Submissions received during consultation that wish to be heard

Public Hearing For Heritage Places (Institutions And Colleges)
Development Plan Amendment
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<th>Submission No.</th>
<th>Name</th>
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<td>3</td>
<td>Julie Jansen from Masterplan on behalf of Calvary Hospital</td>
<td>33 Carrington Street Adelade SA 5000</td>
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<td>4</td>
<td>Bruce Harry from Bruce Harry and Associates. Submission prepared by</td>
<td>Level 1/89 King William Street GPO Box 2403</td>
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<td>Chris Vounasis from Future Urban on behalf of the Lutheran Church of</td>
<td>Adelaide SA 5001</td>
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<td>Professor Felix Patrikeef from Kathleen Lumley College. Submission</td>
<td>Level 1 Darling Building 28 Franklin Street</td>
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<td>prepared by Jamie Botten from Botten Levinson on behalf of Kathleen</td>
<td>Adelaide SA 5001</td>
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<td>Lumley College</td>
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27 July 2017

Associate Director, Planning and Development
City of Adelaide
GPO Box 2252
ADELAIDE SA 5001

By email: city@cityofadelaide.com.au

Attention: Beth Merrigan

Dear Beth

Re: Mortuary Building – Calvary North Adelaide Hospital
Heritage Places (Institutions and Colleges) Interim Development Control DPA

MasterPlan SA Pty Ltd provides this submission on behalf of Calvary North Adelaide Hospital in relation to the interim listing of the former mortuary building on the site of Calvary North Adelaide Hospital as a local heritage place.

On behalf of Calvary North Adelaide Hospital, we object to the listing and seek that it is removed from the Development Plan. The reasons for the objection are outlined in this letter and the Heritage Assessment Report prepared by Grieve Gillett Andersen (Attachment A).

Local Heritage Assessment

It is noted that the listing of the former mortuary building as a local heritage place in the Adelaide (City) Development Plan (30 May 2017) was based on the recommendation of BB Architects, which stated:

The former mortuary is important for its visibly prominent location at the western entry to the hospital grounds that continues the theme of the historic buildings on the site. It is important as a part of the expansion of the hospital and convent in the late 1930s and the emphasis placed on the service buildings on the property.

BB Architects recommended assessed the mortuary as satisfying the Development Act 1993 criteria (Section 23(4)(a) and (d)), for the following reasons:
(a) The building is an important representation of the expansion of the hospital and the emphasis on the services required at the time.

(d) The design and form of the building relate strongly to the chapel built at the same time and display an unusual level of detailing for a service building.

Based on this assessment the mortuary building is now recognised in Table Adel/2 – Local Heritage Places within the Development Plan.

It is understood that during the preparation and consideration of the DPA, advice was sought from the Local Heritage Advisory Committee (LHAC). LHAC advised the Minister of Planning that additional justification for the listing be provided during consultation to support the listing of the property. The information provided by Council as part of the DPA is an assessment by Robyn Taylor, B.Arch St (Hons), MURP. The Local Heritage Data Sheet prepared by Robyn Taylor does not support the listing of the former mortuary as a place of local heritage significance. Therefore, it is reasonable to suggest that the DPA has failed to supply suitable “justification” for the listing of this building.

Calvary North Adelaide Hospital have sought its own independent assessment of the heritage significance of the former mortuary building. This assessment undertaken by Grieve Gillett Andersen supports the assessment undertaken by Robyn Taylor and concludes (emphasis added):

The heritage value of the former Mortuary, Calvary North Adelaide Hospital is insufficient to fulfil the Section 23(4) criteria of the Development Act 1993, when applying established guidelines.

It is recommended that this place not be registered as a local heritage place in the City of Adelaide Development Plan.

Specifically, with reference to the two criteria, the Grieve Gillett Andersen assessment states:

(a) it displays historical, economic or social themes that are of importance to the local area;

The former Mortuary is a purely functional outbuilding constructed at the same time as the Chapel in the 1938 expansion of Calvary North Adelaide Hospital. The Mortuary is not associated with the significant formation of the Calvary Hospital in 1900, nor its early expansion for the needs of the surrounding populace. Rather the 1938 expansion was undertaken at a time when many hospitals and clinics had been established in North Adelaide, and the increase of premises for health services was common. The former Mortuary was constructed as a purely functional outbuilding and as such does not display historical, economic or social themes that are of importance to the local area.
Does not fulfil this criterion.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area;

The former Mortuary is designed in the same architectural style as the Chapel (State Heritage Place ref: 13487) which was built at the same time.

The use of the Interwar Romanesque style for the former Mortuary appears to have originally been due to timing of construction coinciding with the construction of the Chapel, rather than for specialist attention in stylistic intent. The design integrity of the item has been moderately compromised through the 1970s alterations that relocated an existing door and replicated the design of the existing window to infill the original doorway.

Furthermore, the former Mortuary is constructed of red brick with a gabled tiled roof. These materials are common to the area and have not been used in a way that elevates them to a level of significance.

As such it is only of minor significance due to its relationship to the State Heritage listed item. It does not demonstrate the design characteristics or construction techniques of significance to the local area.

Does not fulfil this criterion.

On behalf of Calvary North Adelaide Hospital, it is our respectful submission that there is insufficient justification for the former mortuary building being listed as a local heritage place.

Significance to Calvary

In addition to the assessment of the listing against the criteria, we request that it be noted that the Sisters of the Little Company of Mary, who are the traditional owners of the Calvary North Adelaide site, have advised that the mortuary building is of no significant cultural or heritage value to them. The Chapel and the original sections of Connery House are important buildings to the Sisters, both of which are currently protected by heritage listing.

Calvary North Adelaide Hospital and the Sisters of the Little Company of Mary are the proud custodians of one state heritage and five local heritage places on the Calvary North Adelaide Hospital site. As owners and custodians of the site and its heritage properties there is significant and ongoing investment in the maintenance, upgrading and ongoing use of these buildings. It is noted that the former mortuary building was not considered significant at the time the other local heritage places were assessed and listed.
The lack of significance of the former mortuary building to the hospital is evident by its current use for storage and as part of the infrastructure of medical gases. The building has been altered and adapted to accommodate the current uses and has been damaged by vehicles over time, given its proximity to the Hill Street entrance of the hospital.

**Development Implications of Listing**

Calvary North Adelaide Hospital actively participated in the North Adelaide Large Institutions and Colleges DPA, which sought to provide additional development opportunities for future development of the hospital. It is therefore extremely disappointing to have the North Adelaide Large Institutions and Colleges DPA authorised after three years, to then have a highly restrictive interim heritage listing introduced by this Heritage Places DPA introduced on the same day.

During the consideration and processing of the North Adelaide Large Institutions and Colleges DPA, Calvary have been actively considering opportunities for the ongoing development of the Calvary North Adelaide Hospital site. Several options for future development have been prepared in the form of internal working masterplans. Whilst these master plans are not publicly available, development opportunities along Hill Street and extending over the existing car park have been explored, in a manner which is generally consistent with the Calvary Hospital Concept Plan Fig HS/1 now contained in the Development Plan.

Whilst the former mortuary building is a small building, any requirement for its retention maybe highly restrictive for future development of the hospital. Retention of the building is likely to require a physical separation to new built form, thereby reducing the footprint available for new floor area. Furthermore, redevelopment of the hospital along Hill Street is likely to require alterations to existing access arrangements. Retention of the former mortuary building highly restricts the opportunities for relocation of the access to suit service, staff and visitor vehicles and onsite parking and may particularly impact on future opportunities for basement car parking on the site.

**Conclusion**

The assessment undertaken by Grieve Gillett Andersen concurs with in the assessment of Robyn Taylor that the former mortuary building does not satisfy the criteria to be listed as a local heritage place. In addition, the listing of the former mortuary building as a local heritage place may have significant implications on redevelopment opportunities for the hospital. For these reasons, it is our respectful submission that the interim listing of the former mortuary building should be removed during the final consideration of the Heritage Places (Institutions and Colleges) DPA.
A representative of Calvary North Adelaide Hospital will attend the public hearing on 10 August 2017 to support this submission.

In the intervening period, should you require any additional information or clarification, please do not hesitate to contact the undersigned by phone on 8193 5600 or 0413 832 616 or by email at juliej@masterplan.com.au.

Yours sincerely

Julie Jansen
MasterPlan SA Pty Ltd

enc: Grieve Gillett Andersen, Heritage Assessment
cc: Sue Imgraben, CEO, Calvary North Adelaide Hospital
FORMER MORTUARY
CALVARY NORTH ADELAIDE HOSPITAL
HERITAGE ASSESSMENT REPORT

JULY 2017

FOR CALVARY NORTH ADELAIDE HOSPITAL & MASTERPLAN
**REPORT NAME:** Heritage Assessment Report: Former Mortuary, Calvary North Adelaide Hospital  
**FOR:** Calvary North Adelaide Hospital & Masterplan  
**JOB NUMBER:** 17064

## PREPARATION, REVIEW AND APPROVAL

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APPENDICES
A: SITE PANORAMAS SHOWING FORMER MORTUARY SPATIAL RELATIONSHIPS WITH CHAPEL
B: LOCAL HERITAGE CRITERIA COMMENTARY
1. EXECUTIVE SUMMARY

This Heritage Assessment Report reviews the heritage significance of the former Mortuary at Calvary North Adelaide Hospital. The former Mortuary was constructed in 1938 as part of the ongoing expansion of the hospital and was designed in the Interwar Romanesque style (a predominantly ecclesiastical style) consistent with its notional proximity to the Chapel which was constructed at the same time.

This Heritage Assessment Report has determined that the heritage significance of the former Mortuary, Calvary North Adelaide Hospital is insufficient to fulfil the Section 23(4) criteria of the Development Act 1993, when applying guidelines established by Planning SA. As such it is recommended that this place not be entered in the City of Adelaide Development Plan as a local heritage place.

2. INTRODUCTION

The ‘Former Mortuary, Calvary North Adelaide Hospital: Heritage Assessment Report’ has been prepared by Grieve Gillett Andersen, to assess the heritage value of the Former Mortuary in light of the local heritage listing proposed under the Heritage Places (Institutions and Colleges) Interim Development Control DPA.

3. METHODOLOGY

The recommendations of this heritage assessment report are informed by the following tasks and analysis:

- External fabric of proposed heritage place visually inspected on site, to confirm intactness and integrity.
- Review documentation by David Brown and Robyn Taylor regarding the proposed local heritage listing.
- Review listed values for existing heritage places at Calvary North Adelaide Hospital
- Analysis of relevant City of Adelaide historic themes identified in McDougall & Vines 2006, The City of Adelaide: A Thematic History to determine their significance and applicability to the proposed local heritage place.
4. SUBJECT SITE

Calvary North Adelaide Hospital - Site Plan
(LocationSAMapViewer: indicative footprints & cadastral layers, viewed 11/07/17)

Calvary North Adelaide Hospital, former Mortuary (Yellow shading) occupies CT5888/266, described as D60528 A2 and lies within in the North Adelaide Historic (Conservation) Zone Hill Street Policy Area. The Calvary North Adelaide Hospital locale includes the following already registered heritage places:

State Heritage Places (red shading)
1. Calvary Hospital Chapel (Catholic) Ref. 13487

Local Heritage Places (blue shading)
2. Connery House 1930 convent building
3. House & fence (Kimberley House)
4. House (St Joseph's)
5. Calvary Hospital Maternity Wing(portion building fronting Strangways Terrace)
6. Red brick fence fronting Strangways Terrace and Hill Street
5. DESCRIPTION

The former Mortuary is a single storey rectangular gable roofed structure located to the western entrance of the Calvary North Adelaide Hospital. It was designed in the interwar Romanesque style by Woods Bagot Laybourne Smith & Irwin in 1938; featuring brick detailing, terracotta tiled roof, circular windows to gable ends and multipaned rectangular windows. The structure has been altered from its original configuration through the relocation of the southern doors to the eastern side and the construction of a new window in its place to match the window existing on this elevation (BB Architects, 2016). The former Mortuary is now used for storage and gas infrastructure and is physically separated from other heritage listed buildings by a carpark.

6. HISTORICAL BACKGROUND

The former Mortuary, Calvary North Adelaide Hospital was constructed on the western boundary of the Hospital in 1938 to an interwar Romanesque design by architectural firm Woods Bagot Laybourne Smith & Irwin as part of the expansion of the Hospital.

The hospital had been initially established in 1883 by the Dominican Sisters in a large house on the corner of Strangways Terrace and Hill Street. In 1900, the Little Company of Mary took over the hospital from the Dominican Sisters to establish the Calvary Hospital and from 1905 began expanding the hospital to cater for the growing needs of the population.

The ongoing expansion of the hospital reached peaks in 1917-18, 1921, 1926 and 1929, while the late 1930s saw a much greater building program that included the construction of the East wing, the Chapel, the Maternity Ward and the Mortuary.

7. ASSESSMENT AGAINST HISTORIC THEMES

The former Mortuary was part of the 1938 expansion of Calvary North Adelaide Hospital, and was used for the storage and examination of deceased persons prior to burial or cremation.

Calvary North Adelaide Hospital is referenced under theme ‘3.7.3 Early Hospitals and the Medical Profession’ for its early 1884 establishment in North Adelaide. Only through association with the hospital, can the mortuary be considered to also represent this theme.

Theme ‘4.2.2 Public Health’ considers the concern for public health in the City of Adelaide that saw the treatment of dead persons controlled under the broader reforms of the Public Health Act 1873 and successive Acts. Theme ‘6.2.3 Death and Dying in Adelaide’ predominantly includes: themes of high mortality in the colony from 1838; the growth of industries such as monumental stonemasonry & undertaking; cemetery management & regulation; and deep drainage & sewerage management under the Public Health Act 1873. The Calvary North Adelaide Mortuary does not make a significant contribution to these themes as it was constructed in the 1930s when these issues were well resolved.

8. ASSESSMENT AGAINST LOCAL HERITAGE CRITERIA

Assessment of the former Mortuary against the Section 23(4) criteria for local heritage listing in the Development Act 1993 and with the guidance provided in the Planning SA 2001, Planning Bulletin: Heritage, pp36-39 is detailed below:

(a) it displays historical, economic or social themes that are of importance to the local area; or

The former Mortuary is a purely functional outbuilding constructed at the same time as the Chapel in the 1938 expansion of Calvary North Adelaide Hospital. The Mortuary is not associated with the significant formation of the Calvary Hospital in 1900, nor its early expansion for the needs of the surrounding populace. Rather the 1938 expansion was undertaken at a time when many hospitals and clinics had been
established in North Adelaide, and the increase of premises for health services was common. The former Mortuary was constructed as a purely functional outbuilding and as such does not display historical, economic or social themes that are of importance to the local area.

Does not fulfil this criterion.

(b) it represents customs or ways of life that are characteristic of the local area; or

The characteristic customs and ways of life of the North Adelaide community are not reflected in the 1938 construction and use of a mortuary on hospital grounds.

Does not fulfil this criterion.

(c) it has played an important part in the lives of local residents; or

As a purely functional outbuilding, the Calvary North Adelaide Mortuary cannot be considered to be a key part of the establishment of a community. It does not illustrate the establishment and development of the past society structure, nor does it mark the identity of the North Adelaide community.

Does not fulfil this criterion.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

The former Mortuary is designed in the same architectural style as the Chapel (State Heritage Place ref: 13487) which was built at the same time. As such the following considers the significance of the former Mortuary and its relationship with the Chapel.

Chapel

The Chapel and the former Mortuary were designed in the Interwar Romanesque style and attributed to Louis Edouard Laybourne Smith. The Interwar Romanesque style is widely regarded as an ecclesiastical style (Apperly, Irving & Reynolds, 1994, pp194-197) and the Chapel definitively demonstrates the Interwar Romanesque style accurately applied to an ecclesiastical building. There is a pattern of use of the Interwar Romanesque style in South Australia for ecclesiastical architecture. This style was predominantly used by Laybourne Smith and associates through the various incarnations of the firm, Woods Bagot (East, 2016): The following selected examples are indicative of the State-wide pattern of use of the style in South Australia:

- St Raphael's Roman Catholic Church, Parkside
- Sacred Heart Church, Hindmarsh
- St Rose of Lima Catholic Church, Kapunda
- Christ Church Anglican, North Adelaide
- Holy Angels Catholic Church, Farrell Flat
- St John's Catholic Church, Laura
- Our Lady of the Rosary Catholic Church, Prospect
- Rostrevor College Chapel, Woodforde

As such it is clear that the Interwar Romanesque style is not specific to or especially characteristic of the local area, as also indicated in the City of Adelaide Heritage Survey (Donovan, Marsden & Stark, 1982, p52):
“The Chapel is set amidst other hospital buildings, and though an important element in this context, it makes little contribution to the streetscape, and bears no direct relationship to the general residential character of the area.”

**Former Mortuary**

The use of the Interwar Romanesque style for the former Mortuary appears to have originally been due to timing of construction coinciding with the construction of the Chapel, rather than for specialist attention in stylistic intent. The design integrity of the item has been moderately compromised through the 1970s alterations that relocated an existing door and replicated the design of the existing window to infill the original doorway.

Furthermore, the former Mortuary is constructed of red brick with a gabled tiled roof. These materials are common to the area and have not been used in a way that elevates them to a level of significance.

As such it is only of minor significance due to its relationship to the State Heritage listed item. It does not demonstrate the design characteristics or construction techniques of significance to the local area.

Does not fulfil this criterion.

(e) **it is associated with a notable local personality or event; or**

The former Mortuary is a functional outbuilding constructed during the 1938 expansion of Calvary North Adelaide Hospital. It is not associated with a significant local personality or event.

Does not fulfil this criterion.

(f) **it is a notable landmark in the area; or**

The former Mortuary is not visually prominent or a reference point for the community of North Adelaide.

Does not fulfil this criterion.

(g) **in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.**

Not applicable.

Does not fulfil this criterion.

9. **RECOMMENDATION**

The heritage value of the former Mortuary, Calvary North Adelaide Hospital is insufficient to fulfil the Section 23(4) criteria of the *Development Act 1993*, when applying established guidelines.

It is recommended that this place not be registered as a local heritage place in the City of Adelaide Development Plan.
10. REFERENCES

Sources consulted in the preparation of this heritage assessment report:


McDougall & Vines 2006, *The City of Adelaide: A Thematic History*


State Heritage Unit (Department of Environment, Water and Natural Resources- SA Government), research file ref. 13487R


Documentation provided for consultation by the City of Adelaide for the former Mortuary:

- Taylor, R 2016, *Additional Information for Local Heritage Data Sheets from Robyn Taylor, B.Arch St (Hons), MURP in response to LHAC’s request.*

- Heritage Assessment: Calvary Hospital Mortuary from BB Architects 2016, *North Adelaide Large Institutions and Colleges Heritage Survey*

11. IMAGES

![Former Mortuary viewed from east](Grieve Gillett Andersen, July 2017)
Former Mortuary viewed from south west (Grieve Gillett Andersen, July 2017)

Former Mortuary viewed from north east (Grieve Gillett Andersen, July 2017)
APPENDIX A: SITE PANORAMAS SHOWING FORMER MORTUARY SPATIAL RELATIONSHIPS WITH CHAPEL

Panorama east to west looking south from carpark centre (Grieve Gillett Andersen, July 2017)

Panorama west to east looking north from carpark centre (Grieve Gillett Andersen, July 2017)
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<td>To determine places under this criterion a local community must have a clear idea of the historical development of the area and region and the overall history of its development.</td>
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<td>Cemeteries that record past local tragedies or epidemics.</td>
<td>Local areas will have places that are particularly characteristic of the conditions or materials available within the district. These places are often repeated in other local areas, but each local area will have specific places to which they will have special attachment due to the particular circumstances of local development and sense of place. Examples - early churches, both primary and secondary; Halls (meeting halls and community halls).</td>
<td>The relative significance of many local residents will be difficult to determine without a clearly established history of a local area. However, associations with and/or work places of such people as local mayors, doctors, merchants, industrialists, builders, sporting or artistic notables.</td>
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Hi Beth

On behalf of the LCA we hereby attach a Heritage Assessment Review of the Lohe Memorial Library undertaken by Mr Bruce Harry.

The LCA own the land which contains the Lohe Memorial Library at 210 Ward Street, North Adelaide.

Having reviewed the place of the Lohe Memorial Library building in the historical development of the site, and considered its limited contextual relationship to North Adelaide, Mr Harry has formed the opinion that the DPA overstates the heritage values of the place, and does not provide adequate grounds for local heritage listing.

In addition, having inspected the building, Mr Harry has formed the view that the building has been altered significantly displaying very low historical and architectural integrity, without attributes of type or style that would enhance its significance. Mr Harry therefore concludes that the Lohe Memorial Library does not adequately meet the criteria cited as a basis for Local Heritage listing, and should therefore not be added to Council’s Local Heritage Schedule.

We can confirm that Mr Harry will be attending the public hearing to answer any questions the Committee may have.

Please confirm receipt of this submission.

Regards

Chris Vounasis
Director

Level 1/89 King William Street
GPO Box 2403
Adelaide SA 5001
PH: (08) 8221 5511
M: 0447 029 088
E: chris@futureurbangroup.com
W: www.futureurbangroup.com

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Lohe Memorial Library  
210 Ward Street, North Adelaide  

HERITAGE ASSESSMENT REVIEW  
July 2017

Bruce Harry & Associates  
Architects and Heritage Consultants  
4 Leslie Street, Glen Osmond SA 5064  
T: 0418 825 183  
E: tonical@internode.on.net
Lohe Memorial Library
210 Ward Street, North Adelaide

HERITAGE ASSESSMENT REVIEW

I have inspected the above building and its setting as part of the larger Australian Lutheran College site at North Adelaide; reviewed the July 2016 Heritage Assessment prepared by BB Architects as part of the "North Adelaide Large Institutions and Colleges Heritage Survey", and the supplementary information prepared by Robyn Taylor in February 2017; researched the development history of the property; and considered the appropriateness of the proposal to add the Lohe Memorial Library to the Schedule of Local Heritage Places in the Adelaide (City) Development Plan. In so doing I have formed the opinion that the building does not adequately meet the stated criteria for Local Heritage listing in Section 23(4) of the SA Development Act 1993, and should not therefore be listed as a Local Heritage Place.

Historical Context

John Whinham was an English education entrepreneur who had established and grown a successful independent elementary school in Ovingham but was financially wiped out by a severe economic depression in 1848/49. In April 1852, aged 49, he arrived in Adelaide with his family, in the hope of rebuilding his wealth in the new South Australian Colony. After a brief stint as a mathematics teacher at St Peters College, he saw the opportunity to repeat his English experience and established his own school, the "North Adelaide Academy", with the following advertisement appearing in the SA Register on 2 September 1854:

"A THOROUGHLY ENGLISH, COMMERCIAL, CLASSICAL and MATHEMATICAL EDUCATION is received at the North Adelaide Academy, established by J.WHINHAM. Arrangements are being made to receive a limited number of Boarders. Terms: Board and Education, 55 guineas per annum. Education alone, 19 guineas ditto. Payable quarterly in advance."

Initially operating from a residence in Archer Street (advertisement SA Register 6 Jan 1855) with classes and examinations conducted in various local halls, Whinham had immediate success, and with constant advertising and reporting of half yearly exam results and prize giving in multiple newspapers, enrolments grew rapidly. An early 1858 inspection of Archer Street by the Central Board of Education reported "Pupils present when inspected 39, attending school 42" (SA Register 31 March 1858), which included Whinham's two sons William and Robert. By July 1858, the school had relocated to "a one storey slate building in Ward Street" (Australian
Dictionary of Biography) on land owned by prominent settler John Morphett (PTA 771). The boarders accommodation remained at Archer Street. By March 1859, Whinham had moved into a larger residence in Buxton Street and was advertising for more boarders (SA Weekly Chronicle 26 March 1859). It was not until 1862 that the school began to be referred to in Whinham’s regular advertising and Press articles as the “North Adelaide Grammar School”.

In 1863, Whinham applied to have the “residence, Part of Town Acre 771” brought under The Real Property Act (advertisement SA Advertiser 1 August 1863) and in September 1864, the PTA and building were transferred from Morphett to him. In the SA Register of 31 January 1868, in an article reporting on “the most important buildings which have been erected or commenced in the city during the year”, it was recorded that “At North Adelaide the school premises of Mr John Whinham, Ward Street, have been enlarged by the addition of two schoolrooms and verandahs. Mr Cumming was the architect”. In July 1869 the adjoining PTA 771 was also transferred from Morphett to John Whinham.
The SA Government commenced an extensive program of road and rail building in the 1870s which ushered in a decade long period of land speculation and building development in the City and suburbs, coinciding with rapid population growth. In 1875, the SA Government also passed the Compulsory Education Act and began a program of Model (public) School building construction.

By the mid-1870s, the North Adelaide Grammar School was one of Adelaide’s leading boys schools with between 250 – 300 pupils, larger than both of its main rivals St Peter’s and Prince Alfred Colleges. Second son Robert Whinham had taken over from his father as Headmaster, with older son William one of the teachers. (Nagel, P. “North Adelaide 1837-1901”). Half yearly examinations were still being conducted off site in various community and church halls (most frequently the Temperance Hall in Tynte Street) and boarders were still being accommodated in the Archer and Buxton Streets residences. As the boom decade of the 1870s was drawing to a close, it must have seemed an opportune time to embark on a major school building development.

In 1879, John Whinham put the North Adelaide Grammar School property on PTA 771 in the joint names of himself and his two sons William and Robert, and a mortgage was taken with the Queensland Investment and Land Mortgage Company (CTs 56/74 and 132/29). By 1881 William and Robert had also acquired the adjoining Town Acres 769 and 770 and a major expansion of the school was underway on the consolidated site. Robert Whinham was reported as saying at this time “…….instead of maintaining as at present, two separate boarding houses” the school’s intention is “…to centralise our powers in the erection of what I hope will prove a handsome and commodious establishment” (SA Register 16 December 1881).

The two new school buildings were designed by architect Thomas Frost and built simultaneously by separate builders. The main and largest building facing Jeffcott...
Street (on TA 769) contained an Entrance Hall, Dining Room, Kitchen and Store rooms, a Sitting Room, Library, the Principal’s residence, Tutors rooms and Boarders accommodation in the wings, and was built by Messrs James King and Son.

“The second portion of the works on Acre 770 comprises a lecture hall 80 ft by 30 ft, 25 ft in height from floor to collar ties, with match board ceiling exposing iron ties etc of roof, there also being an entrance lobby and retiring room with gallery over” (SA Register 27 September 1882). The builders were Messrs Fry and Bampfield. Between the lecture hall “and the north-east boundary of the land were quarters allotted to the servants and the stables”. It appears that the detached Lecture Hall was completed ahead of the main building as the half yearly exams of mid 1882 were conducted therein. In an article reporting on the results in the SA Advertiser 19 June 1882 it was recorded that “The boys assembled in the new lecture hall built adjacent to the school”……to hear a speech by Headmaster Robert Whinham in which he stated “…….the school had gradually increased to its present large proportions. To meet the requirements of the times they had now expended a large amount of money to give increased facilities and comforts to boarders while day scholars would also participate in the increased accommodation provided by the room in which they were assembled”. At the official opening on the 27th September 1882, the enlarged educational complex was renamed “Whinham College”.

By 1883, the former North Adelaide Academy/North Adelaide Grammar School, now Whinham College, was at its zenith as both college and campus, but carrying significant debt from its recent expansion. The years that followed would bring financial difficulty and tragedy.

Figure 2: An etching of the school expansion of 1881/82(SLSA B818)with the main building at left, the freestanding lecture hall at centre, and the earlier school building at right.
John Whinham retired from all active roles in the college he had founded and developed at the end of 1881, aged 78 years. Within months, his youngest daughter Margaret had died (in May 1882), and the onset of severe drought and the bursting of the speculative excesses of the 1870s boom, brought economic depression in South Australia. College enrolments began declining, and with them the tuition and boarding fees that were the major source of income. By July 1884 the Whinhams had transferred the College property, along with its outstanding mortgages, to the Merchant Banking Company of London, and just three months later, Headmaster Robert Whinham was killed in a riding accident. At the age of 81, John Whinham resumed active control of the College, with remaining son William Whinham taking over as Principal. Within 18 months, John Whinham had also died (on 13 March 1886).

Whinham College struggled on as a lessee at the site with William as Headmaster. At the 1887 annual speech day, as “......the friends of the scholars crowded the College Lecture Hall where the prizes were awarded......” William Whinham noted “.....It is somewhat strange that although teachers and boys have striven harder than ever, and with better results, that our numbers have decreased so much. The bad times have had a great deal to do with this......” (SA Register 22 December 1887). The Whinhams private boys school eventually closed at the end of 1888.

In April 1889, J.H. Angas (son of G.F. Angas) purchased the school property from the Merchant Banking Company of London, and leased it for ten years to be used as an inter-denominational missionary training school. The Whinham College name was retained.

The free standing "College Lecture Hall" was first fitted with gymnasium equipment in 1891, after becoming a missionary training school. A description of its official opening by the Hon J.H. Gordon MLC appeared in the SA Register 26 October 1891 wherein it was reported “......the spectators, scholars and their friends adjourned to the lecture hall in which has been fitted up all the necessary apparatus for a gymnasium”.

G.G. Newman became Headmaster in 1894 and took over the lease of the school the following year. But the SA economy remained depressed and the College continued to struggle. In 1898, Newman was accused of indecent assault of a student and acquitted, but was soon after declared bankrupt and "Whinham College" finally closed.

The following year the property was transferred from J.H. Angas to Sir Samuel Way and others (August 1899 - CT 529/10), apparently on behalf of Hope College, a missionary training school at Belair, who “moved the missionary training side of Hope
Lodge to the North Adelaide site and renamed it Angas College” (D.Paproth, “Faith Missions, Personality, and Leadership; William Lockhart Morton and Angas College “). Thereafter, “Angas College” continued to operate as a missionary training school at the North Adelaide site until the property was requisitioned by the Australian Army in 1916 for use as a WW1 repatriation hospital.

The College was unable to resume after the War due to a lack of students, and the property was subsequently offered for sale in February 1922. It was purchased by the United Evangelical Lutheran Church in Australia, and after several months of renovation works, reopened in February 1923 as “Immanuel College and Seminary”.

The College occupied the large building fronting Jeffcott Street. The Seminary was located in the former North Adelaide Grammar School building(s). And the detached Hall building between was described as follows in a July 1922 article in the Lutheran Herald “…… We now cross the spacious yard which has room for two tennis courts – a bowling green is there already – and come to the large Hall, the so-called Gymnasium, 80 – 30, which may be well used as a hall for meetings. Built onto this Hall there are several smaller rooms used for washing and ironing purposes”.

In 1942, the property was yet again requisitioned for wartime use, this time by the Australian Airforce, and the College was forced to move to a site at Walkerville, from which it would not return.

When the UELCA regained the use of the property in 1946, it was dedicated for use solely as a Seminary with associated student accommodation for Lutheran students attending the University of Adelaide. Dr S.P. Hebart was appointed Principal of the now renamed “Immanuel Seminary”. The old North Adelaide Grammar School building became a residence for lecturers and tertiary students, with Angas Hall continuing to be used for intermittent and varied purposes.

“For 10 years or more, responsible church leaders debated the future of this hall…… Early in this decade [the 1950s] plans were prepared for its conversion into a chapel [never implemented]. Later consideration was given to its conversion into a two storey study-dormitory block” (Lutheran Herald article, 26 September 1959). Eventually the decision was made “for its rehabilitation and conversion into a library”, but it would not be until 1959 that architects Evans & Bruer & Partners were commissioned to draw up plans.

A September 1959 article in the Lutheran Herald describing the proposed conversion of Angas Hall to a Seminary Library, included the following “…….Since the early twenties this dignified building……. has served many and varied purposes as the hall of Immanuel College and Seminary. It has been the concert-hall (especially for break-up concerts), the gymnastics hall, the sports-hall (especially for basket-ball)…….a hall for
parking bikes and motor-bikes, a storage and packing room... and a place of worship...”

Photograph 3: The free standing Hall in 1955 prior to its conversion to a library. (Lutheran Archives PO55/10839). Note the prominent ridge vents and horizontal brick banding.

The architects 1959 drawings of the as-existing building confirm that its original built form and fabric were still extant at that time (although the ridge vents were omitted).

Figure 3: Northern side annexe and Hall façade prior to its 1959/60 conversion to a library (extract from Evans & Bruer & Partners as existing plans).
The radical changes undertaken to convert Angas Hall to Seminary Library included demolition of the western room in the northern annexe; demolition of the eastern room in the annexe and replacement with a larger brick store room and w.c.; removal of fireplaces and chimneys in the remaining annexe rooms, and reforming of the annexe roof; removal of the internal entry airlock, retiring room, stair and gallery above, and removal of the raised stage; replacement of all of the building’s timber floors with reinforced concrete; removal of all original upper level windows and replacement with double height metal framed windows and doors; removal of salt damp affected stone walls all round to approximately 1.2 metres height and rebuilding
with brick; addition of a grandiose external porch; sundry building in of otherwise redundant windows, doors and vent openings; removal of expressed brick corbels and string courses in the external walls; removal of gable haunches and sundry other external modifications. The cost of the works was £8000. The builders were R. Burton & Sons.

The consequence of these substantial alterations was that the historical integrity of the building’s fabric was severely diminished. Further, the architectural style of Frost’s 1881/82 lecture hall was simplified Victorian Romanesque, a style popular for churches and ecclesiastical buildings in the mid-late 19th Century period, while the library conversion was undertaken in Academic Classical Style, substantially altering the historical appearance of the building.

At its official opening in October 1960 the adapted building was renamed the “Lohe Memorial Library, and it has served both Seminary and College in this role since.

Photograph 4: Angas Hall after its conversion to the Lohe Memorial Library 1959/60.
(Source - Official Opening Brochure)

Following consolidation of the Lutheran Church in Australia in 1966, an extensive development of the North Adelaide site was initiated. During 1967/68, the main building fronting Jeffcott Street was extensively refurbished (and renamed Hebart Hall); a new four storey boarding house was constructed in contemporary style in the space between the Hebart Hall and the Library (Graebner Hall); the original North Adelaide Grammar School building was demolished and a contemporary three storey Refectory complex was constructed in its place (Hamann Hall); and the Lohe Memorial Library was enlarged by demolishing the remaining northern annexe rooms to make way for a larger, contemporary two storey addition, and the insertion of a mezzanine floor inside the eastern end of the original building volume. The architects for all of these works were Bruer, Von Schramek and Dawes.
Further alterations to the Lohe Memorial Library were undertaken in 1979, including the extension of the internal mezzanine floor along the northern wall and across the western end of the building.

Its current built form is illustrated in the following photographs.

Photograph 5: View of south side of building, 2017

Photograph 6: The grandiose porch (now unused) and western façade, 2017

Photograph 7: Eastern end with 1968 addition at right, 2017

Photograph 8: The 1968 addition on the northern side, 2017

The North Adelaide campus has since expanded to include additional properties in Jeffcott Street, Archer Street, and Ward Court, undergone several further name changes during the 1990s/early 2000s, and is today known as the Australian Lutheran College, encompassing three separate school programs and a research centre within the expanded site. The campus today is a hybrid mix of building types and styles from distinctly different historical periods without an architectural unity.
Local Heritage Listing

Local Heritage places can be designated by Local Government Authorities under Section 23 of the SA Development Act 1993 for the purposes of establishing policies, objectives and principles of development control formulated to preserve their heritage values and manage change. Section 23(4) establishes seven criteria against which such places must be measured, viz:

“A Development Plan may designate a place as a place of local heritage value if

(a) it displays historical, economic or social themes that are of importance to the local area; or

(b) it represents customs or ways of life that are characteristic of the local area; or

(c) it has played an important part in the lives of local residents; or

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

(e) it is associated with a notable local personality or event; or

(f) it is a notable landmark in the area; or

(g) in the case of a tree (without limiting a preceding paragraph) it is of special historic or social significance or importance within the local area”
To be eligible for listing, a place need meet only one of these criteria, however while the criteria are worded generally, it is evident from their subject and purpose that they are intended to be used as measures of importance to the local area and its community. By including criteria in the Act, it is clearly intended that a Schedule of Local Heritage Places should be more than a representative inventory of old buildings, and is an indication that some discernment is required to identify and list only such places as can clearly be demonstrated to have characteristics, importance or representative qualities above the common place.

The Place

Lohe Memorial Library has been proposed for listing as a Local Heritage Place under Criteria (a) and (d) of the SA Development Act 1993. A review of the claims made under these criteria follows.

Criterion (a) It displays historical, economic or social themes that are of importance to the local area.

Claim “The building is an important representation of an early school outbuilding, gymnasium and hall”.

Response In the North Adelaide Heritage Survey 2004 by McDougall & Vines, a number of themes were identified “as a basis for determining the historic development and character of North Adelaide and assessing the heritage value of all identified local heritage places within the area”. These are:

- Environment, Topography and Setting
- Settling North Adelaide
- Developing a Local North Adelaide Economy
- Building North Adelaide
- Educating
- Government
- Developing North Adelaide’s Social and Cultural Life

Within each theme a number of sub-themes were also identified. The BB Architects Heritage Assessment for the Lohe Memorial Library considered the building fitted these themes/sub-themes as follows:

- Building North Adelaide, under the Buildings and Building Services sub-theme
- Educating, under the Schools sub-theme
• Developing North Adelaide’s Social and Cultural Life, under the Worshipping sub-theme

but did not elaborate on how there was a direct and important relationship between the building (or its historic campus) with the historic development and character of North Adelaide, other than by inference perhaps that the continuing population growth of North Adelaide was driving the need for such developments.

The “Statement of Cultural Heritage Values of North Adelaide” contained in the 2004 Heritage Survey establishes that “North Adelaide is essentially a group of three residential villages” the physical division of which “reflects the natural topography of the area”....”As a consequence of this development pattern, North Adelaide contains excellent examples of a full range of residential architecture from all periods of the city’s development”.....”North Adelaide also retains strong physical evidence of the historical stages of the development of the colony, most particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services.”

The Lohe Memorial Library is located within the Australian Lutheran College campus in the “Upper North Adelaide Historic Area”, the largest of the three discrete residential areas referred to above. Yet in neither the Heritage Survey, or the section relating specifically to the Upper North Adelaide area, no particular importance is attributed to schools in the historical development or character of the area, beyond the statement “As the colony grew, North Adelaide became the location for a number of major religious and institutional organisations and their buildings”. This was hardly unique to North Adelaide.

Whinham College was one of several private and denominational schools established in North Adelaide during the second half of the 19th Century. It reached its zenith in both reputation and campus size in the early 1880s, but did not survive the severe economic depression of the 1880s/90s. Neither as the North Adelaide Grammar School, or later as Whinham College, was its alumni drawn exclusively from the North Adelaide community. It was never a local community based school.

From the beginning, Whinham advertised regularly and in multiple in newspapers for students and boarders from a wide catchment area across the Colony. Although its North Adelaide location was used for many years in the name of the school, its location was not integral to, or a catalyst for its subsequent growth, which was built largely upon Whinham’s entrepreneurial approach to promoting his
school through the Press, and growing reputation as an educator. Furthermore, the school’s activities were not confined to the North Adelaide site, utilising local Community and Church Halls for half yearly exams and other school activities, and with sports activities taking place at the City Baths and around the Park Lands. The major 1881/82 development which included the freestanding lecture hall was catalysed by the steady growth of student numbers from across Adelaide and from the country areas over more than 25 years.

The wider significance of the former Whinham College was recognised by the State Heritage listing of the main building fronting Jeffcott Street in 1986. However, while the “outbuilding” was clearly part of the 1880s expansion of the North Adelaide Grammar School, it was excluded from the State Heritage listing and neither the proposed Local Heritage listing citation or supporting assessments have established any additional attributes of the College or its outbuilding that are of importance to the local area.

Nor is the “outbuilding” an “early” school building, as claimed. There were already 30 to 40 small private schools in and around Adelaide by 1845 (Historical Guidelines, S. Marsden); a Central Board of Education had been established in 1851 to oversee their activities; it was constructed long after the establishment of comparable private school buildings in the City of Adelaide such as Whinham’s earlier North Adelaide Grammar School (from 1858); Christ Church School, Jeffcott Street (1868); the Model School, Grote Street (1874); the North Adelaide Model School, Tynte Street (1876); Advanced School for Girls, Grote Street (1879); and schools outside the City such as St Peters College (1847) and Prince Alfred College (1869) amongst others. And before its construction in 1881/82, the Compulsory Education Act of 1875 had been passed, a dedicated Teachers Training College had been built in Grote Street (1875), and the S.A Government had initiated a program of accelerated construction of public schools.

It is clear from the Press articles at the time and subsequently, that the “outbuilding” functioned primarily as a large assembly space for general school purposes such as half yearly examinations, annual speech days and prize giving ceremonies, and other school activities such as concerts and sports activities, and was not fitted out with gymnasium equipment until 1891, after it had become an interdenominational missionary training college. It continued to be used for varied purposes until it was converted to a Library in 1959/60, when its historical role as a multi-purpose school hall and former context as an element of the
The historic North Adelaide Grammar School/Whinham College campus was severely compromised.

In its subsequent and continuing role as a library, it possesses no attributes that raise it above the ordinary as an example of a school library, and there is nothing else in the BB Architects Heritage Assessment that supports its singling out under Criterion (a) for its thematic historical significance.

As a consequence, the claim that as an early school outbuilding, it is an important representation of a gymnasium and hall in the context of the site and local area is unsubstantiated.

**Criterion (d)**

It displays aesthetic merit, design characteristics or construction techniques of significance to the local area.

**Claim**

“The building is a good example of a bluestone and redbrick gymnasium”.

**Response**

The claim is incorrect in that (a) the building was not a purpose built gymnasium as claimed, but rather a large, multi-purpose assembly hall containing a stage and upper level gallery, and its later period of use as a gymnasium did not alter this; and (b) the building was radically altered when converted to a Library in 1959/60, and in a subsequent expansion, which removed all traces of its varied former school uses.

The original outbuilding was not fitted out with gym equipment until 1891 after it had ceased to be a private school and had become a missionary training college. Its gymnasium fit-out did not alter the external form or internal fabric of the historic building and was but one of the many different uses to which the building was put over its first 80 years. However the conversion of the historic outbuilding to a library in 1959/60 and subsequent part demolition radically altered the building’s form and fabric and it is now a reduced shell with low historical integrity. Consequently, it is neither an example of a historic gymnasium, or a good example of an early school hall.

While it is true that the building still retains some design elements and construction characteristics typical of the 1880s period, the aesthetic integrity of architect Thomas Frost’s work has been lost. The adoption of the Academic Classical Style for the 1959/60 conversion was a backward glance from the march of mid-century modernism, and made
more incongruous by the plainness of the contemporary style adopted for the additional campus buildings erected shortly thereafter.

Although a well composed example of the already redundant Academic Classical Style, the building possesses no other architectural attributes or construction features to distinguish it as a building type of importance to the local area.

Consequently the claim that the building meaningfully fulfils Criterion (d) is also unsubstantiated.

**Conclusion**

Having reviewed the place of the Lohe Memorial Library building in the historical development of the site, and considered its limited contextual relationship to North Adelaide, I am of the opinion that the Heritage Assessment of the place prepared as part of the Heritage Places (Institutions and Colleges) Interim Development Control DPA overstates the heritage values of the place, and does not provide adequate grounds for local heritage listing.

Further, having inspected the much altered building, I am of the opinion that the Lohe Memorial Library is now of very low historical and architectural integrity, without attributes of type or style that would enhance its significance. I therefor conclude that the Lohe Memorial Library does not adequately meet the criteria cited as a basis for Local Heritage listing, and should therefore **not be added** to Council’s Local Heritage Schedule.

**BRUCE HARRY + ASSOCIATES**

Bruce Harry
21 July 2017
Principal Sources

Lutheran Archives
Adelaide City Archives
SLSA Historic Photographs Collection
SLSA Historic Maps Collection
Trove Digitised Australian Newspapers
State Records
Land SA Historic Titles
North Adelaide Large Institutions and Colleges Heritage Survey 2016, BB Architects
North Adelaide Heritage Survey 2004, McDougall & Vines

Sundry other sources cited within the text
2 August 2017

Chief Executive Officer,
Adelaide City Council,
Heritage Places (Institutions & Colleges)
Interim Development Control (DPA),
GPO Box 2252,
ADELAIDE SA 5001

By email and delivery:
B.Merrigan@cityofadelaide.com.au; city@cityofadelaide.com.au

Dear Mr Goldstone

Heritage Places (Institutions and Colleges) interim development control DPA - 41, 45-47, 51, 55, 59 and 65-67 Finniss Street, North Adelaide

Our firm acts for Kathleen Lumley College Inc. (the College), in relation to the above DPA (the DPA), and more specifically in relation to the interim local heritage place listing of the abovementioned properties.

Situated on the abovementioned land are 6 cottages, all of which front Finniss Street, North Adelaide (the cottages). The cottages, together with other land which runs between Finniss Street to the north and MacKinnon Parade to the south, form part of the grounds of Kathleen Lumley College.

The College owns the land upon which Kathleen Lumley College is situated.

Persons wishing to make submissions in relation to the DPA have been afforded an opportunity to do so by 5 pm on Wednesday 2 August 2017.

The College, by this letter and the attached report from Associate Professor Ron Danvers dated 31 July 2017 (the heritage significance report) is making a submission in relation to the DPA.

1. My client’s position in overview

For the purposes of considering its position in relation to the interim local heritage listing of all of the cottages, the College sought, and obtained, expert heritage significance assessment advice from Associate Professor Ron Danvers.
Mr Danvers has concluded, after considering the local heritage value criteria set out in section 23 (4) of the Development Act 1993 (the Act), that none of the cottages (with the exception of the cottage situated at 41 Finniss Street) warrants local heritage listing. As noted above, he has reduced his analysis and conclusions relating to the heritage significance, if any, of the cottages into the attached heritage significance report.

For at least all of the reasons outlined in the heritage significance report the College considers that none of the cottages (with the exception of the cottage situated at 41 Finniss Street, North Adelaide) are of local heritage value for the purposes of section 23 (4) of the Development Act 1993 (the Act) and thus do not warrant retention as local heritage places.

The College accepts that the cottage situated at 41 Finniss Street, North Adelaide satisfies some of the local heritage value criteria and thus does not oppose the retention of that cottage as a local heritage place.

2. **Background to Kathleen Lumley College**

Kathleen Lumley College was established by resolution of the Council of The University of Adelaide on 8 November 1965 as a non-denominational residential college, dedicated to the accommodation of postgraduate students. The College takes it name from its main benefactor, Mrs Kathleen Lumley, whose brother Sir Kenneth Wills was the Chancellor of the University at the time of its establishment.

The University made an initial endowment of nine allotments located between Finniss Street and MacKinnon Parade. The College proceeded to demolish most of the existing buildings and commissioned renowned architects Newell Platten and Robert Dickson to design a new accommodation block (for 44 students), common room and dining facilities.

During the 1970s and late 1980s, the College incrementally increased its landholdings through various means, including the ongoing assistance of the Lumley family. The most recent addition, “The West Wing”, was completed in 2009, increasing the College’s capacity to 81 students.

Over the last 50 years the College has provided accommodation for well over 4,000 postgraduate students and a substantial number of visiting academics from at least 50 different countries.

3. **Previous heritage surveys**

Mr Danvers makes a number of particularly relevant points relating to the number of previous heritage surveys relating to the College and associated matters.

Firstly, as noted by Mr Danvers in the heritage significance report at page 6 the College buildings (including, therefore, the cottages) have, in effect, been subject to a number of heritage surveys and, in the processes associated with those surveys, the cottages have not been listed as State heritage places or local heritage places. In particular, Mr Danvers makes reference to a proposal, in 2004, to list the cottages as local heritage places and the decision in 2005 by
the Council not to pursue such a listing.

Secondly, at page 6 of the heritage significance report Mr Danvers notes that in relation to the cottages, the local heritage data sheets prepared by the proposal in 2004 to list the cottages as local heritage places, has been used (together with some additional information referred to below) to justify the present interim local heritage place listing of the cottages. In other words, to a large degree the same material before the Council in 2004/2005, when they decided not to list the cottages as local heritage places, is being re-used with this attempt.

4. Grounds for opposing the listings in more detail

4.1 Statutory criteria

As noted above, section 23 (4) of the Act sets out the relevant criteria for the listing of places as local heritage value.

In the DPA, the Council contends that the cottages satisfy criteria (a) and (d) of section 23 (4) of the Act.

That said, it is to be noted that, in the additional justification for the listing supplied by the Council to the Minister for Planning (the Minister) (being material prepared by Ms Robyn Taylor and Mr David Brown of bbarchitects), Ms Taylor has concluded that the cottages satisfy criteria (a) and (b) of section 23 (4) of the Act, but makes no mention of criterion (d). By inference, it is assumed that Ms Taylor does not consider that the cottages satisfy the criteria set out in section 23 (4) (d) of the Act.

The involvement of Mr Brown of bbarchitects in the additional information supplied by the Council to the Minister begs, as noted by Mr Danvers at p.6 of the heritage significance report, a question. The question arises out of the fact that in the additional material Mr Brown’s involvement is limited to the cottage at 41 Finniss Street only. He has concluded that that cottage is of local heritage value. But was he also commissioned to advise on whether the other cottages had local heritage value? If he did, what were his conclusions?

For completeness, the College has considered the local heritage value of the cottages against all of the criteria contained in section 23 (4) of the Act and, in particular, the criteria in sub-paragraphs (a), (b) and (d).

4.2 General comment

By way of general comment, I make the point that I will not repeat, in this submission, all of the relevant conclusions reached and set out by Mr Danvers in the heritage significance report. They are there to be read, and form part of the overall submission of my client.

Instead, I will highlight below some of the particularly relevant conclusions reached by Mr Danvers in his heritage significance report.
4.3 Loss of integrity and fabric

Based on the careful analysis of the cottages by Mr Danvers, in his heritage significance report, it is clear that there has been a material loss of integrity and fabric, with respect to the cottages, since their construction. This loss of integrity and fabric is detailed in many places in the heritage significance report. In particular, it is to be noted from the heritage significance report that:

- the loss of integrity and fabric has resulted from modernisation and alterations and additions to the cottages;
- all of the cottage roofs have been replaced by the College;
- all but three chimneys associated with the cottages have been demolished;
- the veranda floors on all but one cottage have been demolished and replaced with plain concrete slabs;
- the veranda concrete slabs were set to levels that compromised the damp proof course in the front walls of the cottages, which has resulted in significant deterioration due to rising damp, causing the faces of the stones in the bottom courses to erode away in several of them;
- the interiors of all of the cottages (with the exception of the cottage at 41 Finniss Street) have been completely modernised and subjected to alterations and additions since 1965. In the modernisation of the cottages, no particular thought seems to have been given to the restoration of the interiors;
- only one cottage (namely the cottage at 41 Finniss Street) retains its original verandah; and
- an entirely new porch, incongruous in its classical revival style, replaced the original verandah at 47 Finniss Street prior to its ownership by the College. All of the other four cottage verandahs have been replaced by the College with new verandahs of unadorned utilitarian design as part of their overall modernisation for College use.

4.4 Boundary wall

Mr Danvers, in his heritage significance report, notes that where low fences at the Finniss Street boundary once revealed all of the cottages to the street, those fences were replaced by the College with a mostly masonry wall. That masonry wall now, in a material sense, conceals the cottages.

Mr Danvers also observes that entrances through the street boundary wall onto Finniss Street no longer relate to the street entrance doors to
the cottages. Instead, they are mainly related to vehicular driveways.

Mr Danvers concludes that the streetscape rhythm of the built form of the cottages, and their street boundary walling, has as a consequence, been “…… almost completely lost”.

Further, as observed by Mr Danvers, the original streetscape rhythm has been further disrupted by the joinder of the cottages at 49 and 51 by a modern link building, which joinder involved partial demolition of the side walls in order to create the open link joining the buildings.

5. Impact of local heritage listings

Mr Danvers, at page 9 - 10 of the heritage significance report, considers the impact on the State heritage listed building within the College grounds of the local heritage listing of the cottages.

The Newell Platten master plan concept for the College is incomplete. What is complete, is, of course, State heritage listed.

Mr Danvers observes, in the heritage significance report, that the complete master plan concept, included multi-storey residential development facing Finniss Street enclosing a Quad in a contemporary interpretation of the Oxford/Cambridge Quad model.

Insufficient funds were available to the College after the completion of stage I (ie, the State heritage listed buildings) to realise the complete development of the master plan concept. It was, for that reason, that the cottages were, as an interim measure, modernised and altered to at least make them suitable to a degree for a range of College related functions. It was always contemplated that this was to be an interim solution only, prevailing until such time as the master plan concept could be completed in a number of stages.

As further noted, by Mr Danvers in his heritage significance report, in 2003 Swanbury Penglase produced a revised master plan for the College. That revised master plan provided for more residential accommodation amongst other facilities.

Relevantly, the design concept involved demolition of the cottages (with the exception of the cottages at 49 and 51). The cottages at 49 and 51 were to continue largely to house their existing functions. The design concept also proposed that buildings on the Finniss Street frontage were to be set back from the street alignment to match the cottages and proposed to be two storeys in height.

Only part of the 2003 master plan has been implemented, including a three storey development in the south west corner of the site facing MacKinnon Parade, which development matches the architectural style of the Platten design (by then a State Heritage Place).

Mr Danvers, in his heritage assessment report, expresses the view that “…. if the Finniss Street cottages were demolished, the Quad concept could be completed as envisaged by Platten, by retaining the cottage at 41, Finniss
Street, having two-storey transitional development at each end and a three or four storey central building facing Finniss Street is a balancing streetscape mass to the British hotel this higher building would complete the Platten Quad concept and, if opened in a similar way to Finniss Street to the opening on MacKinnon Parade, new development of this kind could overcome the blank wall blandness that now exists and create a more lively and interesting frontage to Finniss Street”.

6. Conclusions

For all the reasons at least detailed in the heritage significance report of Mr Danvers it is submitted that the cottages (with the exception of 41 Finniss Street) do not satisfy the criteria warranting the listing of the cottages as local heritage places. Accordingly, they should be removed in due course from the DPA.

It is noted that a public hearing has been set in relation to the DPA for 5:30 pm on Thursday 10 August 2017. My client wishes to be heard in relation to the DPA and its submission at that meeting.

Yours faithfully

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Kathleen Lumley College Inc.
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HERITAGE SIGNIFICANCE REPORT
Cottages at 41, 45, 47, 49, 51 and 55, Finnis Street, North Adelaide.

Prepared by:
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July 31, 2017

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09. Recommendations

Appendix A

Plan showing Finnis Street set-backs
Platten concept: State Heritage Place
Local Heritage Data Sheet, 41 Finnis Street
2003 Site Development Report proposal
Council’s response to LHAC request for further justification
Figure F/1
01. Introduction

On July 21, 2017, I was requested by Associate Professor Felix Patrikeeff, Master of Kathleen Lumley College Inc. to prepare a Heritage Significance Report with reference to six Cottages at 41, 45, 47, 49, 51 and 55 Finniss Street, North Adelaide. These Cottages had become the subject of heritage listing as part of the Heritage Places (Institutions and Colleges) Interim Development Control DPA, and entitled in the documentation, Finniss Street Cottages – Kathleen Lumley College (Appendix A1). I visited the College on that day and met with the Master and the College Secretary and Bursar, Ms Allyson Sandham. I was provided with copies of the listing documentation and advised that Jamie Botten of Botten Levinson Lawyers had been appointed to represent the College in objecting to the listing by the closing date of August 2.

After inspecting the Cottages, with which I was already reasonably familiar, I scanned Council’s Data Sheets relating to the Cottages and noted in particular the Minister’s request for additional justification for the listings, on advice from the Local Heritage Advisory Committee (LHAC), and Council’s response. At this point I advised the College that listing of the Cottages had not been adequately justified, and, on their merits, do not qualify for inclusion as Local Heritage Places in the Interim Development Control DPA.

I have been aware of the architectural merit of the main College buildings, designed by the architect Newell Platten, which have been widely admired and awarded since their construction. I have also been aware that the original Platten 1967-8 design concept (Appendix A2) was not completely constructed and that as a consequence, the Cottages, which would otherwise have been demolished, at this time were very extensively modernized to make them suitable for use by the College for a range of activities including Administration Offices. The modernization of the Cottages was utilitarian in concept with no particular regard for heritage value, a concept yet to be advanced to its current cultural significance and associated codification.

I visited the College again on July 26 to carry out a more thorough examination of the Cottages and was provided by the Bursar with a copy of a 2003 Site Development Report prepared by Swanbury Penglase (Appendix A4) which led to the construction in matching architectural style to the Platten buildings of a new residential building of 3 storeys in the SW corner of the College Grounds facing MacKinnon Parade. This document also included proposals for new buildings on Finniss Street, which would have involved demolition of four of the Cottages.

It is clear that the College always intended that the Cottages were to be demolished to make way for new, purpose built development, as its activity expanded and development funds became available. The Cottages were modernized for use in the interim, but their modernization was utilitarian in nature and paid very little regard for any heritage merit they may have previously displayed.
02. Description of Cottages

The Cottages are described in Council’s (heritage) Data Sheets in terms of their construction dates and general architectural character prior to their modernization by the College in 1965. I do not dispute these dates, although I point out that there is some physical evidence in the buildings that parts were constructed prior to the dates stated. Where a range for the dates of construction is stated I suggest that the earlier dates are more likely to be correct. All of the Item Data Sheets prepared by McDougall & Vines fail to adequately describe the very significant loss of integrity that has resulted from modernization and alterations and additions to Cottages at 45, 47, 49, 51 and 55 Finniss Street. The Item Data Sheet prepared by bbarchitects on the other hand, relating to 41 Finniss Street (Appendix A3) only is generally adequate, because this Cottage was not modernized by the College and remains therefore in a state of acceptable integrity in heritage terms.

It is important to remember that heritage conservation was in its infancy in the 1960’s, receiving only scant attention in Stuart Hart’s excellent plan for Metropolitan Adelaide, and was largely a matter confined to the interests of The National Trust of South Australia. During this period, some of Adelaide’s finest early buildings were demolished in favour of new development.

Modernisation

The Cottages were partly modernized and used for student accommodation in the 1960’s, prior to their extensive modernization by the College with alterations and additions made since that date. Only one Cottage, 41 Finniss Street, retains its original Verandah. An entirely new Porch in incongruous classical revival style replaced the original Verandah at 47, Finniss Street prior to its ownership by the College. All of the other four Cottage Verandahs have been replaced by the College with new Verandahs of unadorned utilitarian design as part of their overall modernization for College use.

Roofs and Chimneys

All of the Cottage roofs have been replaced by the College and in doing so all but 3 chimneys were demolished, probably because weathering had reduced their stability. As the modernization of the Cottages was not for the purpose of restoration of the buildings, no attempt was made at repairing or renewing them.

Rising damp

The Verandah floors on all but one Cottage were demolished and replaced at the time by plain concrete slabs. These slabs were set to levels that compromised the damp proof course in the front walls of the Cottages, which has resulted in extensive deterioration due to rising damp, causing the faces of the stones in the bottom courses to erode away in several of them.
Street boundary wall

Where low fences at the Finniss Street boundary once revealed all of the Cottages to the street, these low fences were replaced by the College with a mostly masonry wall that now almost entirely conceals them. Hedge plants growing behind the street boundary wall now overhang it, adding to the concealment of the Cottages. Entrances through the street boundary wall on Finniss Street are no longer related to the street entrance doors of the Cottages, but, rather, are mainly associated with vehicle driveways. The streetscape rhythm of the built form of the Cottages and their street boundary fencing has as a consequence of the above, been almost completely lost.

Cottage interiors

The interiors of all of the Cottages, with the exception of the one at 41, Finniss Street, have been completely modernized and subjected to alterations and additions since 1965. In the modernization of the Cottages, no particular thought seems to have been given to restoration of the interiors. Although architraves and skirtings have generally been retained where window and doorways have been reused in rooms, this was also a utilitarian design solution – they did not need to be replaced. New openings have modern architraves or none at all.

Stone walls

External walls of the Cottages are general of stone, a mixture of sandstone and bluestone. Front facades of Cottages of sandstone construction were constructed in coursed stone and in bluestone in random coursed work. Other walls of either stone are of rubble work construction without coursing. Quoins are of brick with mostly rendered quoins on front facades. Salt damp damage is extensive at the bottom of several front facades and others have been partly or entirely rendered, covering the stone entirely. Stone walls have generally been painted as part of the modernization program.

Streetscape rhythm

It should be noted here that cottages at 49 and 51 Finniss Street have been joined together by a modern link building which involved partial demolition of side walls in order to create the open link joining the buildings.

03. Council’s Statements of Heritage Value and Relevant Criteria for Cottages

Local Heritage Data Sheets: 45, 47, 49, 51 and 55 Finniss Street

Councils Statements of Heritage Value for 45, 47, 49, 51 and 55 Finniss Street prepared by McDougall & Vines are generic in nature and they contend that those buildings satisfy Criteria (a) and (d) under Section 23(4) of the Development Act 1993.

Under Criterion (a) the Cottages “represent the continued construction of residences on recently sub-divided Town Acres”. Under Criterion (d) a typical Cottage “displays aesthetic
merit and design characteristics of significance to North Adelaide as it is a typical 1870’s Victorian residence displaying consistent use of typical materials, such as masonry walls and detailed render”. The accompanying generic Statement of Heritage Value to these two Criteria is summed up in the last sentence “They illustrate one of the main residential construction periods within the historic theme of Building North Adelaide”.

The text makes it clear, the cottages have no special qualities other than they represent typical design and construction for the period, which involved sub-division of Town Acres in North Adelaide, but are claimed to have aesthetic merit and design characteristics of importance to North Adelaide.

All of the above would be the case if the Cottages still existed in their original form, or say in their condition prior to their purchase and utilitarian modernization by the College, involving the wholesale demolition and/or degrading of the fabric that at that time contributed to such an assessment being arguable. The very significant loss of fabric and the degrading of what remains after modernization not based on the design intent of restoration, however, supports the contention that the assessments in Council’s Item Data Sheets prepared by McDougal & Vines are not justified in that they relate to what once existed and not on things as they now are.

Local Heritage Data Sheet: 41, Finniss Street

The Statements of Heritage Value prepared by bbarchitects for 41 Finniss Street, on the other hand, and although it expresses a similar generic assessment, is supported by the fact that no significant modernization has been inflicted on this Cottage and it is not very different from its condition when it was purchased by the College.

It should be noted that the pattern of development in Finniss Street referred to in the assessments under the heading History and Description no longer exists as a streetscape element, because the high wall on the street boundary is now the dominant element in the streetscape. Appearance of the tops of the roofs above the wall as seen from the street does not adequately represent the earlier pattern of development in Finniss Street evident prior to construction of the boundary wall.

Attachment B to the listing documentation

This attachment in response to a request for “further substantial justification” in LHAC’s advice to the Minister was prepared by Robyn Taylor for Council and is dealt with in more detail in 05 below. Basically, it restates without “further substantial justification” the substance of the Statements of Heritage Value previously included in the Local Heritage Data Sheets from 2004. Of importance to this section is the fact that Criterion (d) has been dropped in favour of Criterion (b), arguing that the Cottages are in use by Kathleen Lumley College and therefore “represent a custom or way of life that is characteristic of the local area”. Ms Taylor believes therefore that the Cottages do not satisfy Criterion (d)

The fact that the Cottages are in use not on a permanent basis, but only until such time that an overall Master Plan can be implemented is not mentioned in Ms Taylor’s assessment.
04. History of heritage listing at Kathleen Lumley College

The current (Institutions and Colleges) Interim Development Control DPA is by no means the first heritage listing program involving Kathleen Lumley College.

Local Heritage

The Cottages on Finniss Street together with other College Buildings, were proposed for Local Heritage listing by Council in September 2004. An objection to the listing of the Cottages was submitted by the College in November 2004, using as its main argument the loss of integrity of the Cottages due to their modernization, and alterations and additions to them. The objection to the listing was successful and the Cottages on Finniss Street were deleted from the listing. It should be noted that the College at this time supported the listing of the 1966 Newell Platten designed buildings. A residential building at 111 MacKinnon Parade was also subsequently Local Heritage listed in 2007

State Heritage

A subsequent State Heritage listing occurred, identifying “Kathleen Lumley College; including Amenities Wing, Residential Wing, Masters Residence, Central and Front Gardens, Transformer Buildings, Southern Boundary Walls and Gates” situated at MacKinnon Parade, North Adelaide. This listing therefore only applies to the Newell Platten designed buildings, associated gardens and the front (MacKinnon Parade) wall.

Reviewing the above, it is evident that the College has been assessed for Local Heritage and State Heritage listing on at least two previous occasions and in these, the Cottages on Finniss Street were either not identified, or identified and subsequently removed from listing on the Local Heritage Register. No Cottages on Finniss Street have ever been proposed for State Heritage listing.

Local Heritage Data Sheets

It should be noted that in relation to the Finniss Street Cottages, the same Local Heritage Data Sheets, prepared for the earlier Local Heritage listing program by McDougall & Vines, were used to justify the current listing proposal, except for the one for 41, Finniss Street, which was prepared by bbarchitects. McDougall & Vines did prepare one for 41, Finniss Street, but it was not used. This oddity raises the question whether or not bbarchitects also assessed the other Cottages when reviewing 41, Finniss Street, and if they did, what their view was about Local Heritage value for the other Cottages.
05. LHAC query and Council’s response in justification

Ministers Correspondence


LHAC advice to Minister

“Some reservations for listing; unlikely to support without further substantial justification. The Proposed listings are based on the 2004 survey and it is considered that this does not reflect the current heritage values in the context of the area. Matters of concern to LHAC which collectively bring in to question the potential of listing included:

- The change in context associated with the reduced number of these cottages in the immediate locality (noting the data sheets claim that he buildings are “an important element in the distinctive historic residential character of North Adelaide”)
- The impact of the college buildings on the setting and context of the cottages (i.e. the impact of this on their residential context)
- The diminished integrity of several of the places (and the impact this has on their noted “heritage values”)

Council’s response

Council’s response to the request for “further substantial justification” for listing the Cottages as Local Heritage Places is provided by Council as Attachment B to the listing documentation and noted as being prepared by Robyn Taylor, B.Arch St (Hons), MURP (Appendix A5).

This purported justification for the listing is discussed in part in 04 above, noting that Criterion (d) of Section 23(4) of the Development Act, evident in the Data Sheets, has been dropped in favour of Criterion (b) which relies on the Cottages being occupied by the College for their heritage value. The fact that the Cottages were modernized for use pending the College’s intended full implementation of a Master Plan for the site as envisaged by Newell Platten was not discussed. Other parts of the Master Plan have been implemented and further parts were advanced in the planning to replace some of the Finnis Street Cottages. This was confirmed in the “Kathleen Lumley College Site Development Report” of September 2003, prepared by Swanbury Penglase, only part of which was implemented.

The Statement of Heritage Value relies on reinforcing what was previously included in the McDougall & Vines Local Heritage Data Sheets, but adds, presumably as “further substantial justification”, the fact that the Cottages are presently occupied by the College and this adds to their value. This assertion is dealt with above.
Regarding the diminished integrity of the Cottages, Ms. Taylor dismisses this as it “does not change the basic facts about the construction of the buildings and hence the illustration of the theme.” This assertion is not sound when considered against the evidence set out in 02 above, demonstrating that all of the buildings except one are so compromised in their integrity, context and presentation to the Finniss Street streetscape as to be unworthy of being made Local Heritage Places, individual or collectively, with the exception of 41, Finniss Street which does meet Criteria (a) and (d) as purported by bbarchitects.

Council’s response to LHAC’s request not only fails to provide “further substantial justification”, it fails to provide any credible argument in response to LHAC’s concerns. Regarding the evident loss of integrity, context and streetscape presence of the Cottages, Council’s response seems to be in denial of the facts, attempting to put a gloss over the degraded reality of what exists, or imagining that their present state is just a temporary visual aberration.

LHAC also raises the question that the Finniss Street streetscape may have changed in context because the number of Cottages in the vicinity of the College has reduced. This is certainly the case. Relatively new two and three storey development to the east and two storey development to the west of the College now overwhelmingly provides the context for the southern side of the street. Many early Cottages have been replaced by larger scale new residences in contemporary architectural styles. The streetscape is now much more eclectic in its mixture of building age, architectural styles and scale of development. The context that prevailed when Council’s Local Heritage Data Sheets were written no longer exists in Finniss Street.

No mention is made that I can find in the documentation is made of the form, scale and streetscape presence of the British Hotel immediately opposite the College.

Council’s response to LHAC’s request for “further substantial justification” is inadequate on any reasonable assessment of the concerns it raises.

**06. Assessment of heritage significance of Cottages**

A discussed above, all of the Cottages with the exception of 41 Finniss Street have been modernized, added to and altered to the point where they collectively and individual no longer display the characteristics that would qualify them under Criteria (a), (b) or (d) of Section 23(4) of the Development Act as claimed by Council in the Local Heritage Data Sheets prepared by McDougall & Vines, and therefore do not merit listing as Local Heritage Places. The degrading of their integrity is compounded by their loss of streetscape presence, caused by construction of the existing high masonry street boundary wall and hedge plants, which is continuous across several side boundaries. This wall erases from view the earlier rhythm of property boundaries, gates and pathways to front doors and side driveways.

On the other hand, the bluestone Cottage at 41 Finniss Street remains in remarkably original condition, not having been subjected to the same modernization by the College.
Consequently, its character and integrity qualify it against Criteria (a) and (d) as claimed by bbarchitects in their Local Heritage Data Sheets.

07. Architecture, master planning and urban design considerations

Master Planning

I have had regard for the consequences for the State Heritage Place of listing the Cottages to its north, facing Finniss Street, as Local Heritage Places.

Newell Platten’s brilliant, award winning design for the College complex is helpfully illustrated on the cover of a small flyer produced by the College for promotion purposes prior to 1968. It shows the complete Master Plan concept, including three storey residential development facing Finniss Street enclosing a Quad in a contemporary interpretation of the Oxford/Cambridge Quad model. The flyer explains that Stage 1 of construction would accommodate 30 students and ultimately accommodation for 120 students would be constructed over the following three triennia. Insufficient funds were available at the time to realise the complete development of the concept. As a result, the Cottages facing Finniss Street were modernized for longer term use for a range of functions, including College Administration Offices. This interim solution was to prevail until such time as the completion of the Master Plan concept in a number of construction stages could be justified in terms of demand and the availability of funds for capital development.

In 2003 Swanbury Penglase produced a revised Master Plan in a Site Development Report, intended to be implemented over a ten year period. The revised Master Plan included more residential accommodation, basement car parking, recreational, study and computer facilities. Accommodation for 100 was planned, falling short by 20 on the original Platten design.

The design concept involved demolition of all of the Finniss Street Cottages with the exception of 49 and 51, which were to continue largely to house their existing functions. The buildings proposed on the Finniss Street frontage were to be set back from the street alignment to match the Cottages and proposed to be two storeys in height. Only part of this 2003 Master Plan has been implemented, including a 3 storey development in the south-west corner of the site facing MacKinnon Parade in matching architectural style to the Platten design, by then a State Heritage Place. The 2003 Master Plan did not propose to complete the Platten Quad concept and it should be seen as just another stage in the development towards this end.

Location, integration and connection

The College benefits from its near perfect siting, adjacent to parklands, a short walk to the educational and cultural precinct on North Terrace, but also linked into the urban fabric of Lower North Adelaide, including commercial facilities in Melbourne Street and Jerningham Street. From an urban design (streetscape) perspective, priority should be given in my view to completing the Platten Quad concept, not only to fully realise (an adaptation of) the admirable Platten Master Plan, but to acknowledge its importance as a State Heritage Place.
and to fully realise The College’s importance as a major institutional and residential node and generator of local activity.

DPA constraints

Figure F/1 in the DPA (Appendix A6) illustrates where new development on the College site could occur if all of the Cottages facing Finniss Street are preserved as Local Heritage Places. New two storey development is shown as being possible of less than two rooms in depth, say one room and a corridor, set back from the western boundary and across the back of the Cottages. A four storey building appears to be possible behind the Cottages at the eastern end of the Finniss Street frontage. This solution is predicated on Council’s intention to preserve the Finniss Street Cottages and it displays insufficient regard for the importance of the State Heritage Place and the incomplete Platten Quad concept and for the future presence of the College in the Finniss Street streetscape and the integration and connection of the College into the urban fabric of Lower North Adelaide.

Alternative solution

If the Finniss Street Cottages were demolished, the Quad concept could be completed as envisaged by Platten, by retaining the Cottage at 41, Finniss Street, having two storey transitional development at each end and a three or four storey central building facing Finniss Street as a balancing streetscape mass to the British Hotel. This higher building would complete the Platten Quad concept and if opened in a similar way to Finniss Street to the opening on MacKinnon Parade new development of this kind could overcome the blank wall blandness that now exists and create a more lively and interesting frontage to Finniss Street.

08. Conclusions

Council has failed to provide “further significant justification” for listing the Cottages as Local Heritage Places and what justification it has provided is misguided and dependent on assessments of historic streetscape character that no longer pertains on the southern side of Finniss Street.

The Cottages listed as Local Heritage Places in the Interim Development Control DPA do not adequately meet Criteria (a), (d) or (b) of Section 23(4) of the Development Act as claimed by Council as they have degraded integrity due to their (blind to heritage vale) modernization and have been subjected to alterations and additions that have compounded their heritage value degradation.

09. Recommendations

It is recommended that the Cottages, with the exception of 41, Finniss Street, be removed from the Heritage Places (Institutions and Colleges) Interim Development Control DPA for the reasons stated above.
It is also recommended that a comprehensive urban design study be undertaken to resolve the best way to develop the Finniss Street frontage of Kathleen Lumley College to ensure that:

- The State Heritage Place is enhanced by future development and not compromised

- In future development, two, three and possibly four storey buildings facing Finniss Street, the College contributes in a positive way to the Finniss Street streetscape, and thus enhancing the character of the State Heritage Place, as it is presented to Finniss Street, by some articulation and opening up of the existing brick street boundary wall, setting back new development to the same depth as the existing Cottage, and balancing the mass and height of new buildings with existing urban form, including, in particular, the British Hotel.

- The potential of the Platten Quad concept is fully realized within the site to further enhance the character of the State Heritage Place.

- The College meets its long-term target for residential accommodation on the site.
Appendix A

Plan showing Finniss Street set backs

Platten Concept – State Heritage Place

Local Heritage Data Sheet, 41 Finniss Street (2 pages)

2003 Site Development Report proposal: Site Plan

Councils response to LHAC’s request for further information (3 pages)

Figure F/1
Kathleen Lumley Cottages: Proposed Retention Depths

FINNISS STREET

Minister: 6m from front verandah
Council: 2 rooms

As a part of the consultation, Council is seeking feedback on the extent of listing of the cottages. The Minister for Planning has sought a retention depth of 6 metres from the front verandah. The City of Adelaide has sought a retention depth equivalent to two rooms.

Please put forward your views on this matter.
KATHLEEN LUMLEY COLLEGE

(for Post Graduate students)
Affiliated with
The University of Adelaide
## Heritage Places (Institutions and Colleges) Interim Development Control DPA

### Finnis Street Cottages – Kathleen Lumley College

<table>
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<tr>
<th>NORTH ADELAIDE LARGE INSTITUTIONS AND COLLEGES HERITAGE SURVEY</th>
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<tr>
<td>July 2016</td>
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**NAME:** Residence  
**PLACE No:** 41 Finnis  
**ADDRESS:** 41 Finnis Street, North Adelaide  
**CT No:** 6045/420  
**SURVEY DATE:** July 2016  

**RECOMMENDED STATUS:** Local Heritage Place  
**CURRENT STATUS:** None  

**LOCAL GOVT AREA:** ADELAIDE CITY COUNCIL  
**ZONE/POLICY AREA:** North Adelaide Historic (Conservation) Zone, Finnis Policy Area 7  
**CURRENT USE:** Student accommodation  
**FORMER USE:** Residence  
**OWNER:** Kathleen Lumley College  
**CONSTRUCTION DATE:** Circa 1882

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Customer Centre - 25 Pirie Street, Adelaide - 8203 7203  
yoursay.cityofadelaide.com.au

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Heritage Places (Institutions and Colleges) Interim Development Control DPA
Finniss Street Cottages – Kathleen Lumley College

NORTH ADELAIDE LARGE INSTITUTIONS AND COLLEGES HERITAGE SURVEY
JULY 2016

NAME: Residence
ADDRESS: 41 Finniss Street, North Adelaide

DESCRIPTION:
This house is an excellent example of a mid-Victorian single fronted bluestone residence. It retains important stylistic elements including rendered quoin and facings to windows and doors, verandah and eaves brackets. The house is in good condition for its age, with only parts of the verandah replaced over time.

STATEMENT OF HERITAGE VALUE:
The house is an important example of the type of residences constructed in North Adelaide during the 1870s and 1880s, and reflects the design, details and building materials characteristic of that time.

THEMATIC HISTORY:
Of the themes identified as part of the North Adelaide Heritage Survey by McDougall and Vines this building fits with the following themes:
- Building North Adelaide Theme, under the Buildings and Building Services heading,
- Developing North Adelaide’s Social and Cultural Life, under the heading Living in North Adelaide.

SIGNIFICANCE: (Relevant Development Act Criteria [Section 2014]):
(a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
(b) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah.

ELEMENTS OF HERITAGE VALUE:
INCLUSIONS: Whole of exterior of original form of the building including verandah
EXCLUSIONS: Later additions

HISTORICAL BACKGROUND:
The house was built in 1882 along with another similar house (now demolished) to the south west. The houses were built for Thomas Medlyn (1818-1893), and purchased by the University of Adelaide in 1966 and transferred to Kathleen Lumley College in 1993.

REFERENCES:
Lands Title documents
Adelaide City Council Rates notices
North Adelaide Heritage Survey 2004, McDougall and Vines
ATTACHMENT B

Additional Information for Local Heritage Data Sheets from Robyn Taylor, B.Arch St (Hons), MURP in response to LHAC’s request.

Name: Dwellings
Address: 41 Finniss Street
         45-47 Finniss Street
         51 Finniss Street
         55 Finniss Street
         59 Finniss Street
         65-67 Finniss Street

Date: February 2017
Information provided by: Robyn Taylor, B.Arch St (Hons), MURP

HISTORY

Five of these six dwellings were constructed by the time of the 1880-81 Smith Survey. They were modest houses on small land parcels and were built for people of modest means -- not notable citizens in the history of North Adelaide.

The Local Heritage Place nomination sheets report that the dwellings are worthy of listing as Local Heritage Places because they illustrate the type of houses built in North Adelaide during the 1870s to 1880s and that they reflect the design, details and building materials characteristic of that time. The nomination sheet histories refer to the dwellings as being survivors or contributors to the retention of the original appearance of Finniss Street.

The Smith Survey indicates that by 1880-81 the Finniss Street frontages of Town Acres 959 and 960 were occupied (but for the most western allotment of Town Acre 959 and the most eastern allotment of Town Acre 960) by modest dwellings of an almost identical design (47-67 Finniss Street). The buildings had a similar alignment on Finniss Street with a narrow verandah to a single-fronted house with an indented rear area covered by a verandah. At that time, there were eight nearly identical dwellings built in a contiguous row on the Finniss Street frontage of Town Acres 959 and 960. This repetition of building forms in rows along streets was not uncommon by 1880 in this locality.

The house at number 41 Finniss Street is the exception. While the other houses have very similar footprints, roof forms, placement on the allotment and construction materials, the house at 41 Finniss Street is smaller and constructed of bluestone. It does not appear on the Smith Survey and the previous McDougall and Vines research indicates it was built in c.1882, just after the survey was completed.

Adelaide City Council Archives hold the street number conversion maps which date from 1920. They indicate that by 1920, 12 dwellings remained on the Finniss Street frontages of Town Acre 959 and 960. Further dwellings had been constructed, adding to the original dwellings.

As indicated in the Building Maps of 1977, the row of dwellings had begun to be disrupted by demolition and/or new development. Town Acre 960 remained largely intact with 41, 47, 51, 65 and 59 Finniss Street remaining. On Town Acre 959, only two of the original four dwellings remained. Similarly in the surrounding streets, the once intact rows of similar dwellings had largely been disrupted by demolition and replacement buildings by 1977.

The reason for the survival of the row on Town Acre 960 was because the dwellings were purchased by the Kathleen Lumley College of the University of Adelaide in the late 1960s. The College was founded in 1967 as one of the few post-graduate...
residential colleges in Australia. The College’s aim was to provide residential facilities for men and women graduates but also to provide educational, cultural, social and recreational facilities to all post-graduates. The College opened in 1968 accommodating 32 residents with some of the dwellings used for residential purposes and others used as offices. Like the other residential colleges, North Adelaide was chosen for its proximity to the University of Adelaide.

The members of the Local Heritage Advisory Committee raised several queries about the proposed listing of these buildings, namely:

- The changed context of these buildings prevented them from ‘being an important element in the distinctive historic residential character of North Adelaide’.
- The impact of the College buildings on the setting and context of the buildings.
- The diminished integrity of several of the places and the impact of this on their noted heritage value.

To address each of the points raised in order, the consultants McDougall and Vines considered that the buildings in question demonstrated a previous pattern of development in North Adelaide. This pattern of development fitted into one of the themes outlined in their history of North Adelaide in Theme 4 - Building in North Adelaide and specifically, the boom years of the 1870s and 1880s. The changed context of the buildings (ie their incorporation into the grounds of a residential college) does not prevent them from illustrating the theme for which they were nominated. To put it another way, the undergraduate residential colleges of North Adelaide all incorporate older buildings (generally large houses of wealthy people) into their grounds. Those former residences continue to demonstrate the construction of grand houses for the wealthy in certain parts of North Adelaide, even though their current context and land use is different. The retention of the Finniss Street buildings into the Kathleen Lumley College grounds indicates the adaptive use of some of the houses of the not so wealthy in North Adelaide – another strand of the theme of building in North Adelaide.

The impact of the College buildings on the setting and context of the buildings is a related point and is referred to and discussed in the paragraph above.

The third point above relates to the diminished integrity of the buildings and consequently, their ability or otherwise, to demonstrate the noted heritage value – as an important example of a type of residence constructed in the 1870s and 1880s in North Adelaide.

The Local Heritage Place criteria in the Development Act 1993 states that a place would have local heritage value if it displayed historical, economic or social themes that are important to the local area. The buildings do demonstrate a type of residence constructed in the 1870s and 1880s in North Adelaide. The alterations that have been made to the buildings (typically the removal of a verandah or the rendering of a building) do not remove the ability of the place to demonstrate an historical theme of significance to the local area. Such alterations do not change the basic facts about the construction of the buildings and hence the illustration of the theme.

**STATEMENT OF HERITAGE VALUE**

The buildings at 41, 45-47, 51, 55, 59 and 65-67 Finniss Street are of heritage value as an illustration of the type of dwellings built in North Adelaide for working families and for their association with the post-graduate residential Kathleen Lumley College since the late 1960s. The use of the buildings by the College illustrates a theme in the development of North Adelaide ie the adaptation and use of some properties for residential colleges in the twentieth century.

In addition, the use and adaptation of the buildings for a residential college is representative of a characteristic way of life associated with being a resident of the College.

**RELEVANT CRITERIA**
Criterion a) – The buildings at 41, 45-47, 51, 55, 59 and 65-67 Finniss Street are of significance to the local area as they are part of a collection of buildings that demonstrate North Adelaide's role, and particularly in lower North Adelaide, as the site of the construction of the houses of working families in the late nineteenth century.

The buildings are also of significance to the local area for their association since the late 1960s with Kathleen Lumley post graduate residential college. This college was the last of the 5 colleges and the only post graduate college to be established in North Adelaide, a location chosen because of its proximity to the University of Adelaide.

Criterion b) – In their connection with and use by Kathleen Lumley College, the buildings do represent a custom or way or life that is characteristic of the local area.

REFERENCES


McDougall and Vines. Finniss Street Local Heritage Places 2016 Reassessment.


Smith Survey, 1880.
12  Finniss Policy Area
18  River Torrens East Policy Area

- Kathleen Lumley College Site
  Low Scale Built Form up to 2 building levels
  Taller Built Form up to 4 building levels
  Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary

ADELAIDE (CITY)
KATHLEEN LUMLEY COLLEGE
CONCEPT PLAN
Fig F/1