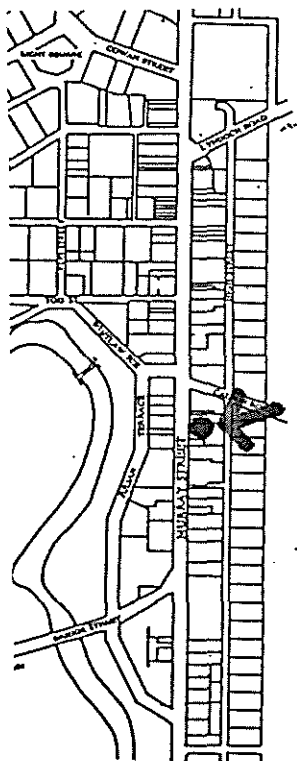


RECOMMENDED COLOUR SCHEME FOR TELEGRAPH OFFICE



NAME: Post Office

ADDRESS: 61 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 1866-67

BUILDING MATERIALS: random coursed bluestone, sandstone quoins and detailing, corrugated iron roof

ARCHITECT:

BUILDER: Pett &amp; Grey (2395 pounds accepted 30 June 1866)

PRESENT OWNER/OCCUPIER: Aust Telecommunications, occupied by Gawler Tourist Office

SIGNIFICANCE: A - conserve and restore

HERITAGE LISTINGS: State Heritage Register, National Trust classified, Register of the National Estate

RECOMMENDATIONS: Retain all original detailing. When repainting joinery, undertake paint scraping to determine original colour. Rehang blue and white "i" information sign off wrought iron bracket to match wrought iron bracket sign on adjacent former Telegraph Station.

BUILDING HISTORY AND ANALYSIS: Gawler's first Post Office was established in 1842 and was operated by Henry Calton from a room at the Old Spot Hotel. In 1848, business was transferred to the bakery situated at the corner of Walker Place, operated by George Gazzard and in 1863 an official post master was appointed. The Post Office was erected in 1866-67 by Pett & Grey Contractors. The foundation stone was laid on the 8 August 1866 and the building opened for business on 9 September 1867. Upon completion, the Post Office and Telegraph services were transferred from the adjacent Telegraph Station. The building was used as the principle Gawler Post Office until the new premises were opened in Tod Street in 1973.

A clock was not installed into the clock tower until 1889 when a clock was purchased from Wendts of Adelaide and installed by the Gawler Town Council. Further alterations were undertaken to the building in 1915.

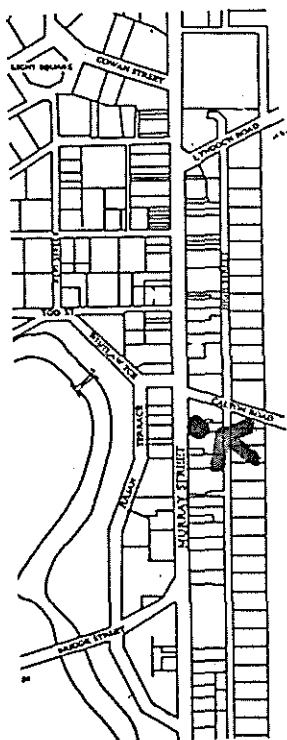
The building survives intact and in good condition requiring regular maintenance work.

SOURCES OF INFORMATION: Gawler Heritage Study 1982 (Item No.43).

Mahoney, Christine M, *Old Gawler: Murray Street 1870-1920*, pg 30.

Early photographs: PH33, PH34 and PH36.

NAME: Super Elliotts, (former Oddfellows Hall) Music Shop ADDRESS: 63, 65 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 63 (Oddfellows Hall)  
1859-65 c.1860s?

BUILDING MATERIALS: Random Stone, corrugated iron  
roof, rendered facade.

ARCHITECT: 63 - Edmund Wright

BUILDER: ?

PRESENT OWNER/OCCUPIER: 63 - Super Elliott Cycles, 65 - Elderly Instruments - G&S Federico

SIGNIFICANCE: 63 - A-State - conserve & restore HERITAGE LISTINGS: nil  
65 - B-Local - conserve & restore

RECOMMENDATIONS: Reinstatement of original and simple post-supported verandah to number 65 is strongly recommended. Facade restoration to number 63 including the reinstatement of the post-supported balcony, first-floor facade detailing and classical pediment is strongly recommended.

**BUILDING HISTORY AND ANALYSIS:** These two buildings form part of the significant Post Office/Telegraph Office streetscape. No.63 was built as the Oddfellows Hall in 1859 and was the first hall of this type to be built in the colony of South Australia. It was designed by Edmund Wright and had two storeys and a balcony. The upper storey comprising a hall 60 feet long, 20 feet wide and 16 feet high, capable of holding 300 people. The cost of the building was £1200. The ground floor of the building was used by the Gawler Institute until the Institute was erected in 1870 further up Murray Street. The Loyal Gawler Lodge of Oddfellows, Manchester Unity, had been founded in Gawler in May 1846 to provide assistance for the relief of poverty, sickness, and distress at a time when there were no regular government schemes. The Hall facilities in this building were of great benefit to the township, providing a venue for concerts, lectures, entertainments and other public gatherings.

Unfortunately, the former simple classical front facade was stripped and debased to the current configuration and restoration of this building would be an expensive and involved process. However, this is strongly recommended, given the building's age and significance.

No.65 Murray Street is a substantially intact two-storey, stone shop which previously had a simple single-storey verandah to the ground floor. Reinstatement of this original verandah is strongly recommended.

**SOURCES OF INFORMATION:** State Heritage Register Report, 3 October 1983, prepared by Hignett & Co, Margaret May.

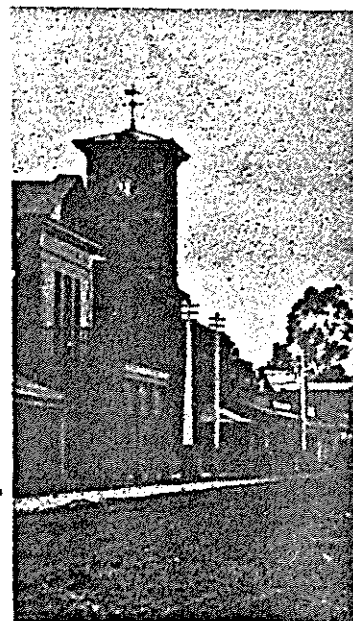
Mahoney, Christine M, *Old Gawler, Murray Street 1870-1920* 1983, pg 28.

Early Photographs: PH3, PH4, PH5, PH6, PH7, PH8, PH33, PH34, PH35 and PH36.

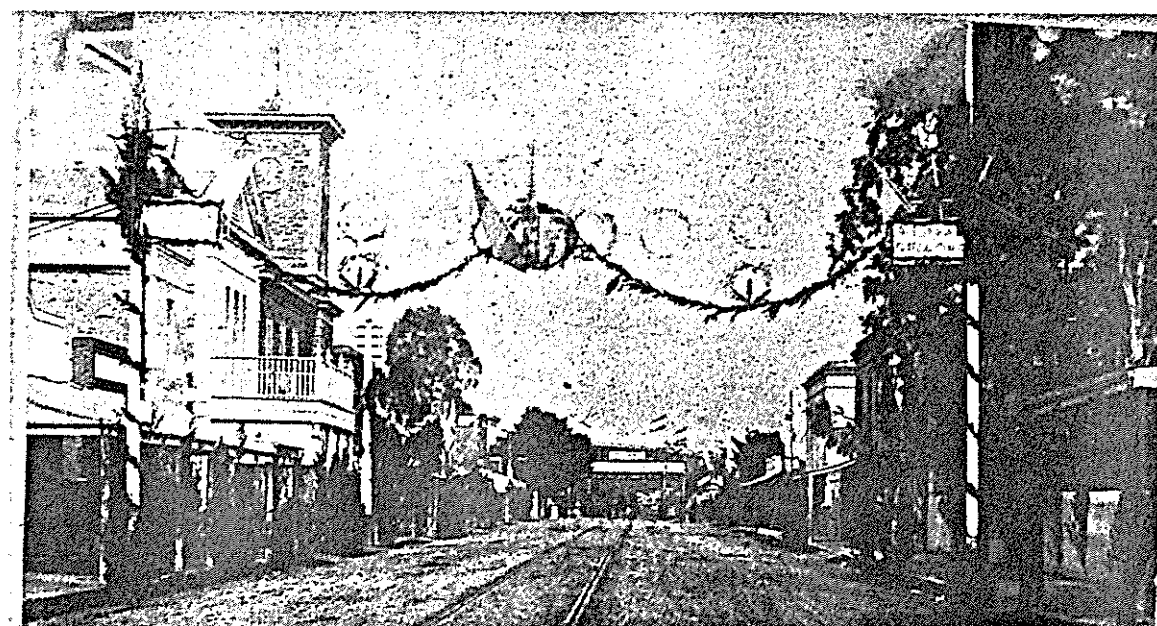




PH34 Shows Oddfellows Hall in c.1880

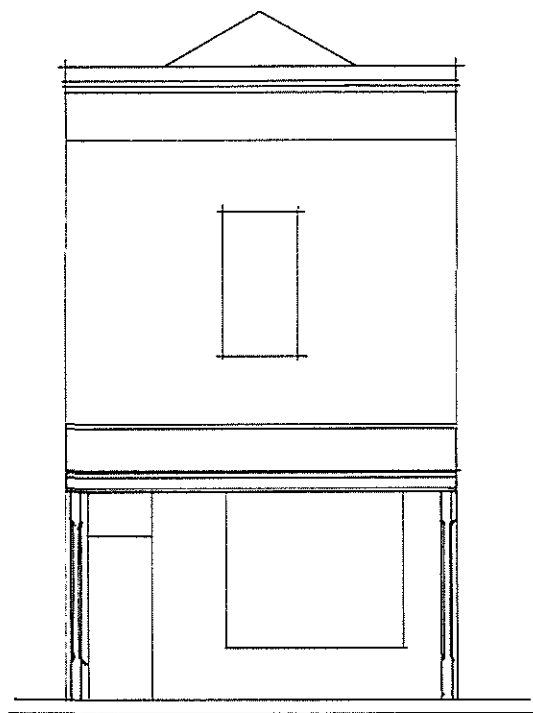


PH5 pre 1879 View of Murray Street showing Oddfellows Hall and verandah to no.63



PH7 1887 View of Murray Street showing verandah to no.63

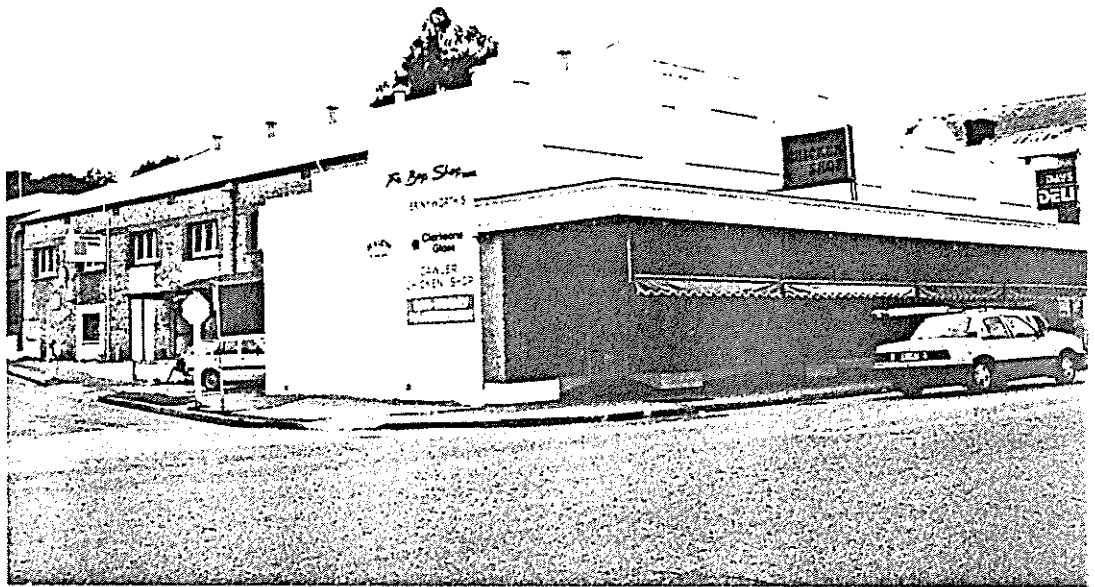
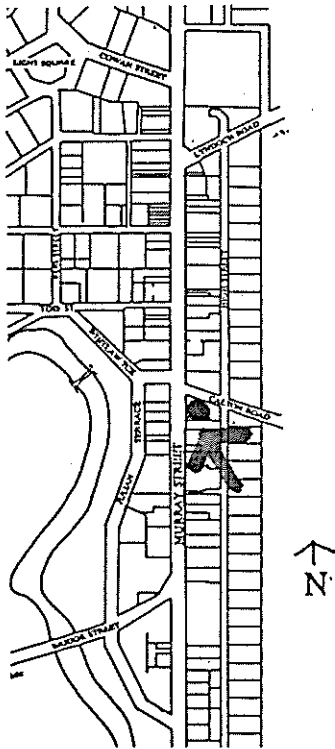
## EARLY PHOTOS



**SUGGESTED VERANDAH FOR ELDERLY INSTRUMENTS BUILDING, 65 MURRAY ST -**  
**Scale 1:100**

NAME: Shops and Theatre building

ADDRESS: 67-73a Murray Street



LOCATION MAP

CONSTRUCTION DATE: ?

BUILDING MATERIALS: Rendered masonry

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: Various shops

SIGNIFICANCE: B-Local - retain

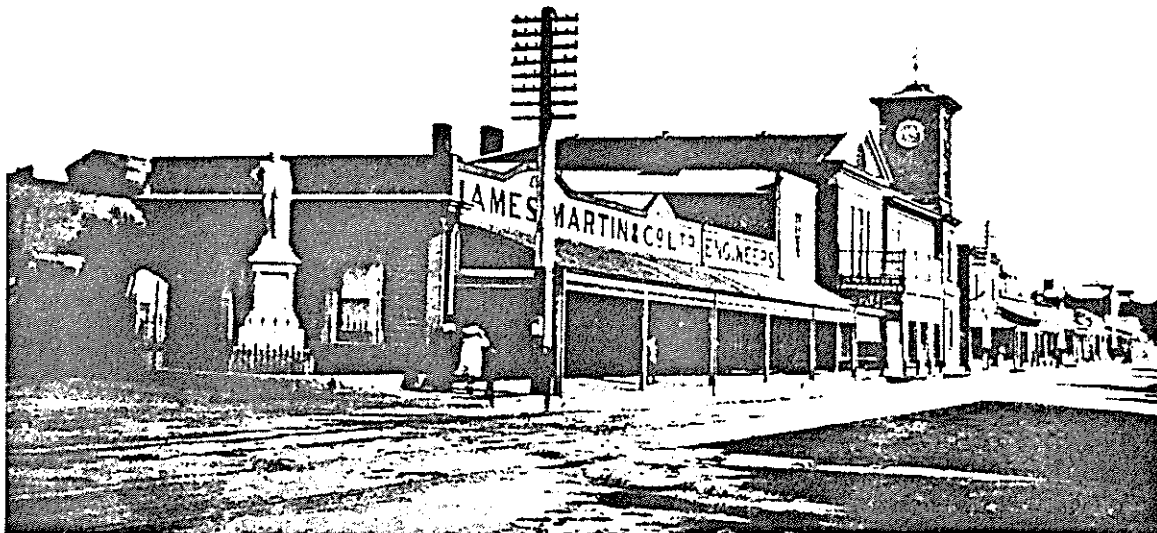
HERITAGE LISTINGS: nil

RECOMMENDATIONS: Retain original c.1930s detailing to facade; remove above parapet signs. Establish consistent signs to building, utilising awning fascia for consistent signs.

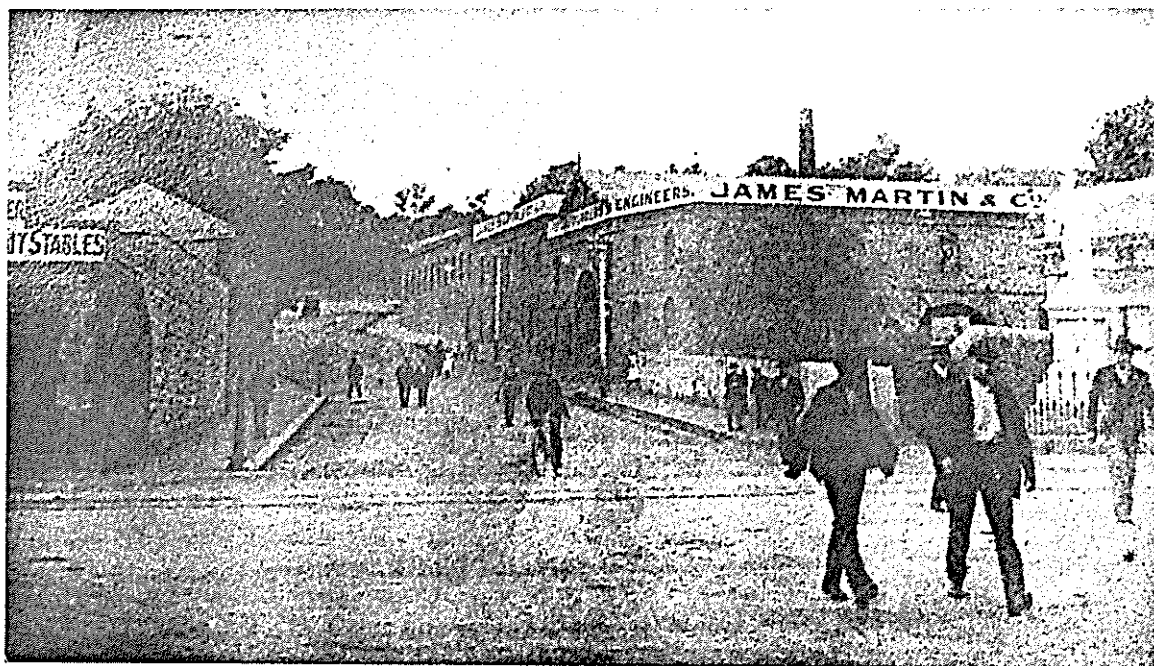
**BUILDING HISTORY AND ANALYSIS:** These shops occupy the site of James Martins show rooms as viewed in PH36. James Martin had arrived in Gawler in June 1848 and established the successful foundry, the buildings of which survive in Calton Road. By 1898, the foundry covered an area of 18 acres in the centre of Gawler and the number with 700 men employed. In 1907, the Directors of the foundry went into liquidation. In 1915, Perry Engineering Co bought the section in High Street and the foundry eventually closed on the 13 July 1928.

In the 1930s, the Murray Street frontage was demolished and the current shops and Picture Theatre erected.

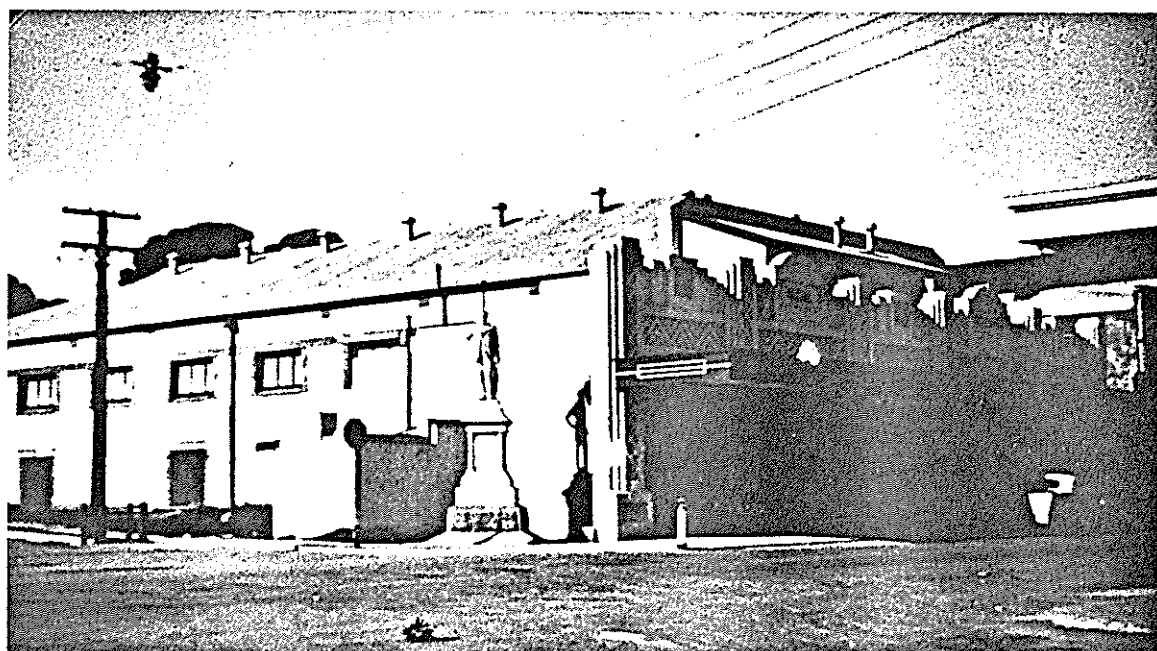
**SOURCES OF INFORMATION:** Mahoney, Christine M, *Old Gawler, Murray Street 1870-1920* 1983, pg 16.  
Early Photographs: PH8, PH35, PH36, PH37 and PH38.



PH36 c.1890s View of Calton Road/Murray Street corner



PH38 Undated view up Calton Road

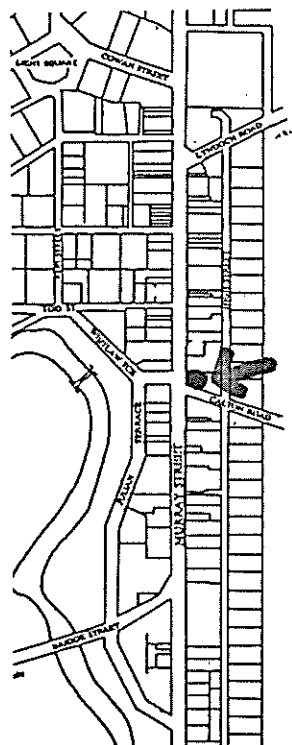


PH37 1947 View of Shops and Picture Theatre

## EARLY PHOTOS, SHOPS and THEATRE BUILDING

**NAME:** Westpac Bank

**ADDRESS:** Murray Street, (Corner Calton Road)



### LOCATION MAP



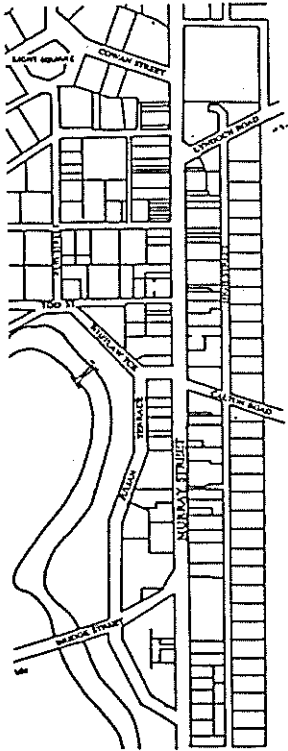
**SITE ANALYSIS AND RECOMMENDATIONS:** A well landscaped, single storeyed bank erected c.1970?. The site was originally occupied by some stables (see Ph38). Single storey design forms a weak corner next to the Old Spot Hotel.

**SOURCES OF INFORMATION:** Early photograph: PH38 (included under 67-73a) shows stone wall of stables which formerly occupied site.



NAME: Old Spot Hotel and Shop

ADDRESS: 77, 79 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 1855 (first section)  
extensively altered

BUILDING MATERIALS: Rendered masonry, after 1886  
galvanised iron roof

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: WG & BR Wagner

SIGNIFICANCE: A - State - conserve and restore    HERITAGE LISTINGS: State Heritage Register

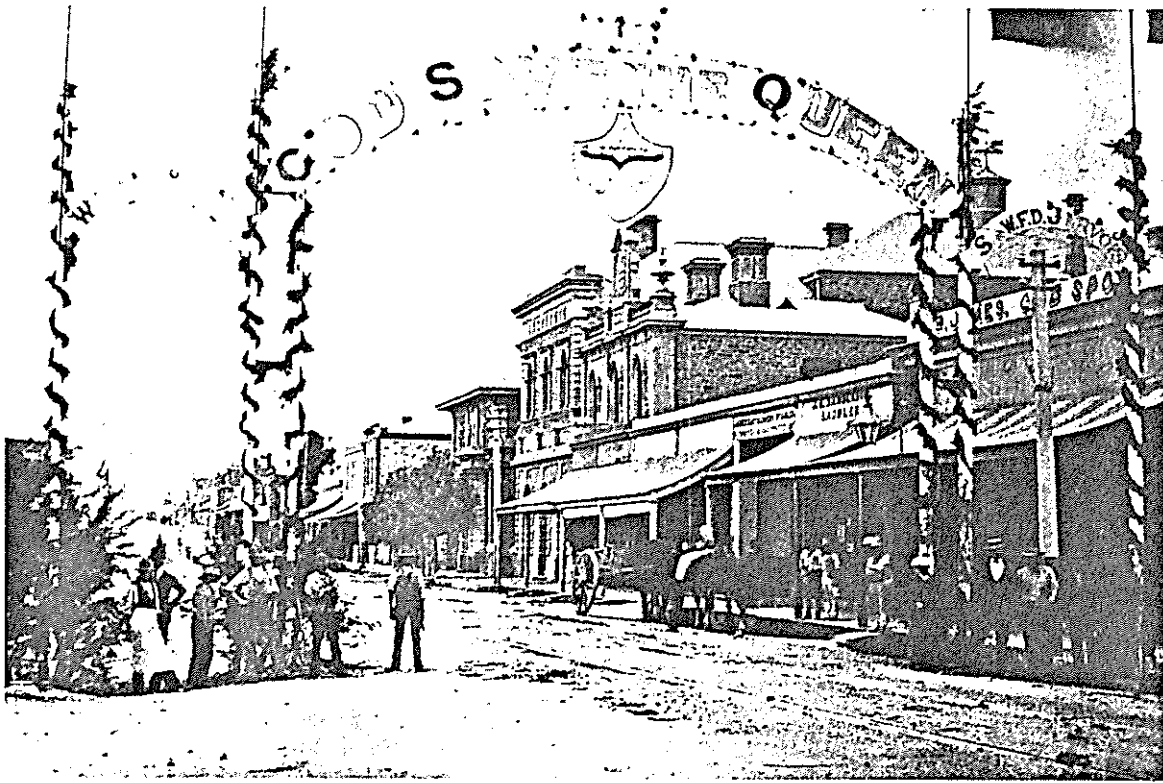
RECOMMENDATIONS: Preserve and restore all original detailing surviving to these buildings. Early shop front to single storey shop should be retained. Parapet requires maintenance to prevent further deterioration due to cracking.

**BUILDING HISTORY AND ANALYSIS:** The site of the Old Spot Hotel is significant. On this site the first house in Gawler was erected in 1840 by Mr David Scheibener. It was erected as a public house at the suggestion, and possibly with financial assistance from Mr John Reid as a stop-over for travellers and settlers passing through to the north and to the Murray Lands. The allotment (No. 199) was originally owned by Mr John Sutton as part of his share of town land divided among the proprietors of the Gawler Special Survey. The hotel comprised "one room which served as bar, bedroom, etc and one tent". Around 1847, pine huts were added at the back. From 1840-42 it was known as the "Golden Fleece"; between 1844-47 under licensee Sarah Calton and Henry Calton, it was known as "Caltons". In 1848 it was renamed the "Old Spot". The Oddfellows held meetings at the Old Spot between 1846-52; likewise the freemasons between 1849-53. The local court was held there in 1850-51. In 1855, the licensee Mr GC Wylde demolished the Old Spot, replacing it with a single storey stone structure of thirteen rooms with stables, described in the Gawler Directory of 1861 as a "very unsightly edifice". Under licensee, R James, the hotel was extended and redecorated in 1879-80; decorator was Mr C Cox and additions were erected by Messrs Taylor and Forgie with plastering by Mr Peak. An early photograph (PH39) shows the single storey Old Spot hotel with R James as licensee. At this date, JW Sanderson, Saddler, occupied the adjacent shop (now Sports Lover) and the present carriageway through the building had the sign on it James Bait & Livery Stables. In PH39, it can be seen that the adjacent single storey shop formed part of a run of shops which extended through to the Town Hall building, which were unified by a continuous parapet and string course. PH39a shows the two storey Old Spot between 1907 and 1919. At this date a lantern was attached to one of the verandah posts. Otherwise the detailing of the verandah survives largely in tact from this date. At the rear of the hotel, early outbuildings survive.

These buildings are extremely significant within Murray Street, and any future works to facades and visible side walls should involve restoration of original elements.

**SOURCES OF INFORMATION:** State Heritage Register Report, 3 October 1983, prepared by Hignett & Co, Margaret May.

Early photographs: PH39, PH39a and PH45.



PH39 1882 view showing single storey hotel building

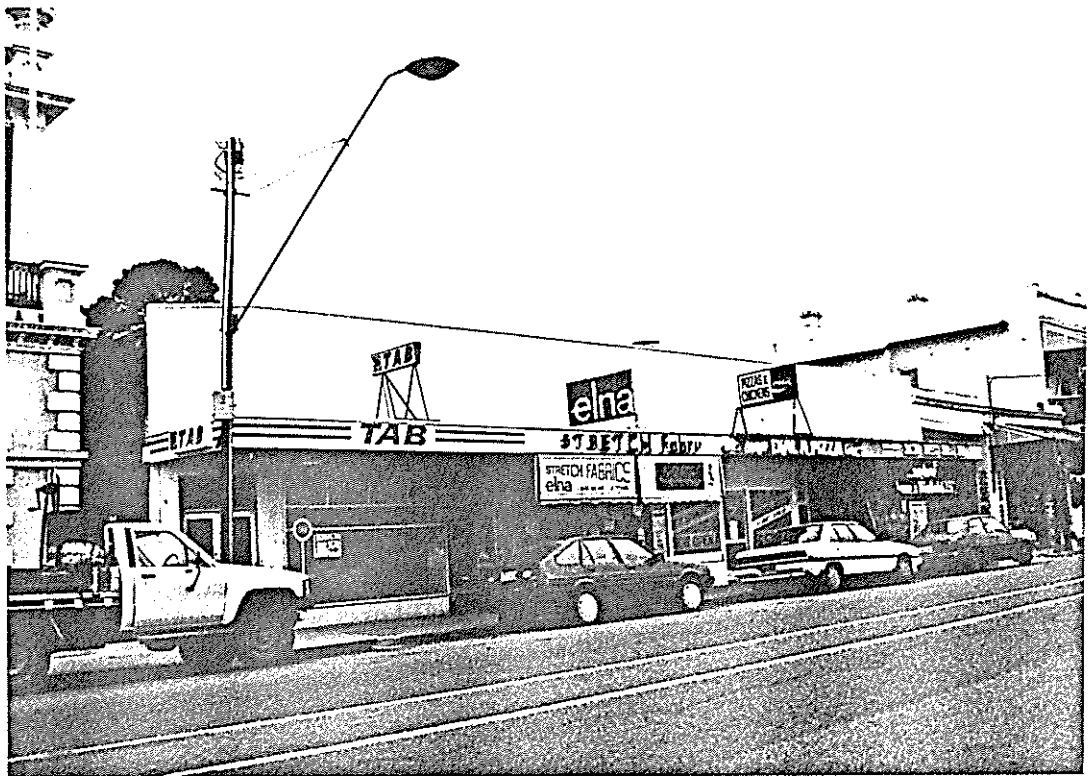
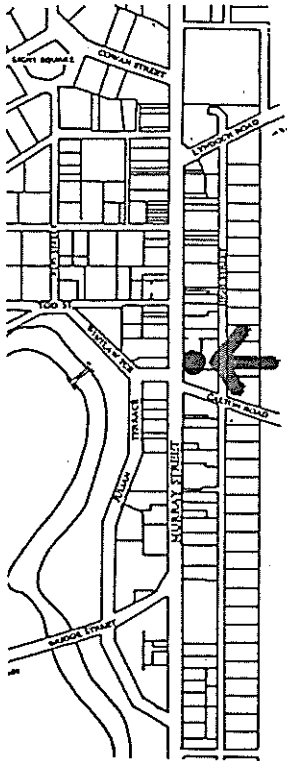


PH39A View showing two storey Old Spot Hotel on right-hand-side dated 1907-1919

# EARLY PHOTOS of OLD SPOT HOTEL

NAME: Shops

ADDRESS: 81-87 Murray Street



CONSTRUCTION DATE: c.1870s ?

**BUILDING MATERIALS:** Rendered stone? Galvanised iron

ARCHITECT:

**BUILDER:**

**PRESENT OWNER/OCCUPIER:** Various

**SIGNIFICANCE:** Building potentially contributes to **HERITAGE LISTINGS:** nil  
character of the street.

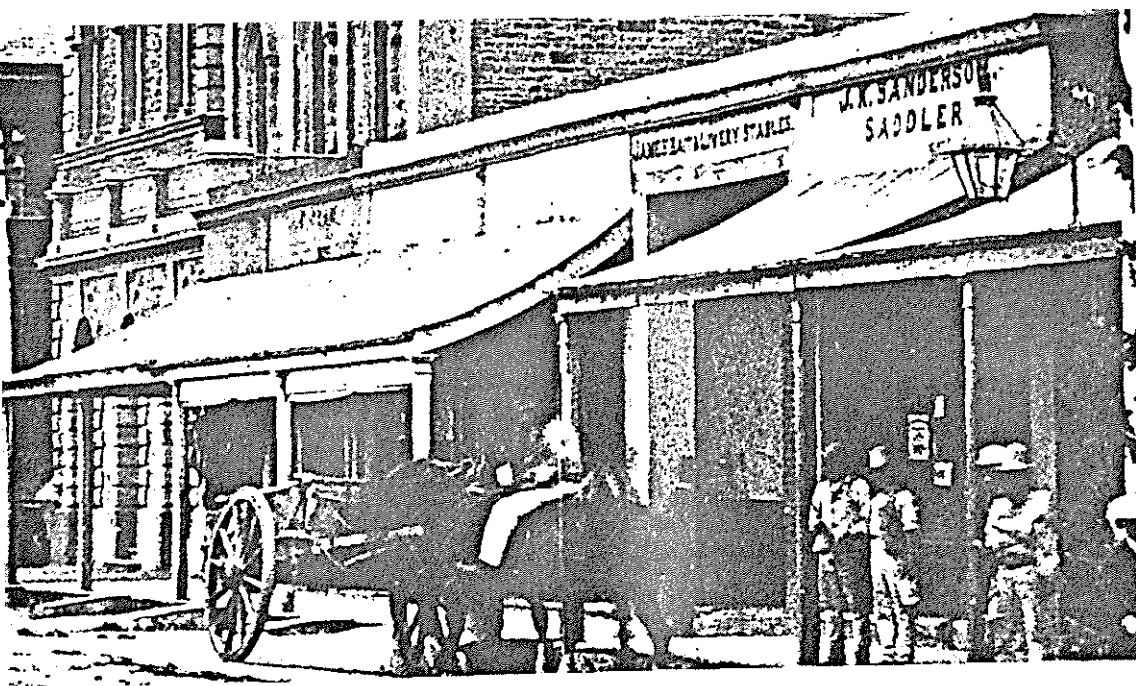
**RECOMMENDATIONS:** Investigate removal of later parapet cladding to re-expose original parapet; reinstate parapet moulding if required to match early photo; re-erect original simple post-supported verandah as viewed in early photographs (PH39-PH42, PH45-PH49).

**BUILDING HISTORY AND ANALYSIS:** These buildings have been substantially altered on the street frontage. The original configuration of the buildings can be viewed in many early photographs (PH39-PH42, PH45-PH49). PH39 shows that these four shops were a continuation of the adjacent carriageway and single storey shop adjacent to the Old Spot. PH40 shows the original shop front to no.81 Murray Street which was occupied by AR Lyle, a photographer. It had a simple multi-paned shop front with central entrance door, a striped verandah roof, ogee profile guttering to the verandah and simple but clear parapet sign-writing.

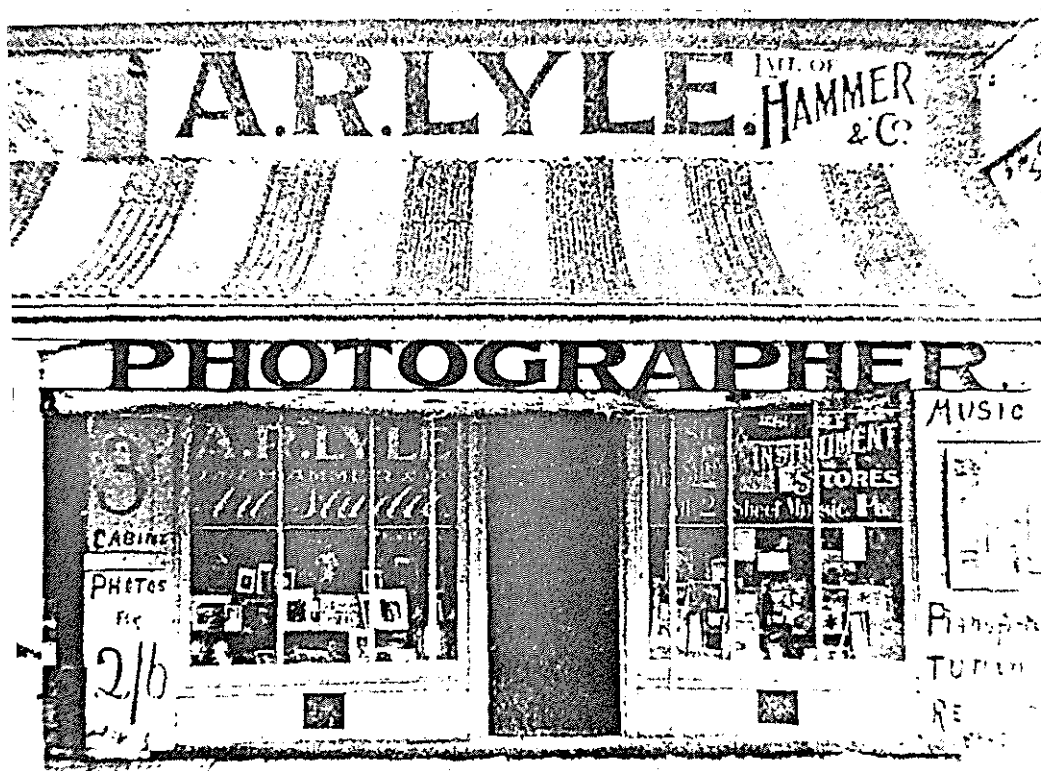
Despite alterations to shop fronts and their resulting inconsistencies, it is recommended that this frontage be unified with the erection of a single storey verandah (five timber verandah posts) and the re-establishment of the original parapet. This will then visually link the historic building group adjacent to the north (the Town Hall, Institute, ANZ Bank) with the Old Spot Hotel to the south.

**SOURCES OF INFORMATION:** Early photographs: PH39, PH39a, PH40, PH41, PH42, PH45, PH46, PH46a, PH47, PH48 and PH49.





PH39  
Group of shops  
c.1882 showing  
continuous parapet  
and original  
carriageway of  
Old Spot Hotel

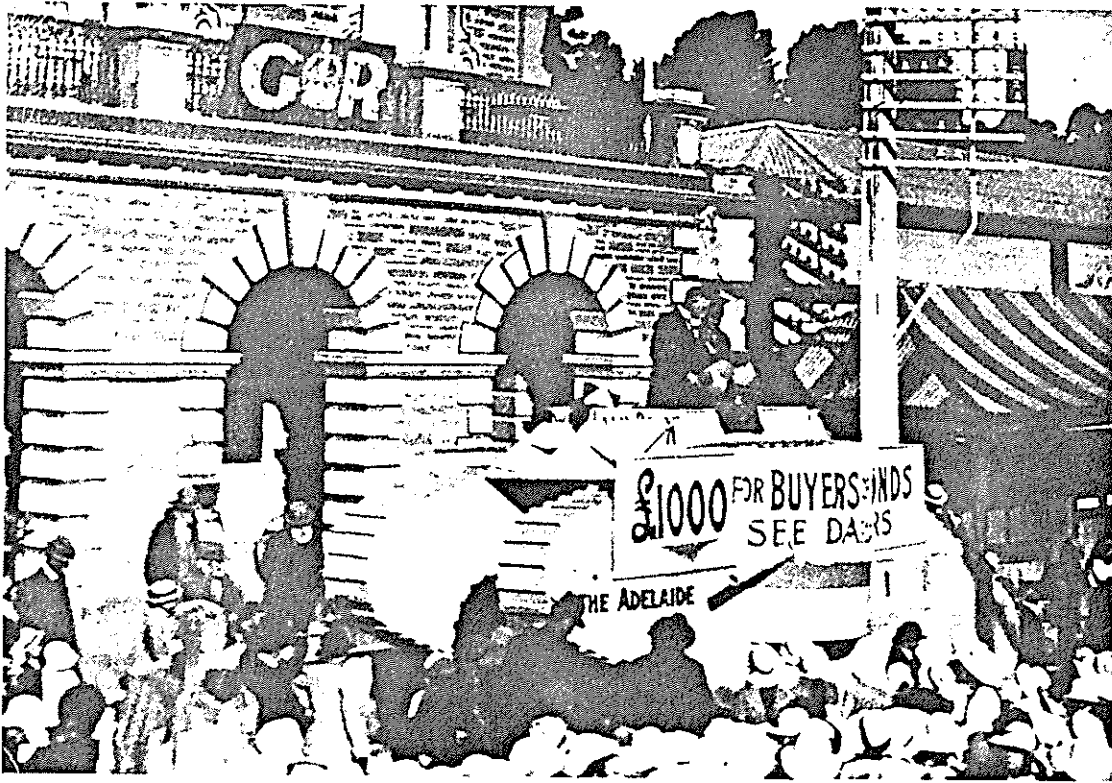


PH40  
Shop, now  
delicatessen  
81 Murray St



PH41  
Note striped  
verandah on right-  
hand-side of 89  
Murray Street

EARLY PHOTOS  
81-89 MURRAY ST



PH42 c.1917 showing striped roof

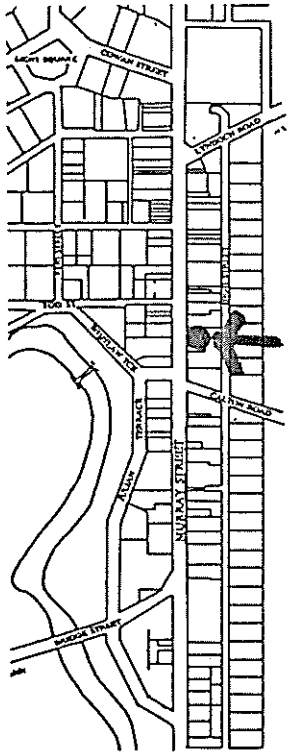


PH45 1907 View of Shops



NAME: Town Hall

ADDRESS: 89 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 1878

BUILDING MATERIALS:

ARCHITECT: W Abbott (construction supervisor  
BE Deland)

BUILDER: JJ Peak, Gawler, (tender price L2811)

PRESENT OWNER/OCCUPIER: Gawler Corporation

SIGNIFICANCE: A - State

HERITAGE LISTINGS: State Heritage Register, National  
Trust Classified, Register of the National Estate

RECOMMENDATIONS: Restore all facade detailing to original colours and finishes as determined by paint scrapings; retain all original detailing.

**BUILDING HISTORY AND ANALYSIS:** The foundation stone of this building was laid by the Mayor of Gawler, James Martin, on 16 April 1878, and officially opened on 18 November 1878 by Governor WFD Jervois. The architect was W Abbott, the construction supervisor, BE Deland, and the builder, JJ Peak of Gawler (tender price was L2811). The building was erected after ten years of controversy and a vote of no confidence in the Council in 1868. The adjacent Institute building had been erected six years earlier. The building is two storey with a basement and a large council chamber (recently restored). The walls are of combed bluestone rubble with cement rendered quoins and detailing. It has an elaborate balustraded parapet with the Gawler Coat of Arms as the central pediment feature. The parapet eaves are particularly fine. The building can be seen in many early photographs (PH41, PH42, PH43, PH45, PH46a, PH47, PH48). The fine balcony with cast iron balustrading has been used over the years as a viewing platform for the many parades in Murray Street.

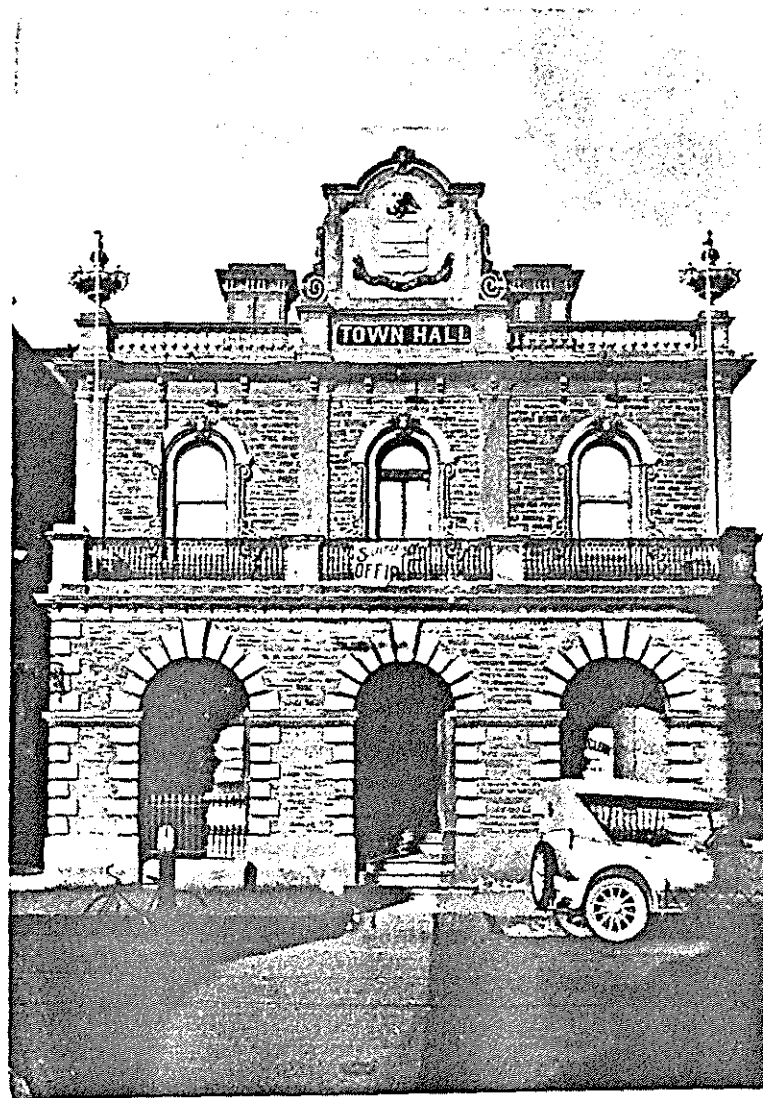
**SOURCES OF INFORMATION:** Hignett, Peter *Gawler Heritage Study, Stage One* 1982, p102 (Item No.155).  
Early photographs: PH41, PH42, PH43, PH45, PH46a, PH47 and PH48.



Public Buildings, Main Street, Gawler, South Australia



PH41 undated

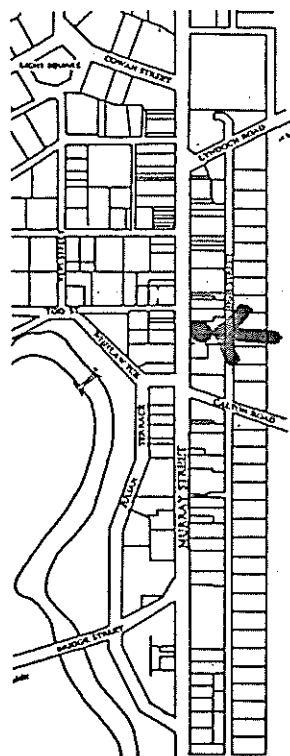


PH43 c.1930s

EARLY PHOTOS of TOWN HALL

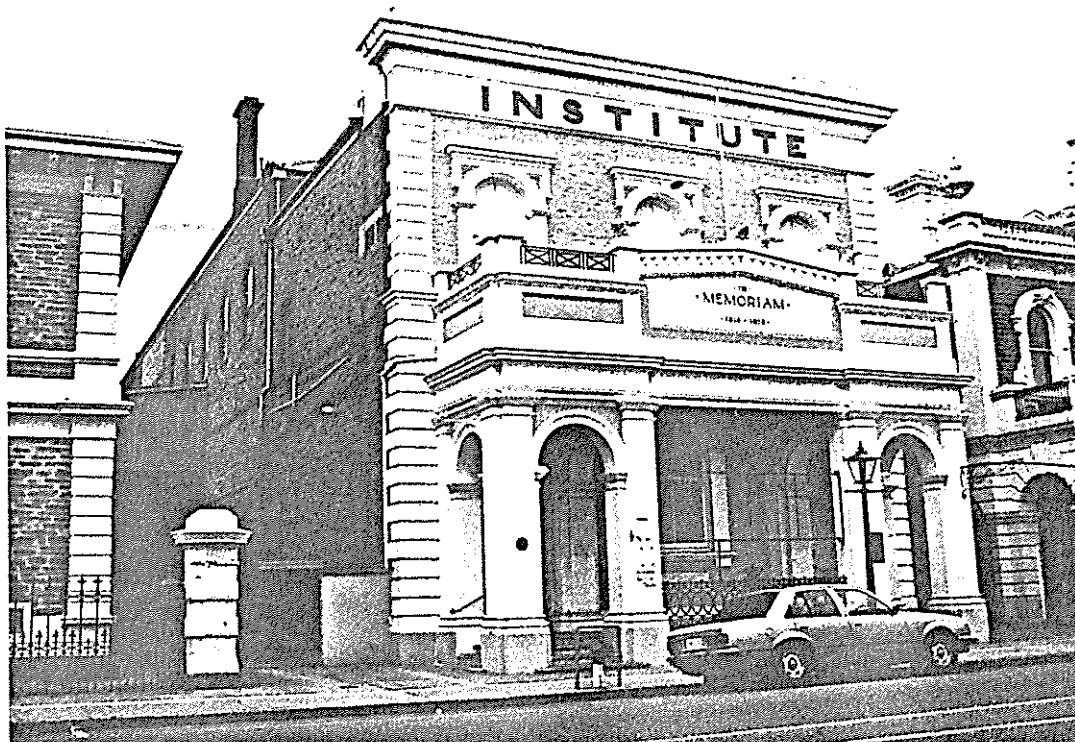
NAME: Institute

ADDRESS: 91 Murray Street



↑  
N

LOCATION MAP



CONSTRUCTION DATE: 1870

BUILDING MATERIALS: Stone, rendered detailing,  
corrugated iron roof

ARCHITECT: James Martin?

BUILDER: Tardif &amp; Deland (Tender L3434)

PRESENT OWNER/OCCUPIER: Gawler Corporation/Library and Council Offices

SIGNIFICANCE: A - State - conserve &amp; restore

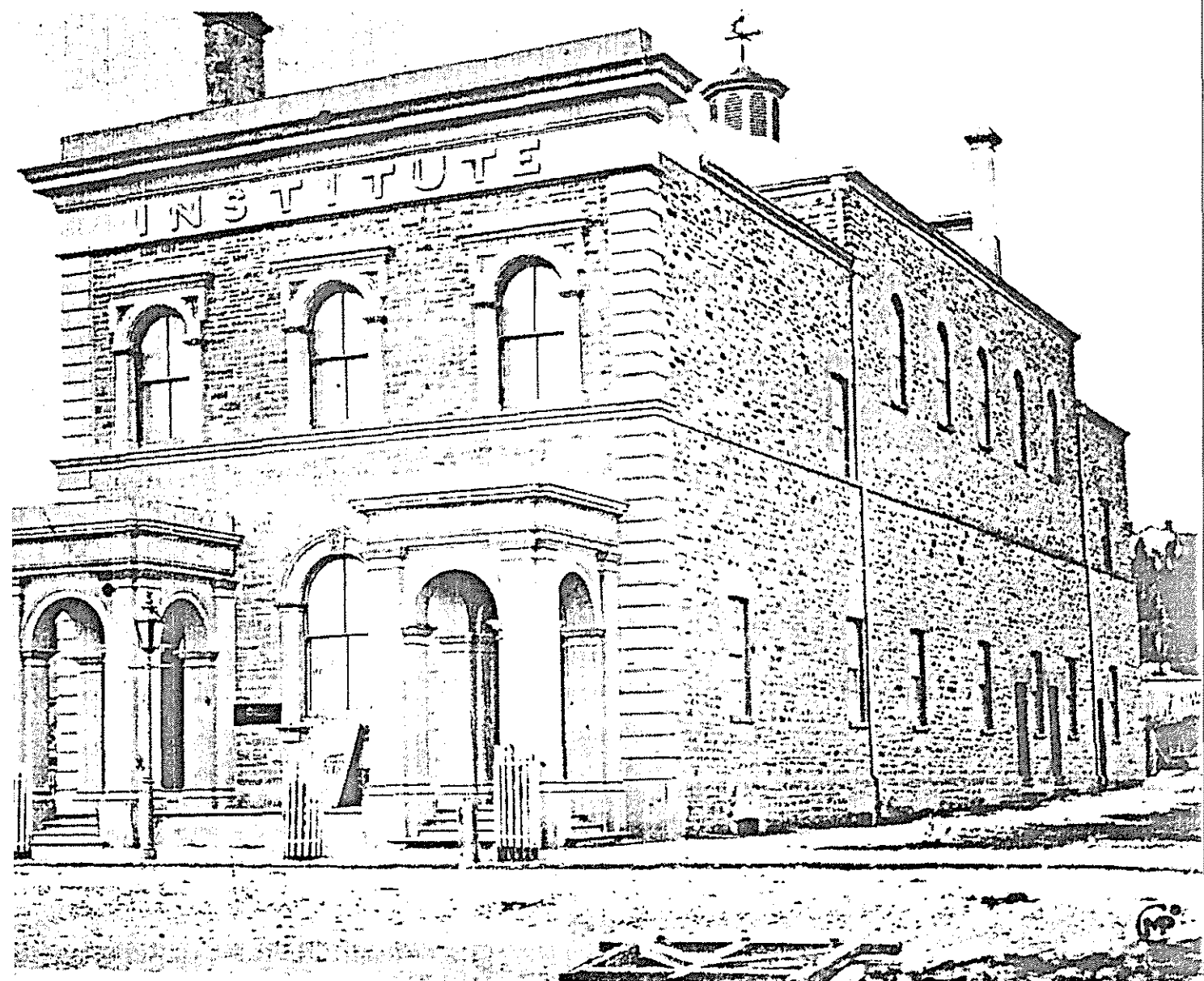
HERITAGE LISTINGS: State Heritage Register, National  
Trust Classified, Register of the National Estate

RECOMMENDATIONS: The facade and visible side walls of this building should be restored; investigate repainting in traditional colour scheme; investigate removal of paint to front stone facade.

**BUILDING HISTORY AND ANALYSIS:** In 1857 a group of local residences decided to establish a literary, cultural and educational institute. This group rented rooms opposite the Globe Hotel (now Kingsford Hotel) and later moved to the Oddfellows Hall erected in 1857, near the Post Office. The Society established a subscription library, and by 1858 held approximately 926 volumes. The committee from its inception was actively engaged in various fundraising efforts and organised spectacular anniversary celebrations. They arranged concerts, held recitals and invited guest speakers. The profits from these functions were placed into a building fund. Eventually a block of land was purchased opposite the Commercial (now Southend Hotel); however, this was later considered unsuitable. The building was finally erected on land donated by the Hon James Martin and Thomas Martin. The foundation stone was laid by the Governor of South Australia, Sir James Fergusson, on April 13, 1870. Stone for the building was donated by Edward Clement. Incorporated in the layout of the new building was a large hall to seat over 400 people, a museum housing natural history and aboriginal artefacts, a subscription library and large reading room. The original appearance of this building can be viewed in PH44 and PH45a. In 1879, James Martin donated the front cast iron balustrade which bears the inscription "Cast from the first iron smeltered in the colony at the Phoenix Foundry from ore raised in the district of Barossa".

At the end of the 1914-1918 War, the Institute Committee commenced raising funds to erect a suitable memorial to the many young men and women who took part in the war. After many years and deliberation, it was decided to incorporate a balcony to the facade of the Institute and erect another hall at the rear of the building and this was undertaken in 1931, using this money. The stage and new hall were rebuilt in 1935. A renovation in 1954/55 included the painting of the facade with funds raised by the local Rotary Club.

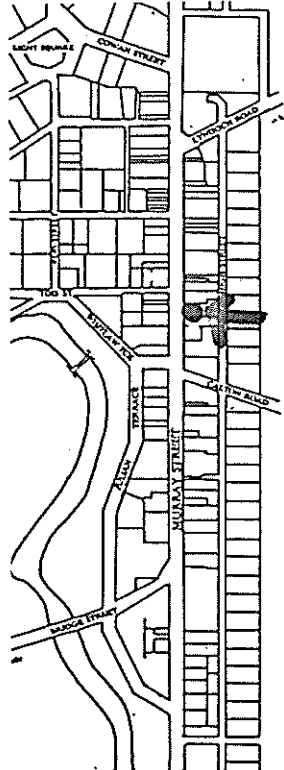
**SOURCES OF INFORMATION:** Mahoney, Christine, M *Old Gawler: Murray Street 1870-1920* 1983, p12-14.  
Hignett, Peter *Gawler Heritage Study, Stage One* 1982, p75 (Item No.46)  
Early photographs: PH41, PH44, PH45, PH45a, PH46a, PH48 and PH49



PH44 View of Institute, 1872 prior to addition of Memorial Balcony

NAME: ANZ Bank

ADDRESS: 93 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 1873

BUILDING MATERIALS: Faced stone, stuccoed dressings, galvanised iron roof

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: ANZ Bank

SIGNIFICANCE: A - State - conserve

HERITAGE LISTINGS: State Heritage Register, National Trust Classified, Register of the National Estate

RECOMMENDATIONS: Retain all original detailing. Any external restoration to involve restoration of building elements.

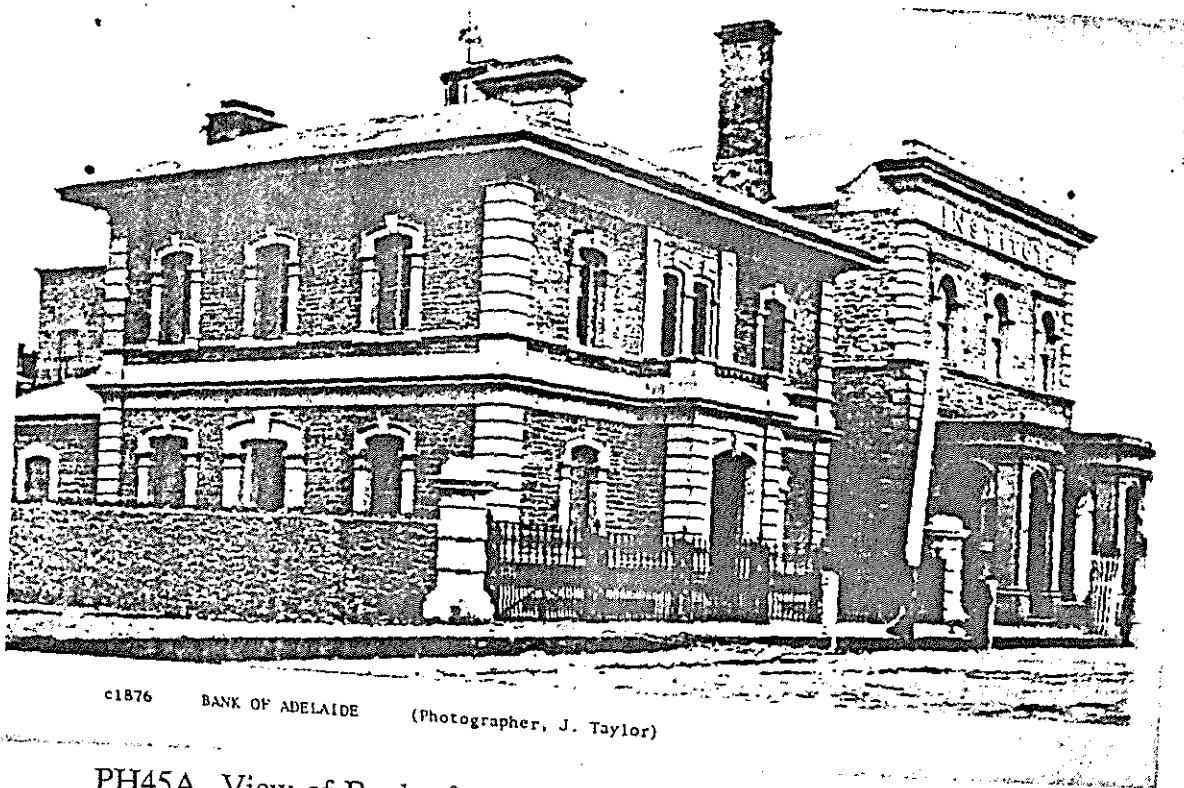
**BUILDING HISTORY AND ANALYSIS:** This building was erected in 1873 as the premises of the Bank of Adelaide at a cost of more than 4000 pounds. The property was purchased by the freemasons in 1898 for 1125 pounds and resold to WR Lewis, a Solicitor in 1902. It was purchased by the Union Bank in 1928.

The iron railings and gates were cast at the James Martin Foundry and are particularly fine.

The building is erected in the late Italian Revival style, with a hipped roof, wide overhanging eaves and projecting central entrance portico. The building is viewed in many early photographs as follows: PH41, PH45a, PH48, PH49.

**SOURCES OF INFORMATION:** Hignett, Peter, *Gawler Heritage Study* 1983 p104 (Item No.118).  
Mahoney, Christine M, *Old Gawler: Murray Street 1870-1920* 1983, p6.  
Early photographs: PH41, PH45a, PH48 and PH49.



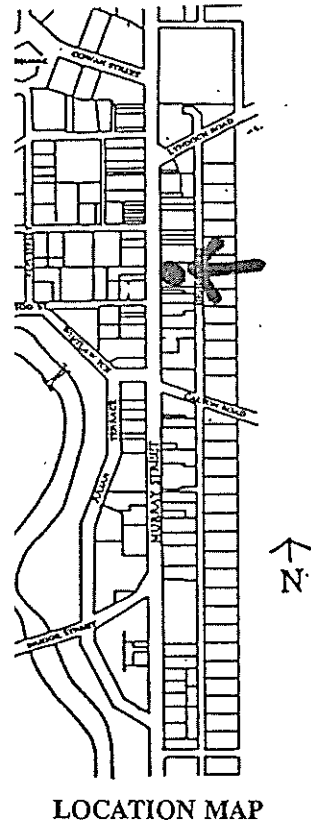


c1876 BANK OF ADELAIDE (Photographer, J. Taylor)

PH45A View of Bank of Adelaide, now ANZ Bank

NAME: Gawler Variety Foods, John Waltons &amp; Carpark

ADDRESS: 99-107 Murray Street

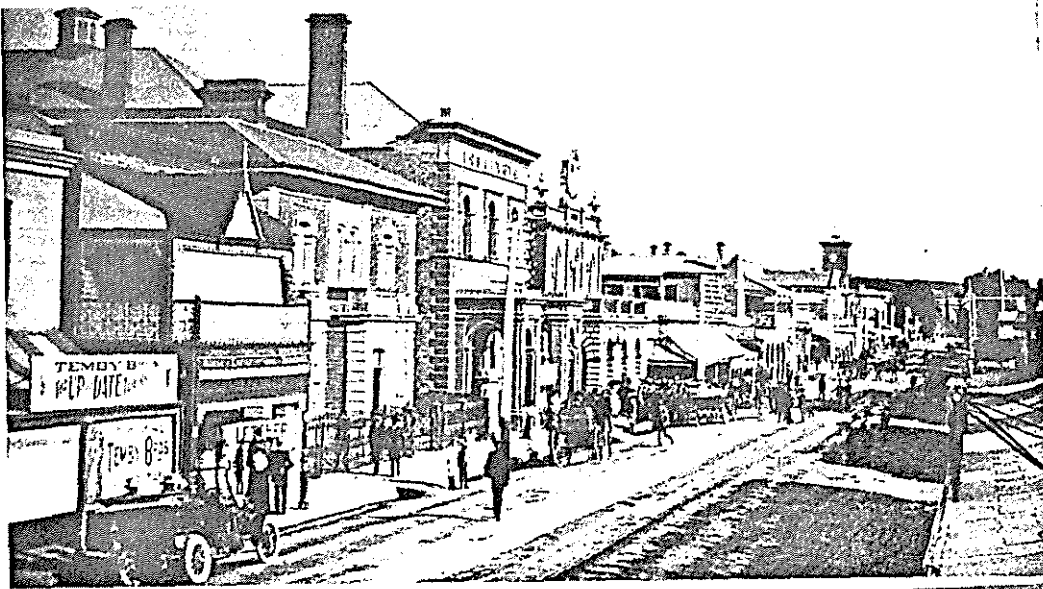


**SITE ANALYSIS AND RECOMMENDATIONS:** These buildings occupy the site between the ANZ Bank and the Prince Albert Hotel. Early photographs indicated that a fine group of single and double storey buildings occupied this site, as viewed in PH49, PH50, PH51, PH52, PH53 and PH54. These buildings became altered over time; an elaborate pair of buildings with an ornate parapet (see PH50, PH51) was altered to become the Motor Tyre Service building as viewed in PH53. There was a yard beside the Prince Albert Hotel which became the Tyre Service car park.

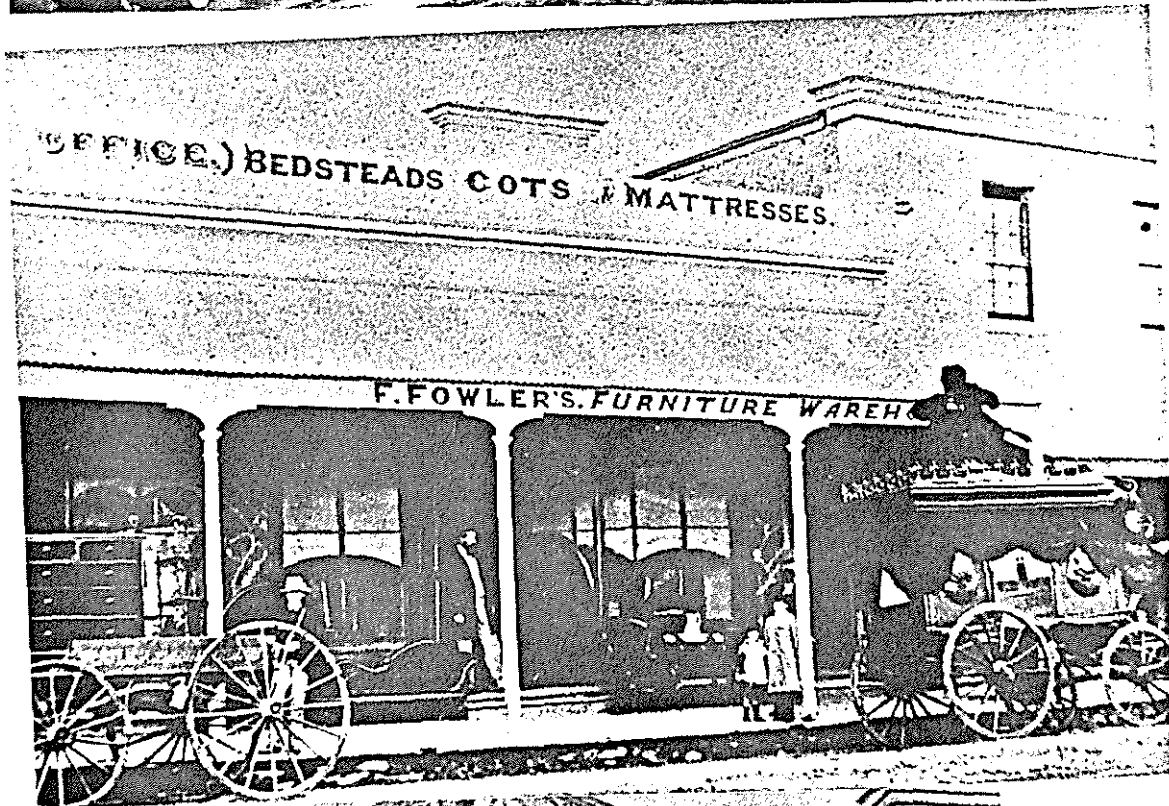
It is not known at what date these buildings were demolished to make way for the current Gawler Variety Food buildings and the present Waltons building. However, the removal of these frontages has caused a 'hole' in the street and this could be addressed in the following ways:

1. Facade alterations to Gawler Variety Foods - to increase the apparent height of this building and extend the verandah over the footpath.
2. The erection of development flanking the southern side of the Prince Albert Hotel which should be aligned with the street frontage. This would echo the development of Gawler Variety Foods on the southern side of the site and should employ simple and compatible design and detailing to ensure development reinforces the character of the street.
3. Simple landscaping proposals for the current carpark in front of the Waltons Building. This would include the planting of four trees within the property line, in presently unallocated carparking space at the front of the site. (If subsequent development were to occur along the street frontage in this site, these trees would then be removed.)

**SOURCES OF INFORMATION:** Early photographs: PH49, PH50, PH51, PH52, PH53 and PH54



PH49



PH50



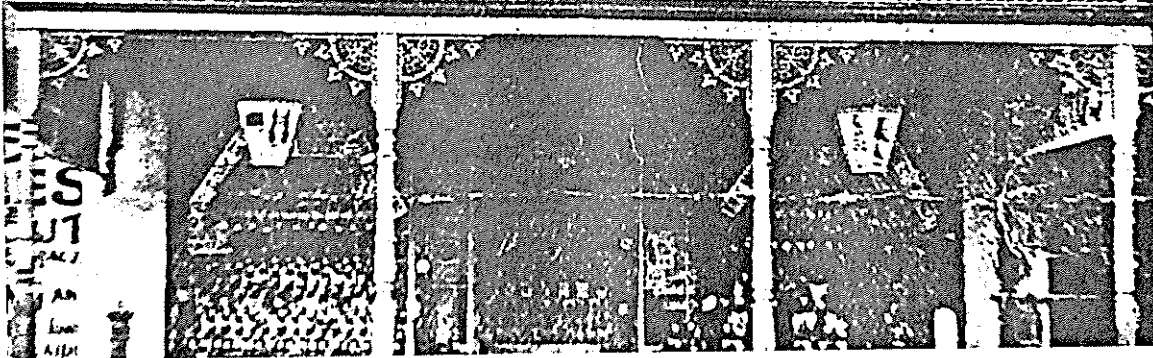
PH50A

EARLY PHOTOS of WALTONS CAR PARK SITE

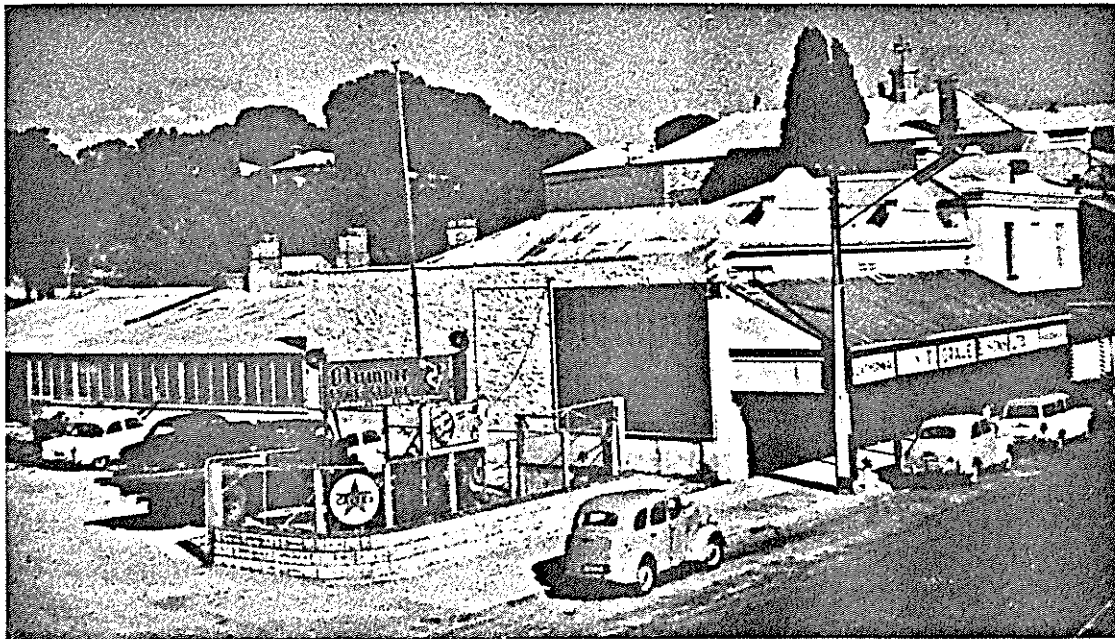
A. SHEARD

LEATHERWARE. PORTMANTEAUX. SCHOOLBAGS. SADDL

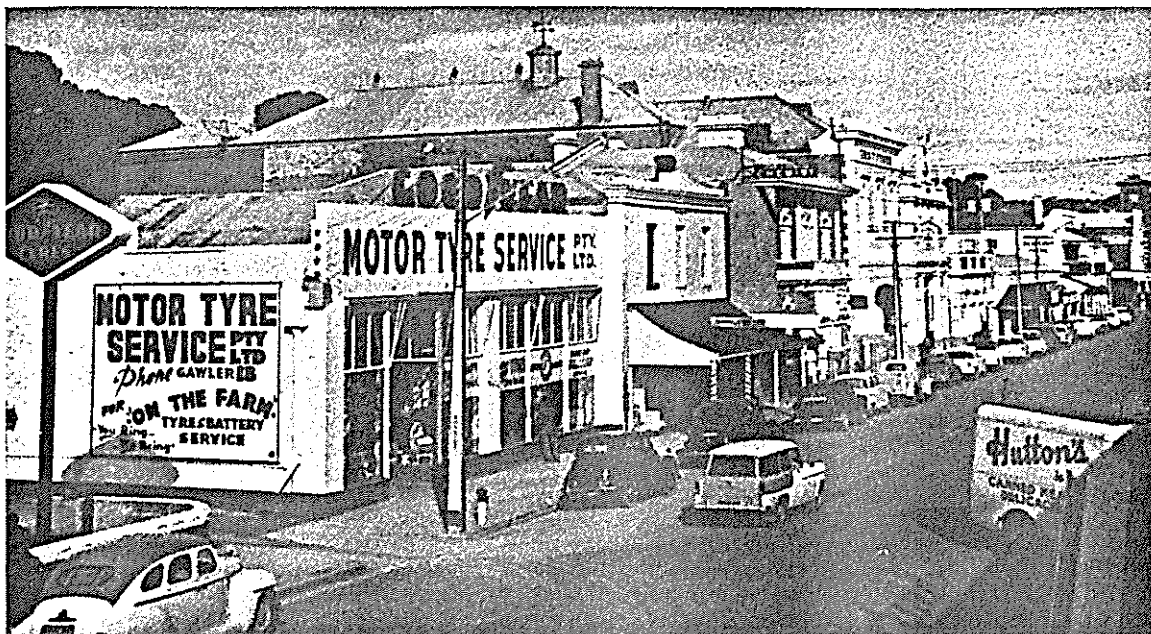
# BOOT EMPORIUM.



PH51



PH52 1950s  
View of site

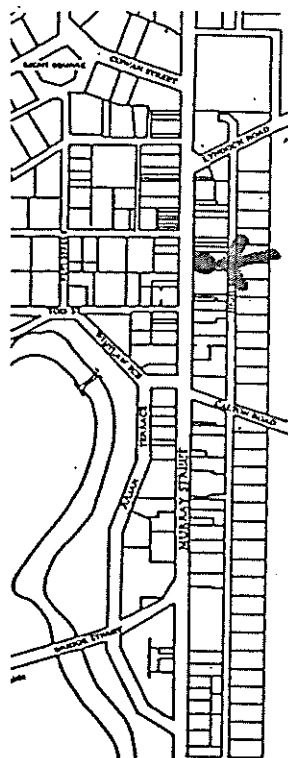


PH53 1955  
view of site -  
Note Graue's  
building has  
had verandah  
removed and  
parapet  
simplified

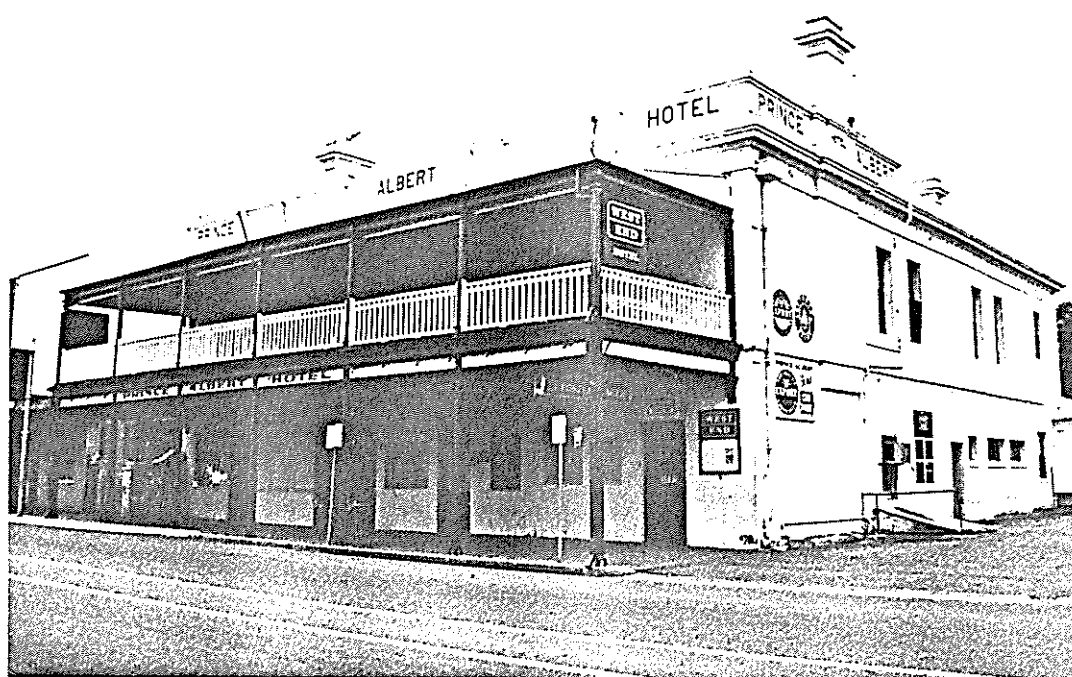


NAME: Prince Albert Hotel

ADDRESS: 109 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 1859 - single storey  
c.1901 - two storey building

BUILDING MATERIALS: rendered masonry, galvanised iron roof

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: Mr &amp; Mrs McKinnon

SIGNIFICANCE: A - State - conserve &amp; restore      HERITAGE LISTINGS: nil

RECOMMENDATIONS: This building was repainted during the Main Street Study in a sympathetic colour scheme (two tones of green).

**BUILDING HISTORY AND ANALYSIS:** This hotel was originally constructed in 1859 as a single storey structure by John McEwin who was its first licensee and owner. It was purchased by the Fotheringham Bros (Brewery Owners) in 1900. The simple single storey configuration can be seen in PH55, PH56 and PH57. In 1901, the hotel was rebuilt as a two storey building, employing typical detailing of the period, particularly the verandah, with vertical timber balustrading. This detailing survives substantially intact and early views are seen in PH54, PH58 and PH60.

The hotel had a yard on the south side which is now part of the car parking area.

This building is a significant streetscape element within Murray Street and survives substantially intact.

**SOURCES OF INFORMATION:** Hignett, Peter *Gawler Heritage Study Stage One* 1982, p66 (Item No.36).

Early photographs: PH54, PH55, PH56, PH57, PH58 and PH60.

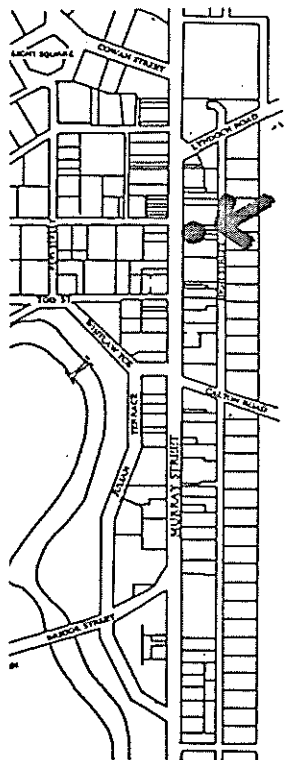


PH56 c.1900 View of Prince Albert Hotel



PH54 1954 View of Prince Albert Hotel

NAME: Saverys, Jacobs & Jesus Friendship Centre ADDRESS: 111 - 115 Murray Street



LOCATION MAP



CONSTRUCTION DATE: Various

BUILDING MATERIALS: Brick walls, corrugated iron roofs

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: Various

SIGNIFICANCE: Potentially B - local

HERITAGE LISTINGS: nil

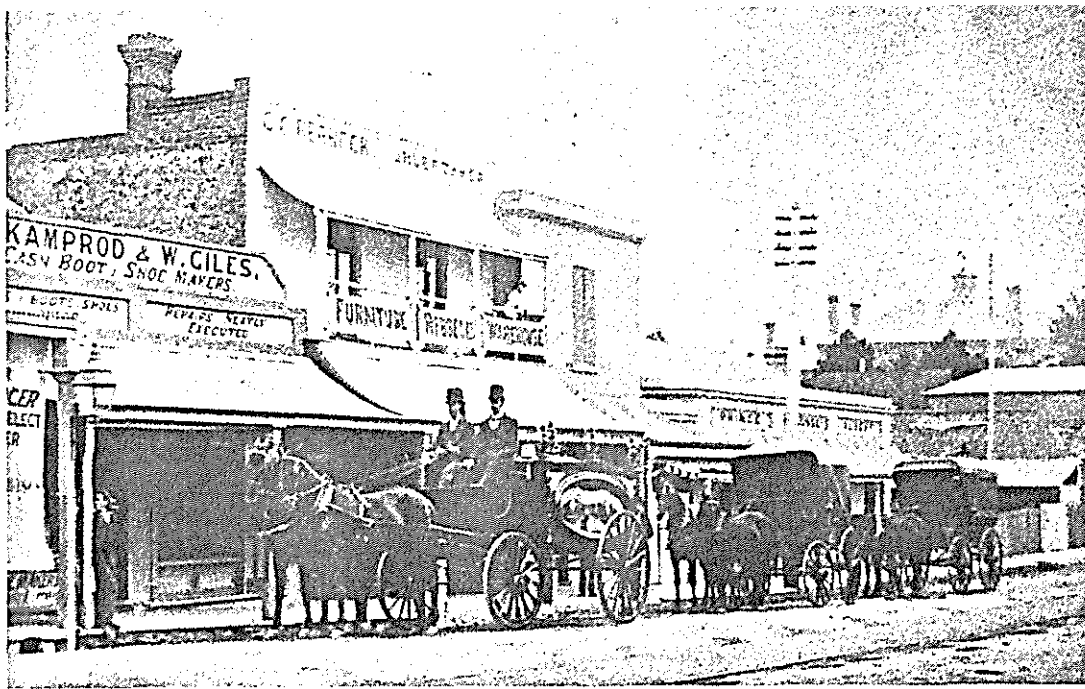
**RECOMMENDATIONS:** The Jesus Friendship Centre Building has been restored during the period of this Main Street Study.

Saverys and Jacobs Building - investigate removal of later metal sheeting to facade above awning: reinstate simple post-supported verandahs as viewed in PH59.

**BUILDING HISTORY AND ANALYSIS:** Early photographs indicate the original appearances of these buildings. The Jesus Frienship Centre and Jacobs buildings were erected c.1885? prior to the rebuilding of the adjacent Prince Albert Hotel in 1901. Saverys building was also probably erected at this date, but was later made more elaborate by the installation of a large pediment and the erection of a new bull-nose verandah (see PH59). All three buildings therefore are significant to the history of Murray Street, and with changes to the facade are potential contributory elements to the streetscape.

Restoration of the Jesus Frienship Building to the design of Rob Williams, Architect for Chamberlain Investments Pty Ltd has resulted in a pleasing and sympathetic building. It is recommended that similar alterations be undertaken to the adjacent Jacobs and Saverys building, which would then establish a consistent streetscape from the Prince Albert hotel northwards. It is fortunate that unlike other properties where the first floor facade has been substantially altered, the placing of sheeting over original detailing makes the reinstatement of the facade a straightforward exercise.

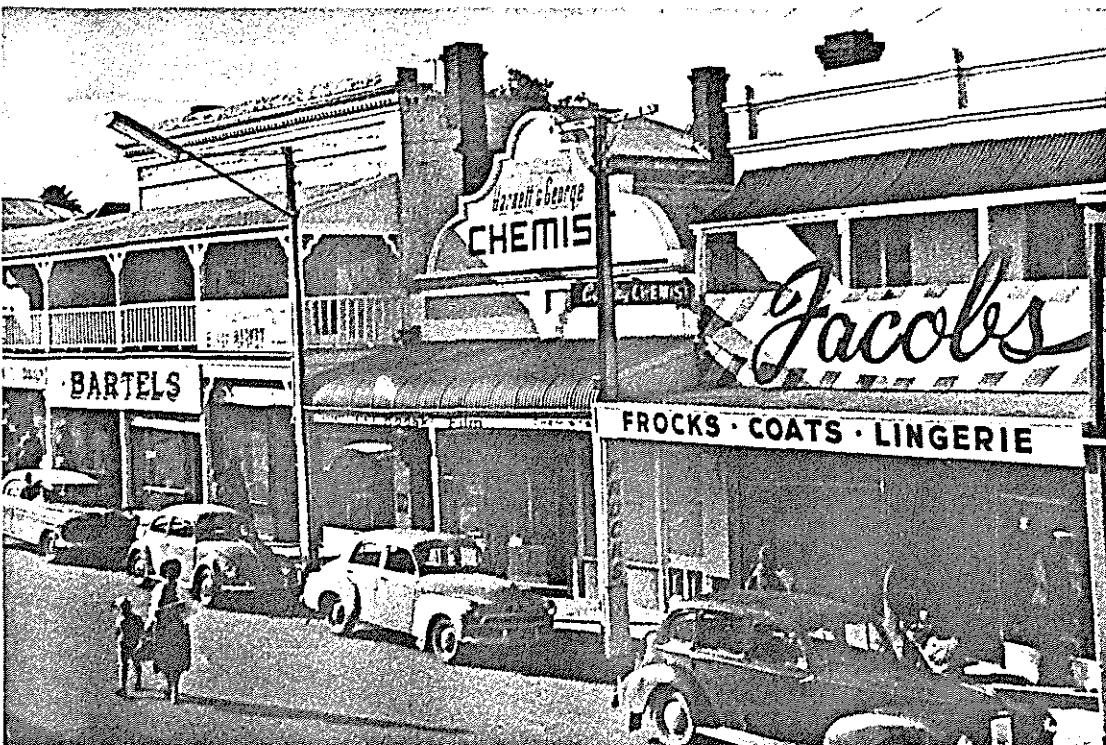
**SOURCES OF INFORMATION:** Early photographs: PH56, PH57, PH58, PH59 and PH60.



PH57  
1885-1900 View  
of buildings



PH58  
1932 view

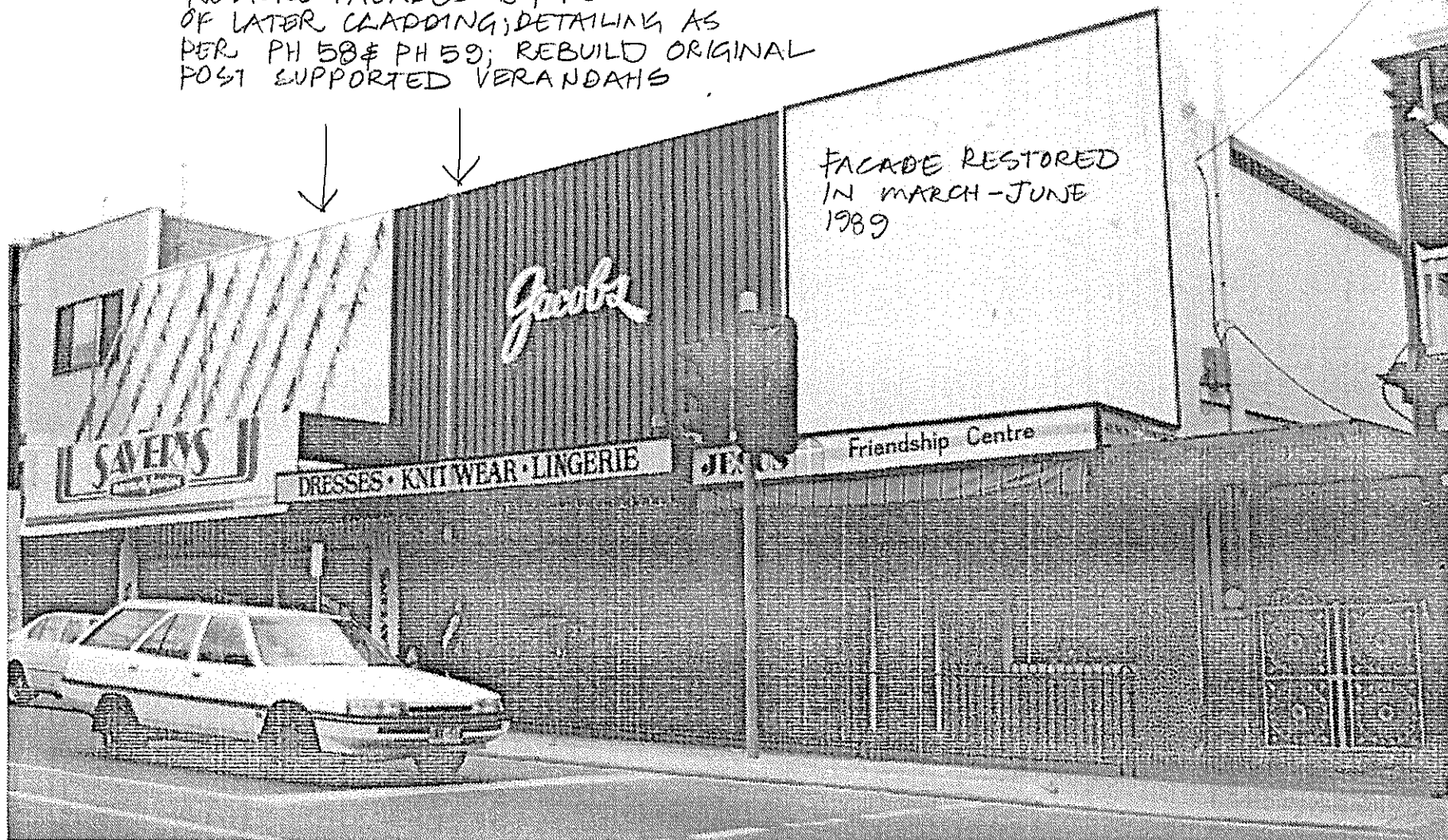


PH59  
1957 View

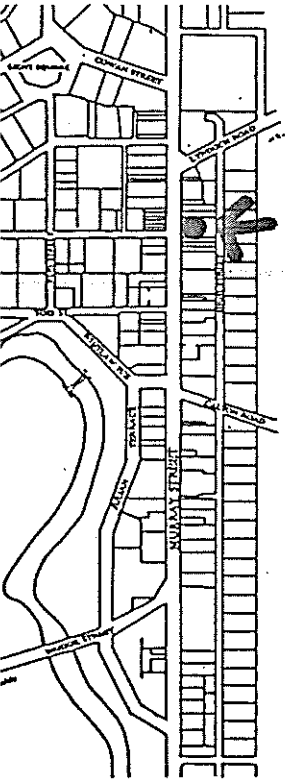
EARLY PHOTOS OF 111 - 115 MURRAY STREET



RESTORE FACADES BY REMOVAL  
OF LATER CLADDING; DETAILING AS  
PER PH 58 & PH 59; REBUILD ORIGINAL  
POST SUPPORTED VERANDAS



NAME: Home Decorator Centre & Radio Rentals ADDRESS: 119 - 125 Murray Street



LOCATION MAP



SIGNIFICANCE: D - non-contributory

ANALYSIS AND RECOMMENDATIONS: This row of shops do not contribute to the character of Murray Street. The erection of a simple, contemporary post-supported verandah may be appropriate to link this modern building into the overall context of Murray Street.

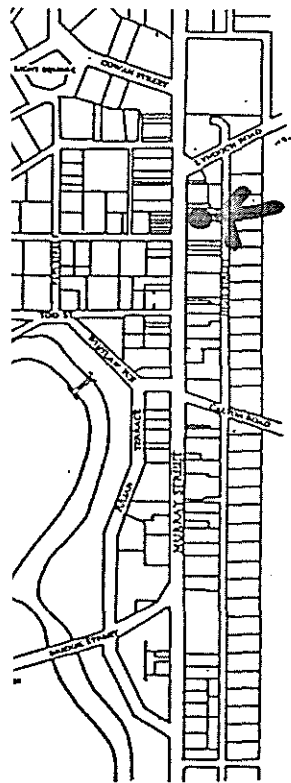
SOURCES OF INFORMATION: Early photographs: PH60 - shows original two-storey buildings which occupied this site.



PH60 c.1955 View of Murray Street showing buildings on site

NAME: Various shops

ADDRESS: 133 - 145 Murray Street



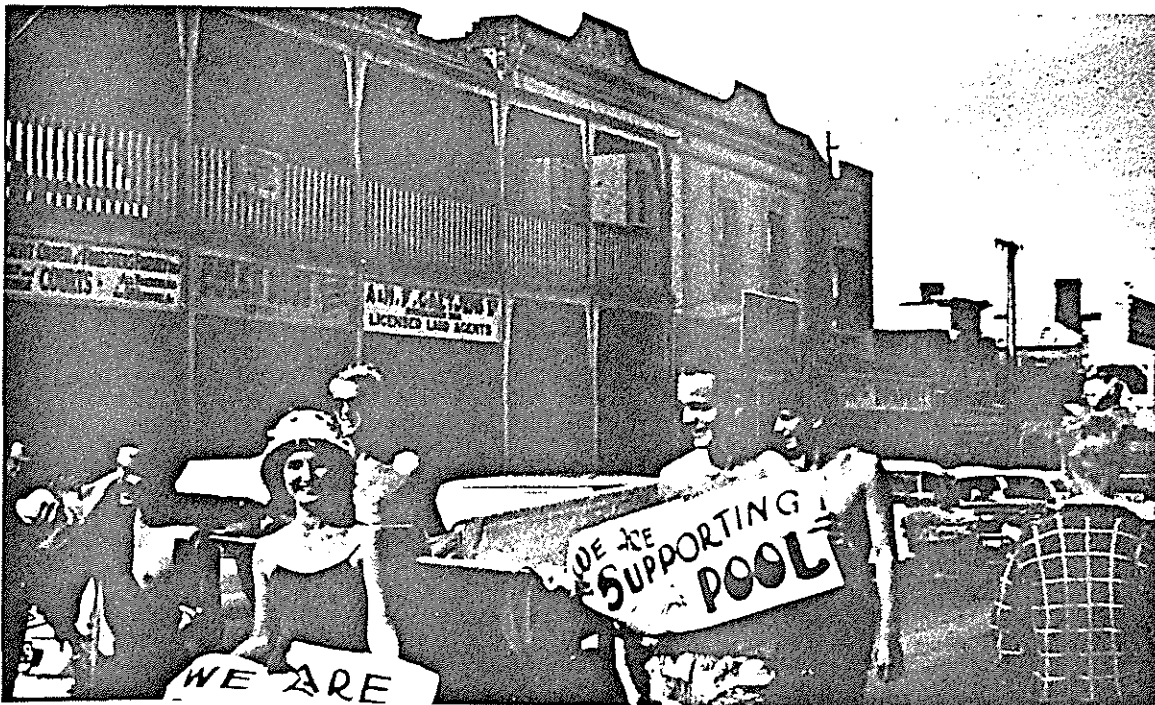
LOCATION MAP



SIGNIFICANCE: D - non-contributory

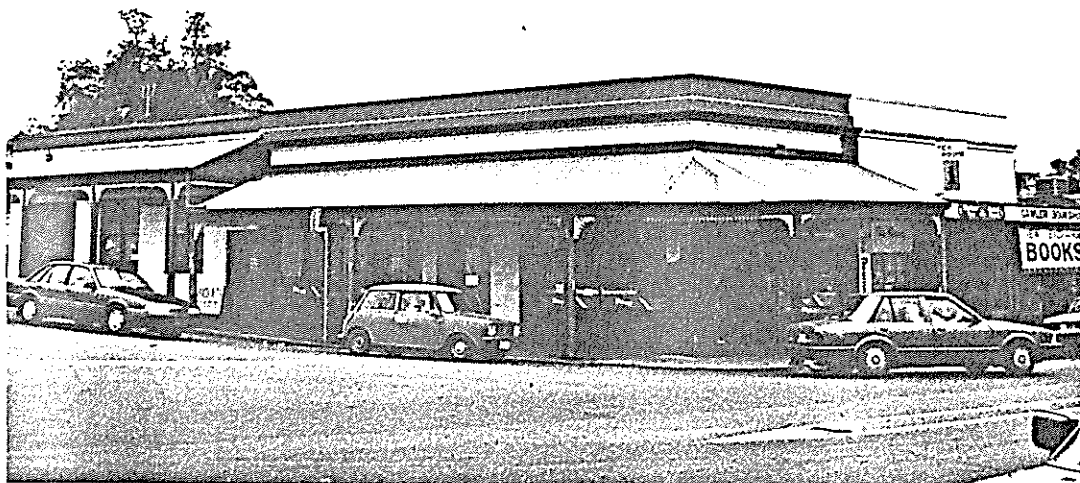
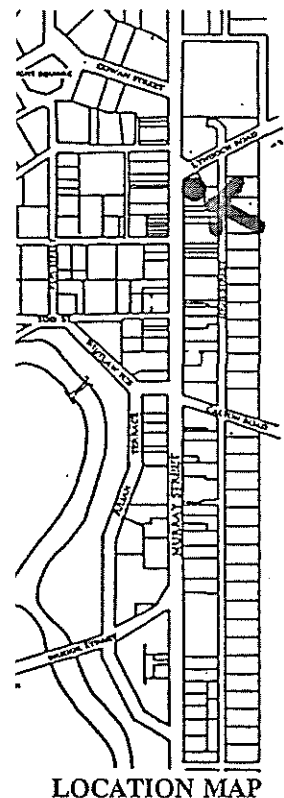
ANALYSIS AND RECOMMENDATIONS: These single-storey shops replaced earlier substantial double-storey buildings as viewed in PH63. In the long term, consideration could be given to constructing simple parapet and unifying the parapet treatment and the erection of contemporary post-supported verandahs in lieu of current awnings.

SOURCES OF INFORMATION: Early photographs: PH63, showing original two-storey buildings on site, PH18, PH19a, PH20 and PH20a



PH63 1962 View of Murray Street, approximate location - 143 Murray Street

NAME: Gawler Bookshop & Co-op Building Society ADDRESS: 147, 151 Murray Street



CONSTRUCTION DATE: c.1880s ?

BUILDING MATERIALS: Rendered masonry, corrugated iron roof

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: Various

SIGNIFICANCE: B - Local - conserve & restore HERITAGE LISTINGS: nil

RECOMMENDATIONS: Extend Co-op verandah along Gawler Bookshop frontage; reinstate similar shopfront to Co-op frontage on the Bookshop; repaint building in co-ordinated and traditional colour-scheme; install capital moulding below cast-iron bracket to existing verandah.

BUILDING HISTORY AND ANALYSIS: A simple single-storey shop is visible in an early photo of this site in c.1879 (see PH18). It is likely that this building was rebuilt, possibly in the 1880s as indicated by the construction material of stone and the simple timber shopfronts. The verandah appears to date from the turn of the century with typical detailing of this period. This simple single-storey row of shops with unifying parapet detailing, turns the corner and matches in scale the Exhaust City building opposite. Original shopfront configuration survives to the Co-op building and this serves as a good model for a possible shopfront reinstatement to the Bookshop. The verandah originally continued along in front of the Bookshop as seen in Ph20 and PH20a. It is recommended that this be reinstated. It appears that the cast iron frieze to the verandah is a later addition and if retained on the building, this should be completed with a timber capital mould to the verandah columns. A new colour-scheme has been outlined for the Co-op as per attached sketches and it is recommended that the Gawler Bookshop continue the use of these colours to create a unified frontage.

SOURCES OF INFORMATION: Early photographs: PH18, PH20 and PH20a.



MURRAY STREET  
MURRAY STREET



PH18 Showing earlier single storey building on site



Part PH20A 1920s view of Murray Street showing Co-op bookshop verandah on left-hand-side

# RECOMMENDED COLOUR SCHEME CO-OP BUILDING, CNR MURRAY ST / LYNDON RD.:

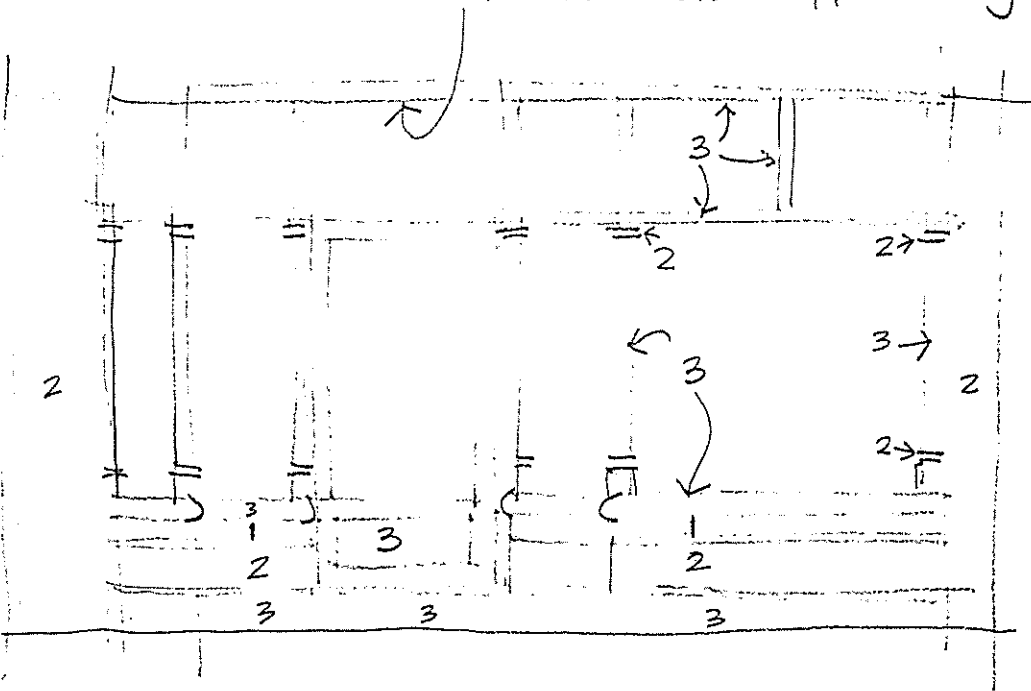
- ① BASE COLOUR - Parapet (except for banding); Painted stone (north facade under verandah); cast iron lace detailing to shopfront (see separate sketch)  
SOLVER "PALE BISCUIT" concrete blockwork to Lyndoch Rd craft frontage;
- ② HIGHLIGHTS - Banding on parapet, ~~even~~ rendered frames to windows  
SOLVER "LIGHT EARTH"
- ③ VERANDAH - Verandah: posts, beam, under verandah woodwork, shopfronts (see sketch), entrance door  
SOLVER "CARRIAGE GREEN"  
OR "GREEN TEA"  
OR "VENETIAN RED"



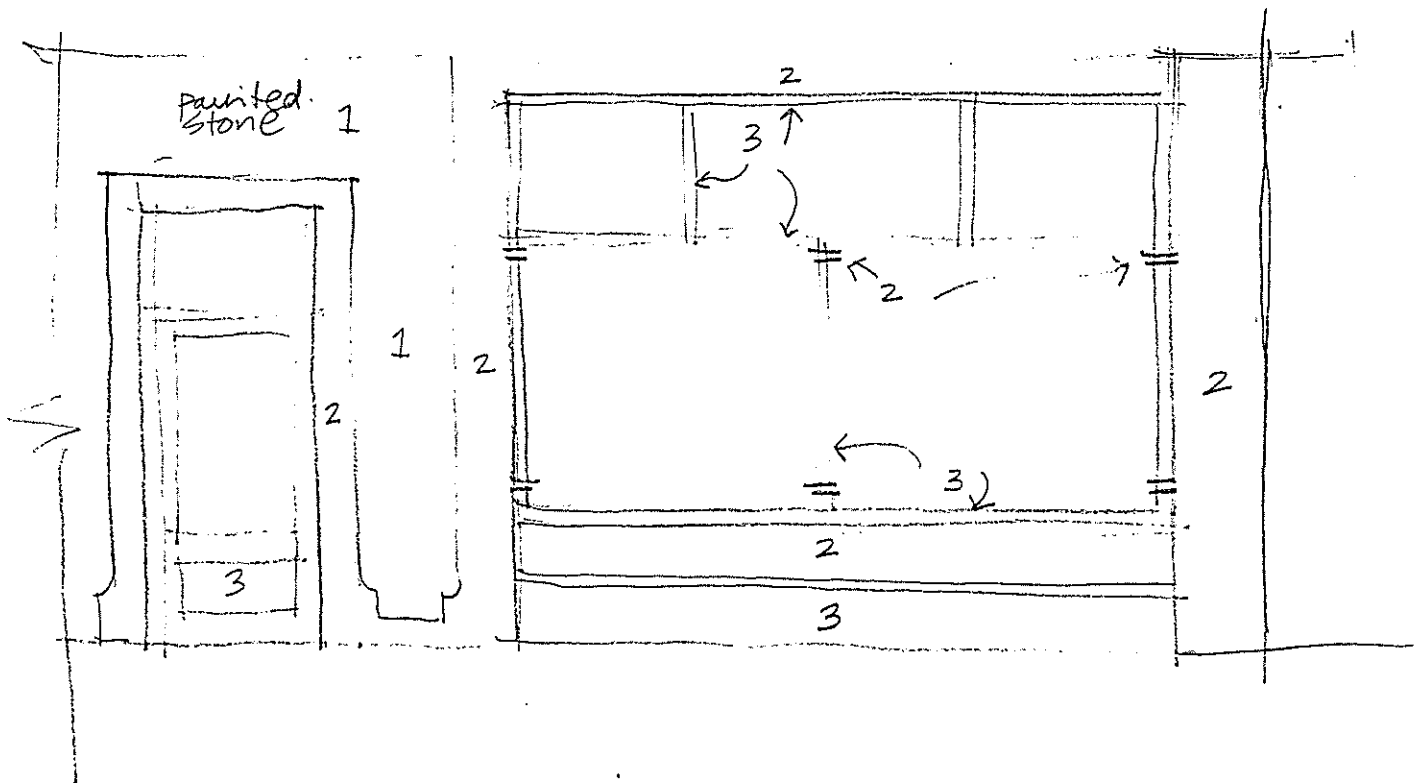
triangular spandrel panel underneath verandah - framing in 3, vertical timber in 2.

note: colour scheme will highlight simple original shopfront; recommend paint finish to recent entrance doors (now clear finish).

Pressed metal soffit lining 2



MURRAY STREET SHOPFRONT. (not to scale)



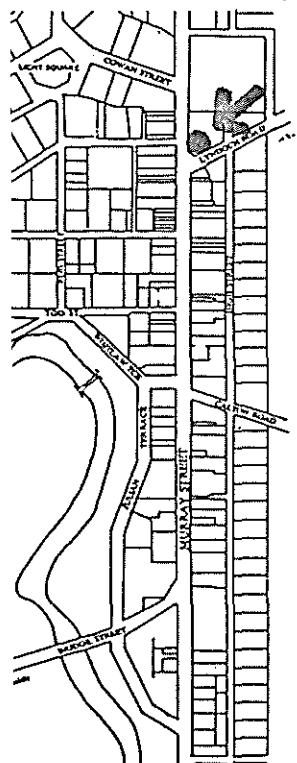
LYNDOCH ROAD SHOPFRONT

NOTE - NUMBERS REFER TO PAINT COLOURS ON 1ST PAGE.



**ADDRESS:** 153 Murray Street (cnr Lyndoch Road)

NAME: Exhaust City



### LOCATION MAP



CONSTRUCTION DATE: c.1908 ?

**BUILDING MATERIALS:** Stone, brick quoining, galvanised iron roof

ARCHITECT:

**BUILDER:**

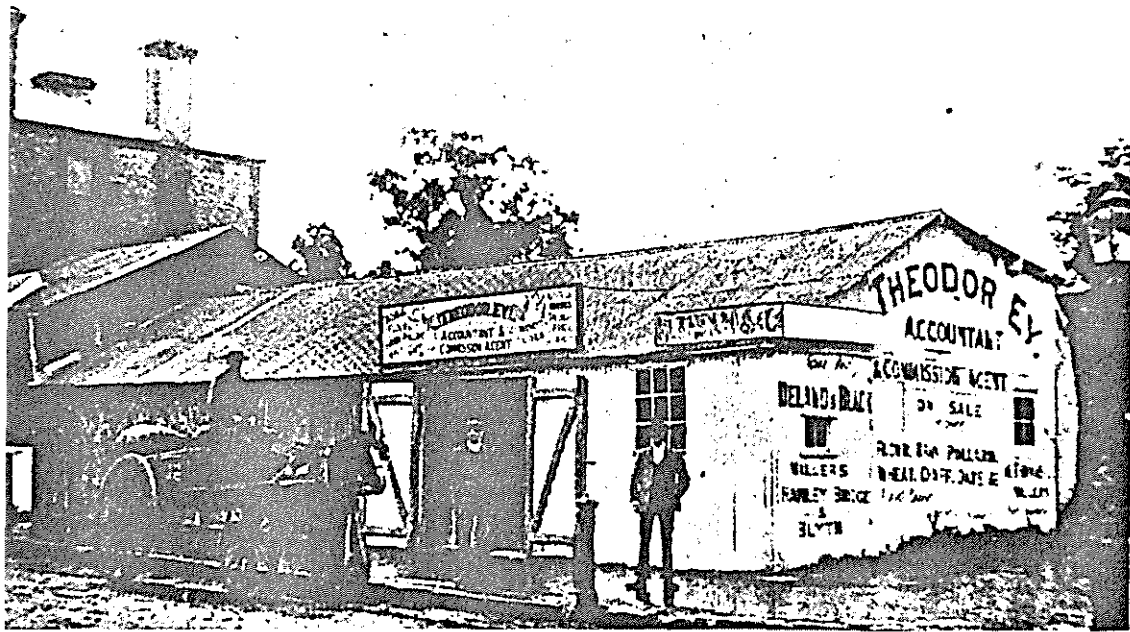
**PRESENT OWNER/OCCUPIER:** David Afferton - Exhaust City

**SIGNIFICANCE:** B - Local - conserve & restore      **HERITAGE LISTINGS:** nil

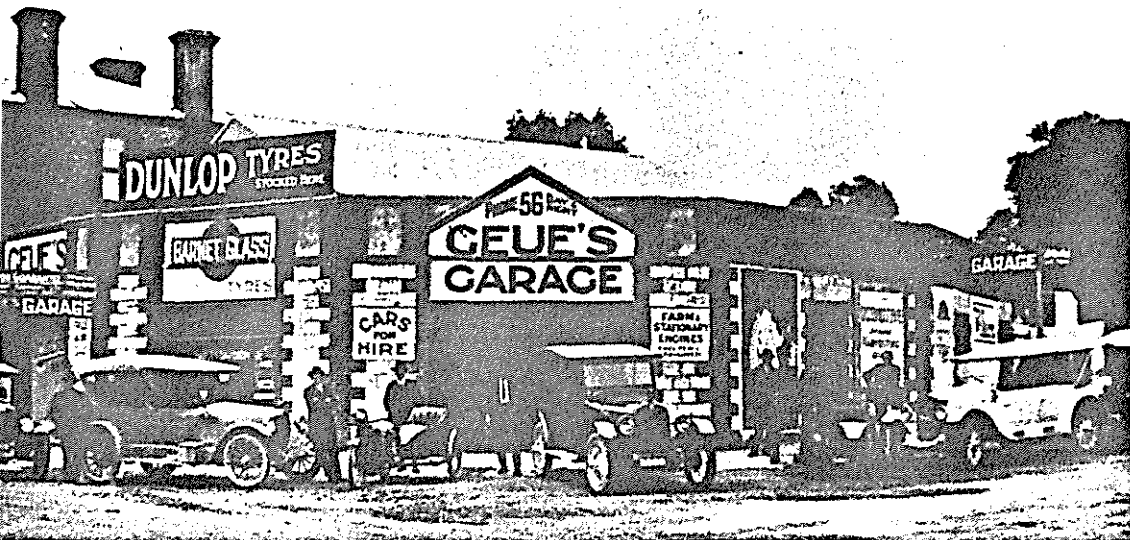
**RECOMMENDATIONS:** During course of Main Street Study, facade of building has been cleaned, re-exposing stone and face brickwork. This has transformed the appearance of the building. Paint and brickwork should remain unpainted.

**BUILDING HISTORY AND ANALYSIS:** The site of this building was occupied by a galvanised iron shed between 1886 and 1908 and it appears that soon after, this building was erected as a garage. Two early photographs survive of the building (PH66 and PH67) showing the building was faced stone and brickwork, and in both cases with bold signwriting. The building is significant as an early example of a garage, now uncommon, and complements the adjacent stone wall of the exchange hotel and the simple single-storey shops opposite, at 151 Murray Street.

**SOURCES OF INFORMATION:** Early photographs: PH65, PH66, PH67 and PH68.



PH65  
1896 - 1908  
View of site



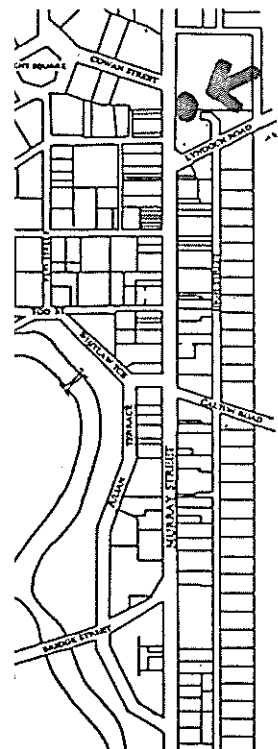
PH66  
c.1910  
View of site



PH67  
c.1916  
View of site

NAME: Exchange Hotel

ADDRESS: 157 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 1868

BUILDING MATERIALS: Stone, rendered detailing, corrugated iron roof

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: Mr &amp; Mrs N Circosta

SIGNIFICANCE: B - Local - conserve &amp; restore      HERITAGE LISTINGS: nil

**RECOMMENDATIONS:** Investigate appropriate restoration of front facade. This may involve removal of render to stone work (render currently in poor condition). Retain original Mintaro slate paving to footpath; remove paintwork to northern stone wall; repaint in traditional colour-scheme.

**BUILDING HISTORY AND ANALYSIS:** This building was erected in 1868, the first licence being granted to Theodore Kneese. For many years it was surrounded on all sides by wheat stores. The hotel can be viewed in an early photograph, PH68, which shows the hotel when the licensee was C J Lucas (Lucas occupied hotel between 1886 and 1901). During this period, the building had a single-storey simple concaved roof verandah, and the present verandah was probably added c.1902. This verandah retains its original ripple-iron soffit and timber posts set in cast iron shoes. The street frontage is notable for the expanse of Mintaro slate paving to the footpath - this is the only section of such paving remaining in Murray Street and should be preserved at all costs.

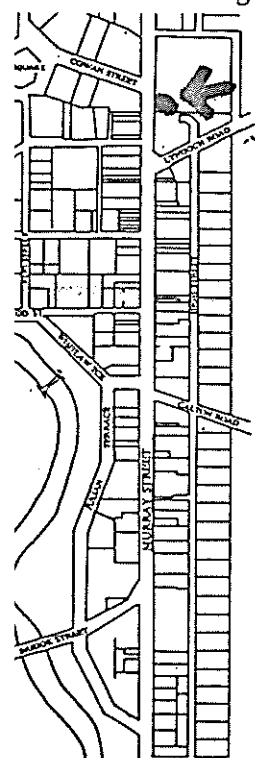
**SOURCES OF INFORMATION:** Hignett, Peter, *Gawler Heritage Survey* 1982, p64 (Item No.34).  
Early photographs: PH65, PH66, PH67, PH68 and PH69.



PH68 View of Exchange Hotel, 1886 - 1901

NAME: Exchange Hotel Bottle Shop

ADDRESS: 161 Murray Street



LOCATION MAP



CONSTRUCTION DATE: c.1870s ?

BUILDING MATERIALS: Rubble, sandstone, corrugated iron roof

ARCHITECT:

BUILDER:

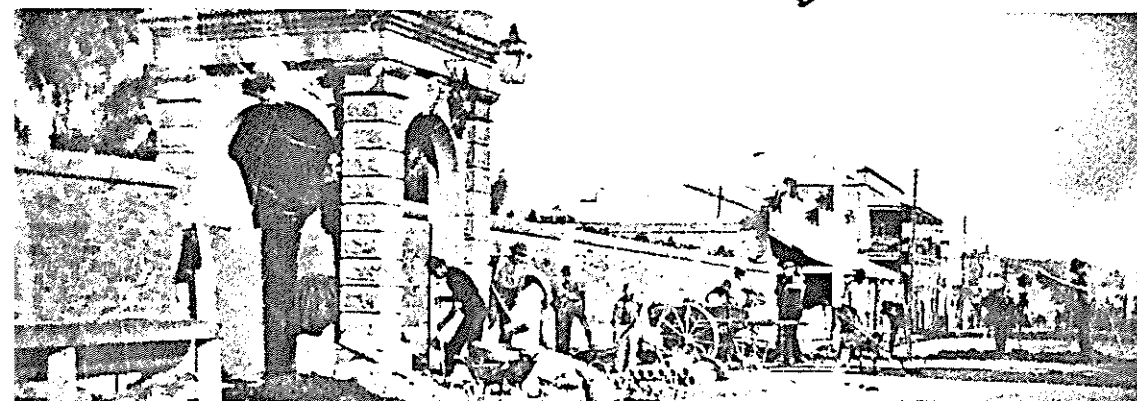
PRESENT OWNER/OCCUPIER: Part of Exchange Hotel

SIGNIFICANCE: B - Local - conserve &amp; restore      HERITAGE LISTINGS: nil

RECOMMENDATIONS: Rationalise signs to building; investigate reconstruction of original parapet as viewed in PH68 and PH69; investigate removal of paintwork to stone facade; if verandah required to building, rebuild simple post-supported verandah as viewed in PH69.

BUILDING HISTORY AND ANALYSIS: The original use of this building is unknown. However, it can be viewed in its original configuration in PH68 where the simple stone and brick facade is surmounted by a double parapet. PH69 shows the building with a simple post-supported verandah. The pediments to the parapet have subsequently been removed and it is recommended that these be reinstated to original detailing and if required, a verandah erected as shown in PH69. The ground floor openings have been slightly altered and the proliferation of liquor signs over the facade detracts from its simple, symmetrical appearance.

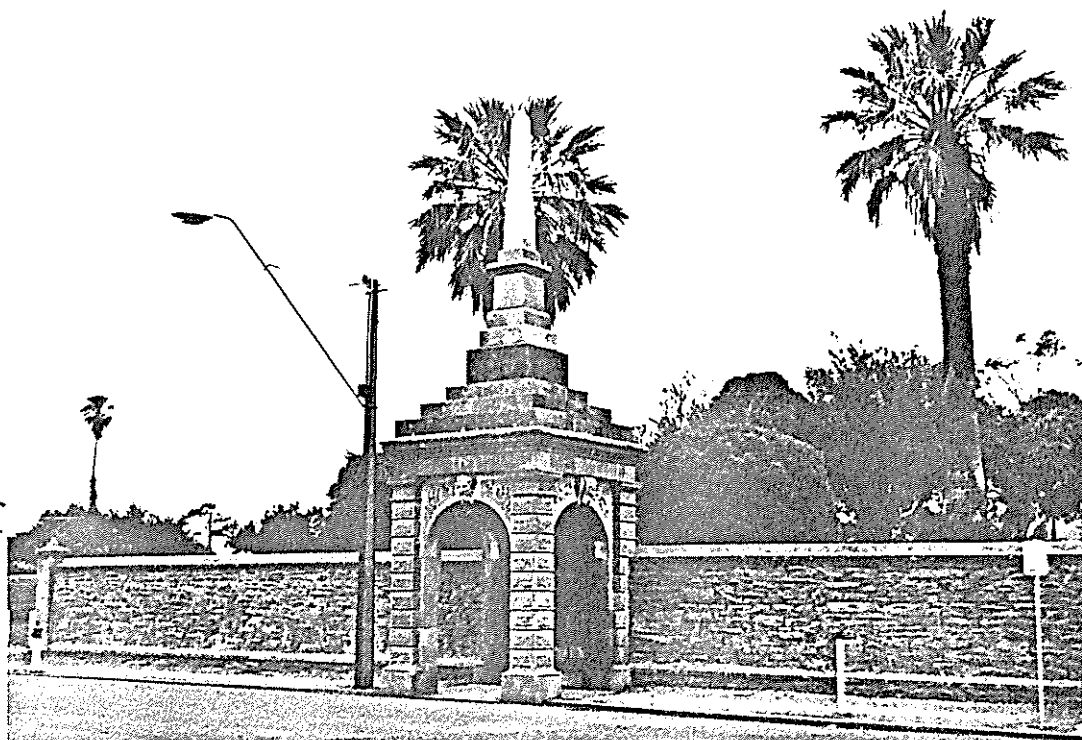
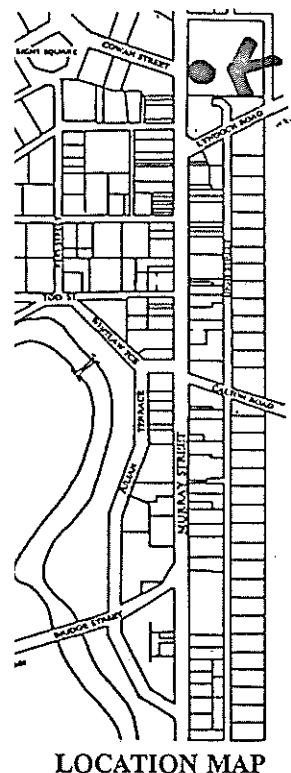
SOURCES OF INFORMATION: Early photographs: PH68 and PH69.



PH69  
note parapet  
and verandah

NAME: McKinlay Memorial and Pioneer Park

ADDRESS: Murray Street (north end)



CONSTRUCTION DATE: 1874 - 1875

BUILDING MATERIALS: Random sandstone with granite obelisk

SIGNIFICANCE: A - State - conserve and restore

HERITAGE LISTINGS: State Heritage Register, National Trust Classified

RECOMMENDATIONS: Deteriorating stone work to be repaired and restored and further deterioration of stone arrested.

**BUILDING HISTORY AND ANALYSIS:** The McKinlay Memorial in Murray Street was erected in 1874/75 and commemorates the contribution made by the explorer, John McKinlay on his expeditions to the interior and northern parts of Australia. McKinlay was born in 1819, migrated to New South Wales in 1836 where he established himself by taking up squatting leases and selling them, some in partnership with James Pile of Gawler. Well known by 1861 as a bushman and explorer, he was appointed by the South Australian Government to lead the South Australian Burke Relief Expedition. He and his party found Burke's grave in December the same year and then journeyed on to the Gulf of Carpentaria. He was welcomed back at Gawler in 1862 and the following year married James Pile's daughter, Jane, at St Georges Church of England in Gawler. In 1865, he lead an expedition to the Northern Territory to choose and survey suitable area for settlement and selected Port Darwin. He settled back at Gawler on his return and took up residence with his wife and father-in-law at "Oaklands" where he died in December 1872. After his death, a committee was formed to consider the erection of a suitable memorial. In November 1874, the foundation stone of the memorial was presented by Hugh Fraser MP and laid by fellow-explorer John Forrest. The monument was completed in September 1875 at a cost of 650 pounds. The lower arched portion, some fifteen feet high was constructed of diamond hammered freestone, the obelisk on top ending with a needle point was constructed of Aberdeen granite. The monument was erected on the footpath in Murray Street adjacent to the Old Gawler Cemetery. The cemetery was part of Light's original plan of the township of Gawler and was used as such until 1870.

The memorial and adjacent stone wall are extremely significant elements within the Murray Street streetscape.

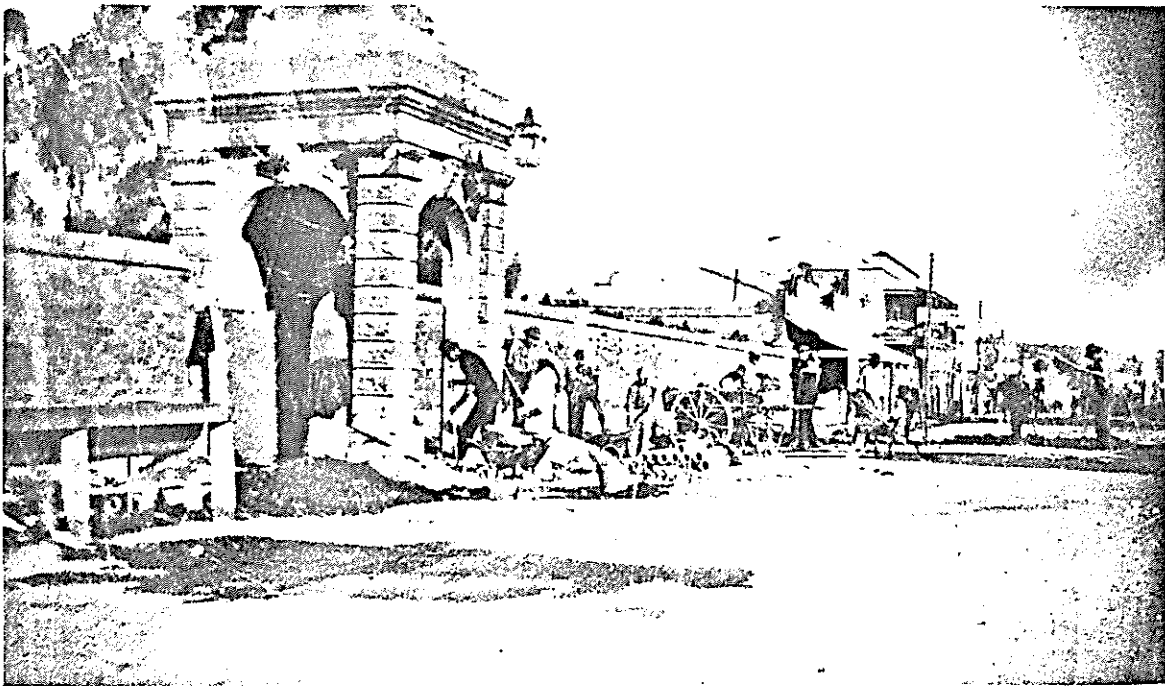
Early photograph PH69 shows the monument with its original projecting gas lamp over the central arch.

**SOURCES OF INFORMATION:** State Heritage Register Report, October 1983, prepared by Hignett & Co, Margaret May.

Mahoney, Christine, *M Old Gawler: Murray Street, 1870-1920* 1983, p44.

Early photographs: PH69.





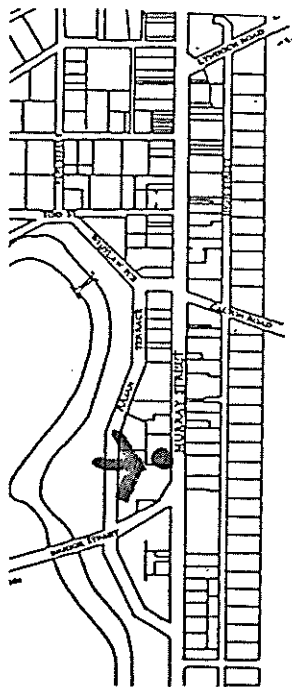
PH69 Early photo of McKinlay Memorial (undated)



**MURRAY STREET - WEST SIDE**

NAME: Gawler Baptist Church

ADDRESS: Murray Street, near corner Bridge Street



LOCATION MAP



CONSTRUCTION DATE: 1870, extensions: 1873, 1879, 1900, 1905, 1911

BUILDING MATERIALS: Random limestone with brick quoining and banding, corrugated iron roof

ARCHITECT:

BUILDER: D Gray

PRESENT OWNER/OCCUPIER: Gawler Baptist Church

SIGNIFICANCE: A-State - conserve & restore

HERITAGE LISTINGS: State Heritage Register, National Trust Classified

**RECOMMENDATIONS:** Landscaping of front open area recommended, particularly the planting of hedging associated with current cyclone fencing (eg. plumbago hedging). In the long term, replacement of cyclone fencing with traditional (eg. picket or stone) fencing recommended. Landscaping to front carpark area recommended. Encouragement should be given to walkway along northern boundary of site to follow line of semi-mature jacaranda trees.

**BUILDING HISTORY AND ANALYSIS:** Substantial churches had been built for the Anglican, Roman Catholic and Presbyterian denominations before the Baptist Church in Murray Street was erected in 1870. The small congregation had been holding their services in the Oddfellows Hall in Gawler since 1866. The Gawler Baptists purchased a block of land in Murray Street from Henry Bright, proprietor of a large butchering business in Gawler and tenders were called for building the church. The congregation accepted the tender of 299 pounds from Mr D Gray, but the actual building was held up due to financial problems. The church was completed and opened in January 1870. In 1871, it was noted in the Truth and Progress, a Baptist Periodical published in Adelaide, that George Fife Angas had donated 50 pounds to the Gawler Church and that Angas' monetary assistance to the Church totalled 100 pounds for the year.

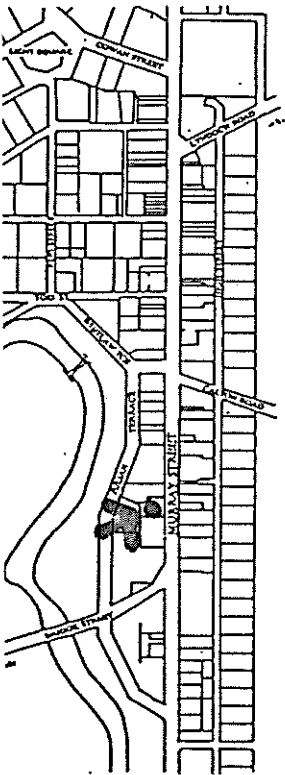
Before the passing of the Education Act in 1875, many church congregations, including the Baptists, provided schoolrooms for educational purposes, as religion and education were closely linked in the early years of the settlement. The Gawler Church was originally known as the Church School, reflecting its dual purpose until after the Education Act. In 1877-78 the first Government School in Gawler was opened and could accommodate 600 pupils. At this time the private schools closed, except for the Roman Catholic School.

The congregation of the Baptist Church continued to grow & the building was enlarged in 1873 & Sunday School classrooms added in 1879. The total cost of the building to this date was 2285 pounds and it could accommodate 380 people. The Church was described by George Loyau in 1880 as having "unique and symmetrical proportions". The symmetry of the building was somewhat disturbed with the addition of the kitchen and lecture hall sections in 1900 & 1903, the later part in memory of William Polden, who had been a moulder in Gawler from 1896 until his death in 1903. Renovations to the Church in 1911 changed the interior arrangement around. The southern porch entrance was closed up; and the altar and pulpit moved to the southern end of the building. Various other internal rearrangements have taken place over time and the open tiled baptistry (for total immersion) was built behind the altar in 1941.

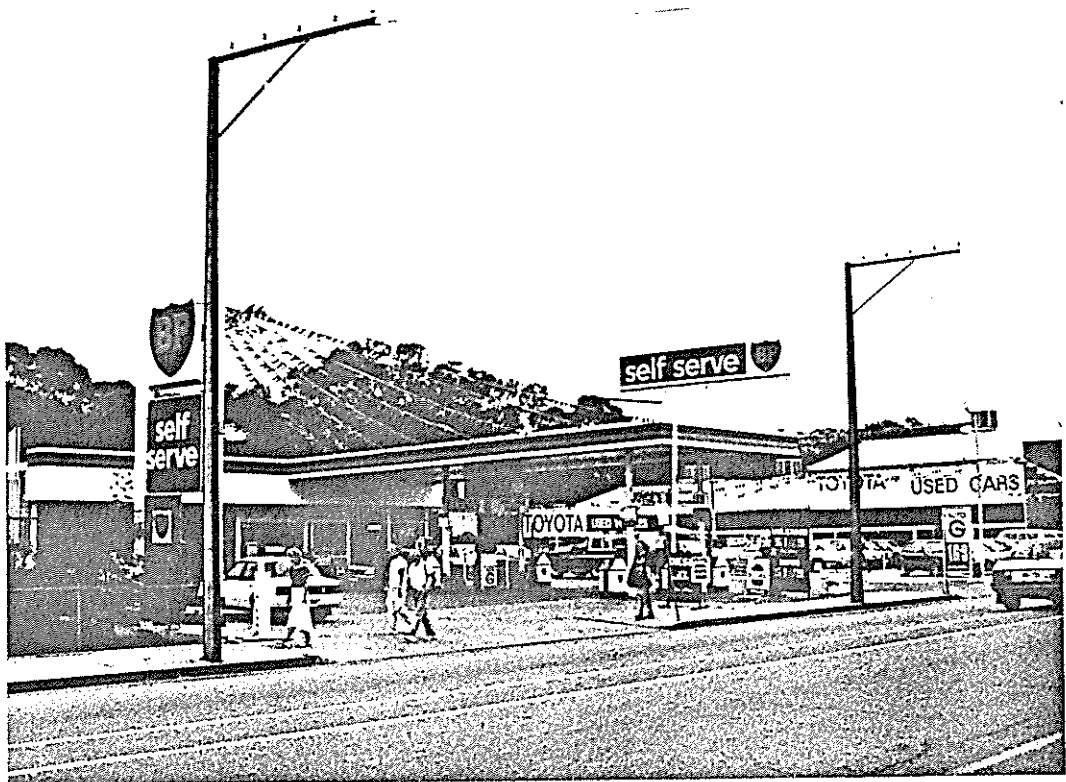
SOURCES OF INFORMATION: State Heritage Register Report, prepared by Katrina McDougall, 21 April 1982.

NAME: BP Service Station &amp; Gawler Toyota

ADDRESS: Murray Street



LOCATION MAP



**SITE ANALYSIS AND RECOMMENDATIONS:** Early photos PH71 and PH72 show the simple single-storey buildings which formerly occupied this site. It is not known when these were demolished to make way for the current service station and used car yard. This site does not contribute to the overall character of Murray Street and any future redevelopment should be designed to carefully reinforce the existing character. In the interim, consideration could be given to some landscaping on the site.

**SOURCES OF INFORMATION:** Early photographs: PH71 and PH72.



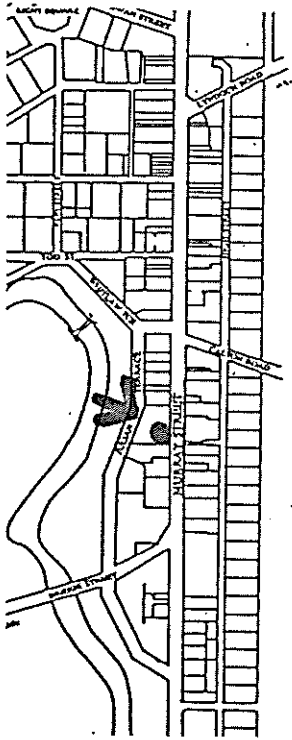
PH71 Late 1950s View of current Gawler Toyota site



PH72 1899 View of Gawler Toyota site adjacent to Globe Hotel

NAME: Kingsford Hotel

ADDRESS: 30-32 Murray Street



LOCATION MAP

CONSTRUCTION DATE: c.1851 with later modifications

BUILDING MATERIALS: Rendered masonry

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER:

SIGNIFICANCE: A-State - conserve &amp; restore

HERITAGE LISTINGS: State Heritage Register, National Trust Classified

**RECOMMENDATIONS:** This hotel is currently being restored by Ron Danvers Architects. Repainting in traditional/original colour scheme is strongly recommended.

**BUILDING HISTORY AND ANALYSIS:** This hotel was originally erected in c.1851 (first licence issued in 1851 to M. D'Arcy). It has undergone later alterations, particularly the erection of the fine cast-iron verandah at the front. This was probably undertaken in the 1880s. This building provided the venue for many early societies as follows: the Oddfellows met in the building between 1852-56; the Freemasons between 1853-72; the Humbug Society between 1859-63 ?; and the Telegraph Station operated from the building from between 1857 and 1860.

It is apparent that the two-storey hotel has been built in a number of stages and it is difficult to establish if any of the 1851 building remains. The front facade is unified by the dominant two-storey cast-iron verandah and cast-iron balustrading.

The building is a dominant element within Murray Street and is essential to the character of the Murray Street precinct.

**SOURCES OF INFORMATION:** Hignett, Peter, *Gawler Heritage Study* 1982, p65.  
Early photographs: PH72, PH73 and PH74.



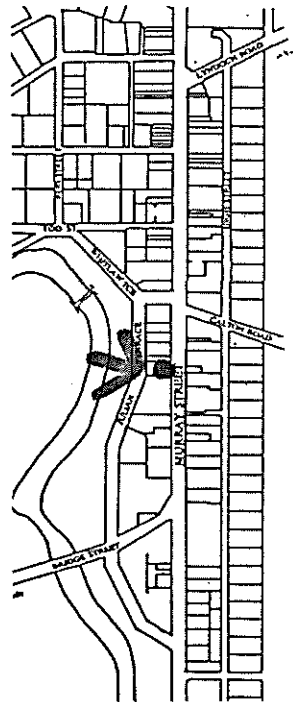
PH72 1899 View of Globe Hotel



PH73 1934-37 View of Globe Hotel



NAME: Ames Hardware & Gawler Palace Chinese Restaurant ADDRESS: 34-38 Murray Street  
Restaurant



LOCATION MAP



**SIGNIFICANCE:** Ames - C-Building form contributory  
Gawler Palace Restaurant - B-Local - conserve & restore

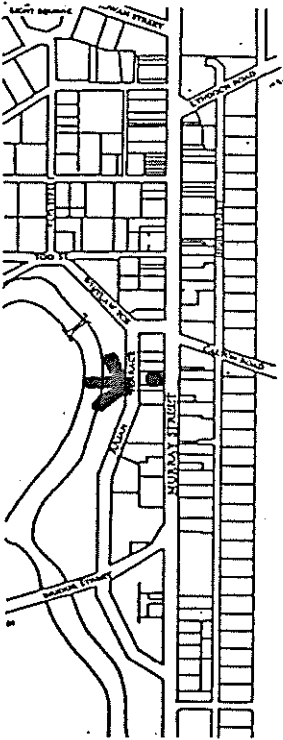
**ANALYSIS AND RECOMMENDATIONS:** The Gawler Palace Chinese Restaurant appears to date from the 1870s, retaining all simple and traditional detailing from this period. The first-floor facade survives substantially intact, with two simple rectangular windows, one now unfortunately marred by an external airconditioner. It is recommended that a new simple single-storey verandah be erected to this building. One approach would be a verandah which continues the configuration of the adjacent Ames Hardware, but incorporates more appropriate c.1870s post detailing.

Ames Hardware Building is improved in appearance by the simple bull-nose verandah extending along the frontage.

No early photographs of this site have been located.



NAME: Patricks Antiques, Travel House, Gawler, ADDRESS: 40-46 Murray Street  
Gawler Market and Dee Pege Fashion



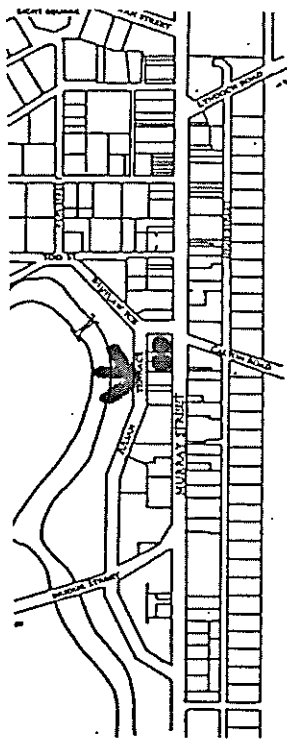
LOCATION MAP



**SIGNIFICANCE:** D-Buildings in current state do not contribute to character of Murray Street

**ANALYSIS AND RECOMMENDATIONS:** These two buildings in their current configuration do not contribute to the character of Murray Street. Patrick's Antiques/Travel House Gawler has a hipped roof concave verandah to the frontage, but this does not extend the full width of the building and unfortunately appears ungainly. The adjacent Gawler Market and Dee Pege Building has little merit. Both buildings would be substantially improved and unified by the erection of a simple post-supported verandah either of the form adopted at Ames Hardware (34 Murray Street) or with a simple straight roof. There is a potential for both shops to be unified, utilising consistent colours and simple signs. The current configuration and grouping of parapet signs does little to enhance the buildings.

NAME: Ames Hardware, Gawler Travel, Opticians ADDRESS: 48-58 Murray Street

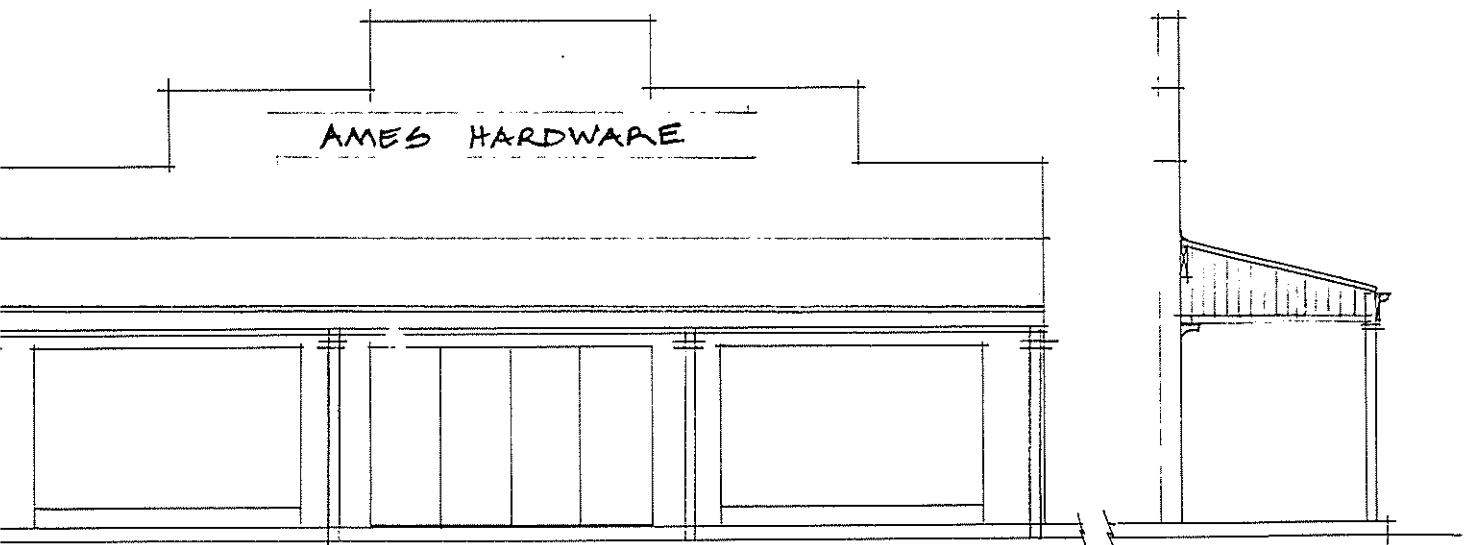


LOCATION MAP



SIGNIFICANCE: C-buildings potentially contribute to character of street

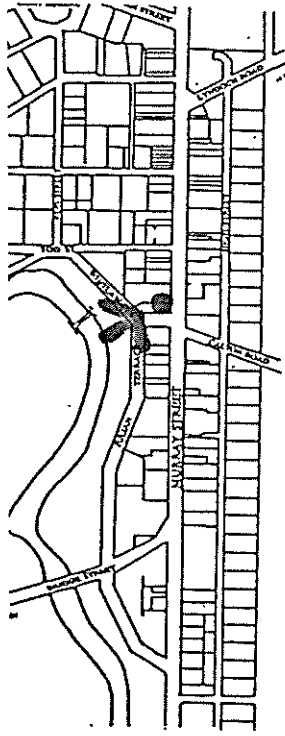
ANALYSIS AND RECOMMENDATIONS: No early photographs survive of buildings on this site. However, both groups of buildings have a contributory form and it is proposed by Ames Hardware to erect a simple post-supported verandah (see attached sketch). The building from Cakes & Things to the Opticians could be enhanced by the erection of a verandah which runs around the corner into Walker Place. This would be particularly appropriate if Walker Place is to be closed to become a town square as proposed. This building should also be unified by a consistent colour scheme to establish that it is in fact one building - the current red parapet treatment to Gawler Travel disrupts the otherwise unified cream colour of the Cakes & Things and the Opticians sections of the parapet.



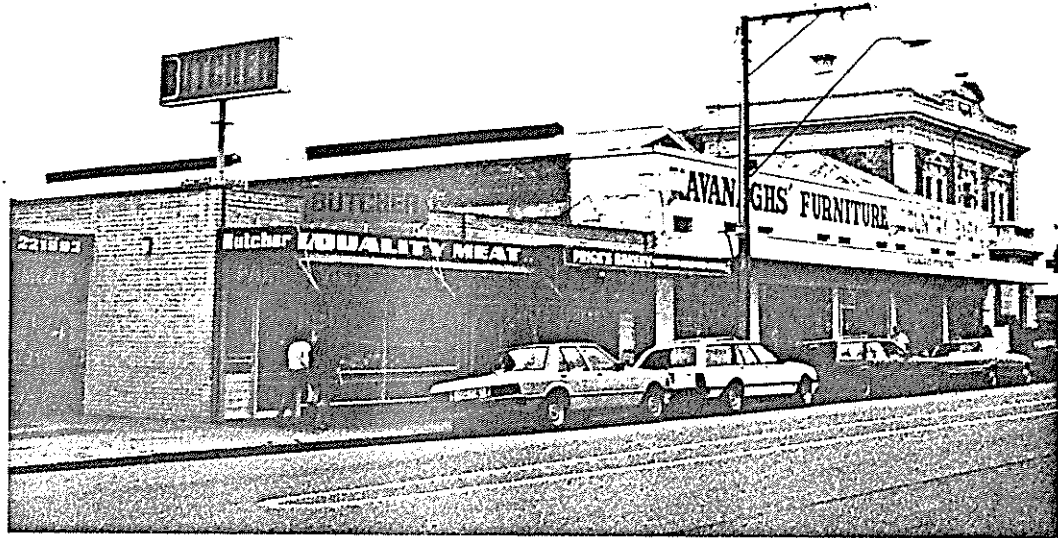
SUGGESTED VERANDAH FOR AMES HARDWARE - Scale 1:100

NAME: Brick Shopping Complex, Kavanaghs Furniture, Country Baby

ADDRESS: 60-64 Murray Street



LOCATION MAP



SIGNIFICANCE: Brick shops: D-non contributory  
Kavanaghs Furniture/Country Baby - B-Local - conserve

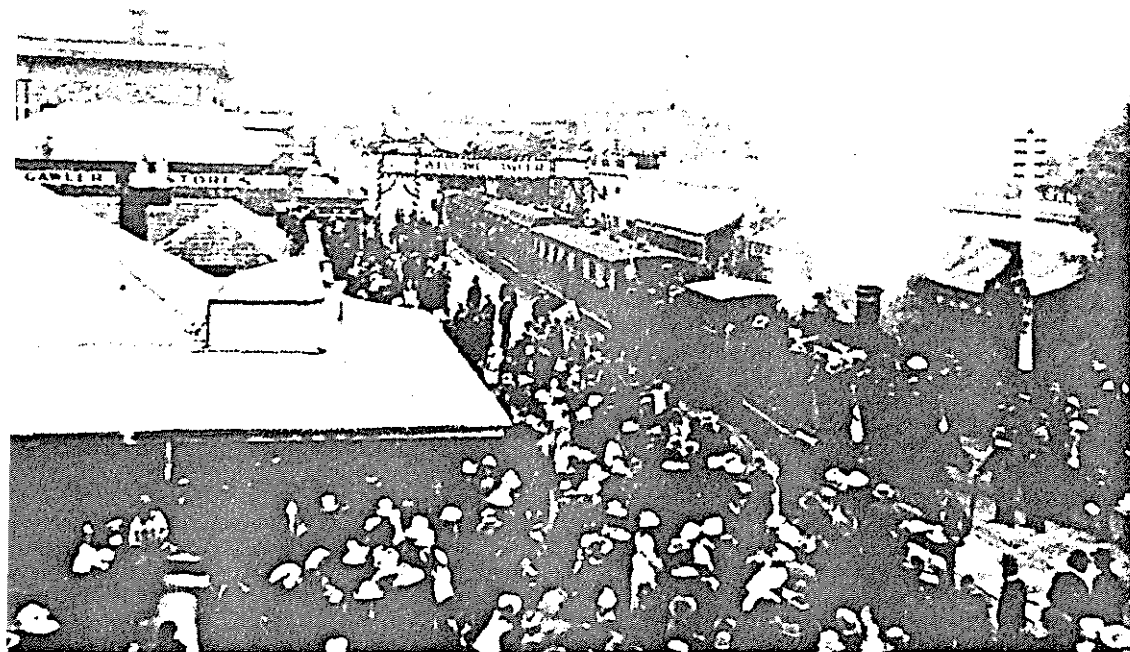
#### ANALYSIS AND RECOMMENDATIONS:

**Single-storey Brick Shops:** These shops replaced earlier corner shops as viewed in PH10, PH11 and PH12. The current shops were probably erected in the 1960s and do not contribute to the character of Murray Street. Substantial alterations would be required to these buildings to make their form and detailing more contributory, but this could be achieved by the following measures: extension of existing parapet to higher level to achieve substantial parapet; the erection of simple post-supported verandahs to wrap around buildings and to face the proposed town square in Walker Place.

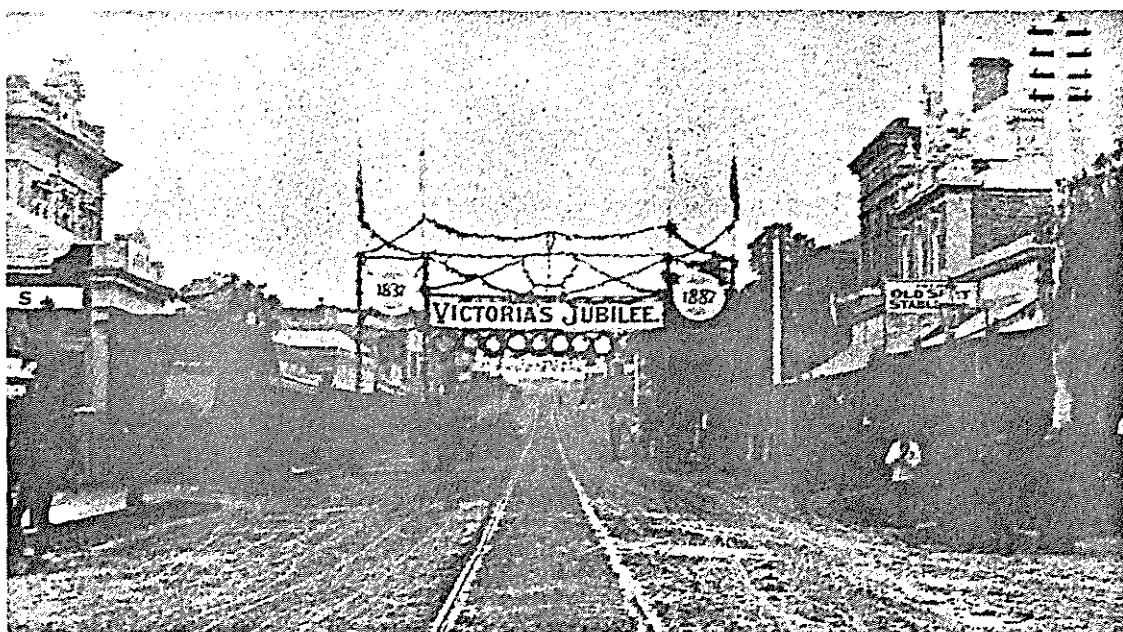
**Kavanaghs Furniture/Country Baby:** This building was originally erected as Harris & Sons Drapery Store (see early photos PH77 and PH78). James Harris originally opened a Drapery in Murray Street in 1852 in premises built by Henry Calton, the licensee of the Old Spot. His premises were extended in c.1857 or possibly at this date a new shop was built. Harris also had branches at Port Pirie and Kapunda, which opened following the success of the business in Gawler. The building and business remained in the Harris family (James Harris & Sons) until after Harris' death, and in 1925 the business was sold to Eudunda Farmers. The operations in this building were expanded by Eudunda Farmers in the 1950s and 1960s.

The building has undergone substantial changes over time. PH77 and PH78 show the building at the turn of the century. At this date the building was asymmetrical with the pediment of the parapet presumably over the original section of the building at the northern end of the block. The shop fronts at this date appear to have been traditional Victorian timber shop fronts. PH78a shows the building in 1939 after a substantial face lift. It appears that the verandah columns were reused but the verandah fascia is different and the parapet has been unified across the frontage with the traditional 1930s parapet treatment. The shop fronts at this time were typical of the period with tiled stall boards and recessed entrances with nickel plated shop window elements. It is not known at what date the facade was simplified and the verandah removed but it is possible that this was undertaken in the early 1960s. Despite this debasing of the building, the bulk of the building and the retention of original stone fabric and roof configuration of the rear make this building of significance to the street. The establishment of a post-supported verandah could be considered across the frontage, or alternatively the facade repainted with more appropriate and unified sign treatment across the parapet.

SOURCES OF INFORMATION: Hignett, Peter, *Gawler Heritage Study*, 1982, p82 (Item No.53).  
Early photographs: PH9, PH01, PH11, PH12, PH77, PH78 and PH78a.



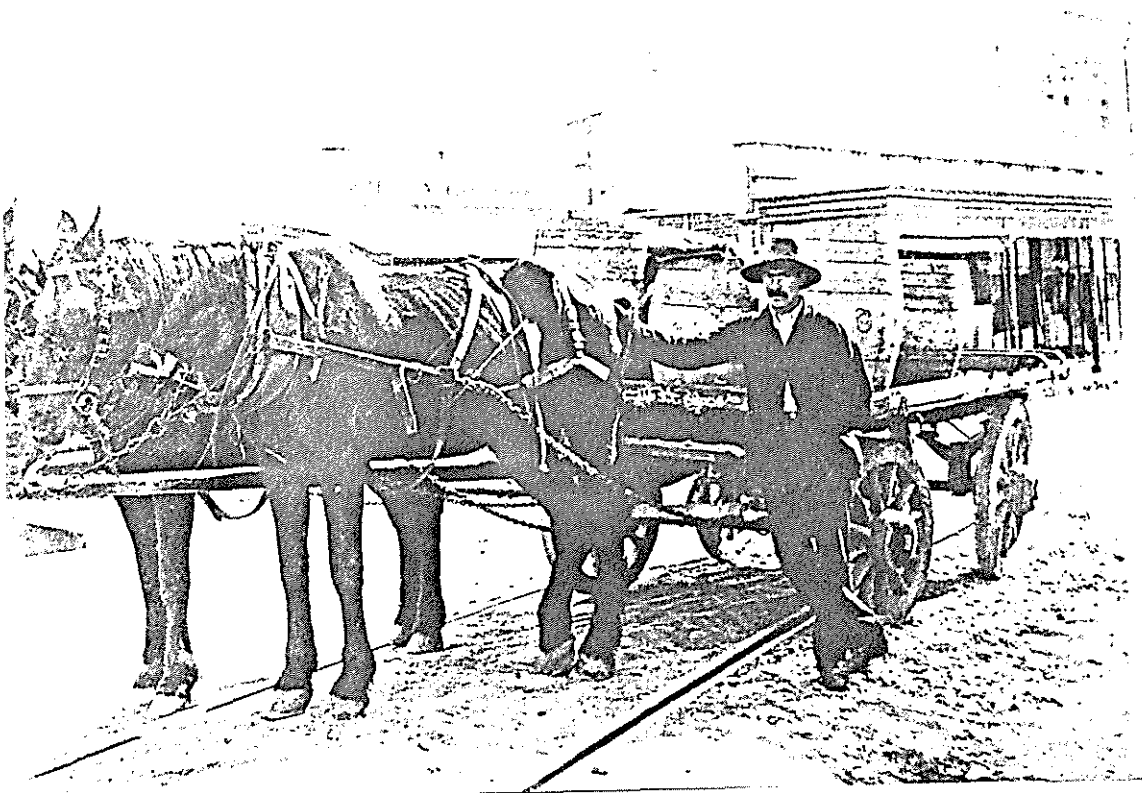
PH10  
1879 View of Walker  
Place/Murray Street  
intersection



PH11  
View north from  
Walker Place, 1887  
showing the later  
Harris & Son  
building as single  
frontage Gawler  
Stores



PH12  
c.1897 view of  
Walker Place/  
Murray Street  
intersection, showing  
single storey  
verandah to shops



PH77  
c.1908 View

# JAMES HARRIS & SONS,

rocers, Drapers, Ironmongers, &c., Murray Street, Gawler



PH78  
1906 View



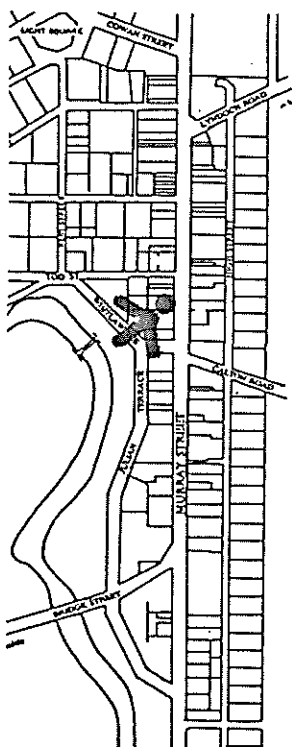
PH78A  
1939 View after  
simplification of  
verandah and  
parapet and  
replacement of  
shop fronts

EARLY PHOTOS, 69-64 MURRAY STREET

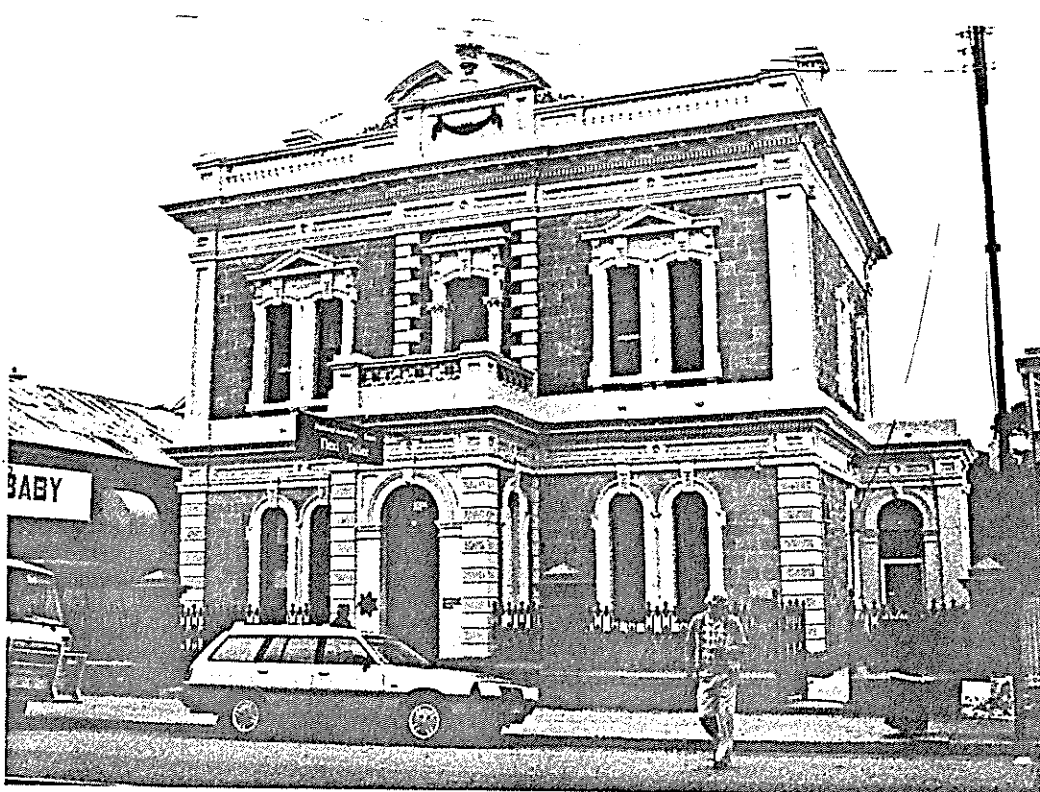


NAME: National Bank

ADDRESS: 66 Murray Street



### LOCATION MAP



CONSTRUCTION DATE: 1881-82

**BUILDING MATERIALS:**

**ARCHITECT:** Daniel Garlick

**BUILDER:** J Kelly (Tender accepted November 1881)

**PRESENT OWNER/OCCUPIER:** National Bank

**SIGNIFICANCE:** A-State - conserve

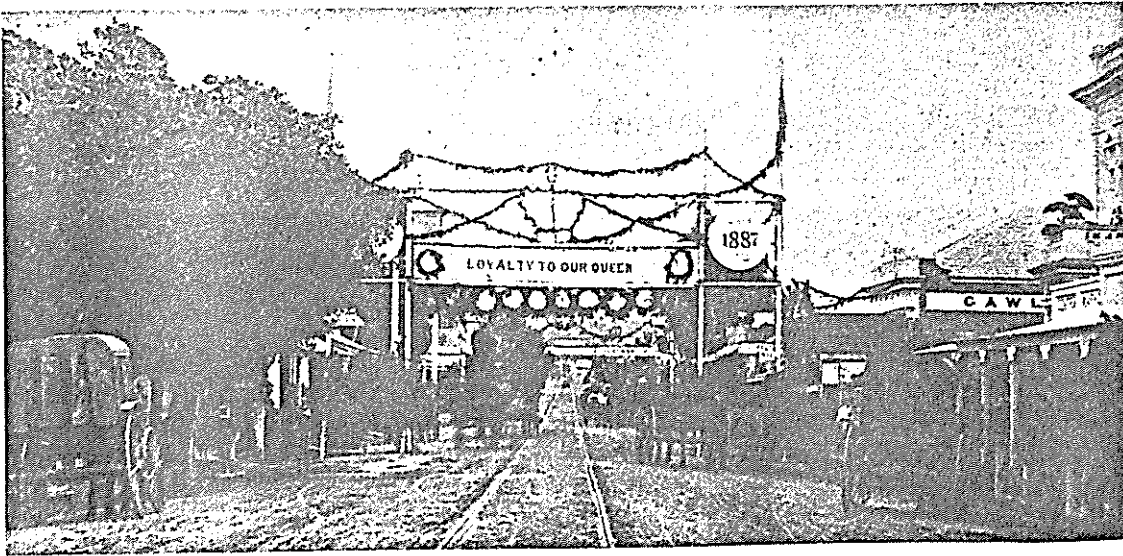
**HERITAGE LISTINGS:** State Heritage Register, National Trust Classified, Register of the National Estate

**RECOMMENDATIONS:** Retain all original external detailing, maintain in good condition.

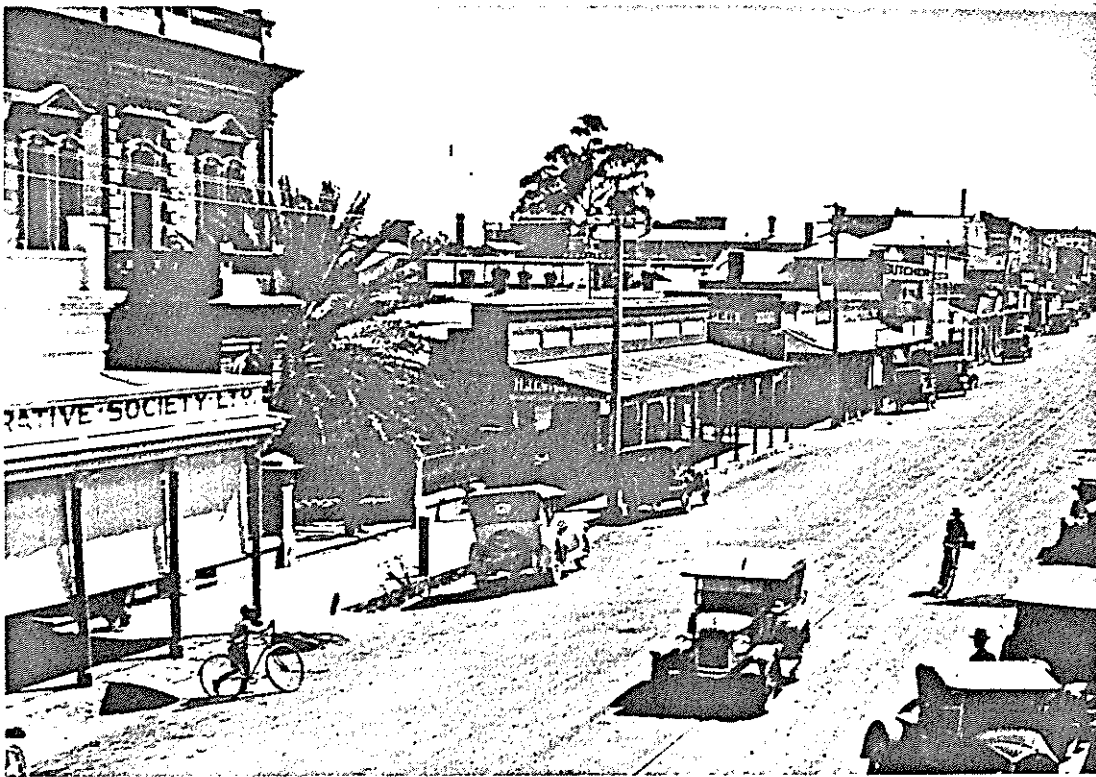
**BUILDING HISTORY AND ANALYSIS:** A well detailed exuberate Italianate bank, erected in 1881-82 to the plans of Daniel Garlick, Architect. It is erected of coursed sandstone with stucco dressings surmounted by a balustraded parapet with a broken pediment, complete with urn and swag enrichments.

The building is currently in good condition and has been sympathetically restored, including the clever placement of the automatic teller machine away from the front facade (located in projecting side portico). The building has a fine, rendered masonry fence with heavy cast-iron palisading and together with the ANZ Bank, is one of the finest masonry and cast-iron fences in Murray Street.

**SOURCES OF INFORMATION:** Early photographs: PH9, PH11, PH12, PH79 and PH80. Hignett, Peter *Gawler Heritage Study Stage One*, 1982 p.105 (Item No.119).



PH9 1887 View showing bank with eagle on right-hand-side

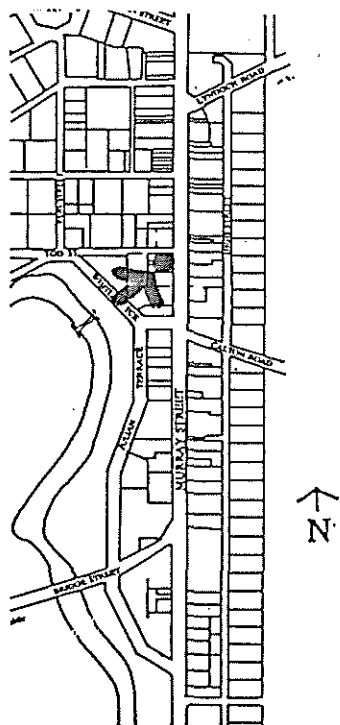


PH79 1932 view of bank



**NAME:** Single-storey shops (Newsagents to Watchmaker)

**ADDRESS:** 68-76 Murray Street



**LOCATION MAP**



**CONSTRUCTION DATE:** c.1870s ?

**BUILDING MATERIALS:** Random stone, rendered parapet, galvanised iron

**ARCHITECT:**

**BUILDER:**

**PRESENT OWNER/OCCUPIER:** Various

**SIGNIFICANCE:** B-Local - conserve, restore verandah

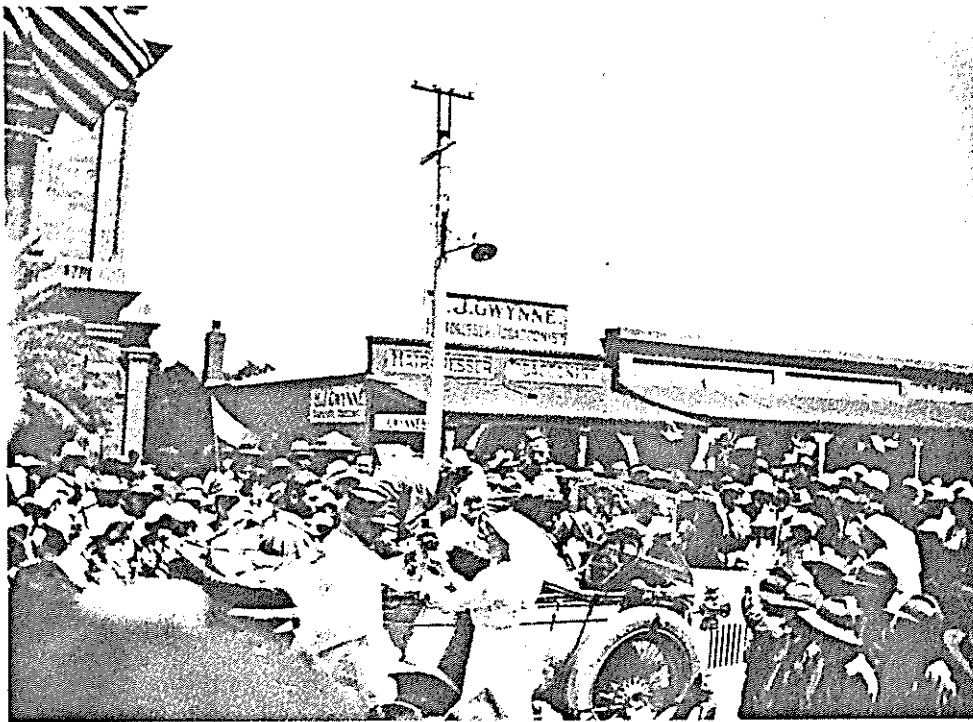
**HERITAGE LISTINGS:** nil

**RECOMMENDATIONS:** Redo verandah to detail as shown in early photo PH79; maintain unified parapet colour scheme; establish unified parapet signwriting.

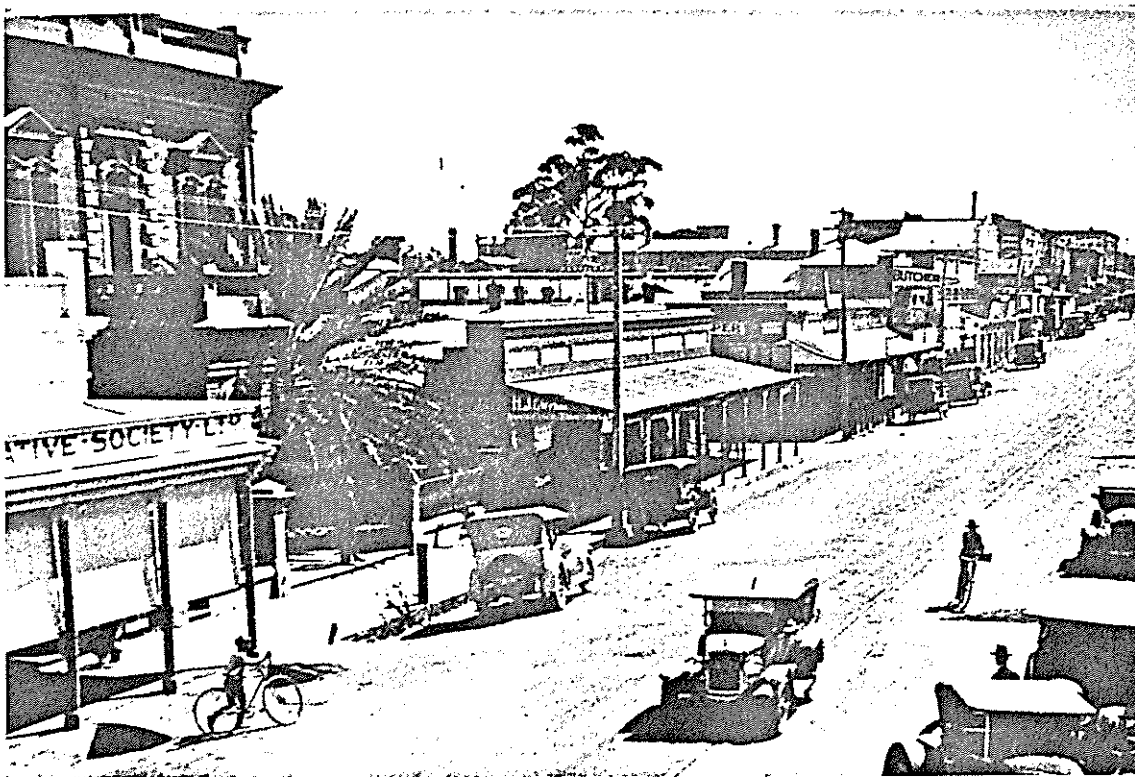
**BUILDING HISTORY AND ANALYSIS:** Little is known about the history of this building, but several early photographs survive which show that this building mirrored the former detailing of 78-94 Murray Street, with identical parapet treatment and similar or identical verandah. The re-establishment of the verandah as viewed in early photos PH79 and PH81a is strongly recommended.

It appears that the run of shops was built in two stages. PH80 indicates the southern shops to be separate and different; PH79 and PH81a both taken at a later date, show the parapet and verandah have been extended to unify the frontage. The rebuilding of the verandah would match the proposed verandah on 78-94 Murray Street and create a significant run of early single-storey shops, establishing an attractive verandah entrance to Tod Street.

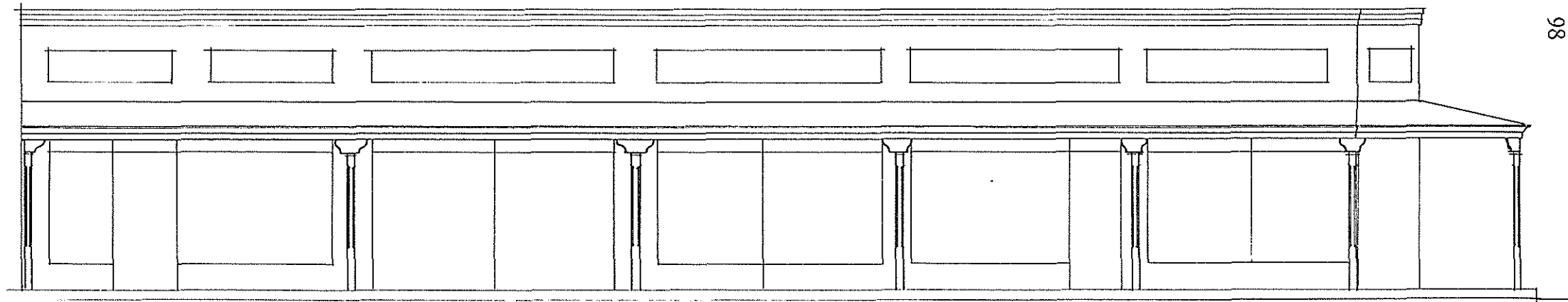
**SOURCES OF INFORMATION:** Early photographs: PH79, PH80 and PH81a.



PH80 View of 68-72 Murray Street - note smaller profile of parapet at no.68



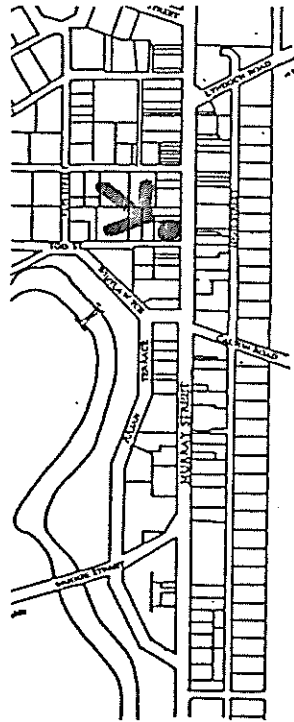
PH79 1932 View showing verandah to 68-72 Murray Street and unified parapet



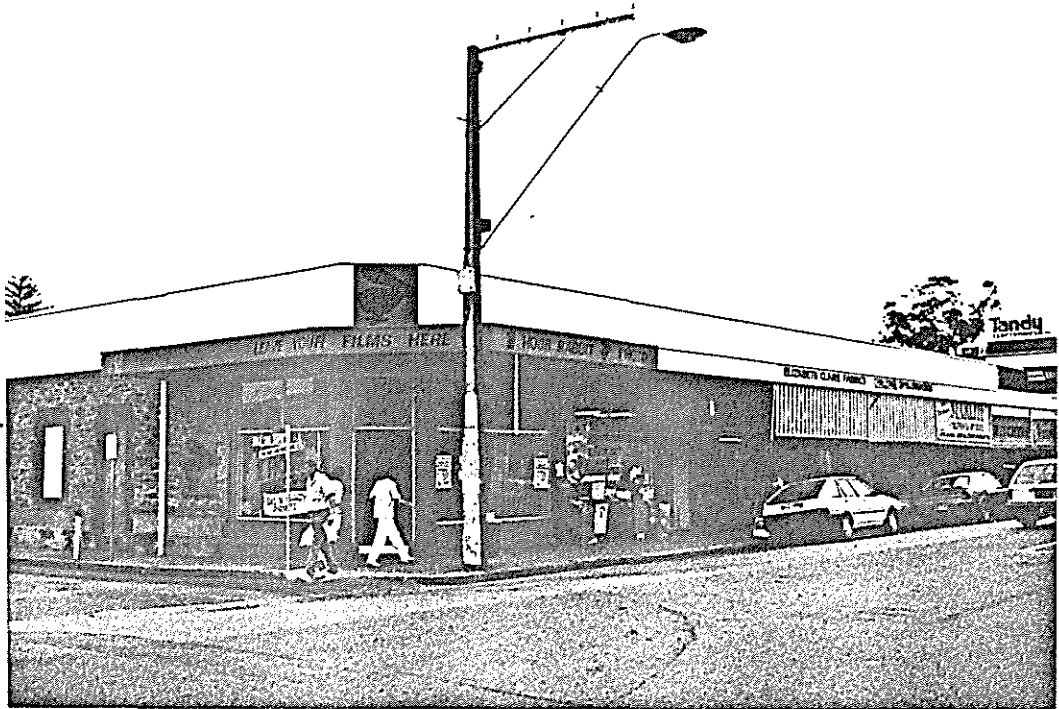
**SUGGESTED VERANDAH FOR 68-76 MURRAY STREET - Scale 1:100**

NAME: Shops (photo shop - Mensland shop)

ADDRESS: 78-94 Murray Street



LOCATION MAP



CONSTRUCTION DATE: c.1870s?

BUILDING MATERIALS: random stone, rendered parapet (under hoarding)

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: Various

SIGNIFICANCE: B-Local - conserve &amp; restore verandah

HERITAGE LISTINGS: nil

**RECOMMENDATIONS:** The re-erection of the original verandah as viewed in PH81 is strongly recommended; the removal of later metal sheeting to parapet to re-expose original parapet detailing is recommended; unified paint scheme and signage to parapet and verandah is recommended following completion of works.

**BUILDING HISTORY AND ANALYSIS:** It is not known at what date this row of shops was constructed. Many early photographs survive of the frontage. In particular, PH81 shows the building, known as "Kelly" building which at the time was used as a boarding house, photographer and other shops. A simple verandah unified the frontage and wrapped around the corner into Tod Street. In between each verandah posts were substantial timber hitching posts/bollards. The verandah posts were simple chamfered timber with applied flat capital moulding. The verandah was removed and the parapet was sheeted over at a later date. It is possible that the parapet remains completely intact underneath hoarding, and this should be investigated. If the parapet has been damaged, cornice line should be re-rendered to match detailing on PH81.

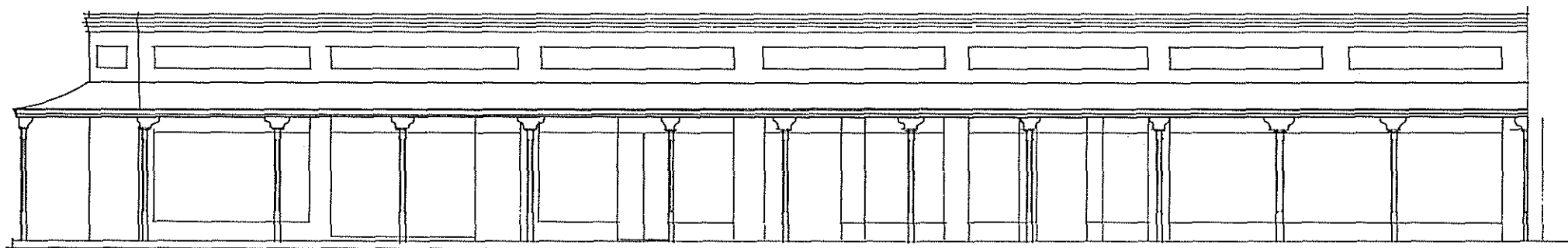
**SOURCES OF INFORMATION:** Early photographs: PH16, PH79, PH81 and PH81a.



PH16 1887 View of Murray Street showing 78-94 on left-hand-side



PH81 1899 View of building. Note hitching posts in between verandah posts

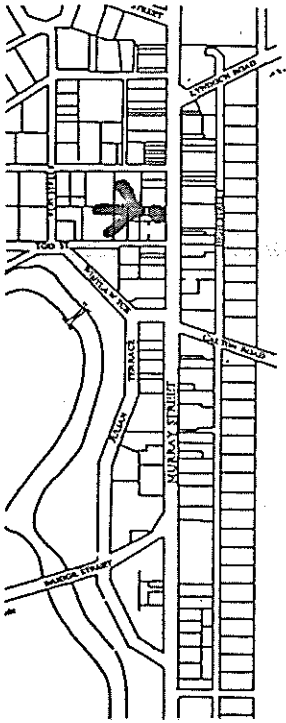


**SUGGESTED VERANDAH FOR 78-94 MURRAY STREET**



NAME: Chem-mart

ADDRESS: 98 Murray Street



LOCATION MAP



SIGNIFICANCE: D-non contributory

**ANALYSIS AND RECOMMENDATIONS:** This building replaced two earlier buildings which can be seen in PH81, PH81a and PH82. PH81, PH82 dated 1880 shows a pair of single-storey shops which were erected prior to the two-storey building to the south which is visible in PH81. PH81a shows that the two-storey building had been embellished by an elaborate cast-iron verandah by the 1900s. It is not known at what date these shops were demolished to make way for the present Chem-mart building.

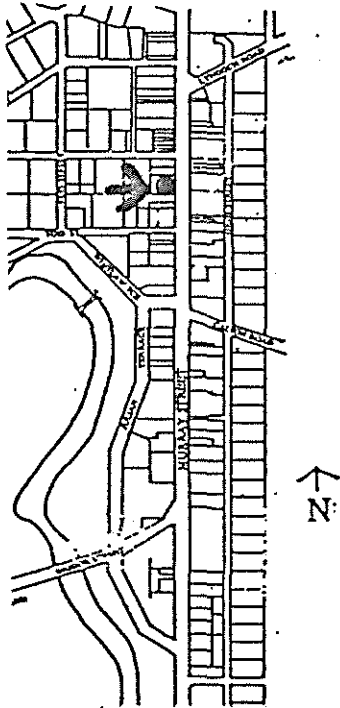
Any improvements to the building to make it more contributory are difficult, given the modern character of the building.



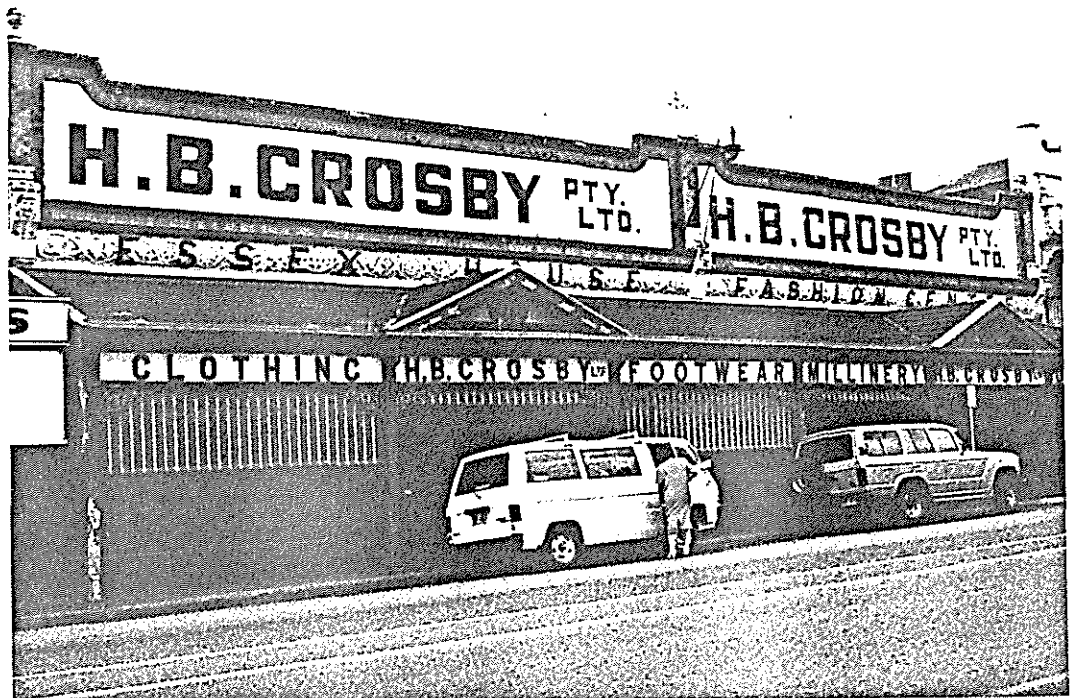
PH82 1880 view of two shops now replaced by present building

NAME: H B Crosby Pty Ltd

ADDRESS: 100 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 1905, southern shop  
1928, northern shop

BUILDING MATERIALS: red brick, stucco, terra cotta roof tiles

ARCHITECT:

BUILDER: 1928 shop - William Essery, Mason W E Corey

PRESENT OWNER/OCCUPIER: Mr Mattei

SIGNIFICANCE: A-State-serve & restore

HERITAGE LISTINGS: State Heritage Register, National Trust Classified

RECOMMENDATIONS: Facade to be repainted in attached colour scheme; undertake render repairs to parapet of northern shop.

**BUILDING HISTORY AND ANALYSIS:** Oscar Wehrshedt opened a drapery shop during the 1860s situated next door to W H Cox, Painter & Decorator in Murray Street (refer PH81 which shows Wehrshedt's original shop). This business was later purchased by Alfred Sheard, who had arrived in Gawler from England during 1884. During the later 1880s and early 1890s, he made some alterations and extensions to the shop. In 1905, Sheard appears to have completely rebuilt the shop and *The Critic* of September 1906 reports, "the outside view of the premises is a fine one and they are a distinct credit to the town. The windows are fine large plate glass ones, equal in every way to many of the largest drapery firms in Adelaide. They are always tastefully decorated with choice goods, and the display attracts, especially on Saturday afternoons, a large concourse of people around Sheard's windows". This first section of Essex House can be viewed in PH83, PH84, PH85 and PH85b. Sheard soon expanded across the road, opposite Essex House. Further extensions to the building took place in 1911 and the shop was doubled in size during 1928, extending through to the Gawler Arms Hotel. The facade duplicated the 1905 building, giving the impression that the premises were erected as one building. Alfred Sheard built up one of the largest business in Gawler and this was purchased in the 1930s by Henry Crosby.

Internally and below the verandah line the different construction dates of the shops can be discerned. The northern shop (1928) contains fine leadlight in the transom, glass and utilises the saw tooth roof. The southern shop (1905) has not leadlight and retains the original press metal ceiling with skylights (skylights now filled in). The original flying fox system for payment survives internally and there are some original counters. The building generally is in very good condition apart from attention required to the northern parapet and general maintenance and repainting required.

The original metal letters which adorned the parapet on the first shop and were subsequently relocated centrally when the second shop were built are in the position of Alf Dawe of Gawler.

SOURCES OF INFORMATION: Early photographs: PH83, PH84, PH85, PH85a, PH85b and PH86. Mahony, Christine M, *Old Gawler: Murray Street 1870-1920*, 1983, p8.

*taken for  
exhibition*

PH83  
Construction  
of first shop  
1905

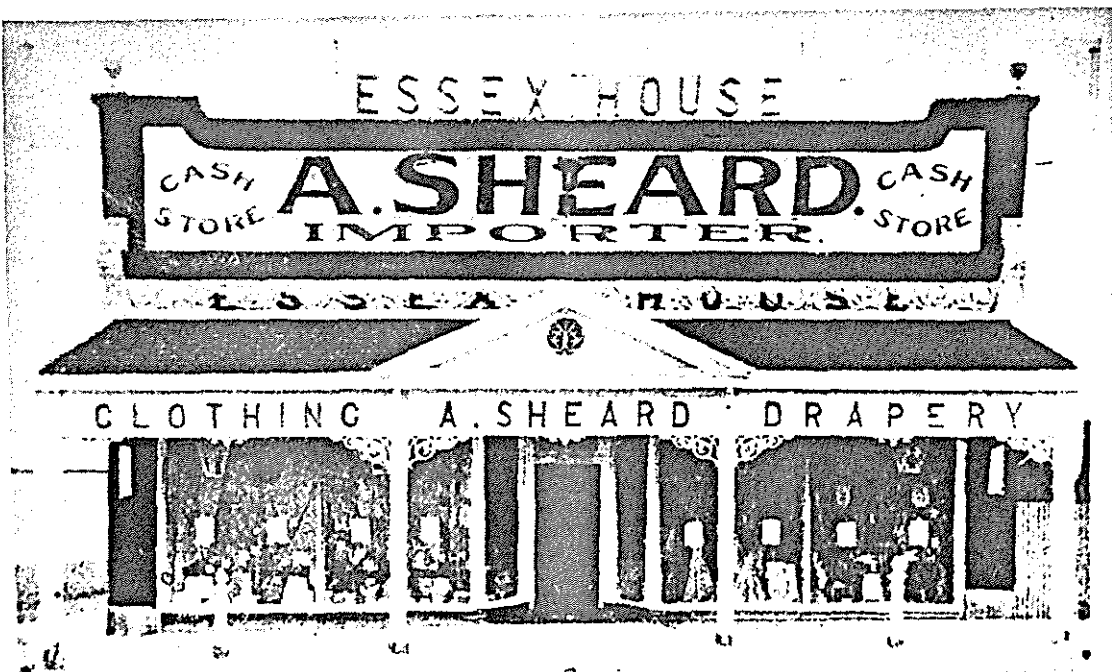


PH85B  
View of first  
shop,  
completed -  
undated

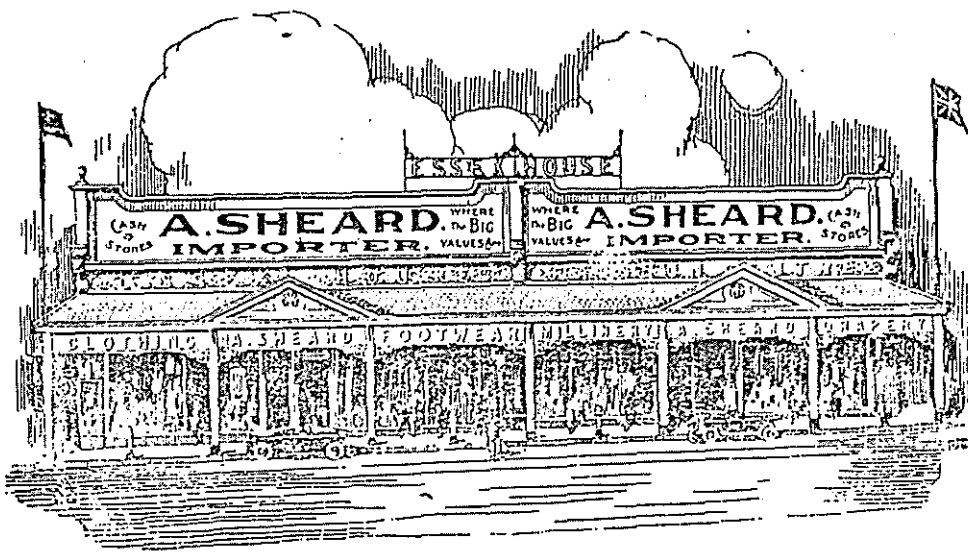


PH85  
View of  
Murray St  
undated

EARLY PHOTOS of ESSEX HOUSE, showing first shop erected 1905



PH84  
Photo of first  
shop erected 1905



PH85A  
1939 view with  
second shop  
erected 1928



PH86  
1932 of two shops

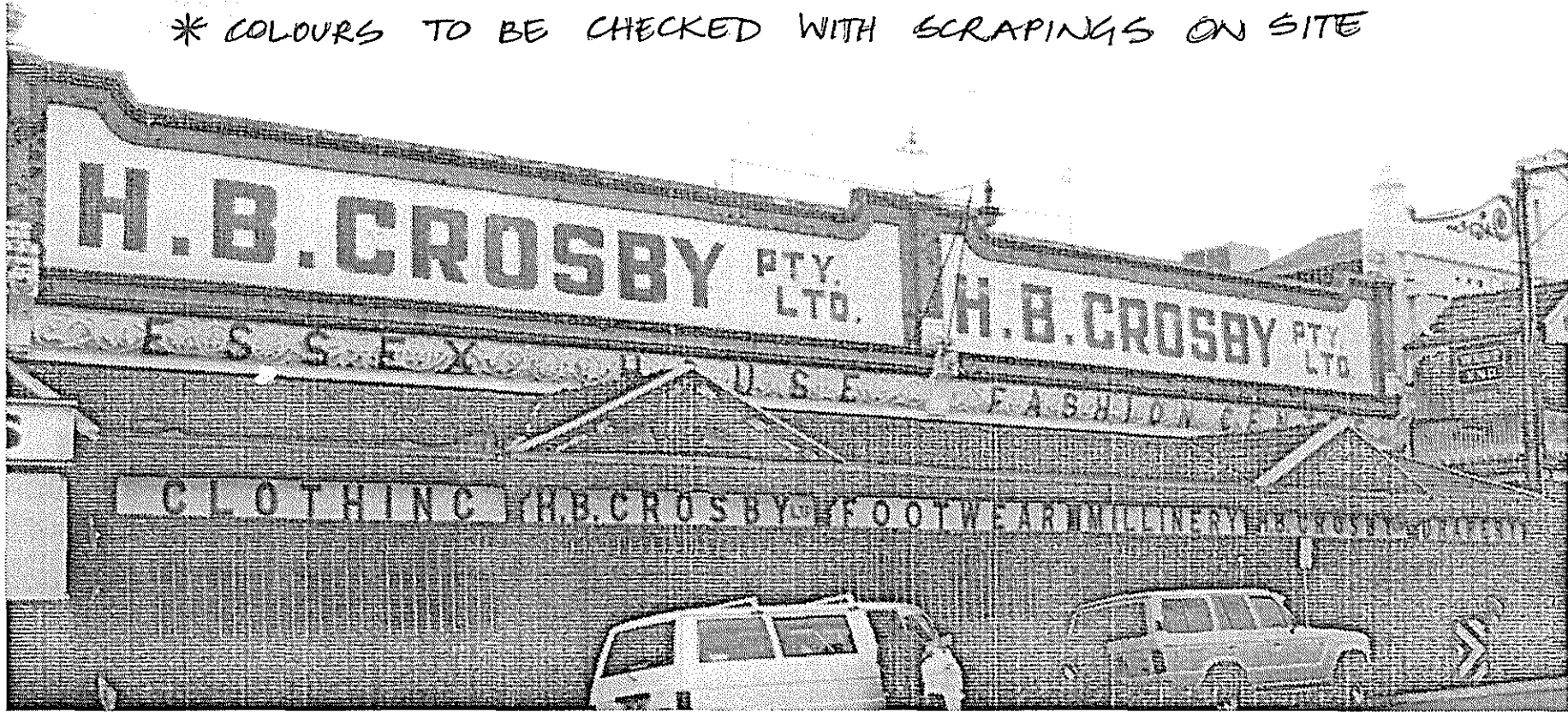


# RECOMMENDED COLOUR SCHEME:

RENDER - TO ORIGINAL COLOUR - EQUIV. SOLVER "PALE BISCUIT"  
RED SLABS - " " " - TO MATCH

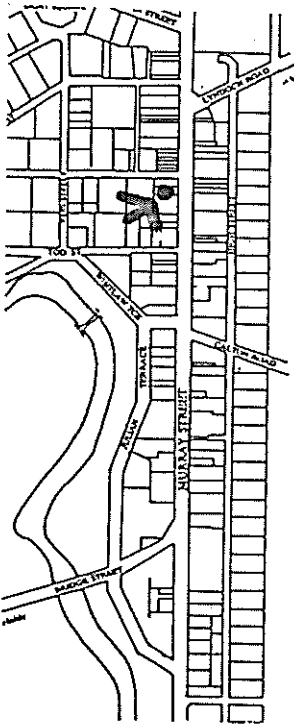
VERANDAH TIMBER WORK - HAYMES "MID BRUNSWICK GREEN" (WHERE NOW)  
ALL CAST IRON WORK (BRACKETS, CENTRAL ROUND) - PALE BISCUIT BROWN

\* COLOURS TO BE CHECKED WITH SCRAPINGS ON SITE



NAME: Gawler Arms Hotel

ADDRESS: 102 Murray Street



LOCATION MAP



CONSTRUCTION DATE: rebuilt 1903

BUILDING MATERIALS: rendered first floor, tiled ground floor, cast iron verandah

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER:

SIGNIFICANCE: A-State - conserve &amp; restore

HERITAGE LISTINGS: nil

RECOMMENDATIONS: Facade should be repainted in colour scheme appropriate for the period of the building; investigate re-instatement of lower cast-iron frieze work to verandah posts.

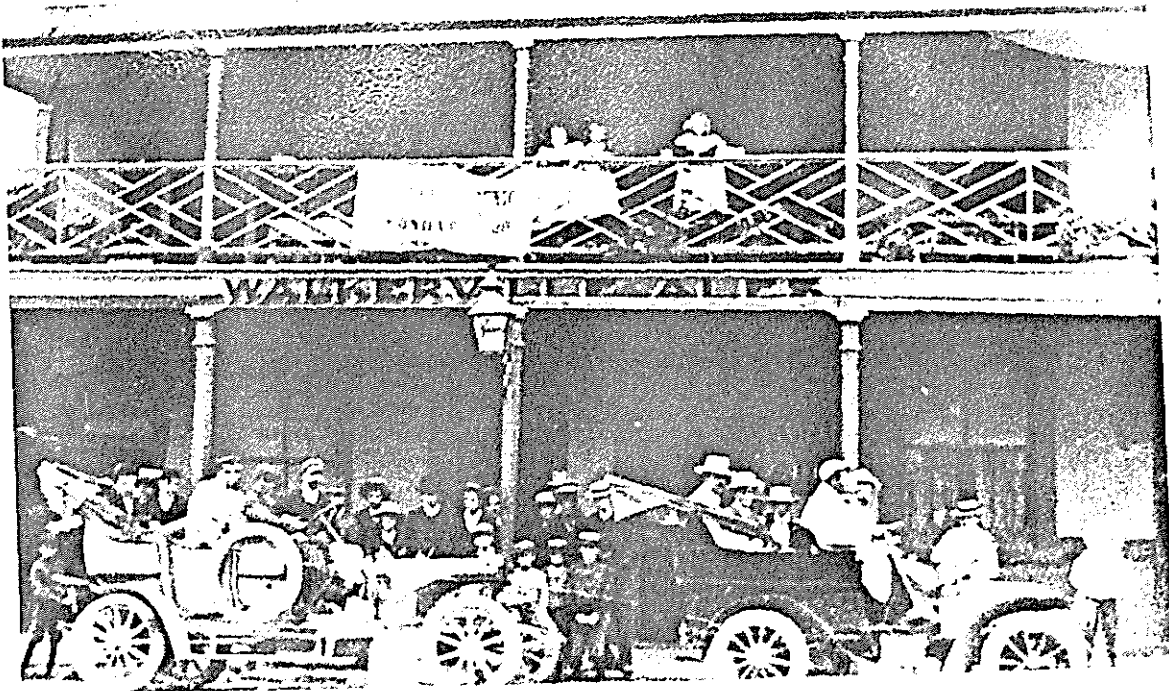
**BUILDING HISTORY AND ANALYSIS:** The first licence for the Gawler Arms Hotel was taken out on the 20 December 1848 by David Wickerstaff. This early hotel was used as the venue for meetings of the Gawler Permanent Building and Investment Society in 1873 and also was the venue for the preparation of the original partition to Gawler Employees for the early closing hours for Shop Assistants in 1863 (leading to the formation of the Gawler Shop Assistants Association in 1864).

In 1860 the building comprised ten rooms and outbuildings and there was a two-storey stone building with balcony on the site by 1886. This original two-storey hotel can be viewed in PH85 with a two-storey timber verandah with criss-cross balustrading.

The building was rebuilt in 1903 as the materials and form of the verandah and parapet show, and in 1926 the stables and stockyards at the rear were removed and space was converted for motor parking.

**SOURCES OF INFORMATION:** Early photographs: PH19a, PH85 and PH88.  
Hignett, Peter *Gawler Heritage Study - Stage One*, 1983, p53 (Item No.4).

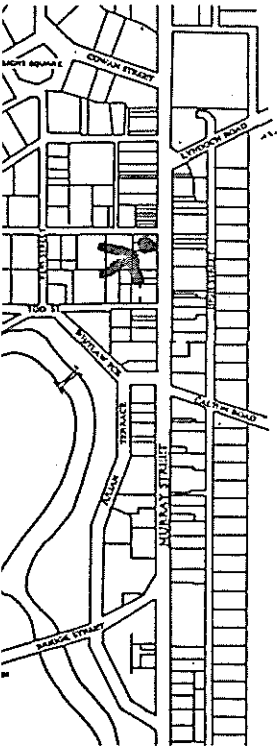




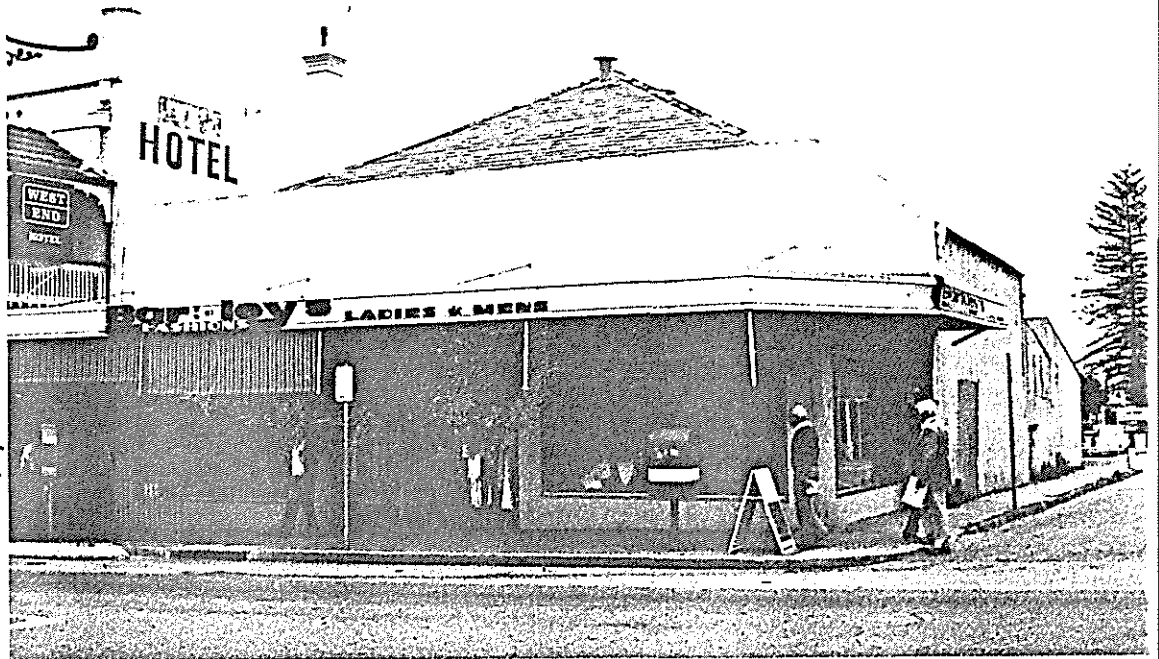
PH88 Gawler Arms Hotel pre 1903 prior to rebuilding in current configuration

NAME: Barkleys Fashions

ADDRESS: 104 Murray Street



LOCATION MAP



CONSTRUCTION DATE: c.1870s?

BUILDING MATERIALS: Rendered masonry, slate roof

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: Mr Mattei

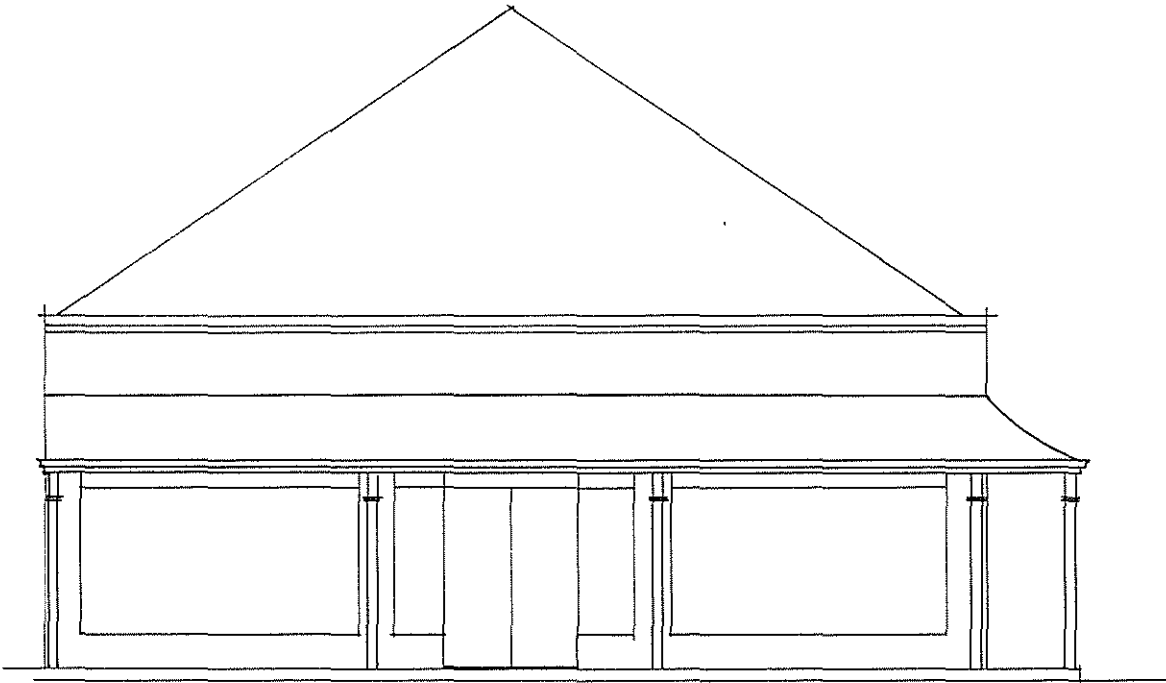
SIGNIFICANCE: B-Local - conserve; restore verandah

HERITAGE LISTINGS: nil

RECOMMENDATIONS: The frontage of this building could be substantially improved by the removal of the later parapet to expose the early slate roof and the re-erection of the original verandah as viewed in PH19a and PH87.

BUILDING HISTORY AND ANALYSIS: Little is known about the history of this building. However, the slate roof and perimeteral roof form indicate an early date of construction and this is verified by an early photo, PH87, showing HS Mozart, Plumber as occupant of this building. PH19a, taken in the late 1930s/early 1940s shows the building occupied by W R Barkley, Taylor, and more clearly shows the verandah wrapping around the corner into Jacob Street. At this time, an above verandah sign was used to emphasise the building as shown in PH19a.

SOURCES OF INFORMATION: Early photographs: PH19a and PH87.



**SUGGESTED VERANDAH FOR BARKLEYS FASHIONS - Scale 1:100**

1/10 to 10/10

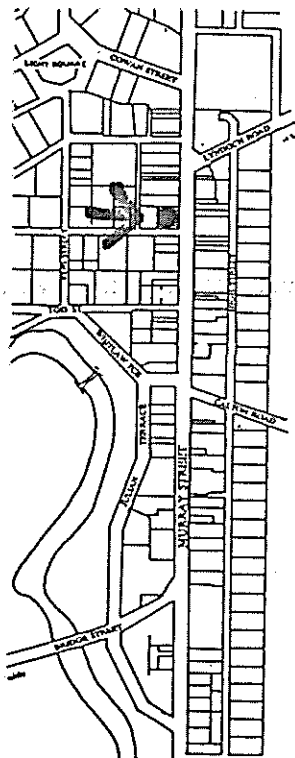
PH87 H S Mozart, Plumber, now Barkleys



PH19A View south showing W R Barkleys, Tailor, on right-hand-side - not prominent corner verandah sign

NAME: "Wilcox Buildings"

ADDRESS: 106-114 Murray Street



LOCATION MAP



CONSTRUCTION DATE: late 1860s

BUILDING MATERIALS: Bluestone rubble with stucco dressings

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: various

SIGNIFICANCE: A-State - conserve &amp; restore

HERITAGE LISTINGS: nil

**RECOMMENDATIONS:** Unify first-floor facade by removal of paint to stone; rebuild original verandah to no.110, 112 and 114 to match detailing as per early photo PH22, PH91, PH92; remove hoarding to Ezywalkin' Shoe Shop (No.114) to re-expose original facade as viewed on early photo PH91.

**BUILDING HISTORY AND ANALYSIS:** The Wilcox Buildings were reputedly built in the late 1860s for George Wilcox who began a grocery business in Gawler in 1858. Wilcox was joined in partnership in 1860 with the established drapery of William Barker and expanded successfully in partnership with his brother Joseph and was able to purchase most of the site for the present buildings in 1865.

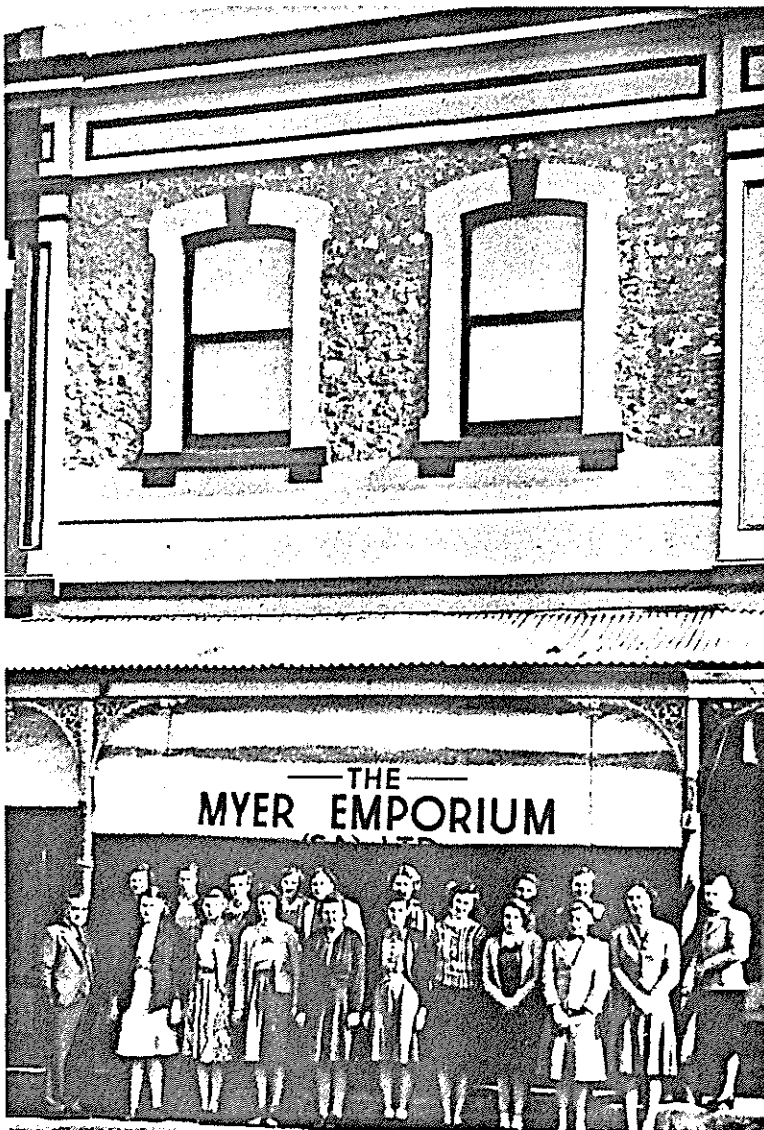
The buildings appear as if they may have been constructed at two different times for there is a distinct break in the facade treatment of the three northern shops and the corresponding verandah differs from the verandah at the southern end of the building. Between 1869 and 1881, the National Bank of Australasia had its offices in the Wilcox Building until their own building was erected in 1881 (see early photograph PH90 showing National Bank sign on corner of building). Original shop fronts survive to the corner building (no.106) and these correspond to the shop fronts as shown in early photograph PH90.

The walls are of bluestone rubble with stucco dressings and the verandah roof retains its original elegant convex shaped roof with tapered cast-iron columns at the southern end of the building. The Ezywalkin' Shoe Shop has been sheeted over to the upper facade and early photo PH91 shows the building prior to this sheeting over. Removal of this later hoarding is recommended. The c.1930 shop front to 112 remains intact and is a good example of this period and should be retained. The restoration of the verandahs to the northern section of the building to match early photographic detailing in PH90 or PH91 is recommended. The verandah to the southern section turning the corner into Jacob Street was successfully restored in 1988.

**SOURCES OF INFORMATION:** Early photographs: PH19, PH19a, PH20a, PH90 and PH91. Hignett, Peter, *Gawler Heritage Study* 1982, p91 (Item No.67).



PH90 1879 View of Wilcox Buildings



PH91 Now 112 Murray Street, part of Wilcox Buildings, n.d.





**BUILDING MATERIALS:** painted stone, render, cast iron verandah, galvanised iron roof

**BUILDER:**

**PRESENT OWNER/OCCUPIER:** The Bunyip & ?

**HERITAGE LISTINGS:** nil

**RECOMMENDATIONS:** Carefully remove paint to stonework to the Bunyip buildings; reinstate original facade mouldings to no.116 as shown in PH22; restore verandah to no.116, reinstating post brackets as shown in PH22; repaint parapet and verandah details in traditional historic colour schemes.

**BUILDING HISTORY AND ANALYSIS:** These buildings were erected in the late 1860s or early 1870s as part of a group of shops known as Jones' Buildings, established as Boot and Shoemaker shops by T O Jones.

The Bunyip printing firm was established in Gawler by Williams Barnet in 1857. It initially operated from rented premises, owned by Mrs E Chelson (Lot 10, Murray Street) and for twenty years from a group of shops owned by H E Bright MP, adjoining the Prince Albert Hotel. The Bunyip reputedly moved to the location of the Hairdressing Salon in 1885, after its former premises were burnt down and an early sketch view of it is seen in PH92 soon after this date. A 1906 view of the now Hairdressing Salon and former Bunyip Office is seen in PH22 and this view shows the original articulation on the facade to the building which has now been stripped. This consisted of parapet banding and string coursing across the facade and at this date, signwriting covered the facade. By contrasting PH92 and PH22, it appears that the original parapet was extended upwards and the reason for this is unclear. The building was later simplified to its current configuration by the removal of string coursing and the painting in of the early windows.

The present Bunyip Office appears to have been erected in two stages: as a single shop with paired windows and as a separate shop with a single window. There are no early photographs of this building. However, it appears that the facade, stone and brickwork has been painted since 1983 as a photograph of this date shows the facade in an unpainted state.

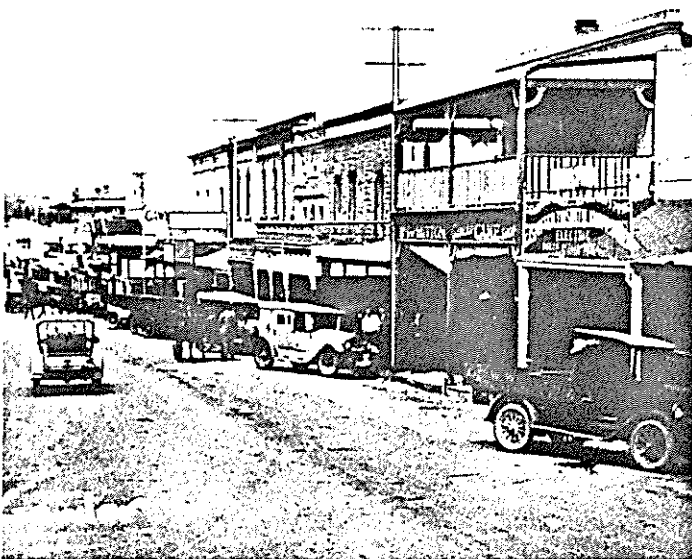
Both buildings have very early and fine delicate wrought-iron balustrading to the first-floor balconies. Restoration of these buildings would have a considerable impact on the street.

**SOURCES OF INFORMATION:** Hignett, Peter *Gawler Heritage Study Stage One* 1982, p92 (Item 68).  
Early photographs: PH20a, PH22 and PH92.

Murray Street, Gawler.



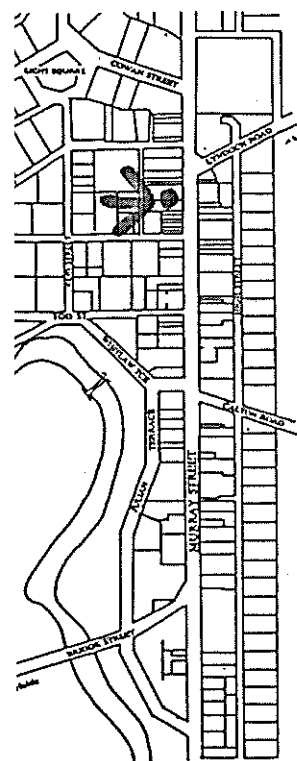
PH23 1897 view showing "B U Printing" on right-hand-side. Note original facade detailing to no.116



part PH20A showing 116-120 Murray Street

NAME: Shops

ADDRESS: Gawler Arcade - 138 Murray Street



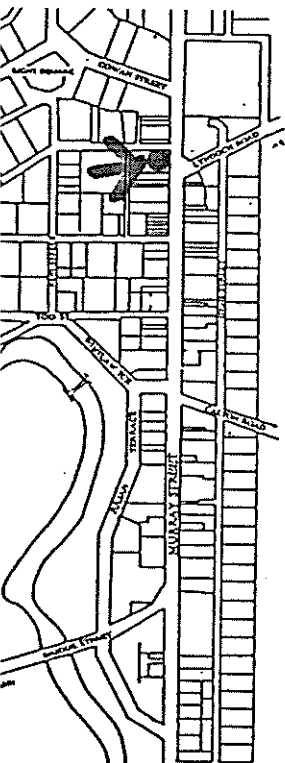
**SIGNIFICANCE:** D-Buildings in current configuration do not contribute to character of Murray Street.

**ANALYSIS AND RECOMMENDATIONS:** The Gawler Arcade appears to have been erected in the 1960s and the adjacent shops have been altered over the years to their current configuration. Early photographs survive of approximately 134-136 Murray Street and these views are shown in PH95, PH96, PH97 and PH98. The Gawler Arcade, although modern, presents a neat and unified frontage to the street and the remainder of the shops are disunified with a conglomeration of signs to the parapet and verandah hoarding. Such signs could be simplified and the parapet unified. The erection of a simple post-supported verandah would be appropriate to these shops.

**SOURCES OF INFORMATION:** Early photographs: PH95, PH96, PH97 and PH98.

NAME: Shops

ADDRESS: 140-144 Murray Street



LOCATION MAP



CONSTRUCTION DATE: 144 - c.1880?; other building c.1950?

BUILDING MATERIALS: rendered masonry

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: 140 - M&M Rogers; 142 - Gawler Corporation (Leased to Commonwealth Government); 144 - K Jacob

SIGNIFICANCE: C-Form Contributory, potential facade improvements

HERITAGE LISTINGS: nil

RECOMMENDATIONS: The parapet colour to this building should be unified with simple applied signs to create a consistency (see attached recommended colour scheme).

BUILDING HISTORY AND ANALYSIS: These buildings occupy the site of WM Dawkins & Co, Timber Yards, and no.144 was erected as part of this operation as seen in PH99. It is not known at what date the adjacent shops were erected and it is presumed that the facade treatments dates from the 1950s. Nos 140 and 144 have intact 1950 shop fronts with curved glass to the entrances.

SOURCES OF INFORMATION: Early photographs: PH99 and PH100.

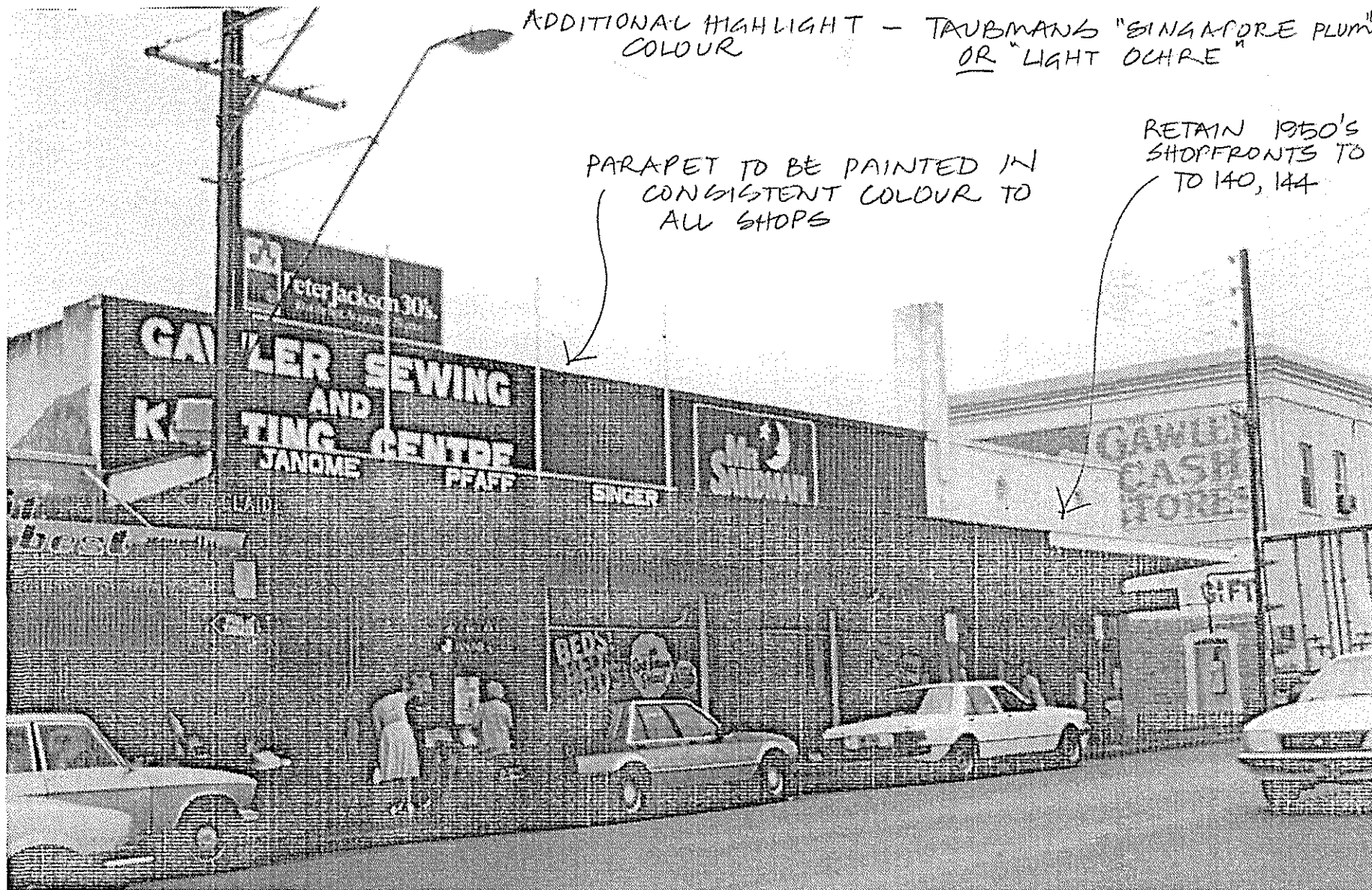
RECOMMENDED COLOUR  
SCHEME:

PARAPET / FASCIA - TAUBMANS "ASH"  
HIGHLIGHT COLOUR - TAUBMANS "JERVIS BAY  
(SIGNWRITING etc) BLUE"

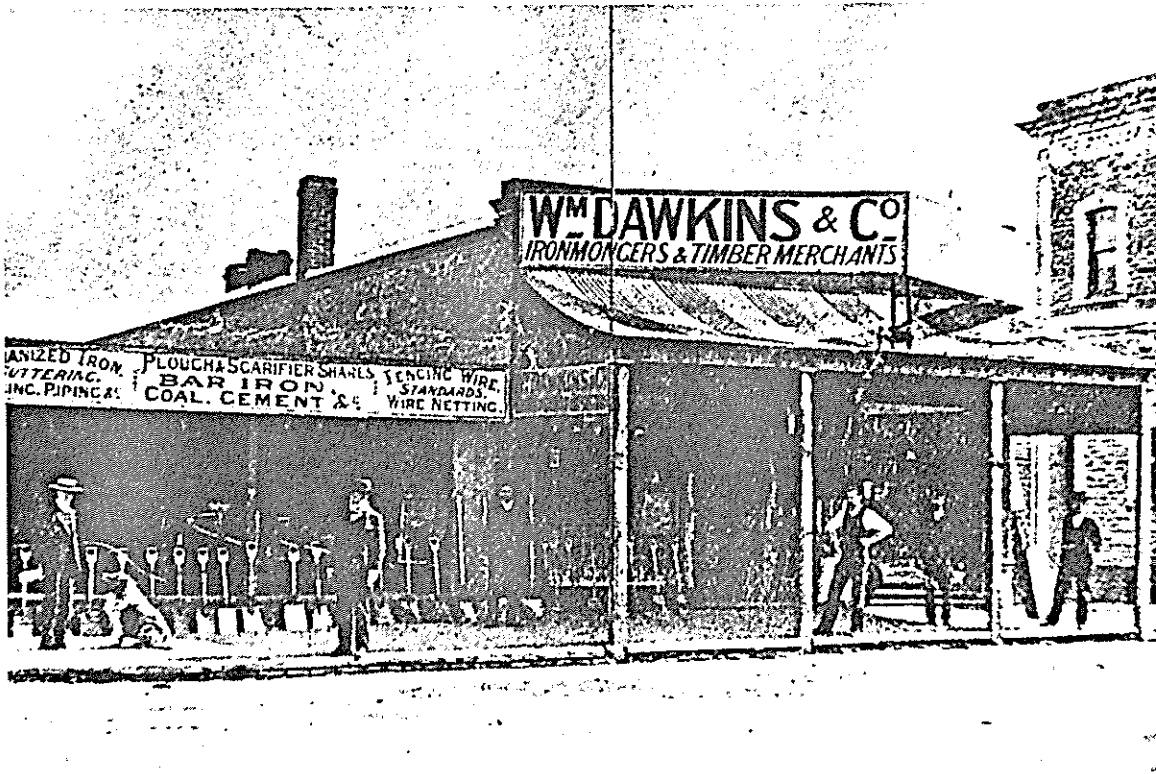
ADDITIONAL HIGHLIGHT - TAUBMANS "SINGAPORE PLUM"  
OR "LIGHT OCHRE"

PARAPET TO BE PAINTED IN  
CONSISTENT COLOUR TO  
ALL SHOPS

RETAIN 1950'S  
SHOPFRONTS TO  
TO 140, 144







PH99 1905 view of first building on site

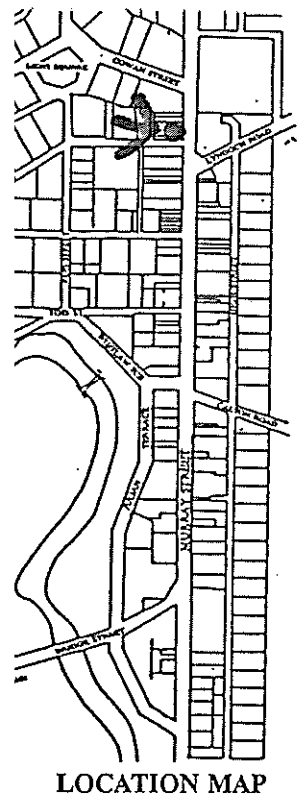


PH100 Dawkins Timber yard



NAME: Piles Building (two-storey shops)

ADDRESS: 146-152 Murray Street



CONSTRUCTION DATE: 1878, built for James Pile BUILDING MATERIALS: random coursed stone, stucco detailing

ARCHITECT:

BUILDER:

PRESENT OWNER/OCCUPIER: Various

SIGNIFICANCE: A-State - conserve &amp; restore

HERITAGE LISTINGS: State Heritage Register, National Trust Classified

RECOMMENDATIONS: Investigate removal of paint to first-floor facade and removal of lower sign to Finniss Street frontage, retain upper sign for "Gawler Cash Stores"; unify paint scheme through to northern end of building, including colour of verandah roof; remove above verandah roof signs.

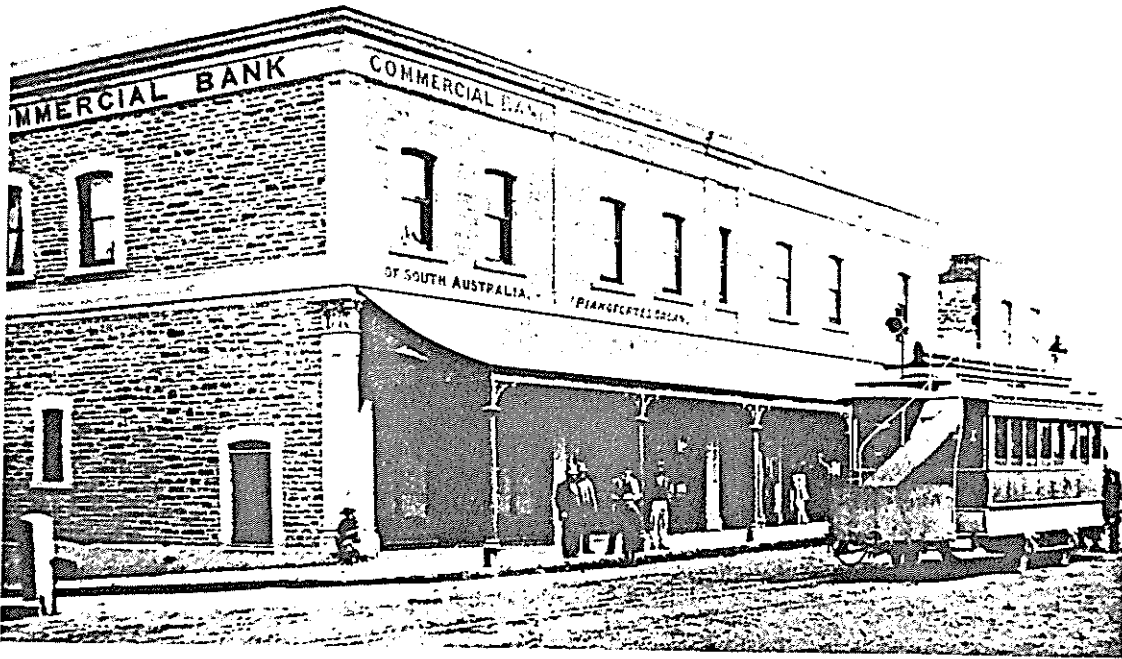
BUILDING HISTORY AND ANALYSIS: This group of five shops was erected in 1878 for James Pile who leased them to various tenants. Pile was a wealthy Pastoralist and resident of Gawler. The Commercial Bank set up in the southern-most shop in December 1878. Stewart's Musical Emporium also established in these premises throughout the 1880s and R J Lavis (Drapery and Shoe Store) occupied a number of the shops subsequently taken over by H B Crosby in 1902 and leased by him until he purchased Essex House in 1930.

It is an imposing two-storey building and a testimony to the vital commercial activity and prosperity of Gawler in the 1870s. The facade is elegant and plain with applied Corinthian pilasters dividing up the frontage. The verandah survives intact. Two early photographs survive of this building, PH101 and PH102. The detail of PH101 shows clearly the original shop front configuration which comprised stall boards with cast iron friezes within the panelling and elegantly divided windows.

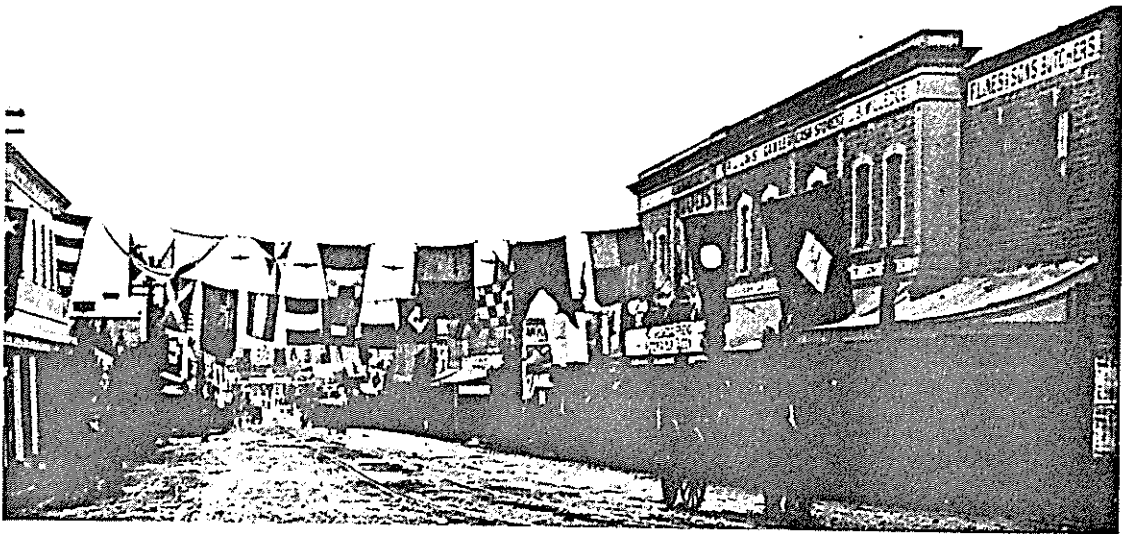
The building appears to have been erected in two stages as early photographs, PH101 and PH102 show a gap between this building and the adjacent building at 150a Murray Street. It is not known at which date the connecting building was erected (now Delicatessen) but this has been matched in every way and appropriately continues the details of the Piles Building.

SOURCES OF INFORMATION: State Heritage Register Report, prepared by Hignett & Co and Margaret May, 3 October 1983.

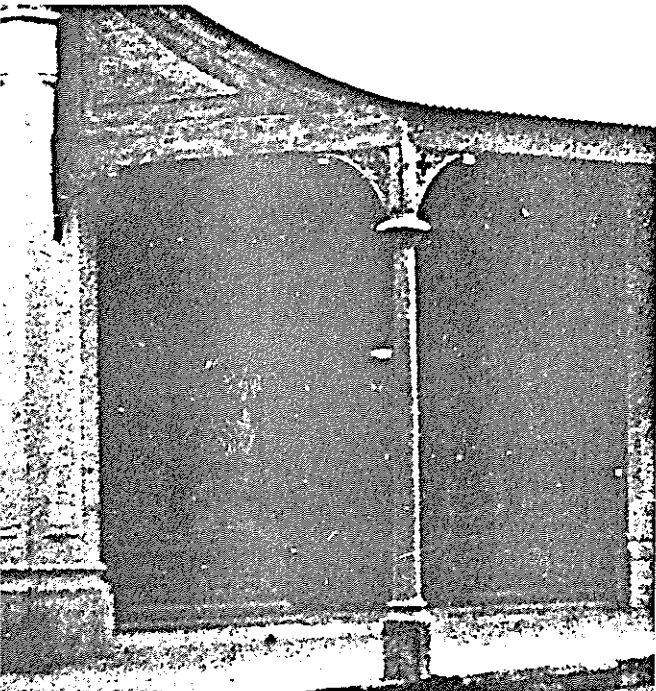
Early photographs: PH101 and PH102.



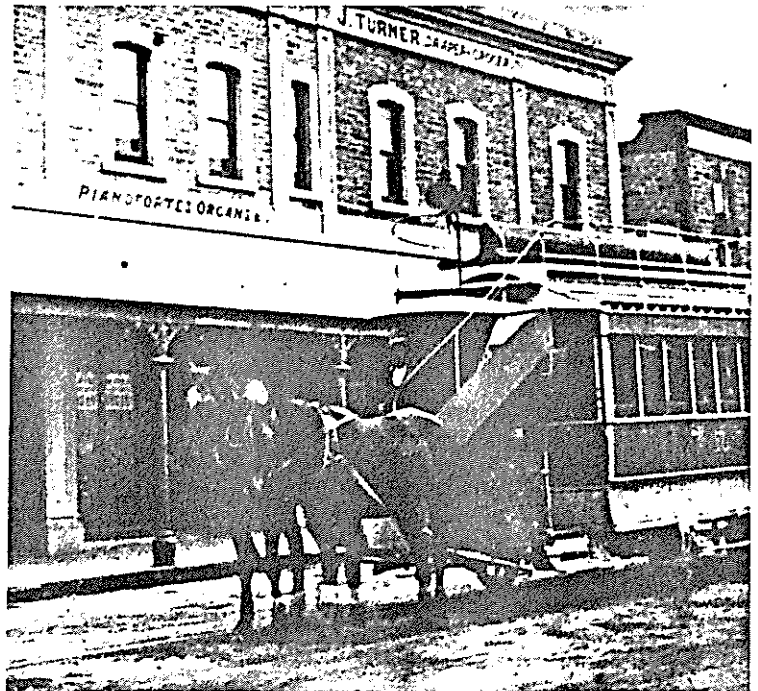
PH101 View of  
Piles Building 1880



PH22  
Piles Building with  
original verandah  
configuration to  
no. 154



PH102 showing shopfront detail



PH102 - note gap between two buildings

### EARLY PHOTOS of PILES BUILDING



## APPENDIX ONE: BIBLIOGRAPHY

Bruer, Voigt & Hignett *Gawler Town Centre Study*, 1975, 1976

*Gawler - "Colonial Athens" Centenary 1839 - 1939, Souvenir Issued in Conjunction with the Celebrations* compiled by Leslie S Duncan SP, 1939

Hignett, Peter "Gawler Heritage Study Stage One", 1982 Department of Environment and Planning

Kinhill Engineers Pty Ltd "Gawler Town Centre Strategy Plan - First Report: Analysis and Conclusions", April 1988

Mahony, Christine M "Old Gawler: Murray Street 1870 - 1920", Teachers Publishing Company Pty Ltd, 1983

*The Barossa District*, The Barossa News Ltd, 1911

*A Walking Tour of Historic Gawler Town Centre*, Bunyip Press, Gawler

### References on Main Street Approach:

Heritage Canada Foundation *Reviving Main Street*, University of Toronto Press, 1985

*Texas Main Street Handbook - A practical Guide to Small Town Revitalization*, Texas Historical Austin Commission, 1986

### Early Photographs:

Photographs copied during the course of the study were obtained from the Mortlock Library of South Australian and from the private collections of Alf Dawe, John Clift and Glenn Williams of Gawler. All photographs relevant to Murray Street have been copied and filed according to street side and chronological street number. A list of all photographs has been outlined in Appendix Two, List of Early Photographs.

## APPENDIX 2: EARLY PHOTOGRAPHS OF MURRAY STREET

The following photographs are listed travelling from south to north along Murray Street. The following abbreviations are used:

MLSA - Mortlock Library of South Australiana (Call No is cited B---)  
 Clift - Photographic Collection of John Clift, Bella Street, Gawler  
 Dawe - Photographic Collection of Mr Alf Dawe, Gawler  
 Williams - Photographic Collection of Mr Glen Williams, Gawler

### BOTH SIDES VIEWS

PH1	View north from corner Murray St/Bridge St	1887	Clift		F3/1
PH2	View north, Kingsford Hotel on left hand side	c.1900	MLSA	B20485	F1/17
PH3	View north along Murray Street, Globe Hotel (now Kingsford) on left hand side	pre-1906?	MLSA	B17473/1	F2/20
PH4	View north, old Post Office on right hand side	1887	MLSA	B10588	F1/9
PH5	Murray Street view, prior to tramlines	pre 1879			F5/23
PH6	View south with former Oddfellows Hall (now No 63 Super Elliotts)	1887	Clift		F3/19
PH7	View south, similar to PH4	1887	Clift		F3/5
PH8	View south, similar view to PH4	1887	MLSA	B10587	F1/8
PH9	View south	1887	Clift		F3/7
PH10	View north from Calton Road, first locomotive in street	1879	MLSA	B12414	F1/11
PH11	View north from Calton Road	1887	Clift		F3/2
PH12	View north with Old Spot Hotel on right hand	c.1897	MLSA	B17919	F2/21
PH13	View south from Essex House; Banner reads "Union is Strength"	c.1880-86	MLSA	B20489	F1/19
PH14	Similar view to PH13	c.1890s			F5/6
PH15	Similar view to PH13	c.1890s	MLSA	B20476	F1/1
PH16	View north	1887	Clift		F3/4
PH17	View north with Crosby's on left hand side	c.1950s	MLSA	B16409	F1/15
PH18	View south from Lyndoch Road corner	c.1879	MLSA	B20197	F2/24A
PH19	View south, Piles Building, right hand side	1887?	Clift		F3/3
PH19A	Murray Street, View south	late 1930s early 1940s	Alf Dawe		F7/8
PH20	Looking South	1962	Williams		F5/24
PH20A	Murray Street, View south	late 1920s	Alf Dawe		F7/7
PH21	View south	c.1880?	MLSA	B41192	F4/0A

PH 22	View south	1906	Williams		F6/16
PH23	View south with Piles Building on right hand side	1897	MLSA	B16404	F1/12
PH24	Similar view to PH23, showing Piles building on RHS	c.1880s	MLSA	B19377	F2/23

#### MURRAY STREET, EAST SIDE

PH25	View of Commercial Hotel and Bank of SA	1879	Williams		F6/29
PH26	View north from Commercial Hotel (now Southend Hotel)	c.1875?	MLSA	B10591	F1/10
PH27	View of Southend Hotel (Henry Panton Proprietor)	1936	MLSA	B31831	F1/22
PH28	Building demolished, now parking area, Savings Bank		Williams		F5/25
PH28A	Opening of Savings Bank of SA	3.9.1911	Alf Dawe		F7/14
PH28B	Laycock Brothers, now Gawler Energy Centre	1911	Alf Dawe		F7/1
PH29	39 Murray Street	1969	Williams		F5/31
PH30	Now self-serve Laundry	1901	Williams		F5/7
PH31	View north towards Post Office from 41 Murray Street (detail of PH2)	1899	Williams		F6/30
PH32	View of premises south of former Telegraph Station (now Video Shop)	c.1875	MLSA	B21710	F1/20
PH33	View of Telegraph Office and north	c.1950?	MLSA	B44970	F4/2A
PH34	View of former 63 Murray Street, Post Office and Telegraph Station	c.1880	Alf Dawe		F7/13
PH35	View south from Calton Road corner	c.1887?	Clift		F3/19
PH36	View south from Calton Road showing James Martin Corner with Post Office in background	c.1890s	MLSA	B20198	F1/0
PH37	View, corner Calton Road/Murray Street	1947	Williams		F5/21
PH38	View east, up Calton Road		MLSA	B41751	F4/1A
PH39	View north from Old Spot Hotel (Hotel single storey including Town Hall and Institute buildings)	1882	MLSA	B10586	F1/7
PH39A	View showing Old Spot on right-hand-side	1907-1919	Alf Dawe		F7/12
	Detail of PH39	1882	Williams		F6/36
PH40	Shop between Old Spot Hotel and Town Hall now Deli adjacent to Old Spot	1906	Williams		F6/23
PH41	View of Institute, Town Hall & Bank	n.d.	MLSA	?	F2/23
PH42	View of Town Hall and adjacent single storey building (now TAB)	c.1917?	MLSA	B33664	F1/23
PH43	Town Hall	c.1930s	MLSA	B8563	F1/6
PH44	View of Institute	1872	Williams		F6/33



PH45	View south from Institute to Old Spot Hotel	1907	MLSA	B20480	F1/24
PH45A	View of Bank of Adelaide	c.1876	Alf Dawe		F7/11
PH46	View south from Institute	1914	Williams		F6/34
Ph46A	View of Institute to Old Spot Hotel		Alf Dawe		F7/6
PH47	View south from Institute	1957	Williams		F6/28
PH48	Similar view to PH45	n.d.	MLSA	B16410	F1/16
PH49	View south from current Gawler Variety Goods site (No 95)	n.d.	MLSA	B20475	F1/2
PH50	Now site of Waltons where Graues was erected (see PH51)	n.d.	Williams		F6/11
PH50a	Now on site of John Waltons	n.d.	Clift		F3/20
PH51	Sheard Boot Emporium, now site of Martins	c.1906	Williams		F6/19
PH52	View south from current Waltons site	c.1950s	Williams		F5/30
PH53	View south from current John Waltons site	1955	Williams		F5/31
PH54	View south with Prince Albert Hotel on left hand side with two-storey horse tram ie. pre-1931	c.1901	MLSA	B16407	F1/14
PH55	Prince Albert Hotel, Lithograph	1897	Williams		
PH56	View south from current Jacobs site (No 113)	c.1900	MLSA	B20486	F1/18
PH57	View south from current Saverys site (No 115) shows Prince Albert Hotel single storey	1885-1900	MLSA	B16405	F1/13
PH58	Similar view to PH37	1932	MLSA	B8159	F1/4
PH59	Approximate buildings now at 113-121	1957	Clift		F3/24
PH60	View south from approx. 119 Murray Street	c.1955	Williams		F5/16
PH61	Demolished, now Bristol Paint & Wallpaper		Clift		F3/16
PH62	Steinke Motors, now demolished, formerly James Taylor photographer, approx 125 Murray St	1912	Williams		F6/35
PH63	View south from approx 143 Murray St	1962	Williams		F5/14
PH64	Now Fabric to Fashion (no. 143 Murray St)	1906	Williams		F6/21
PH65	Corner Lyndoch Rd/Murray St	1896-1908	Williams		F5/5
PH66	Corner Lyndoch Rd/Murray St, Geue's Garage		Williams		F5/17
PH67	View of Steinke's Garage	c.1916	Clift		F3/8
PH68	View of Exchange Hotel	1886-1901	MLSA	B8329	F1/5
PH69	McKinlay Memorial	n.d.	Alf Dawe		F7/2
PH70	W H Codrington, Taylor, now demolished approx. 125 Murray Street	1886			

## MURRAY STREET, WEST SIDE

PH71	Now Gawler Toyota Site	late 1950s	Williams	F6/25
PH72	Globe Hotel	1899	Williams	F6/31
PH73	Cox's Globe Hotel (now Kingsford Hotel)	1934-37	MLSA B31830	F1/21
PH74	Globe Hotel, now Kingsford Hotel	1892	Williams	
PH76	Now site of Gawler Travel, just north of Ames	1898	Williams	F5/3
PH77	View of current Kavanaghs site plus adjoining southern site	c.1908	Williams	F5/29
PH78	James Harris and sons, now Kavanaghs	1906	Williams	F6/18
PH78A	View of Eudunda Farmers	1939	Alf Dawe	F7/9
PH79	View from No 62 north including National Bank	1932	MLSA B8158	F3/18
PH80	View of 68-72 Murray Street	1920	MLSA B41192	F1/24A
PH81	"Kelly Building"	1899	Williams	F5/10
PH81A	Murray Street, West Side	c.1900s	Alf Dawe	F7/5
PH82	Now site of Harnett & George Chemmart	1880	Williams	F5/4
PH83	Essex House during course of construction of first shop		Clift	F3/15
PH84	Essex House, first shop		Clift	F3/14
PH85	View north from Essex House		Clift	F3/25
PH85A	View of Essex House	1939	Alf Dawe	F7/10
PH85B	View of Essex House		Alf Dawe	F7/3
PH86	H B Crosby, Importer	1932	Williams	F6/20
PH87	H S Mozart, Plumber	after 1898	Williams	F5/8
PH88	Gawler Arms, prior to current verandah	1907	MLSA B46821	F4/3A
PH89	National Bank	1879	Williams	
PH90	Wilcox Buildings, 106 - 114 Murray Street	1869-1881	Williams	F5/1
PH91	Current 112 Murray St, part of Wilcox Buildings		Williams	F5/18
PH92	Gawler Bunyip Office, Printing	1886	Williams	
PH93	Gawler Implement Factory	1886	Williams	
PH94	Gawler Boot and Shoe Warehouse	1886	Williams	
PH95	Now approx 134 Murray Street	c.1950	Williams	F5/20
PH96	S H A Bird, Draper		Williams	
PH97	Grocer and Ironmonger	c.1879	Williams	
PH98	Now approx, 136 Murray Street	1920-1930	Williams	F6/12

PH99	W M Dawkins & Co, Ironmonger	1905	Williams	F5/13
PH100	Timber Shed		Williams	F5/12
PH101	Piles Building	1880	Clift	F3/22
PH102	Piles Building, detail with horse drawn tram in front		MLSA B17920	F2/22
	Detail PH102 showing shop front detailing		Williams	F6/27

#### **PANORAMIC VIEWS**

PH103	View of Murray Street from Gawler Hill to the east	1903-04	MLSA B16621/10	F2/19
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# APPENDIX THREE: Items in Murray Street of Heritage/Townscape Significance Listed in the Gawler Town Centre Study (1988) and Current Heritage Listings of Buildings

## Key - Assessment of 1988 Town Centre Study

A\* Item on the State Heritage Register; should be conserved.

A Item possibly worthy of State Heritage Register listing and Council should consider nomination; should be listed in the Development Plan for Gawler; item should be conserved.

B Item considered to be of historic, townscape or architectural significance to the development and character of Gawler; consideration should be given to the conservation of these items and possible listing in the Development Plan for Gawler; encourage conservation; rehabilitation or restoration.

C Item considered to contribute to the townscape character of the Gawler township; encourage conservation, rehabilitation or restoration but the retention of these buildings is not as important as those of other categories.

## Key - State Heritage Register

R Registered Item  
N Nominated for Register  
Int Interim Registration  
Rej Rejected for State List

## Key - National Trust

C Classified

## Key - Register of the National Estate

\* Registered

Description	Street Number	State Heritage Register	A88 Study Recommendation	National Trust	Register of the National Estate
Offices (former dwelling)	1	-	B	-	-
Dwelling	5	-	C	-	-
Dwelling	8	-	B	-	-
Baptist Church	23	R (9/83)	A	C	*
Southend Hotel	23	Rej (1/84)	A	C	-
Offices	25	R (11/85)	A*	C	-
Shop	27	-	C	-	-
Kingsford Hotel	30-32	R (11/84)	A*	C	-
State Bank	33	R (3/83)	A*	C	*
Restaurant	38	-	C	-	-
Offices	39	-	B	-	-
National Trust Museum	59	R (11/84)	A*	C	*
Former Post Office	61	R (7/80)	A*	C	*
Eudunda Farmers	62	N (11/82)	-	-	-
Shop	63	N (11/83)	B	-	-
Shop	65	-	B	-	-
National Bank	66	R (5/81)	A*	C	-

Description	Street Number	State List	A88 Study Recommendation	National Trust	Register of the National Estate
Shops (former hall/cinema)	67-73a	-	C	-	-
Shops	68/76	-	C	-	-
Old Spot Hotel	77	R (11/85)	A*	-	-
Town Hall	89	R (7/80)	A*	C	*
Gawler Institute	91	R (7/80)	A*	C	*
Essex House	92-100	R (11/85)	A*	-	-
ANZ Bank and fence	93	R (5/81)	A*	C	*
Gawler Arms Hotel	102	N (11/82)	A	-	-
Shops - Wilcox's Buildings	106-116	N (11/82)	A	-	-
Prince Albert Hotel	109	N (11/82)	A	-	-
Shop	118	-	C	-	-
Bunyip Press Offices	120-122	N (11/82)	A	-	-
Building Society Office	145	-	C	-	-
Shops (Pile's Buildings)	146-152	R (11/85)	A*	-	*
Exhaust City Workshops	151	-	C	-	-
Shop	154	-	B	-	-
Exchange Hotel	155	N (11/82)	B	-	-
McKinlay Memorial and wall	-	-	A	-	*
Dwelling (corner Union)	-	-	B	-	-
Dwelling	170	-	C	-	-
Dwelling	172	-	C	-	-
Dwelling	173	-	C	-	-
Attached dwellings	175 + 177	-	B	-	-

#### APPENDIX FOUR: SUMMARY DATE CHRONOLOGY FOR MURRAY STREET

- 1839 . Special Survey for Reid and Murray by Light along the North Para River,  
Gawler Township planned by Light and laid out by William Jacob.  
. Old Spot Hotel built by David Scherbener (later rebuilt 1855)
- 1845 . Copper discoveries at Burra
- 1848 . Establishment of Bullock Dray manufacturing business by James Martin  
. Gawler Arms Hotel built in Murray Street (extensive additions 1868,  
rebuilt 1903)
- 1851 . Globe Hotel (now Kingsford) built
- 1852 . James Harris began drapery business in Murray Street (expanded premises  
became "Gawler Stores", now Eudunda Farmers building
- 1853 . Union Flour Mill, Murray Street south, erected by Harrison Brothers  
(enlarged 1856, destroyed by fire 1914, rebuilt 1915)
- 1855 . Original Old Spot Hotel demolished, two-storey premises built
- 1857 . Railway from Adelaide completed to Gawler, Station opened  
. Gawler Township incorporated
- 1859 . South Australian Banking Company erected premises on Murray Street  
(now Solicitors office, 25 Murray Street)  
. Oddfellows Hall, Murray Street, erected (additions 1865)  
. Prince Albert Hotel built (rebuilt c.1901 as two-storey structure)  
. Southend Hotel built in Murray Street (originally Grapes Inn Hotel, after  
1862 was commercial hotel)
- 1860 . Telegraph Station built in Murray Street
- 1867 . Post Office completed and Clock Tower begun (Pett & Grey Contractors)
- 1870 . Baptist Church built, Murray Street (with subsequent additions)  
. Gawler Institute erected (Deland & Tardiff Contractors)
- 1872 . New Phoenix foundry premises built, High Street, Calton Road
- 1873 . Bank of Adelaide premises erected (now ANZ Bank)
- 1875 . McKinlay Memorial unveiled, wall around former cemetery built
- 1878 . Town Hall built (J J Piek, Contractor)  
. Piles Building erected
- 1879 . New Railway Station erected  
. Street lighting of Gawler commenced  
. Tramway to Murray Street opened



- 1903 . James Martin statue erected on Murray Street corner Calton Road (later removed to Julian Terrace)
- 1912 . Electric lighting introduced to Gawler
- 1915 . Purchase of James Martin and Co by Samuel Perry - subsequently known as Perry Engineering Company
- 1928 . Perry Engineering Company closed its Gawler premises (plant removed to Mile End works)
- 1931 . Murray Street tramway closed to traffic and lines taken up
- 1934 . New picture theatre built, corner Murray Street, Calton Road
- 1973 . Oddfellows Hall sold to Super Elliott Cycles

BRIEF1. INTRODUCTION

The National Trust of South Australia has received a National Estate Grant of \$12,000 for a Main Street Program in Gawler.

The Main Street program is an initiative developed by the National Trust for Historic Preservation in the United States of America. The application of the program is noted for its success in reviving community pride and business activity in older, declining town centres.

The Main Street program is described by its originators as a "revitalisation" program, referring both to the economic life and built environment of town centres which have been affected by development that encourages shoppers away from the Main Street. It places emphasis on community cooperation in reviving and exploiting the historic character of "Main Streets". There are four elements in the approach:

- community organisation
- design "revitalisation" proposals
- economic "restructuring"
- a marketing campaign

In the American examples each of these areas requires equal attention.

The Main Street program does not focus on only the heritage listed buildings or structures in the Main Street. Its application is intended to be broader. The program encourages a return to the original character of the building or structure as evident when the building was constructed, regardless of the age of the building. It does not seek to create a nineteenth century street from a building stock of varying ages but rather accept each building as possessing some significance and contributing to the character of the street.

The Main Street program operates successfully because it encourages traders to capitalise on what they have in their area that is regionally distinct and develop their shops to trade in items that are appropriate for their market. An integral part of the healthy regeneration of the economic centre of the town is the rejuvenation of the building stock.

2. AIMS OF THE PROJECT

The project aims to:

- 2.1 Test the potential application of the Main Street methodology to South Australian towns to show that conservation can contribute to the economic viability of businesses.
- 2.2 Initiate a full Main Street program, and demonstrate the application starting with selected buildings in Murray Street.

3. THE CONSULTANT

The consultant should have:

- 3.1 A thorough understanding of the Main Street program. (The information is available from the National Trust of South Australia.)
- 3.2 Demonstrated ability in communicating verbal and visual concepts to traders, council staff, building owners and lessees.

4. SUPERVISION OF THE PROJECT

- 4.1 The project will be supervised by a Steering Committee comprising representatives from:

- Corporation of the Town of Gawler
- Local Traders and Building Owners
- The National Trust
- The State Heritage Branch, Department of Environment and Planning

The Steering Committee will review the Brief, assess expressions of interest, select and supervise the Consultant.

- 4.2 Implementation of the resolutions of the Steering Committee and day to day liaison with the consultant will be the responsibility of the National Trust Built Environment Committee Adviser, Robyn Taylor.

5. WORK STRUCTURE

The project will commence not more than fourteen days after confirmation of acceptance by the consultant. The project shall be carried out in the following phases.

5.1 Phase 1

- 5.1.a The consultant will review existing economic and planning studies for Gawler including:

- Bechervaise and Associates "Murray Street Urban Design Streetscape Improvement Study"
- Kinhill Engineers Pty Ltd "Gawler Town Centre Strategy Plan"

- 5.1.b Recommend to the Steering Committee a commercial development strategy for Murray Street based on Main Street principles.

Completion Date: two weeks after commencement

## 5.2 Phase 2

- 5.2.a The consultant will review previous consultations with relevant organizations and individuals involved in the commercial life of Murray Street.

Establish a list of selected business owners, building owners and lessees willing to cooperate in a Main Street program.

Consult with these parties on the Main Street program, its results in other centres and application to Murray Street.

- 5.2.b Report to the Steering Committee on these consultations, the approach used and results obtained.

- 5.2.c Recommend a program of action for Murray Street based on the Main Street approach, including buildings to be involved in the first phase of such a project.

Completion Date:

## 5.3 Phase 3

- 5.3.a The consultant will prepare building rejuvenation proposals for the buildings selected in Murray Street, Gawler (between the boundaries of Railway Reserve and Ayers Street) taking into consideration the results of the above consultations and studies.

The buildings will be selected according to their use, age and the response to the program of the building owner or lessee. A range of uses representing those typical in the Main Street is essential as is the need to include buildings from the nineteenth through to recent development.

Proposals will provide as far as possible for the return of the front elevation of the building to its original character and configuration with a range of suggestions for immediate, through to long term works.

The schemes must provide approximate costs and a schedule of materials needed, to be of immediate and practical use to the traders and building owners.

- 5.3.b The consultant shall present the drawings and associated information to the Steering Committee.

Completion Date:

## 5.4 Phase 4

The consultant is required to supervise any building works to the facades of buildings in Murray Street that are the design products at this consultancy, if these works occur within the contract period.

## 5.5 Phase 5

The consultant will assess the results of the program and make recommendations on the next phase of implementing a full Main Street program within a report to be submitted at the close of the project. The report will be prepared in draft form and submitted to the Steering Committee for review.

- 5.5.a The consultant's report will include:

- A report on the existing economic and planning studies for Gawler and Main Street principles (Phase 1).
- A report on the discussions with business people of Murray Street explaining the program and the methodology used in establishing a cooperative approach to the Main Street program (Phase 2).
- Copies of the prepared schemes and accompanying documentation (Phase 3).
- Documentary evidence of any schemes in progress or completed (Phase 4).
- An analysis of the success or failure of the project, its potential for extension in Gawler and application to other South Australian towns, and a suggested methodology for a broader application of the program.

Completion Date:

- 5.5.b The consultant will conduct a public seminar after submission of the draft report, discussing the project and its findings.

## 5.6 Phase 6

The final report will be submitted after the seminar and the Steering Committee's review.

Completion Date: not more than four weeks after submitting Draft report

## 6. CONSULTANT'S QUALIFICATIONS AND EXPERIENCE

The consultant shall also submit (with his/her lump sum offer) details of qualifications and experience. Details submitted shall include the curriculum vitae of any person to be employed on the work, and their hourly rates.

## 7. VARIATION

This agreement may be varied by the mutual agreement of both parties in writing.

## 8. INDEMNITIES/INSURANCE

The consultant is expected to provide evidence of appropriate professional indemnity insurance.

## 9. TERMINATION

This agreement may be terminated by either party by written notice. All documents concerning the work shall become the property of the National Trust of South Australia.