

SA Heritage Register

Nomination form

South Australian HERITAGE COUNCIL

To help your nomination be successful, please fill out this form with as much information as possible.

Feel free to expand the answer fields as much as you require or append information to the form.

Please note that places which have been nominated during past three years will not be reconsidered by the South Australian Heritage Council unless you can provide significant new information not provided through the previous nomination and assessment.

Your local historical society or heritage adviser may be of assistance OR you may telephone an assessment officer in Heritage South Australia on (08) 8124 4960.

A. Nominated Place

1. Name	
Name of Place / Object:	Crown and Anchor Hotel, yard and stables
Any other or former name(s):	Union Inn; Union Arms Hotel
Is the place already on another heritage list?	City of Adelaide, Local Heritage Place Overlay

2. Location					
Street Address:	188-196 Grenfell Street				
	Suburb / Town: Adelaide		Post Code: 5000		
Local Council Name:	City of Adelaide				
Land Description: (if known)	Title: CT CT	Volume: 6121 5962	Folio: 144 461	Parcel Type:	Parcel No: D38968 AL4 D38968 AL5
	Plan Type: D	Plan No: D38968	Section: TA 97	Hundred: Adelaide	
GPS Location/s: (If known)	Longitude / Easting / X			Latitude / Northing / Y (Datum =)	

3. Ownership	
Name of Owner(s):	
Contact person: (if different from owner explain relationship)	
Postal Address:	Street Address: Suburb / Town: Post Code:
Phone Number:	
Ownership History:	

4. Nominator (your details)	
Your Name/s:	
Organisation/Position:	
Daytime Phone:	
Fax:	
Postal Address:	Street Address: Suburb / Town: Post Code:
Email Address:	

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B. Description

5. Description of nominated place or object	
Description of the nominated place or object and its current condition:	Double storey hotel and verandah, boundary walls, remnant stables and loading dock. Refer to attached heritage assessment report for complete description.
Are you aware of any modifications or additions to the place or object? Can you provide dates for these changes?	Yes, 1853, 1880, 1928 and later. Refer to attached heritage assessment report for complete description or alterations.
Do you believe there may be historical items under the ground? Should an archaeological investigation be considered?	Potential for limited archaeological deposits, given age of place
Date you inspected the place or object:	April 2024
Have you had any contact with the Owner?	No
Current use of the place or object:	Hotel, restaurant, beer garden and function centre
Original or former use(s):	Houses, Produce Market (188 Grenfell) Crown and Anchor Hotel and stables (196 Grenfell)
Are there any current or long term threats to the nominated place or object?	Yes, Development Application lodged for redevelopment, including demolition
Name of Builder:	-
Any other information:	Refer to attached heritage assessment report for more information.

C. History

6. Origins and history	
Years of Construction:	Start: 1847 Finish: 1928
Name of Designer / Architect:	Thomas English F Kenneth Milne
History of the nominated place or object:	Established by 1847, licensed in 1853, continuously operating as hotel to present day. Refer to attached heritage assessment report for historical overview and detail.
Historical sources used to support your nomination: Please attach copies of pages from publications or newspaper articles as appropriate.	Refer to attached heritage assessment report for more information.

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D. Heritage Significance

7. Statement of State Significance - Why is the place or object important to South Australia?

It is of State heritage significance because

The Crown and Anchor Hotel complex on the corner of Grenfell and Union Streets, Adelaide, is the product of the amalgamation of a number of additions and alterations. At its core is the initial single-storey rendered stone corner building, built between 1847 and 1853. This original building was added to in 1879-80 and again in 1928. The c.1880s building had an articulated facade treatment of pilasters with rusticated banding and stepped recesses around the openings but this was all but removed or rendered over in 1928. Internally, the original building has also undergone significant change. Despite this, internal planning and original fabric from all phases of development remains discernible. Most notably, the original yard area, including stables, extensive boundary wall and loading dock retain a significant level of integrity, defining the original extent of the property and demonstrating its earlier function.

While the building complex has undergone extensive change during its history and its external surface treatment and interior is far from being representative of a mid-nineteenth century building, its scale and form is representative of its time and purpose. Corners were in great demand for hotel sites as they could address two street frontages. The Crown and Anchor Hotel is typical of the form employed for corner sites and this remains evident in the splayed corner which originally served as the main entrance.

The longevity and success of the Crown and Anchor Hotel demonstrates the particular development of the precinct in which it is situated, indicating the influence of the East End Markets and ensuing Produce Exchange. The growth and development of the precinct around the markets and strategic ownership from 1873 by one of South Australia's pre-eminent brewers and businessmen, Sir Edwin Thomas Smith, and the South Australian Brewing Company, elevated the hotel to a new level.

The Crown and Anchor Hotel and its complex has an exceptionally high social significance, as evidenced by the cultural values attributed to it by past and present community groups for almost 180 years. The hotel's longevity from the late twentieth century to the present day demonstrates the popularity of the East End as a focus for entertainment and social activity, particularly the live music industry.

The Crown and Anchor Hotel is also associated with two notable South Australian architects, Thomas English and F Kenneth Milne, both of whom were highly regarded, prolific and celebrated.

8. Significance Criteria

The South Australian *Heritage Places Act 1993* lists seven criteria by which places are assessed as 'State significant.' Please tick the criteria you feel the place demonstrates and explain your reasons.

☒ **It demonstrates important aspects of the evolution or pattern of the State's history.**

Established before 1847, formally licensed from 1853, and continuously operating for almost 180 years, the Union Inn, later Crown and Anchor Hotel, is historically significant as one of the State's early surviving hotel sites which retains, in part, some of the earliest hotel fabric in the city. The hotel is associated with the burgeoning popularity of the 'public house' as one of the more colourful aspects of South Australia's cultural heritage. Early hotels, including this one, represented and reflected the vitality and pioneering pragmatism of an industry that contributed markedly to the early socio-economic and cultural development of the Colony.

The evolution of the physical form and fabric of the Crown and Anchor Hotel clearly demonstrates the popularity and expansion of the Hotel and the prevalent pattern of development employed by hotels across the State to continuously evolve and appeal to their market. From modest dwelling house,

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	<p>which also provided accommodation and meals for country patrons and stabling for their horses, to prosperous late-Victorian edifice aligned with its prominent corporate ownership, to a boldly modernised and enlarged Interwar composition, the Crown and Anchor Hotel clearly embodies the evolution of the place, in line with the hotel industry and State's maturity. All phases of the development of the Hotel are represented and layered in the physical fabric; not only in the main hotel building (1840s-1850s, 1880s, 1920s and later), but in the extant basement cellar and well (1840s-1850s), extant boundary walls and stables (1850s to 1880), and yard and loading dock (1920s). Added to this is the constant layering of the physical reminders of the evolution of the place during the late twentieth century into a hugely dedicated and successful venue for live music performance for over thirty years.</p> <p>The longevity and success of the Crown and Anchor Hotel is associated and a direct reflection of the development of the precinct in which it is situated. From its inception it was adjacent to one of the State's earliest breweries, the 1838 Union Brewery in Rundle Street. From the 1860s its location fell within the 'East End' precinct and proximity to the State's principle fresh produce market, which proved integral to its success with guaranteed daily trade (ultimately into the 1980s). The growth and development of the precinct around the markets and ensuing strategic ownership from 1873 by one of South Australia's pre-eminent brewers and businessmen elevated the hotel to a different level. This pattern of development was strengthened by its position within a collection of hotels surrounding Rundle Street, demonstrating the strong influence of the market precinct trade. The hotel's longevity from the late twentieth century to the present day demonstrates the popularity of the East End as a focus for entertainment and social activity.</p> <p>The significance of the Crown and Anchor Hotel's role in supporting emerging artists is reflected in Adelaide's UNESCO City of Music designation. This prestigious status is a recognition of the state's supportive music ecosystem of policy, infrastructure, and cultural significance. Despite a series of paradigm shifts brought on by new technology, Covid-19, and economic downturn, the Crown and Anchor remains a viable live music venue due to its unique cultural significance.</p>
<input type="checkbox"/> It has rare, uncommon or endangered qualities that are of cultural significance.	Not applicable.
<input checked="" type="checkbox"/> It may yield information that will contribute to an understanding of the State's history, including its natural history.	While archaeological significance cannot be confirmed without further intervention, it is likely that the full extent of the original hotel complex, including the cellars, stables, loading dock, yard and private road, may yield archaeological deposits which will contribute to an understanding of the State's history. The adjacent former market building likely has a lower level of archaeological significance, given the multiple phases of building development on that site.
<input type="checkbox"/> It is an outstanding representative of a particular class of places of cultural significance.	Not applicable.
<input checked="" type="checkbox"/> It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an	The Crown and Anchor Hotel is architecturally significant for its association with Thomas English, the architect engaged in 1879 by Edwin Thomas Smith for transformation of the hotel. English was a highly-regarded leading architect in colonial South Australia. He designed notable buildings for many

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**outstanding representative of
particular construction
techniques or design
characteristics.**

of South Australia's prominent organisations and residents. His close ties with the Crown and Anchor Hotel business began with his commission to design E T Smith's Kent Town Brewery in 1878 and between 1878 and 1881 Smith employed English and his partner, G K Soward, to design either the rebuilding or alteration of six major hotels. English designed or remodelled more hotels in South Australia than any other architect, numbering over 90. As Mayor of Adelaide and a Member of Parliament, he also made an important contribution to the development of the colony.

The hotel is also of architectural significance for its association with Kenneth Milne, one of South Australia's most notable and prolific early to mid-twentieth century architects. Milne had a longstanding client relationship with the South Australian Brewing Co and was engaged to remodel the Crown and Anchor in 1927.

☒ **It has strong cultural or spiritual
associations for the community
or a group
within it.**

The Union Inn, then Crown and Anchor Hotel, has held an exceptionally enduring and strong association for the community as a focus for social and cultural activity for almost 180 years. From its inception, public and private gatherings of varying scale and purpose have focused on the hotel. In addition to the regular daily social aspect of providing food, drink and accommodation for local and travelling patrons from across the State, from the 1850s the Crown and Anchor Hotel regularly hosted 'lavish balls', meetings of community and political groups, celebrations and social networking for various community organisations. The hotel's proximity to the East End produce market ensured a strong connection with the market traders and their customers from the 1860s, catering for three distinct 'sessions' per day, including breakfast.

Beyond the closure of the produce market for trading, the Crown and Anchor Hotel was able to survive a localised downturn and enter an era of cultural change. Reimagined, the East End became a focus for the arts, music and hospitality, embracing a melting pot of change and the social dynamics with it. Supported by the energy that came with it, the Crown and Anchor evolved as one of a group of local East End pubs with a robust following. While those other hotels remain trading, the Crown and Anchor is the only site which remains committed to the consistent promotion and frequent performance of live music.

As a long-standing and revered live music venue which has featured and launched bands for over thirty years, and one of few surviving in the State, the cultural attachment is particularly strong for multiple generations of musicians and their followers. What sets this venue apart is the pivotal role in nurturing the city's vibrant music scene; from the early 1990s, the Crown and Anchor has provided a stage for ambitious musicians to showcase their talents, fostering the development of dozens of bands which have gone on to national, and sometimes international, acclaim. Fondly, colloquially, named 'The Cranker', the hotel has persisted as a melting pot of musical genres, beyond an increasingly digital world of streamed music. Its modest stage has allowed the pub to adapt and evolve, while preserving the essence of shared live performance. Throughout the spaces within it, the layered 'wallpapering' of the public – and private – areas of the hotel with music and other memorabilia have formed a rich tapestry and recording of the venue's musical heritage. A collection of significance in itself.

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- ☒ It has a special association with the life or work of a person or organisation or an event of historical importance.

[Sir] Edwin Thomas Smith held the title to the Crown and Anchor Hotel from 1873 and was responsible for its remodelling and transformation in 1880 from a relatively modest first-generation single-storey local public house to prominent hotel establishment as part of the expansion of his Kent Town Brewery business, a forerunner to the South Australian Brewing Company. E T Smith was not only a brewer but, following his knighthood for his many services to South Australia and successful retirement in 1888, he devoted his life to public affairs.

Brewing was one of the earliest and most successful industries to become established in South Australia after the foundation of the Colony. Many breweries were constructed across the Colony, then State, including the West End Brewery (1859) and the Kent Town Brewery (1878). The merger of these two companies, hugely successful in their own right, led to the formation of the South Australian Brewing, Malting and Wine and Spirit Company in 1888. With a lifespan of competitive expansion and acquisition of numerous other breweries and hotels numbering almost 100 across the State, brewing in South Australia became the domain of the South Australian Brewing Company and only one other. The purchase in 1873 of the Crown and Anchor Hotel by E T Smith, then its remodelling and expansion in 1880, as one of the six key properties in the company's early holding, is associated with this particular pattern of investment and ultimately the introduction of the 'tied' system of beer supply which continued across the state until the 1970s.

E. Additional Information

9. Images/Maps/Diagrams/Site Plans

A full range of images including maps, site plans, and photographs will help your nomination.

Paste images here:

* Refer to attached heritage assessment report for a full range of relevant plans and photographs.



Site plan, noting Hotel and yard. Note that this does not align with the current CT for the Hotel alone.

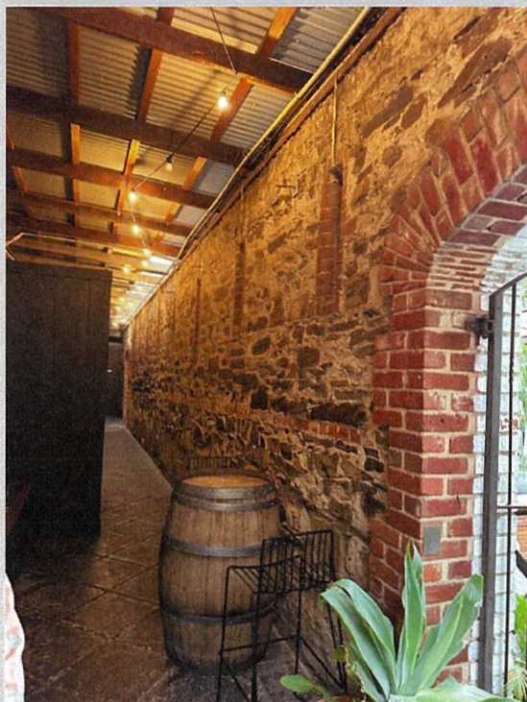
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Crown and Anchor Hotel, viewed from Grenfell Street, April 2024



Western boundary wall to site and stables building (left) and loading dock (right), April 2024

* Refer to the accompanying heritage assessment report for a additional plans and photographs

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The South Australian Heritage Council is committed to transparency in relation to the listing process and wishes to enhance public confidence in the nomination, listing and decision-making process. The Council's policy is to make nominations for State heritage listing and submissions on provisional entries publicly available via webpage or to interested parties. The Council will adhere to the Privacy Principles and your name and personal details will not be released.

I/we, [REDACTED] nominate the Crown and Anchor Hotel, yard and stables to be heritage listed.

The information I/we have provided is correct to my/our knowledge.

Your Signature/s:

[REDACTED]

Date: 23/05/2024

Nomination Form Checklist

Please check that your nomination includes:

- ☒ A clear indication of the location of the place or object (including map/s). Where a number of features are nominated, show the location of each and/or a boundary surrounding the significant elements of the site.
- ☒ A history of the place or object explaining important aspects relevant to the nomination.
This should generally help support arguments of cultural significance.
- ☒ A clear description of the nominated place or object/s.
- ☒ A statement of significance and indication on how the place or object satisfies one or more of the significance criteria.
- ☒ Have you taken the opportunity to discuss the nomination with a heritage assessment officer? It is strongly advised you to do so prior to submitting this nomination.

Email: DEWHeritage@sa.gov.au

Post: Executive Officer, South Australian Heritage Council
Department for Environment and Water
GPO Box 1047, Adelaide SA 5001





Heritage Assessment CROWN + ANCHOR HOTEL

188-196 Grenfell Street
Adelaide

22 MAY 2024

Prepared by
Hosking Willis Architecture
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Project No.	Date	Document status	Reviewed by
24-972	06.05.2024	Draft	
	07.05.2024	Final Report	

Referencing

Historical sources and reference material used in the preparation of this report are acknowledged and referenced as endnotes or footnotes and/or in figure captions. Reasonable effort has been made to identify and acknowledge material from the relevant copyright owners.

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Cover image: Crown and Anchor Hotel, c.1881
Source: *State Library of South Australia, B-9765*

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1.0 Introduction

1.1 Objective of the Report

The objective of this Heritage Assessment is to research, document and assess the history, built form and significance of the Crown and Anchor Hotel and adjacent property at 188-196 Grenfell Street, Adelaide. This research and assessment is being carried out to build on the limited assessment that was undertaken in 1992 as part of the *City of Adelaide Townscape Assessment* (McDougall & Vines) and to accompany a nomination for the Crown and Anchor Hotel and associated structures to the State Heritage Register.

The following tasks have been undertaken in order to develop an understanding of the place and to inform the statement:

- Inspection of the site, buildings and context to define and understand the extent and nature of the historic form and fabric.
- Historic research of publicly available primary and secondary sources.
- Consultation with key stakeholders to understand the social significance of the place.
- Preparation of this Heritage Assessment.

1.2 Location of the Place

The subject place is located over two parcels, 188 and 196 Grenfell Street, Adelaide. The associated land division reflects a relatively recent realignment which resulted in reduction of the original title for the Crown and Anchor being greatly reduced to cover only the footprint of the main hotel building (Figure 1). A significant portion of the original Hotel title is now included in the property title for the adjoining 188 Grenfell Street. Given that that parcel includes a number of components which were originally part of the Crown and Anchor property, this heritage assessment covers both.



Figure 1: Extract of map data indicating the site location, circled

Source: Planning and Development Code, <https://sappa.plan.sa.gov.au/>

2.0 Historical Overview

2.1 Hotels and Breweries

2.1.1 Colonial Hotels

At first indistinguishable from their neighbours and often housed in a private cellar or separate room, hotels became purpose-built venues and easily identifiable during the mid-nineteenth century. They were quickly embraced within the Australasian colonies. Anticipating their popularity in South Australia, colonial administrators quickly enacted legislation to regulate and licence hotels; it was passed by the Government in February 1837.

Following the 1837 Act, hotels flourished across Adelaide. By 1840, there were 63 licensed pubs in Adelaide, serving a modest population of 6,657 people. Though their number briefly declined during the early 1840s, by 1855 there were 376 throughout South Australia. By 1918 there were 59 hotels in the West End and 48 in the East End.

Despite South Australia's fluctuating fortunes, the hotel industry as a whole survived and thrived from the earliest days of settlement. In addition to selling alcohol, hotels provided a variety of services to their patrons. Many sold food and most offered guest accommodation. They played an important part in the early history of the Colony and were often looked upon as semi-official establishments. Hotels were typically important community venues – more than just somewhere to find a drink or accommodation. Moreover:

Hotels have provided venues for religious worship, theatrical entertainment, meetings small and large, public and private, balls, banquets, fetes and sporting events, and have been used as school classrooms, commercial rooms for travelling salesmen, electoral polling places and venues for inquests. As well as planned events by both publican and the community, pubs are renowned for unplanned interaction between regulars and strangers.

The role of hotels in early Adelaide was similar to the 'local' in Britain. Devotees of the public house believe its role in British and Australian society was as important as that of the church.

2.1.2 The East End Hotels

The 'East End' of Adelaide, specifically those streets in close proximity to the former East End Market established in 1866, was home to no shortage of large hotels, many of which had their origins in the mid-nineteenth century. Most of these establishments were rebuilt and enlarged, many multiple times, as was the custom as their owner's business and fortunes expanded. Pubs frequently changed names but also added additional stories and balconies and others had complete rebuilds and makeovers to appeal to contemporary architectural styles at the time. A city survey map by A & E.A. Delisser, published in 1861, clearly demonstrates their proximity (Figure 2).

In Rundle Street, these included:

- York, located on the corner of Rundle and Pulteney Street (1849-1924, rebuilt 1868, enlarged 1878-1880 and 1909-1911)
- Exeter (1851, rebuilt 1888, remodelled 1930s)
- Tavistock (1857-1962, demolished to form Frome Street)
- Austral (1880)

Three large hotels dominated the nineteenth century streetscape on East Terrace including:

- Botanic at the intersection with North Terrace (1877, remodelled 1897)
- East End Market (1868, remodelled 1876, rebuilt 1928)
- Stag Hotel at the corner of Rundle Street (1849, extended 1875, rebuilt 1903)

In Grenfell Street the Crown and Anchor was neighboured by:

- The Woodman (1839) which was rebuilt as the Producers (1906)
- Grape Inn (1840-1879)
- Griffin, formerly the King William Hotel, at the corner of Hindmarsh Square (1856).

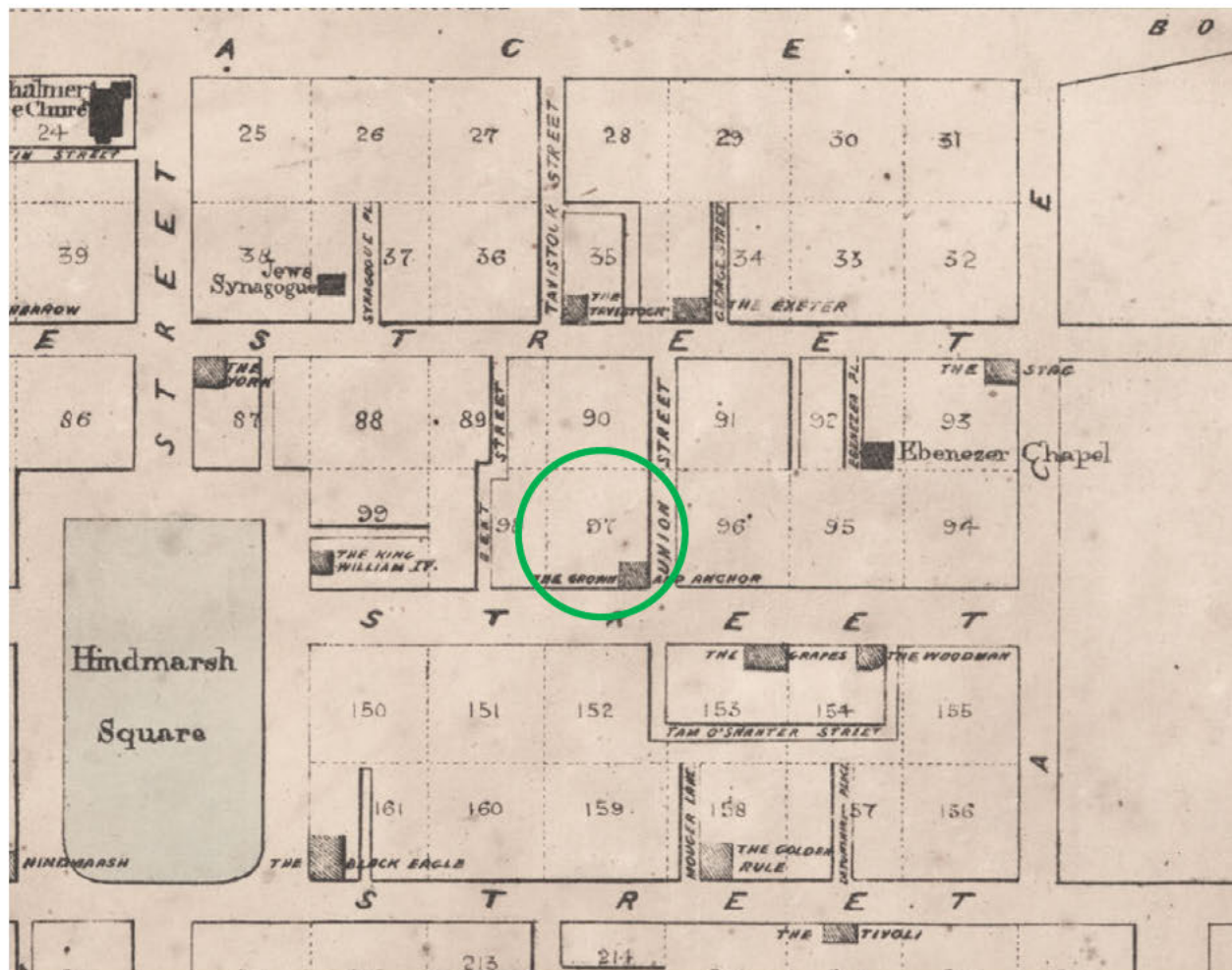


Figure 2: Concentration of East End hotels neighbouring the Crown and Anchor, 1861

Source: State Library of South Australia,

2.1.3 City Brewers

In parallel with the Colonial pub scene, brewers established breweries from the earliest days of settlement. The first recorded, which was run from a temporary shack on the banks of the Torrens River around 1838, was short-lived. The first permanent, Government-sanctioned brewery, the Torrens Brewery, was also situated on parklands near the Torrens. It operated from 1838 until 1844 and supplied a number of city hotels. This was the first of seven substantial breweries established in the city over the next fifty years, besides smaller brewing plants connected with hotels or independent brewers.

In 1838 Robert Cock, with experienced brewer Daniel Cudmore, established the Union Brewing and Malting Company on part Town Acre 80 in Rundle Street. Adjoining Union Street, it is understood that the position of the brewery led to the establishment of the 'Union Inn' on this subject site, part Town Acre 97. After selling the brewery to merchant, John Russell, a year later, the property was leased to another Scot, John Primrose, distiller and brewer. A notice of sale published at the time listed features of the property including 'malt house, kiln, corn loft and capacious cellar and fitted up with every convenience'. The Union Brewery operated from these original premises until 1902.

2.1.4 Brewer, Edwin Thomas Smith and the Old Kent Town Brewery

Edwin Thomas Smith arrived in South Australia in 1853 at the age of 22 with his family onboard the 'California'. He settled in Adelaide and went into business with James Holden as an importer of ironmongery from Staffordshire. In 1860 Edwin Smith went into partnership with Edward Logue at the Old Kent Brewery at Kent Town, however Logue died suddenly two years later. Smith continued on with the Old Kent Town Brewery and in 1888 merged his business with the West End Brewery, which was established in Hindley Street in 1859, and floated the South Australian Brewing, Malting and Wine and Spirit Company; serving as Chairman until his death.

The business proved so profitable that Smith was able to retire in 1888 and devote his attention to public affairs. He was also knighted that year by Queen Victoria for his many services to the Colony of South Australia, including revolutionising the city's transport and communication systems. Edwin Thomas Smith was three times mayor of Adelaide (1879-1882, 1886-1887 and 1887-1888) and twice mayor of the Town of Kensington and Norwood (1867 and 1879). Smith represented East Torrens in the House of Assembly for 21 years, including a period as Minister for Education, followed by eight years in the Legislative Assembly. He was Chief Magistrate of both Adelaide and Norwood and was also prominent on the boards of numerous business and societies and a great contributor to many sporting associations. Notably, he was Executive Chairman of the Adelaide Jubilee International Exhibition (1887-1888) which he and his brewery investors backed financially in the face of government reluctance.

2.1.5 The South Australian Brewing, Malting and Wine and Spirit Company

Following merger of the Kent Town Brewery and the West End Brewery as the South Australian Brewing, Malting and Wine and Spirit Company in 1888, the business made other major acquisitions. These included the Broken Hill Brewery (1889), Laura Brewery (1893), Port Augusta Brewery (1893) and Cannon Brewery (1910). The company name was shortened to the 'South Australian Brewing Company' [SAB] in 1893. The SAB invested in brewing technology including installation of a Konig Lager System at West End in 1902.

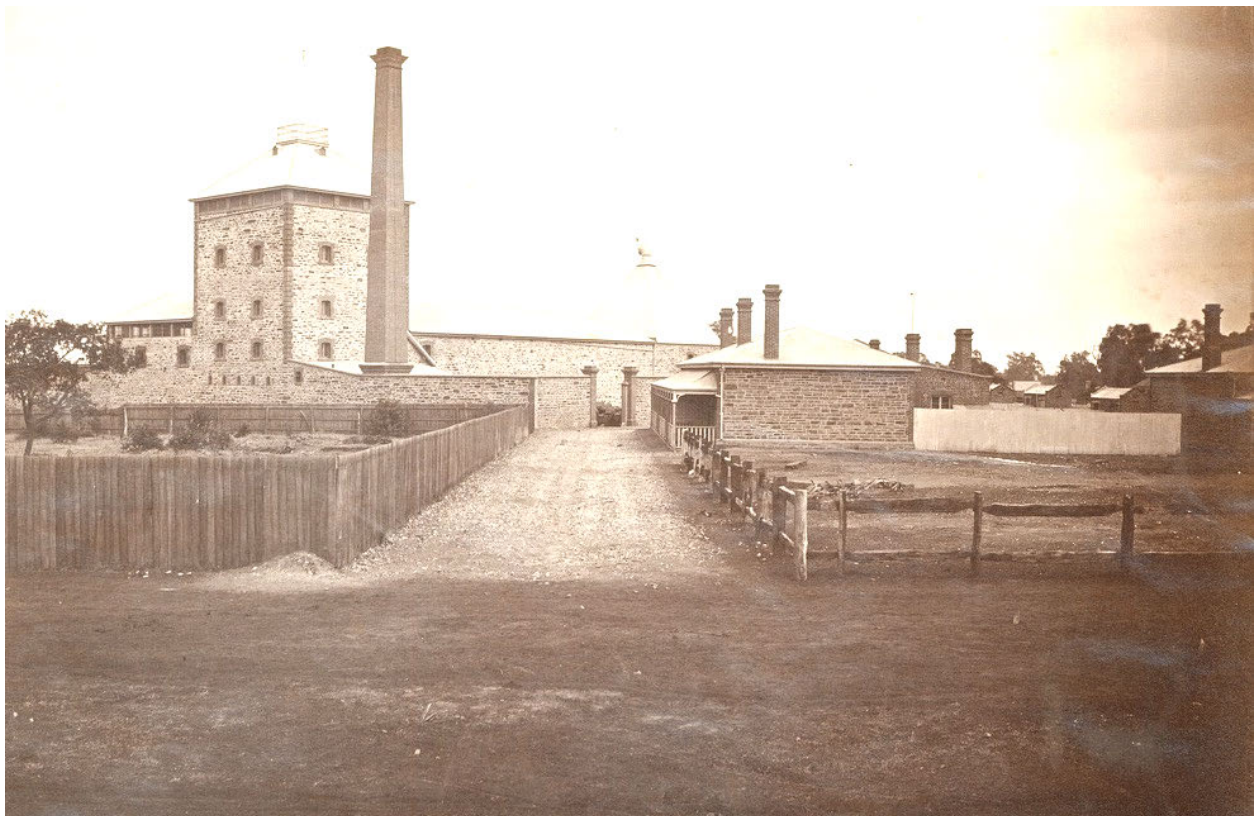


Figure 3: Edwin Smith's Kent Town Brewery, mid-1870s
Source: State Library of South Australia, B 11664

In parallel, the Walkerville Cooperative Brewery was formed in 1898 by the merger of Torrenside Brewery (1886) and East Adelaide Brewery (1895). Walkerville Brewery also acquired other operations including Adelaide Brewing Co (1902), Lion Brewing and Malting, Oakbank Brewing Co and Hindmarsh Brewing Co (all 1914) and Haussen's Brewery (1926). The company installed the Nathan Brewing System in 1926 and went on to become the dominant brewery in South Australia.

The Great Depression hit the local brewing industry hard, and with the large investment the Walkerville Brewery had made in the brew equipment made the company vulnerable. The South Australian Brewing Company took advantage of the situation and they purchased the Walkerville Brewery in 1938, renaming the brewery the Nathan Brewery. The South Australian Brewing Company continued to operate the old West End site as well as the new Southwark brewery site, and after ten years the Nathan Brewery was renamed Southwark Brewery. Production was slowly moved to the larger brewery in Southwark and in 1980s the West End site was closed. By the 1990s the South Australian Brewing Company was the largest independent brewery in Australia. New Zealand company Lion Nathan, who already owned Castlemaine Perkins, Swan and Tooheys, purchased the brewery. After the acquisition most of the South Australian Brewing lines were discontinued, until by 2010 the only local beers still brewed were West End Draught, Southwark Bitter and Southwark Old Stout. The Brewery ultimately closed in 2021, concluding a 162 year history and domination of the local market.

As part of the campaign of enlarging their business beyond the function of brewing, the South Australian Brewing, Malting and Wine and Spirit Company also had a stranglehold on the Adelaide hotel market, owning 44 and leasing 65 hotel properties at their peak. With operation of the 'tied house system', which confined licenses to dispense only their product, the business model was hugely successful.

2.2 Site Development

The Crown and Anchor Hotel site and adjacent property, both situated on Town Acre 97 have been the subject of numerous phases of development, all of which build on its rich layering of history.

2.2.1 Early days, the 'Union Inn'

Town Acre 97 was purchased, along with numerous other adjoining parcels, by John Barton Hack, Colonist, prominent businessman and public figure, at Adelaide's first land sales in December 1837. The first ten years of the subject site's development, however, are not entirely clear. George Strickland Kingston's map of Adelaide does indicate that by 1842 the Town Acre had been divided and that it included a number of developed allotments.

By that date, the eastern portion of the subject allotment, situated at the corner of Grenfell Street and Union Street, included a timber building fronting Grenfell Street, with a substantial brick or stone masonry portion behind it fronting Union Street. The timber portion was set back from the Grenfell Street boundary, indicating a garden setting. The western portion of the site included a large masonry building (Figure 4, below). The buildings are not named. A map of Adelaide prepared in 1851 by Penman and Galbreith, which recorded 'private streets, public buildings, churches and hotels & c.' at the time, records that the 'Union Inn' is located on the subject site.

John Yabsley Wakeham had arrived in South Australia from London in 1839 and in 1841 he became a member of the first Municipal Adelaide Council. In 1846 it is recorded that the general licensing court of South Australia refused Wakeham his application for a 'New General License for the Union Inn, Union Street', however Wakeham must have either been operating unlicensed or pursued the licence further, as in 1847 he advertised the Union Inn 'to be let or sold, a freehold public house and land capable of further improvements and doing lucrative business'.

The first available Adelaide Council rate assessments at the time, dated 1847, record a 'brick building, five roomed dwelling house and garden frontage on Grenfell Street', valued at £36. The same source records that Wakeham retained the Union Inn until 1850 after which time it was run by John Fuller until 1851. Between 1851 and 1852 James Bryson operated the pub as the 'Union Arms Hotel'.



Figure 4: Kingston's map of Adelaide indicating development in the vicinity of Grenfell, Rundle and Union Street, 1842

Source: State Library of South Australia, Archival No. C 183.

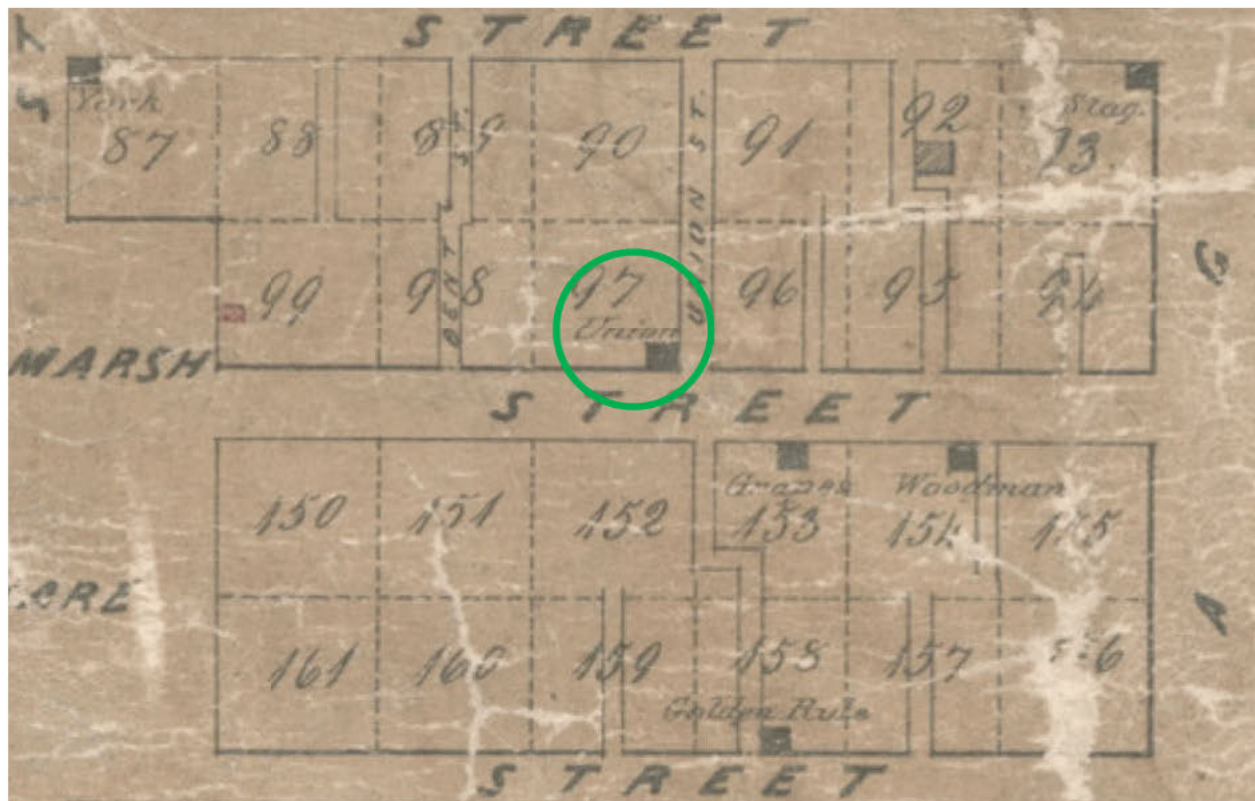


Figure 5: Penman and Galbreith's map of Adelaide recording the 'Union', 1851

Source: State Library of South Australia, Archival No. C 229.

2.2.2 The Crown and Anchor Hotel

The early iterations of the hotel were apparently, and typically, operating as unlicensed watering holes; it was not until 1853 that the hotel was first licensed and advertised as 'The Crown and Anchor Inn', promoting 'its own well'. James Ellery advertised in the *South Australian Register* in March 1853, that after hosting and operating the Beresford Arms for six years, he had purchased the 'Crown and Anchor, late the Union Inn'. The notice made mention of extensive premises and accommodation, as well as good stabling and stockyards. Over time, the licensed hotel advertised many regular social gatherings such as balls, as well as community meetings and social gatherings for a variety of organisations, including meetings for the Ancient Order of Foresters Friendly Society, amongst others.

James Ellery's wife, Anna Ellery, was recorded in rate assessments as the owner and occupier of the property from 1870 until 1875 and the property was consistently rated at £105. During this period, James Ellery continued to advertise his hotel and livery stables, making note of the 'superior accommodation for Parties visiting Adelaide' and the 'good stables and stockyards'. Notably, the Ellerys were also listed as owners of considerable adjoining property in both Grenfell and Union Streets throughout that time. The western wall of the stables building included large, arched doorways to an adjoining private roadway running the length of the western boundary, over which the hotel ultimately held title.

In 1873, rate assessments record George Ellery as agent for owner, Anna Ellery, who had leased the property to others. Significantly, in August that year, the land title for Part Town Acre 79 was transferred to Edwin Thomas Smith, as recorded by the first available certificate of title (Refer Figure 8 and Figure 9). By 1875, the Crown and Anchor Inn was rated at £115, suggesting minor improvements may have occurred around that time. More substantial development was to occur from 1879. E T Smith and the subsequent owner from 1888, the South Australian Brewing Malting and Wine and Spirit Company Limited, leased the hotel to George Beck from 1880 until 1891, after which numerous licences were granted for varying periods of time.



Figure 6: The Union Brewery, Rundle Street, c.1890

Source: State Library of South Australia, B 58651



Figure 7: Cottages neighbouring the Union Inn, west side of Union Street, c.1870

Source: *State Library of South Australia, B 2527*

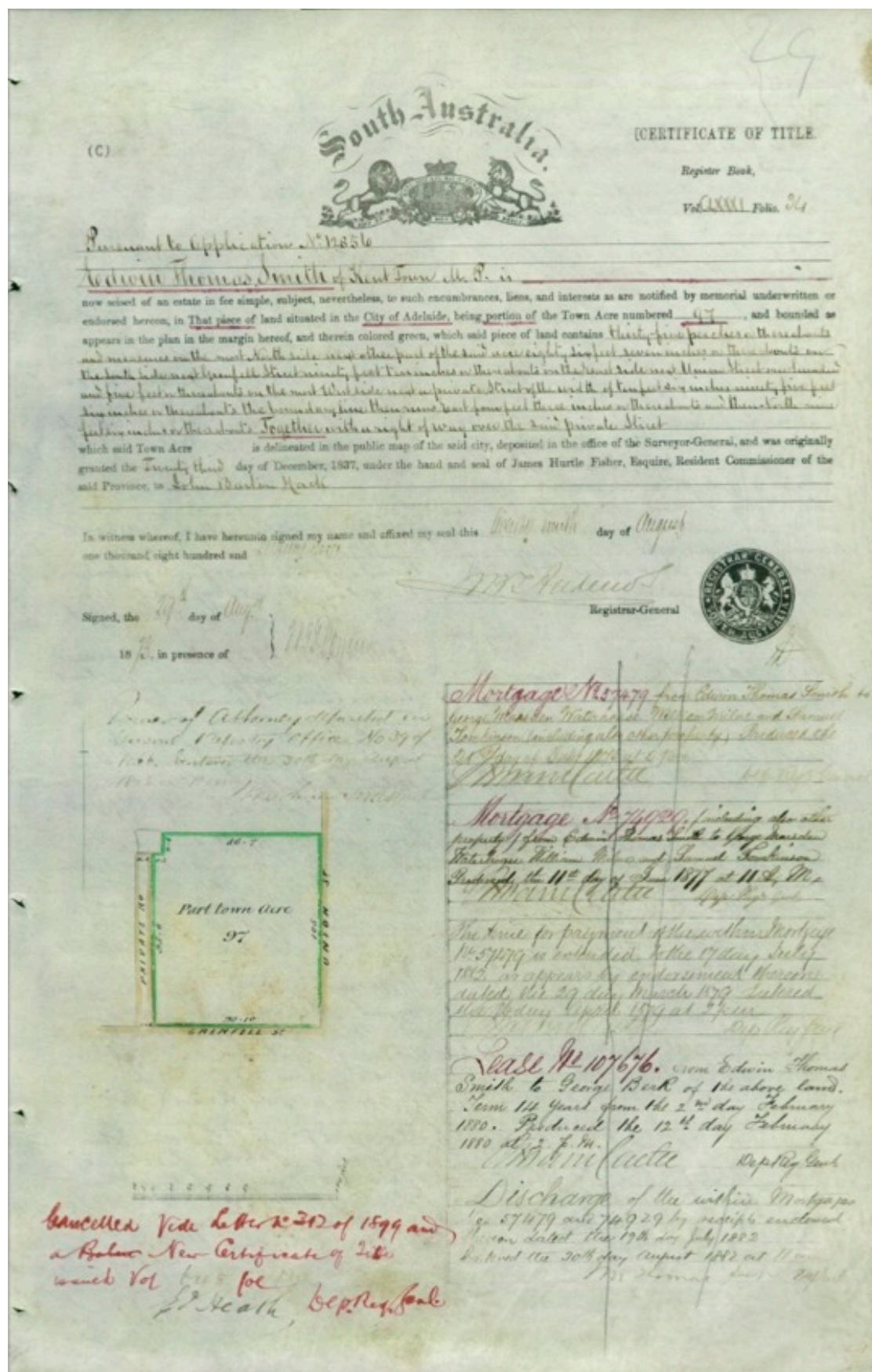


Figure 8: Edwin Thomas Smith and lessees recorded on Certificate of Title, CT 181/34, 1873. Note the private roadway to the west of the site.

Source: Land Services SA

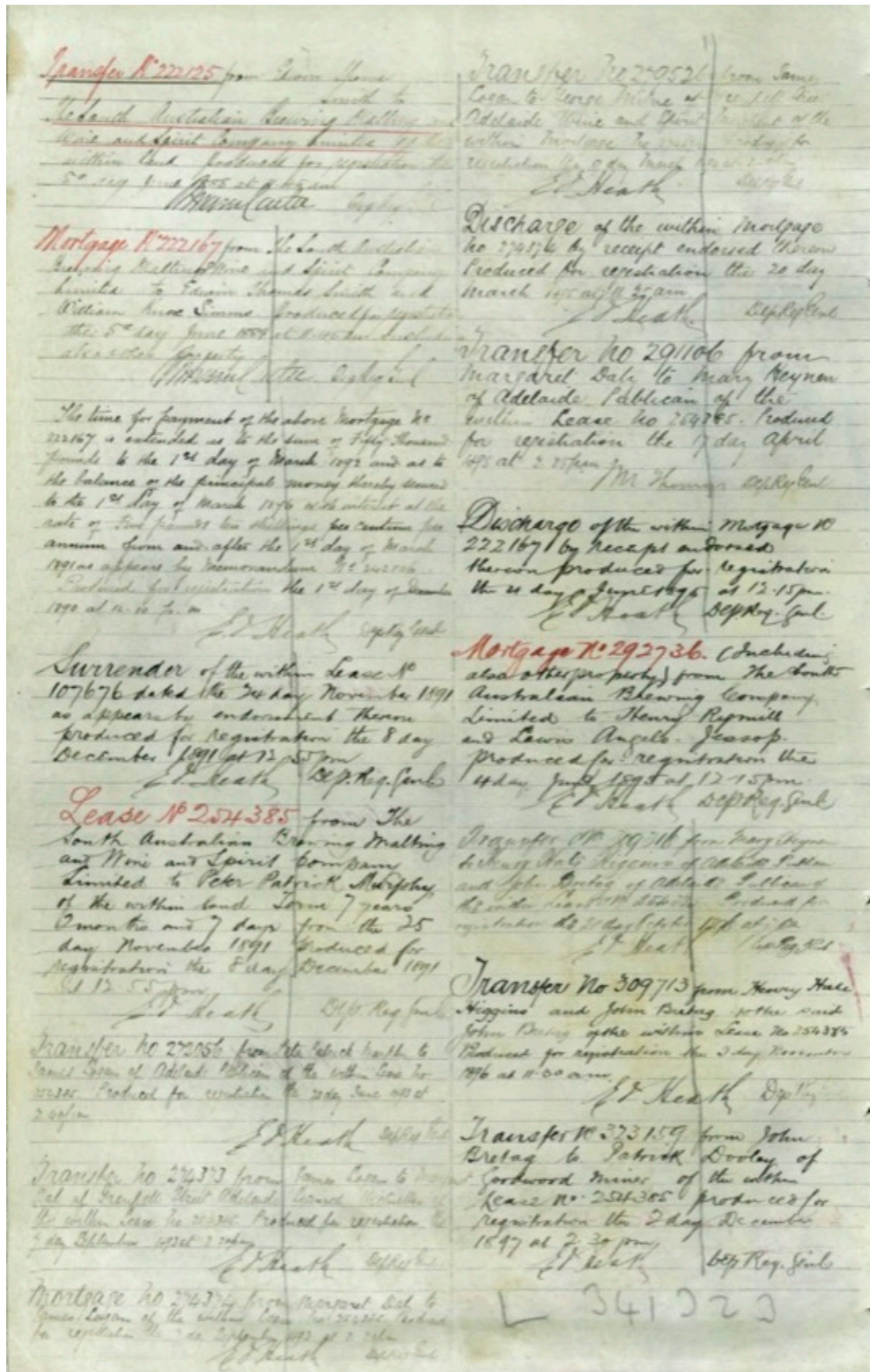


Figure 9: Edwin Thomas Smith and lessees recorded on Certificate of Title, CT 181/34, 1873
Source: Land Services SA

2.2.3 Remodelling the Hotel

1879-1880

In August 1879 Architect, Thomas English, called tenders for rebuilding of the Crown and Anchor Hotel and a building contract was awarded to Pearce & Co. The 1881 rate assessment for the property increased to £175. This relatively modest increase in value supports the fact that the rebuilding was not a completely new building of much larger scale than the one it was replacing. Original contract drawings clearly indicate that a large proportion of the original single storey hotel building, including basement cellars, and all of the ground floor area, was retained and partly remodelled into the new hotel; original walling to be retained is shown cross hatched and existing room names are noted. Additional ground floor area was then constructed to the north of the original single-storey building and a first floor level was added above the full extent of the ground floor area (refer images of plans, Figure 13 to Figure 17, below).

The extent of the hotel building as enlarged in 1880, the stables along the western side of the allotment, as well as the boundary walls and other outbuildings along the north and east boundaries are clearly shown in the Field Notebooks used to survey and record property information for the Smith Survey of Adelaide, (Figure 10, below). Given the majority of the survey work was undertaken between October 1878 and December 1879, the building works must have occurred relatively quickly to have been included in Smith's final plan published in June 1880 (refer Figure 11, below). In March 1880 English and Soward issued a second tender notice for 'Stabling etc'. It is not clear if this building was the one situated on the western side of the site.

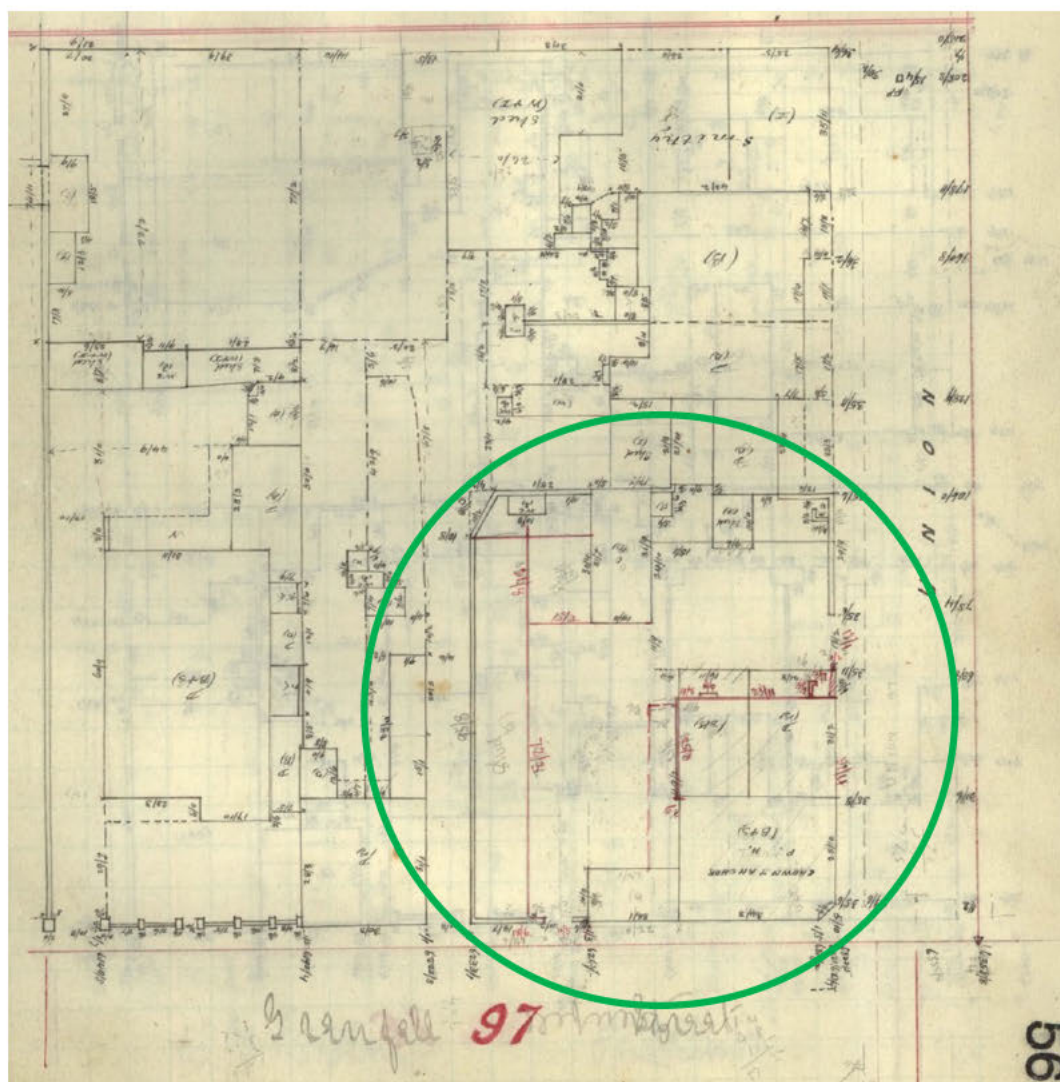


Figure 10: Smith Survey Field Book No. 2, Town Acre 97, page 56, c.1878-79

Source: City of Adelaide City Archives

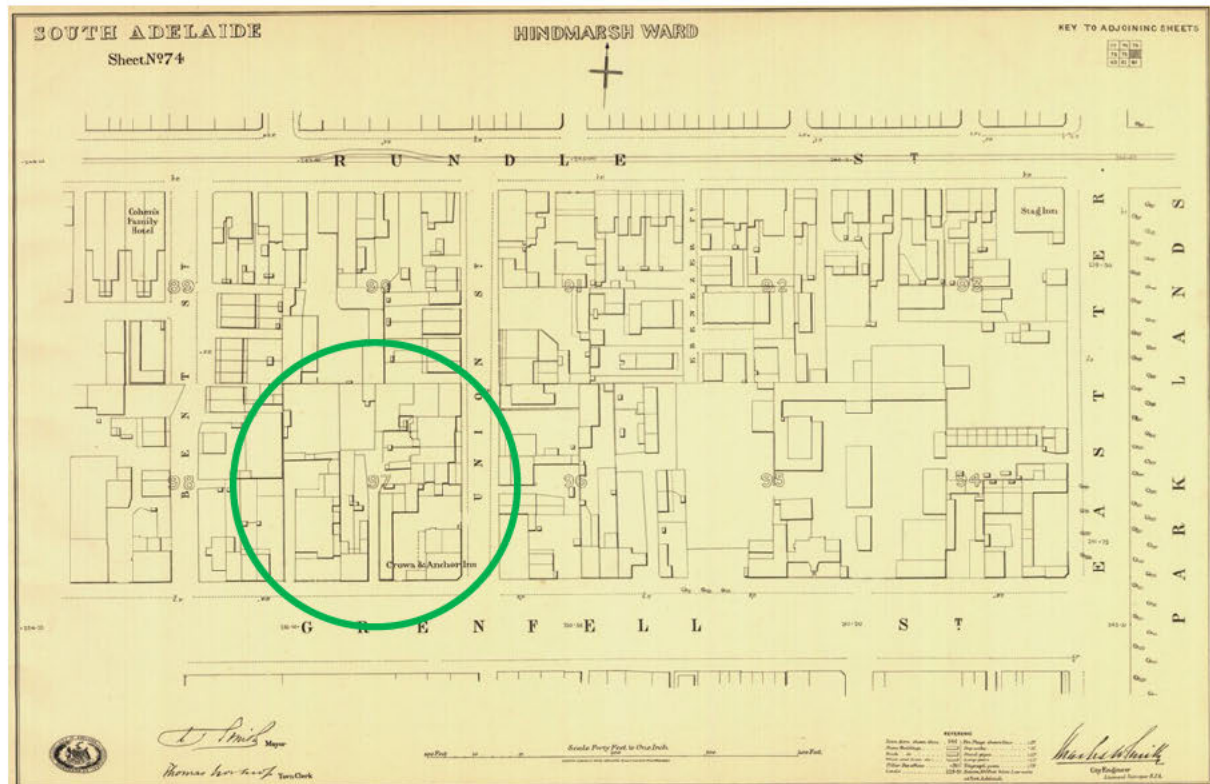


Figure 11: Smith Survey, South Adelaide, Sheet No. 74, 1880. Town Acre 97 circled green.

Source: City of Adelaide City Archives



Figure 12: Smith Survey, South Adelaide, Part Sheet No. 74 featuring 'Crown and Anchor Inn', 1880.

Source: City of Adelaide City Archives

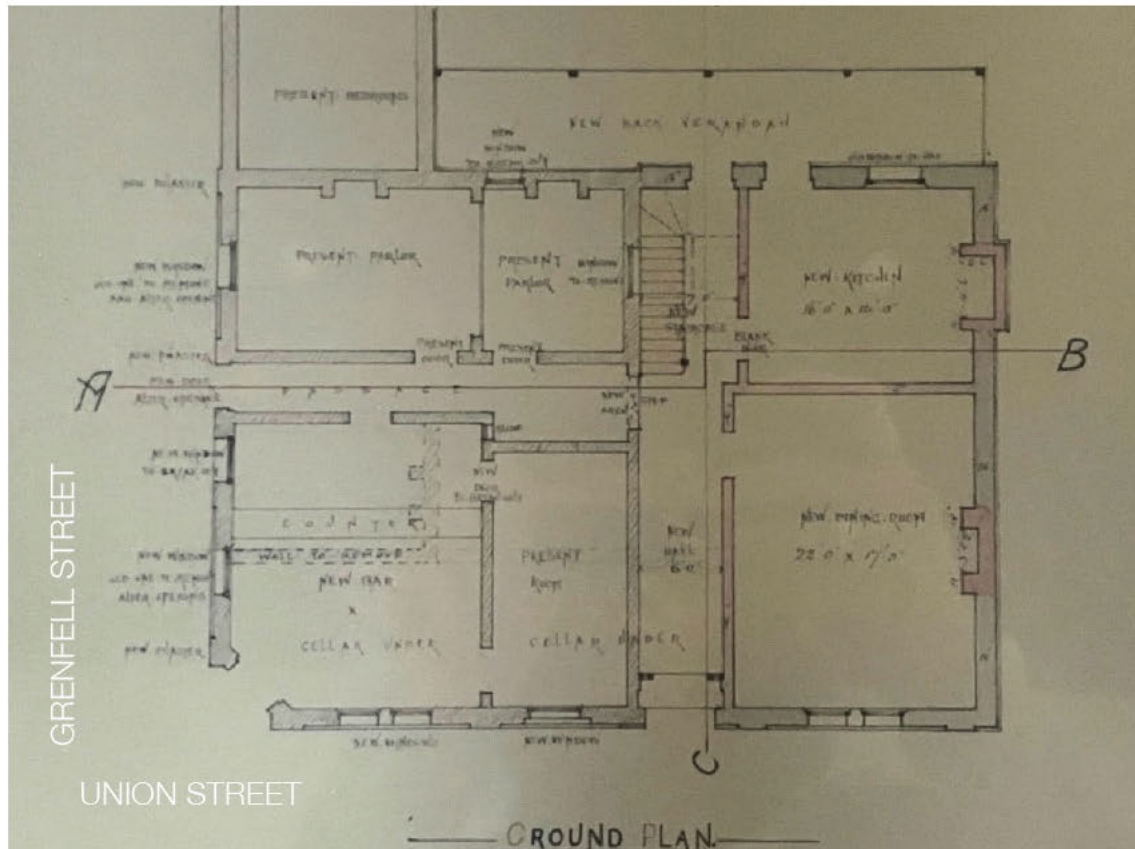


Figure 13: Part Ground Floor Plan, Crown and Anchor Hotel Contract Drawing, 1879
 Source: State Library of South Australia, B 58651

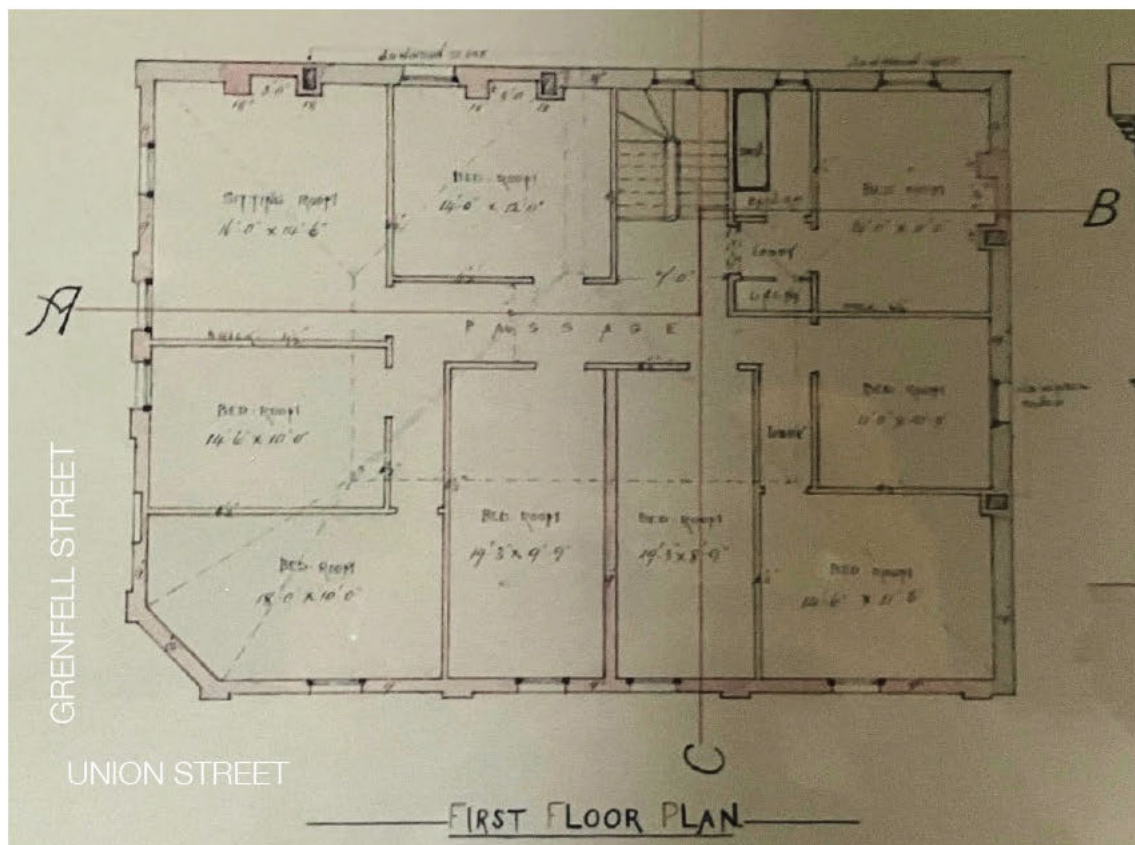


Figure 14: Part First Floor Plan, Crown and Anchor Hotel Contract Drawing, 1879
 Source: State Library of South Australia, B 58651

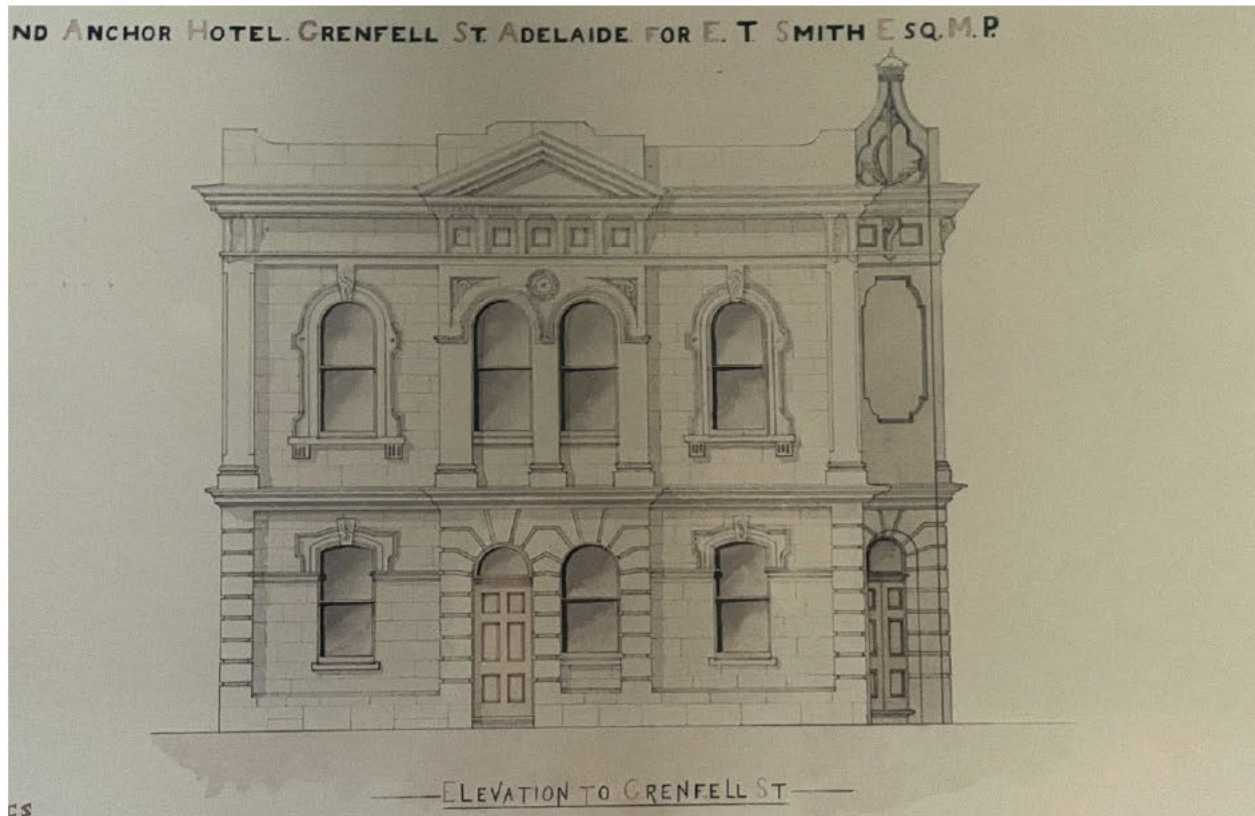


Figure 15: South Elevation, Part Crown and Anchor Hotel Contract Drawing, 1879

Source: State Library of South Australia, B 58651

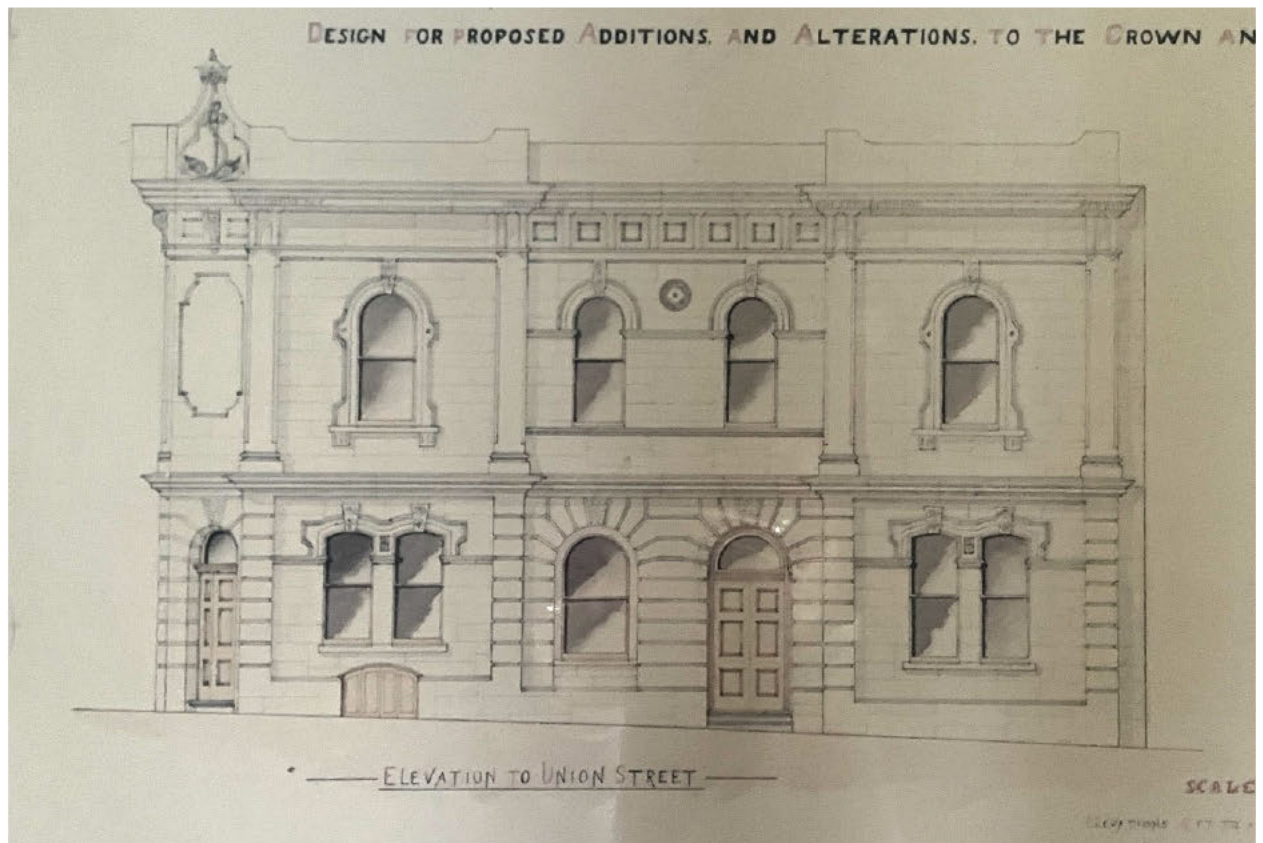


Figure 16: East Elevation, Part Crown and Anchor Hotel Contract Drawing, 1879

Source: State Library of South Australia, B 58651

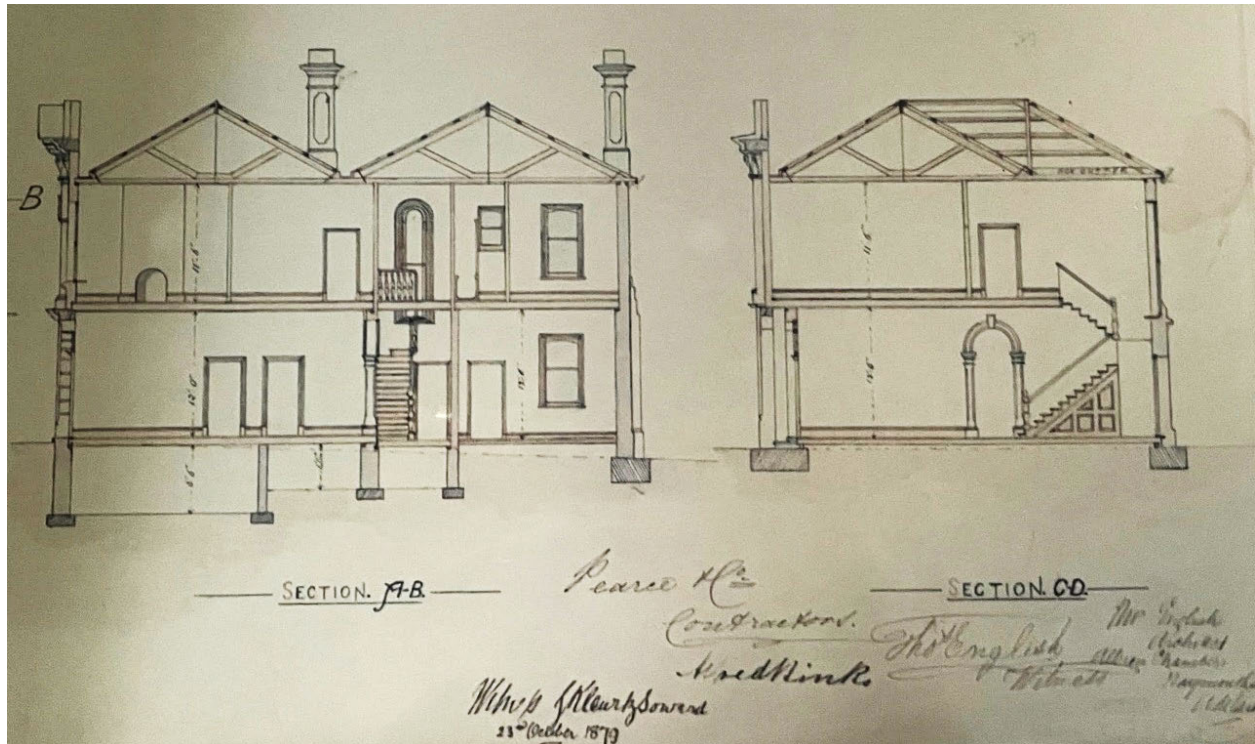


Figure 17: Sections, Part Crown and Anchor Hotel Contract Drawing, 1879

Source: *State Library of South Australia, B 58651*



Figure 18: The newly enlarged Crown and Anchor Hotel, c.1881

Source: State Library of South Australia, B 9765



Figure 19: The Crown and Anchor Hotel, note boundary walls and stables in background, 1896.

Source: State Library of South Australia, B 9027



Figure 20: The Crown and Anchor Hotel, prior to remodelling, c. 1928.

Source: State Library of South Australia, B 4779

1928

In September 1928 Milne, Evans and Russell, Architects, advertised a tender notice for 'Additions and Alterations to the Crown and Anchor Hotel' in the *Register* newspaper.

Original architectural drawings prepared by F Kenneth Milne and Evans Architects in 1927 indicate that increased floor area included an additional double height bay to the western side of the original building fronting Grenfell Street; this was constructed over an earlier single-storey bedroom wing. It also included a small storage room to the northern ground floor elevation, a yard WC, a new enclosed kitchen yard and drying yard. Most notably, the external appearance of the hotel was modified by stripping back much of the Victorian-era decoration from the Grenfell and Union street elevations, continuing the rendered wall finish to all elevations, altering entrance doors and window locations to the street elevations and constructing a large double-storey timber-framed balcony with steel-framed bullnosed roof to the whole extent of the Grenfell Street elevation. Two new chimneys were also constructed.

These plans also indicate that the stable roof along the western side of the rear yard was cut back roughly in line with the north elevation of the main hotel building. They also document an existing collection of outbuildings and sheds along the rear, northern boundary were variously removed or incorporated into a new loading dock structure which remains today.

Internally, the 1928 works included removal of a small number of walls at each floor level, replacement of some timber floors, reconfiguration of the front entrance hall and construction of a new staircase, construction of new bathrooms at first floor level, construction of additional fireplaces first floor level, and replacement of some moulded timber joinery.

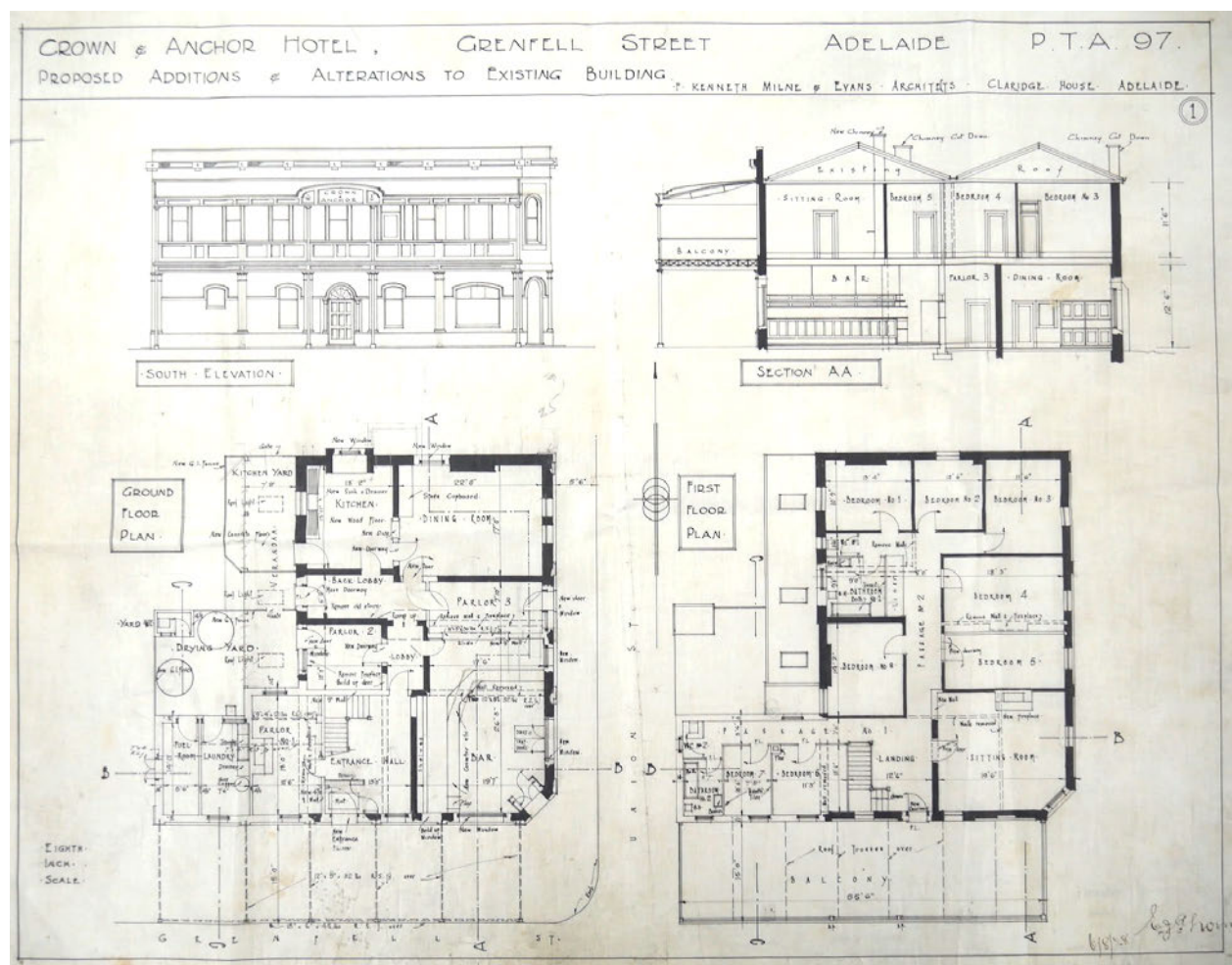


Figure 21: Plans for remodelling of the Crown and Anchor Hotel, 1927.

Source: University of South Australia, Architecture Museum

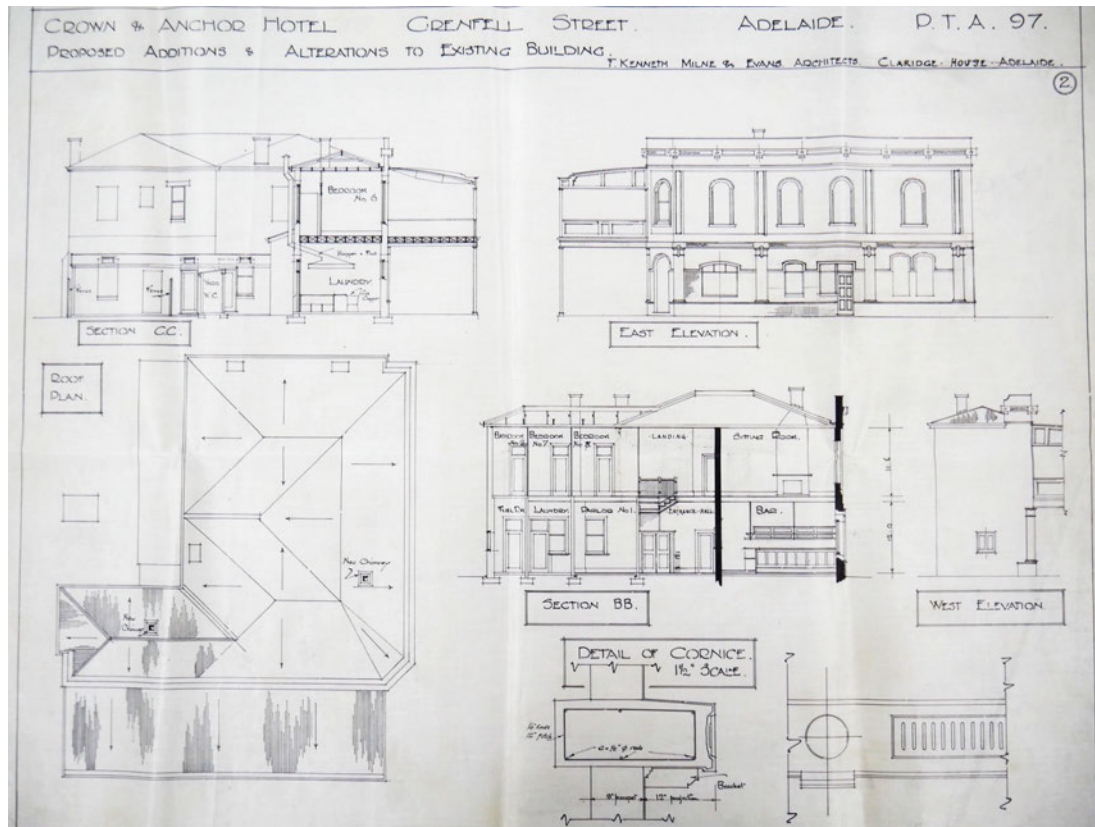


Figure 22: Plans for remodelling of the Crown and Anchor Hotel, 1927.

Source: University of South Australia, Architecture Museum

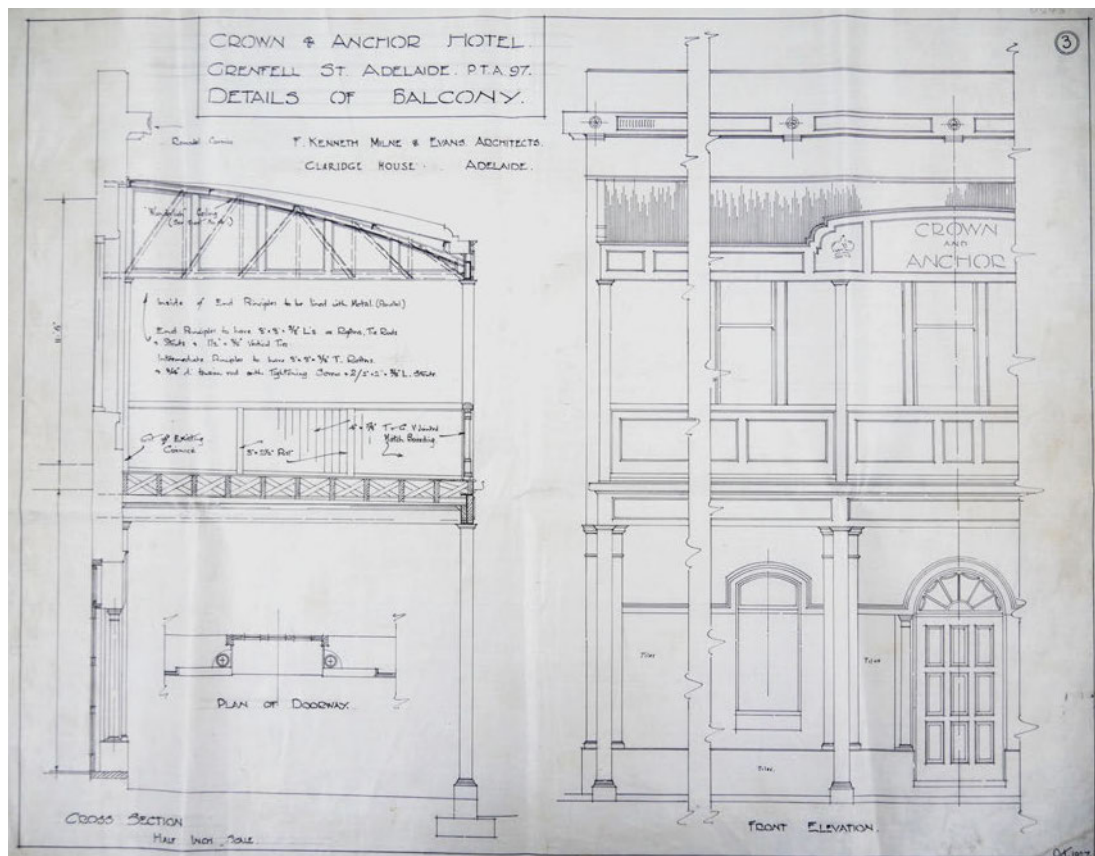


Figure 23: Details of new verandah, remodelling of the Crown and Anchor Hotel, 1927.

Source: University of South Australia, Architecture Museum

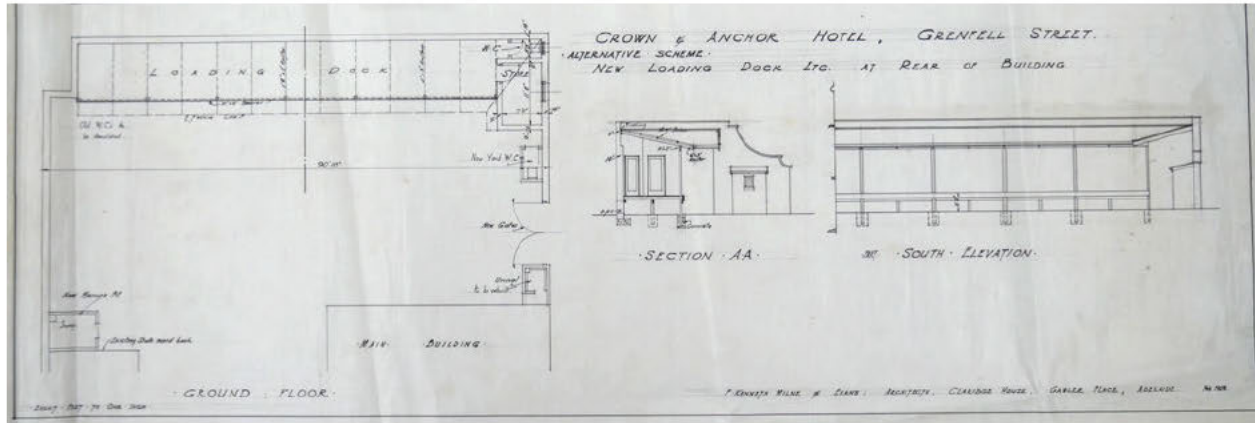


Figure 24: Details, New Loading Dock, Crown and Anchor Hotel, 1928.

Source: University of South Australia, Architecture Museum



Figure 25: The Crown and Anchor Hotel following remodelling, 1930.

Source: State Library of South Australia, B 5731



Figure 26: Union Street, west side, c.1939. Note Crown and Anchor Loading Dock in foreground.

Source: State Library of South Australia, B 8201



Figure 27: The Crown and Anchor Hotel, c.1952.

Source: State Library of South Australia, B 12476

2.2.4 Architects

The architect, if any, of the original 1850s premises cannot be verified. As a simple residential building of the mid-nineteenth century, it would not be uncommon if it was not a professional design.

Thomas English, English and Soward: 1879-80 alterations and additions

Builder, Thomas English (1819-1884), was a leading Colonial architect in South Australia. English arrived in Adelaide in 1850 with his family. His arrival in Adelaide coincided with a boom in South Australia's development and he established a hugely successful business as a builder-architect with his brother in law, Henry Brown, trading as English and Brown. Following various other partnerships, English took on architect George Soward in 1877 and in 1880 they formed the practice, English and Soward. English held other roles, including Lord Mayor of Adelaide (1862-62), elected Member of Colonial Parliament (1865), Commissioner of Works (1865 to 1867) and Member of the Legislative Assembly, from 1865 to 1878 and from 1882 until his death in 1884. Many of English's architectural works are included in the State Heritage Register and his commissions include ecclesiastic, commercial and substantial residential projects, amongst others. He designed Edwin Thomas Smith's Kent Town Brewery in 1878.

Between 1878 and 1881 Edwin Smith employed Thomas English and George Soward to design either the rebuilding or major alteration of six hotels, which were key sites to the expansion of his Kent Town Brewery business. These included the Crown and Anchor Hotel, the Kings Head Hotel in King William Street, the Old Colonist in Angas Street, the Torrens Arms, Kingswood, the Alma Hotel, Norwood, and the Rob Roy Hotel, Adelaide. English and Soward also went on to design many new metropolitan and country hotels. English designed or remodelled more hotels in South Australia than any other architect, numbering over 90. Other major rebuilds designed by English during this period for other clients included the Stag Inn, East Terrace, the Elephant and Castle Hotel, West Terrace, the Bath Hotel, Norwood, the Earl of Leicester Hotel, Parkside, the Britannia Hotel, Norwood, the Royal Oak hotel, Hindley Street, the Unley Inn, Unley, and the Woodside Hotel, Woodside.

Notably, Thomas English is listed in Council rate assessment books during the 1870s as agent acting for William Benjamin Rounsevell for two properties adjoining the western side of the Crown and Anchor Hotel. Rounsevell with business partner, Alfred Simms, went into business with Edwin Thomas Smith in 1888 to form

the South Australian Brewing, Malting and Wine and Spirit Company.

Kenneth Milne, Milne, Evans and Russell: 1928 remodelling

Kenneth Milne (1885-1980) is recognised as one of South Australia's most well-known and prolific early to mid-twentieth century architects. Born in Adelaide, Milne's grandfather was colonial wine and spirit merchant, Sir William Milne. After establishing his own practice in 1909, Kenneth Milne made his mark on the profession, designing many significant South Australian buildings, including the iconic Adelaide Oval Scoreboard (1911) for the South Australian Cricket Association, Lister House on North Terrace (1927), the Norwich Union Fire Insurance Society building on Waymouth Street (1928), Goldsbrough House on North Terrace (1935) and the H.C. Sleigh building on Pirie Street (1950s).

One of Milne's earliest commissions was the Hampstead Hotel in Grote Street (1910) which was followed by many more for his client, the South Australian Brewing Co. Ltd. (SABCo.). Much of Milne's early work comprised hotels in both metropolitan and regional areas for the brewer. Notably, Kenneth Milne designed the remodelled Crown and Anchor Hotel for SABCo. in 1929. In 1940-41, Milne designed administrative headquarters for SABCo. in Hindley Street, sited near the now-demolished West End Brewery.

Milne's contribution to architecture was recognised and awarded during his lifetime. In 1944 he was awarded the first South Australian Institute of Architects Award of Merit for Domestic Architecture for his own residence, Sunnyside. In 1953 he was honoured with her Majesty's Coronation Medal. In 1970 he was awarded Life Fellow of the Royal Australian Institute of Architects.

2.2.5 The modern era

Despite its renovations and upgrading in the 1920s, it would seem that the Crown and Anchor consistently attracted seedy activity, including illegal gambling and betting, provision of 'takeaway' and alcohol within prohibited hours as well as personal crime and violence. This tumultuous past earned the hotel the reputation as a place of sin and debauchery.

Beyond the closure of the Adelaide Fruit and Produce Exchange and East End Market in the 1980s, the Crown and Anchor Hotel was able to survive a localised downturn and enter an era of cultural change. Reimagined, the East End became a focus for the arts, music and hospitality, embracing a melting pot of change and social dynamics. Supported by the energy that came with it, the Crown and Anchor evolved as one of a strong group of local East End pubs, which included the Exeter, the Austral and the Producers Hotel catering to the young and Adelaide music scene.

As a long-standing and revered nightly live music venue which has featured and launched bands for over thirty years, and one of few surviving in the State, the cultural attachment is particularly strong for multiple generations of musicians and their followers. What sets the Crown and Anchor apart is the pivotal role in nurturing the city's vibrant music scene; from the early 1990s, the Crown and Anchor has provided a stage for ambitious musicians to showcase their talents, fostering the development of dozens of bands which have gone on to national, and sometimes international, acclaim. Fondly, colloquially, named 'The Cranker', the hotel has persisted as a melting pot of musical genres, beyond an increasingly digital world of streamed music. Its modest stage allowed the pub to adapt and evolve, while preserving the essence of shared live performance.

The significance of the Crown and Anchor Hotel's role in supporting emerging artists is reflected in Adelaide's UNESCO City of Music designation. This prestigious status is a recognition of the state's supportive music ecosystem of policy, infrastructure, and cultural significance. Despite a series of paradigm shifts brought on by new technology, Covid-19, and economic downturn, the Crown and Anchor remains a viable live music venue due to its unique cultural significance and, as such, is rapidly becoming an important case study in live music policy debates across the UNESCO Creative City Network and beyond.

Throughout the spaces within it, the layered 'wallpapering' of the public – and private – areas of the hotel with music and other memorabilia have formed a rich tapestry and recording of the venue's musical heritage, a collection of significance in itself.

During the early 1990s, the property title was altered to cover only the footprint of the hotel building, thus

dividing the hotel yard, stables and loading dock from the hotel and merging them with the title for the adjacent former market building on the corner of Frome Street. Following redevelopment of the market building for retail use throughout the 1990s and 2000s, the broader site, including yard and stables area was taken on by the same lessee and developed as a function space and outdoor bar area to complement the hotel.

2.2.6 Grenfell Street properties

Council rate assessments indicate that by 1853 the western half of Town Acre 97 fronting Grenfell Street included two additional allotments. Adjacent to the Union Inn, Daniel Slinke [sp.?] is listed as owner of a 'Brick Building Shop and Sitting Room used as Dwelling House', occupied by Henry Thomas. Further west, Charles William Litchfield owned and occupied a 'Weatherboard Building Dwelling House, About ½ acre garden with outbuildings and Well of Water'.

By 1870, Anna Ellery, owner and occupier of the Union Inn, is assessed for two houses in Grenfell Street on Town Acre 97, of £16 and £14 value each. To the west of these, William Rounsevell owned two substantial houses, rated at £35 and £28 each; it appears that these are the double-storey pair pictured in the image below (refer Figure 28). By 1872, rates indicate that Town Acre 97 also included a third substantially rated house on Grenfell Street, owned and occupied by E C Tidemann. The Smith Survey suggests that this is the large house and fence which also appears in the left of the image below (refer Figure 28). Interestingly, from 1872, Thomas English, Architect for the 1880s alterations to the Crown and Anchor, was listed as Rounsevell's agent.

Around 1939, these dwellings on Town Acre 97 were replaced with a new market building fronting Grenfell Street, which echoed the design of the nearby Union Street market buildings. It appears that in addition to its market use, this building accommodated another sporting and entertainment venue used for boxing and wrestling (Figure 29).



Figure 28: William Rounsevell's former dwellings, Grenfell Street, c.1925. The Crown and Anchor Hotel and stables can be seen far right.

Source: *State Library of South Australia, B 4238*

In the late 1960s the City Council and State government enacted their plan to form a new north-south arterial roadway, Frome Street, through the city, connecting North Terrace with Glen Osmond Road. Compulsory acquisition of the market building, resulted in the western two-thirds being demolished. The remaining portion of the building was retained and remodelled as a commercial property. Over time it has accommodated various retail and hospitality functions and is presently leased as an entertainment and function space, adjunct to the Crown and Anchor Hotel.



Figure 29: The Market building (right), replaced adjacent dwellings on Grenfell Street, c.1940. The western two thirds of the former market building were demolished to form Frome Street.

Source: *State Library of South Australia, B 9545*



Figure 30: The Market building, Grenfell Street, c.1961. The Crown and Anchor Hotel and stables can be seen far right.

Source: *State Library of South Australia, B 14562*

3.0 Physical Description

3.1 Introduction

A survey of the properties at 188 and 196 Grenfell Street was undertaken in April 2024. The survey was limited to visual observation and comparison with documentary evidence, without physical intervention into any fabric or access to the basement cellars or ceiling spaces.

3.2 Description

The combined property under consideration includes two land titles, the first includes the Crown and Anchor Hotel situated at 196 Grenfell Street, and the second includes the boundary walls, former stables and yards of the hotel, as well as the remnants of the c.1939 former Adelaide Fruit & Produce Exchange Market buildings, at 188 Grenfell Street.

Hotel

The principle element, the Crown and Anchor Hotel, comprises a moderately-scaled double-storey corner hotel building which is an amalgam of two earlier phases of traditional mid-to-late Victorian composition (c.1840s-50s and 1880), overlaid with stripped Interwar detail, which was applied at the time to 'modernise' the original building and integrate the 1928 alterations and additions with it.

It appears that all three phases of development are constructed of random coursed and rubble bluestone exterior walls, with brick dividing walls internally. The principal facades to Grenfell and Union streets are asymmetrically arranged between floors with door and window openings at each level; the 1880s elevations remain evident with engaged pilasters and horizontal banding and all elevations are finished with render. The 1920s additions include the timber-framed verandah to Grenfell Street.

The hipped roof is finished with corrugated galvanised iron and concealed behind a simple parapet to the street elevations. Multiple chimneys punctuate the roofscape.

Refer images at Figure 34 to Figure 37 and Figure 41 to Figure 45, below.

Stables

The original western boundary of the hotel site is defined by a high bluestone wall, approximately 4 metres tall which originally formed the back wall of the hotel stables. The wall is constructed of random coursed bluestone rubble, capped by a red face brick soldier course. Red brick courses and dressings define a dado height string course, large arched doorways and high-level slotted vents along the length of the wall. The original roof structure has been removed and replaced in part with modern timber-framed skillion roofing.

Refer images at Figure 40, below.

Loading Dock

The former loading dock comprises a timber-framed skillion-roofed structure constructed against a high face red brick wall which runs the full length of the northern boundary. The wall has been overpainted and includes evidence of the original raised timber-framed loading dock platform. The eastern end of the structure includes the altered remnants of an earlier outbuilding and boundary wall, also of red brick construction.

Refer images at Figure 38 and Figure 39, below.

Former Adelaide Fruit & Produce Exchange Market Building remnant

The small remaining portion of the former Adelaide Fruit & Produce Exchange Market building now only comprises a portion of the eastern double-storey section of the original structure. Constructed of red face brickwork on a random coursed stone plinth, the rectangular footprint includes a frontage to Grenfell Street

with two later shopfront windows at ground floor level. At first floor level, above each shopfront, is a singular window opening with arched head and timber-framed, multi-paned sash. These windows continue regularly at first floor level along the east side elevation. The façade is rendered with ruled ashlar finish and decorative render mouldings including pilasters, string courses, cornices and brackets; the whole façade to Grenfell Street is now overpainted. The west elevation to Frome Street, originally an internal wall to the covered driveway, has been modified with applied decorative mouldings. The original saw-tooth roofing is concealed by a parapet displaying piers, balustrade and moulded decoration.

3.3 Heritage Integrity

The subject place displays varying degrees of its integrity of form and fabric, as a result the sequence of alterations outlined in the following table and illustrated below (refer Figure 31 to Figure 45):

Original Fabric (1850s + 1880s)
<p>Hotel Exterior</p> <ul style="list-style-type: none"> • Ground floor footprint (1850s) • First floor and northern addition (1880s) • Bluestone walling and remnant rendered detailing (string courses, quoins, sills, banding, pilasters) • Window openings and timber window frames and double-hung multi-paned sashes (various) • Parapet wall structure and limited rendered decoration • Hipped roof structure and form • Rendered brick chimneys (excluding chimney at south west corner) • Cellar chutes and timber shutters
<p>Hotel Interior</p> <ul style="list-style-type: none"> • Bluestone walling (partition walls and original exterior walls, since enveloped) • 1850s and 1880s planning evident in remnant nib walls and bulkheads • Brick partition walling • Hard plastered wall finishes • Lath and plaster ceilings and square set cornices • Remnant Victorian-era moulded timber joinery • Remnant Victorian-era panelled timber doors • Some Victorian-era timber floors • Basement cellars and original brick well
<p>Stables + Boundary Walls</p> <ul style="list-style-type: none"> • Bluestone and brick boundary walls to western and part northern boundaries • Remnants of south stable wall to Grenfell Street (obscured and low integrity) • Form of original private roadway to western side of stable wall

Remodelled Fabric (c.1928)

Hotel Exterior

- Two storey addition to western side, Grenfell Street
- Verandah to Grenfell Street
- Rendered surrounds to door and window openings
- Rendered decoration remodelled
- Parapet wall decoration
- Chimney at south west corner
- New entrance and doors, decorative fanlight and terrazzo thresholds, Grenfell Street
- Minor alterations to some window openings

Hotel Interior

- Internal brick partition walls
- Rendered wall finishes
- Hard plastered wall finishes
- Fibrous plaster ceilings and moulded cornices
- Remnant Interwar-era moulded timber joinery
- Remnant Interwar-era panelled timber doors
- Interwar era timber flooring
- Bathrooms, first floor

Loading Dock

- Brick walling to northern boundary
- Timber-framed roof form and wall plate
- Remnant storage and WC at north-west corner (compromised)

3.4 Stages of Development

The following diagrams illustrate the sequence of development and likely location of associated fabric.

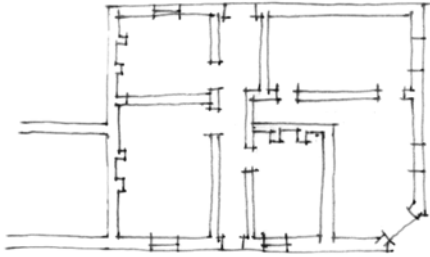


Figure 31: Crown and Anchor Hotel development, ground floor, including basement cellar, c.1847-1853

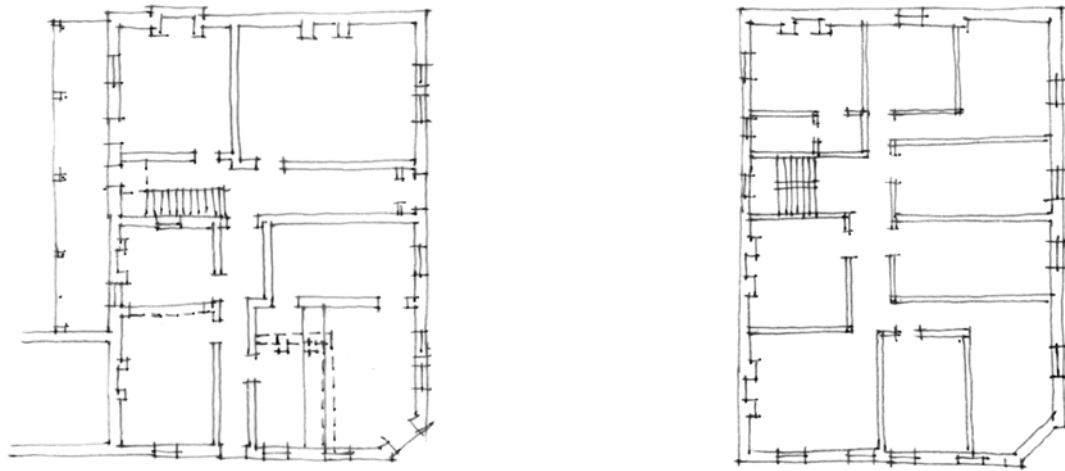


Figure 32: Crown and Anchor Hotel development 1880, ground floor (left) and first floor (right)

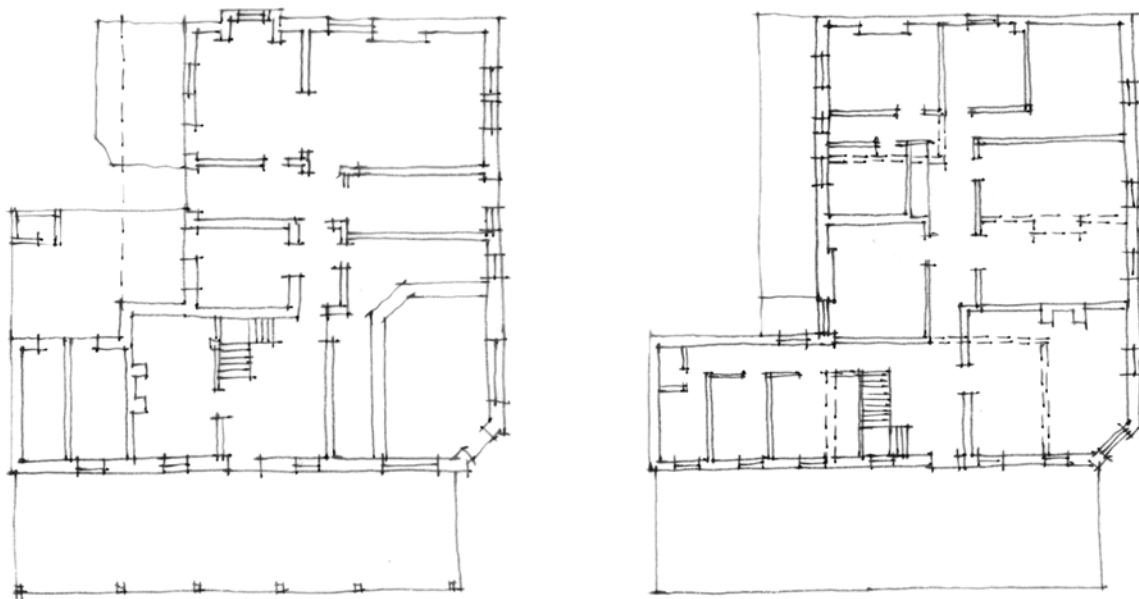


Figure 33: Crown and Anchor Hotel development 1928, , ground floor (left) and first floor (right)

3.5 Current Photographs

The following photographs of the site were taken by Hosking Willis Architecture in April 2024.



Figure 34: View of the Crown and Anchor Hotel façade from Grenfell Street



Figure 35: First floor verandah (left) and main entrance (right) indicating intact 1928 modifications to facade



Figure 36: East elevation viewed from Union Street



Figure 37: West elevation (left) and north elevation (right) indicating 1880s external form and fabric



Figure 38: View from Union Street including 1920s loading dock at right

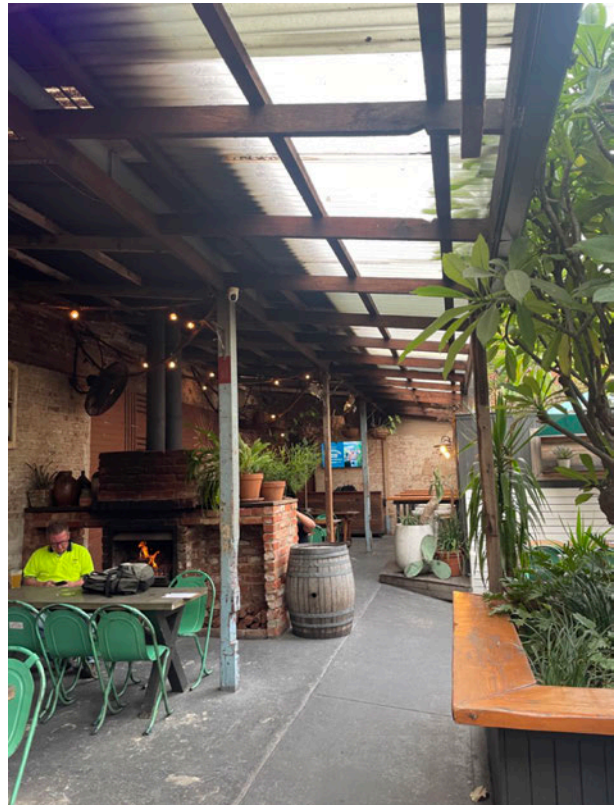
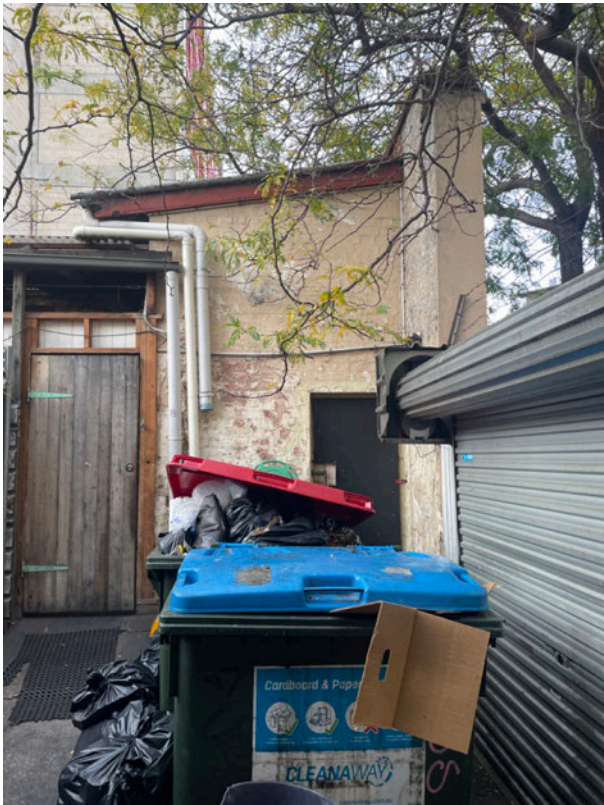


Figure 39: Remodelled yard WC into 1928 loading dock



Figure 40: Western boundary wall of original stable, viewed from west (left) and one of two openings (right) which provided access between the stable yard to the private roadway along the western boundary.

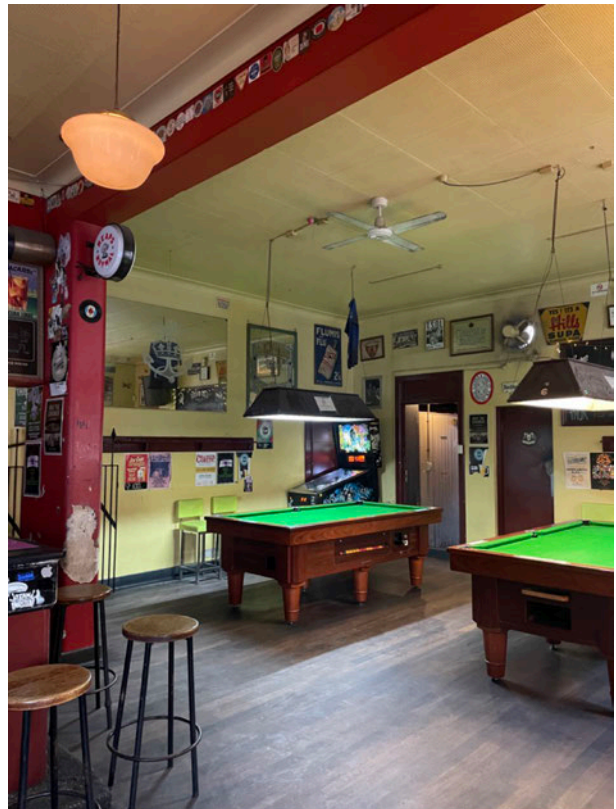


Figure 41: Original 1850s bar area (left) and 1920s dining room (right) indicating earlier wall locations in bulkheads and wall nibs



Figure 42: Entrance and stair, remodelled in 1928 (left) and first floor stair hall (right)



Figure 43: 1920s bathroom fitout of 1880s first floor area (left) and 1880s bedroom detail (right)

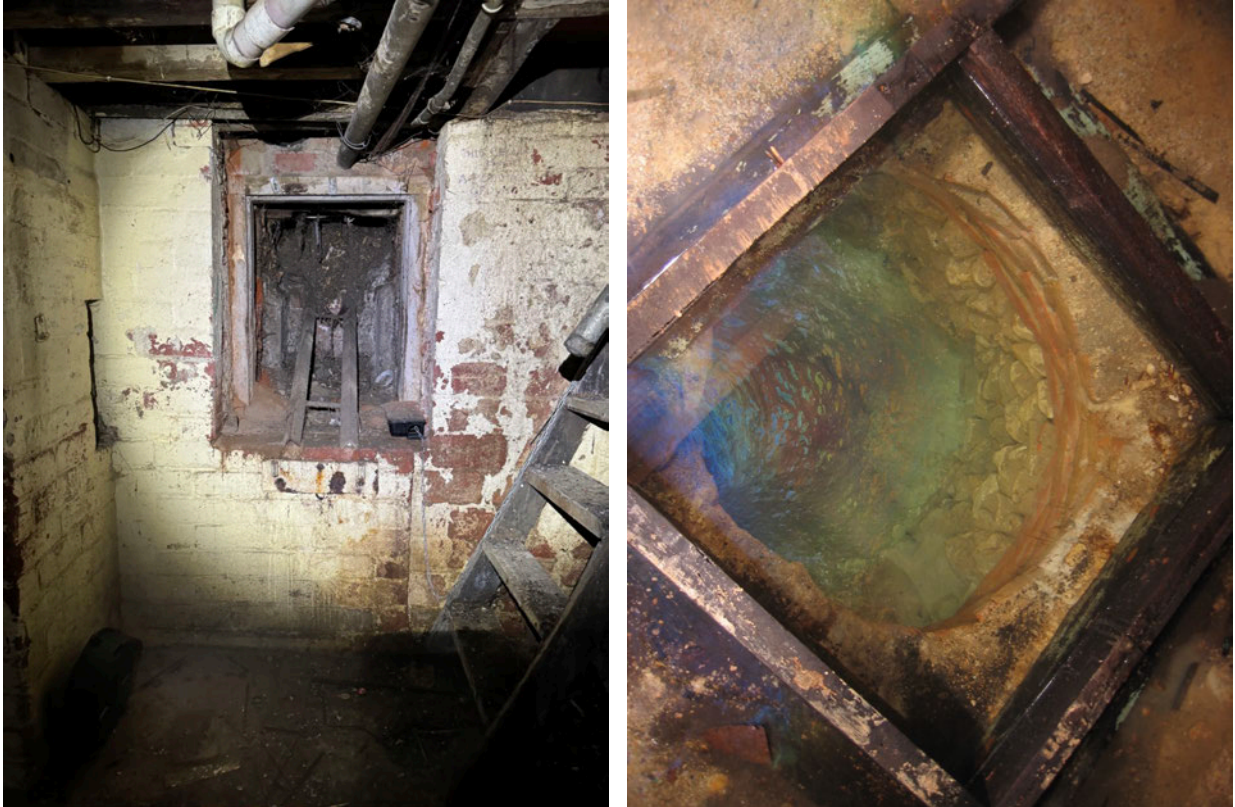


Figure 44: Barrel chute to basement cellar (left) and original well (right)



Figure 45: Original basement cellar

4.0 Review of Heritage Significance

4.1 General

The concept of heritage value assists in identifying and assessing the qualities that make a place or object of value to the community. An understanding of the nature and degree of that value indicates where constraint is required with future work, and conversely, introduces flexibility by identifying aspects that can be developed with greater freedom.

This section considers the heritage significance of the subject place for the purpose of nomination to the State Heritage Register.

4.2 Existing Heritage Overlays

Heritage value encompasses all of the values or meanings which a place may have to people beyond its utilitarian value, and is assessed against the criteria of Section 16 of the *Heritage Places Act* (1993) for State Heritage Places, and the *Planning and Design Code* (2016) for Local Heritage Places. A place can be designated as a place of State or Local heritage value if it meets one or more of the criteria listed in the relevant Act.

196 Grenfell Street [Crown and Anchor Hotel Site]

The *Planning and Design Code* identifies that only one of the two allotments being considered, 196 Grenfell Street, has been included in the Local Heritage Place Overlay (refer Figure 46, below). The hotel was originally surveyed in 1992 as part of the *City of Adelaide Townscape Assessment*, prepared by McDougall and Vines. At that time, the survey datasheet for the place was assessed thus:

TOWNSCAPE SIGNIFICANCE: An essential element of the East End precinct with strong historical associations. It has been licensed since 1853, was rebuilt in 1880, and existed unchanged until 1928 when it was modernised and expanded. A two level verandah was added at this time. This building occupies an important corner position and relates strongly with the scale and detailing of the adjacent Adelaide Fruit & Produce Exchange Market frontages.

However, the small section of stable wall which remains to Grenfell Street bears no strong visual relationship to the hotel, and provides little contribution to the townscape. It has retained little original built fabric and has been drastically altered over time. The outline of the hotel stables on the Smith Survey of 1880 does not accord with the current structure.

RECOMMENDATION: Retain hotel on Townscape list, delete stables from Townscape list.

This assessment pre-dated the establishment of Local Heritage Assessment Criteria under the 1993 *Development Act* and was only assessed for its contribution it made to the City Townscape. It was subsequently included in the *City of Adelaide Development Plan* as a Local (Townscape) Heritage Place. The subject property was not reviewed as part of the City of Adelaide's *Local Heritage Survey* in 2012 and the existing heritage status was subsequently translated to the present *Planning and Design Code*.

As of 26th April 2024, the South Australian Heritage Council has provisionally listed the Crown and Anchor site at 196 Grenfell Street on the State Heritage Register as a State Heritage Place, following receipt of a public nomination on 22nd April.

188 Grenfell Street [Adjacent Site including former Crown and Anchor stables and yard, private road and portion of former Adelaide Fruit & Produce Exchange Market Building]

The adjoining allotment at 188 Grenfell Street is not currently subject to either a Local or State Heritage Place Heritage Overlay. It is, however, covered by a Heritage Adjacency Overlay, by virtue of its adjacency to the Crown and Anchor Hotel, the Local Heritage Place (refer Figure 47).

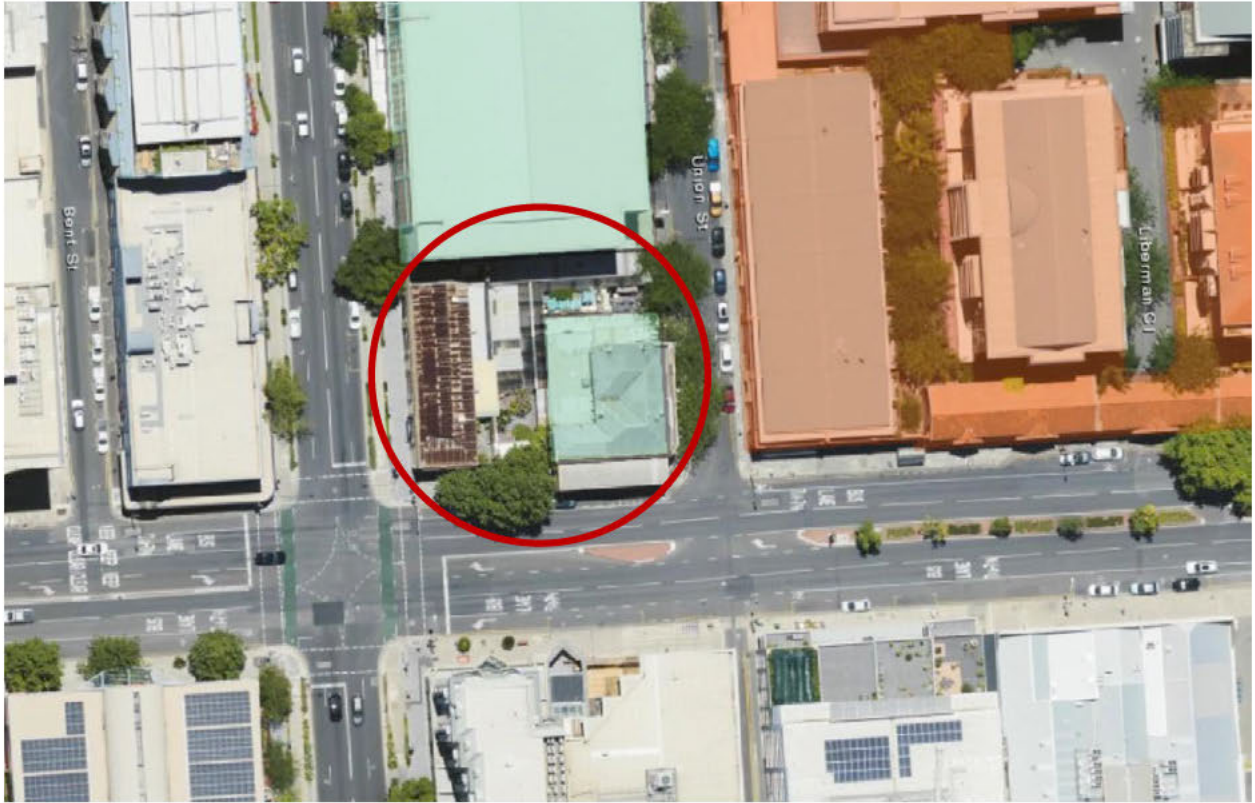


Figure 46 Aerial view indicating subject sites (circled) and Heritage Place Overlays
 Green polygons indicate Local Heritage Places and red polygons indicate State Heritage Places

Source: <https://sappa.plan.sa.gov.au/>, May 2024

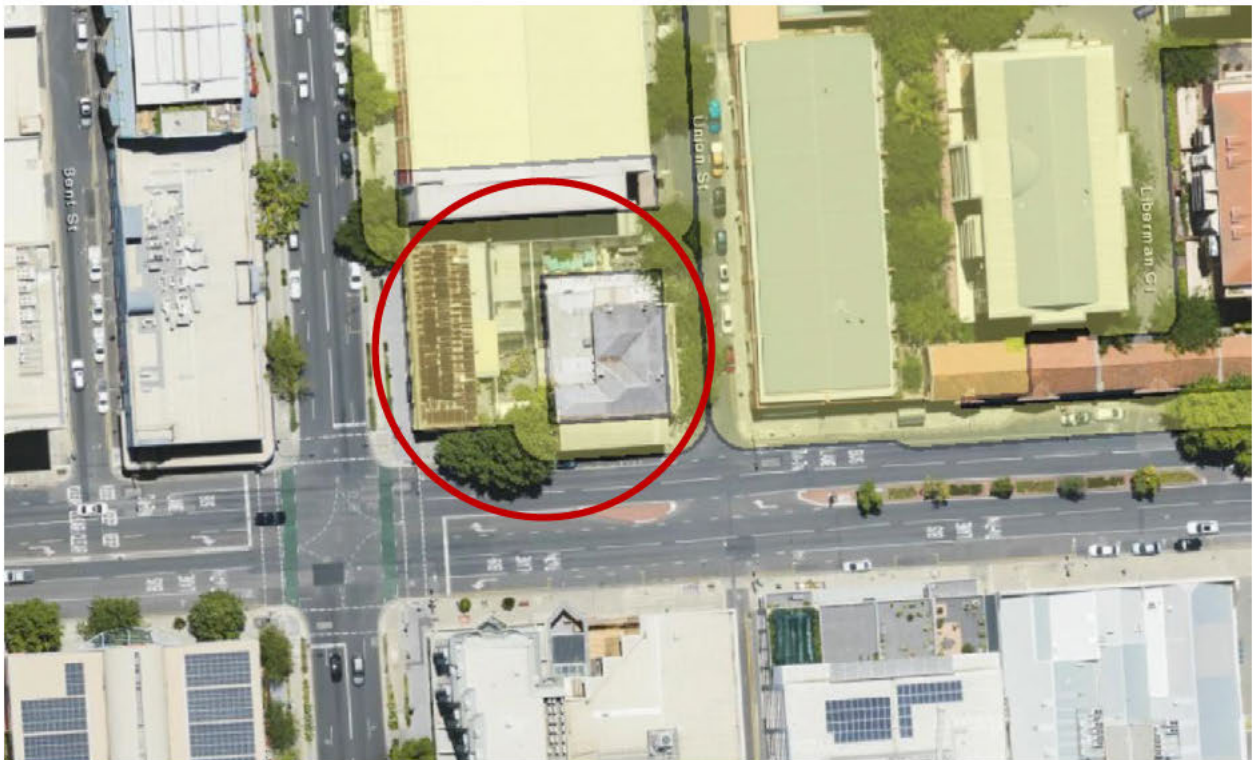


Figure 47 Aerial view indicating subject site (circled) and Heritage Adjacency Overlays, shaded yellow
 Source: <https://sappa.plan.sa.gov.au/>, May 2024

4.3 The Crown and Anchor Hotel - Assessment against State Heritage Criteria

The following section responds to the seven assessment criteria of the *South Australian Heritage Places Act 1993* by which places are assessed as being of State Heritage Significance.

4.3.1 Assessment

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

Established before 1847, formally licensed from 1853, and continuously operating for almost 180 years, the Union Inn, later Crown and Anchor Hotel, is historically significant as one of the State's early surviving hotel sites which retains, in part, some of the earliest hotel fabric in the city. The hotel is associated with the burgeoning popularity of the 'public house' as one of the more colourful aspects of South Australia's cultural heritage. Early hotels, including this one, represented and reflected the vitality and pioneering pragmatism of an industry that contributed markedly to the early socio-economic and cultural development of the Colony.

The evolution of the physical form and fabric of the Crown and Anchor Hotel clearly demonstrates the popularity and expansion of the Hotel and the prevalent pattern of development employed by hotels across the State to continuously evolve and appeal to their market. From modest dwelling house, which also provided accommodation and meals for country patrons and stabling for their horses, to prosperous late-Victorian edifice aligned with its prominent corporate ownership, to a boldly modernised and enlarged Interwar composition, the Crown and Anchor Hotel clearly embodies the evolution of the place, in line with the hotel industry and State's maturity. All phases of the development of the Hotel are represented and layered in the physical fabric; not only in the main hotel building (1840s-1850s, 1880s, 1920s and later), but in the extant basement cellar and well (1840s-1850s), extant boundary walls and stables (1850s to 1880), and yard and loading dock (1920s). Added to this is the constant layering of the physical reminders of the evolution of the place during the late twentieth century into a hugely dedicated and successful venue for live music performance for over thirty years.

The longevity and success of the Crown and Anchor Hotel is associated and a direct reflection of the development of the precinct in which it is situated. From its inception it was adjacent to one of the State's earliest breweries, the 1838 Union Brewery in Rundle Street. From the 1860s its location fell within the 'East End' precinct and proximity to the State's principle fresh produce market, which proved integral to its success with guaranteed daily trade (ultimately into the 1980s). The growth and development of the precinct around the markets and ensuing strategic ownership from 1873 by one of South Australia's pre-eminent brewers and businessmen elevated the hotel to a different level. This pattern of development was strengthened by its position within a collection of hotels surrounding Rundle Street, demonstrating the strong influence of the market precinct trade. The hotel's longevity from the late twentieth century to the present day demonstrates the popularity of the East End as a focus for entertainment and social activity.

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

Not applicable

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

While archaeological significance cannot be confirmed without further intervention, it is likely that the full extent of the original hotel complex, including the cellars, stables, loading dock, yard and private road, may yield archaeological deposits which will contribute to an understanding of the State's history. The adjacent former market building likely has a lower level of archaeological significance, given the multiple phases of building development on that site.

- (d) it is an outstanding representative of a particular class of places of cultural significance; or

Not applicable

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

The Crown and Anchor Hotel is architecturally significant for its association with Thomas English, the architect engaged in 1879 by Edwin Thomas Smith for transformation of the hotel. English was a highly-regarded leading architect in colonial South Australia. He designed notable buildings for many of South Australia's prominent organisations and residents. His close ties with the Crown and Anchor Hotel business began with his commission to design E T Smith's Kent Town Brewery in 1878 and between 1878 and 1881 Smith employed English and his partner, G K Soward, to design either the rebuilding or alteration of six major hotels. English designed or remodelled more hotels in South Australia than any other architect, numbering over 90. As Mayor of Adelaide and a Member of Parliament, he also made an important contribution to the development of the colony.

The hotel is also of architectural significance for its association with Kenneth Milne, one of South Australia's most notable and prolific early to mid-twentieth century architects. Milne had a longstanding client relationship with the South Australian Brewing Co and was engaged to remodel the Crown and Anchor in 1927.

- (f) it has strong cultural or spiritual associations for the community or a group within it; or

The Union Inn, then Crown and Anchor Hotel, has held an exceptionally enduring and strong association for the community as a focus for social and cultural activity for almost 180 years. From its inception, public and private gatherings of varying scale and purpose have focused on the hotel. In addition to the regular daily social aspect of providing food, drink and accommodation for local and travelling patrons from across the State, from the 1850s the Crown and Anchor Hotel regularly hosted 'lavish balls', meetings of community and political groups, celebrations and social

networking for various community organisations. The hotel's proximity to the East End produce market ensured a strong connection with the market traders and their customers from the 1860s, catering for three distinct 'sessions' per day, including breakfast.

Beyond the closure of the produce market for trading, the Crown and Anchor Hotel was able to survive a localised downturn and enter an era of cultural change. Reimagined, the East End became a focus for the arts, music and hospitality, embracing a melting pot of change and the social dynamics with it. Supported by the energy that came with it, the Crown and Anchor evolved as one of a group of local East End pubs with a robust following. While those other hotels remain trading, the Crown and Anchor is the only site which remains committed to the consistent promotion and frequent performance of live music.

As a long-standing and revered live music venue which has featured and launched bands for over thirty years, and one of few surviving in the State, the cultural attachment is particularly strong for multiple generations of musicians and their followers. What sets this venue apart is the pivotal role in nurturing the city's vibrant music scene; from the early 1990s, the Crown and Anchor has provided a stage for ambitious musicians to showcase their talents, fostering the development of dozens of bands which have gone on to national, and sometimes international, acclaim. Fondly, colloquially, named 'The Cranker', the hotel has persisted as a melting pot of musical genres, beyond an increasingly digital world of streamed music. Its modest stage has allowed the pub to adapt and evolve, while preserving the essence of shared live performance. Throughout the spaces within it, the layered 'wallpapering' of the public – and private – areas of the hotel with music and other memorabilia have formed a rich tapestry and recording of the venue's musical heritage. A collection of significance in itself.

Furthermore, the significance of the Crown and Anchor Hotel's role in supporting emerging artists is reflected in Adelaide's UNESCO City of Music designation. This prestigious status is a recognition of the state's supportive music ecosystem of policy, infrastructure, and cultural significance. Despite a series of paradigm shifts brought on by new technology, Covid-19, and economic downturn, the Crown and Anchor remains a viable live music venue due to its unique cultural significance.

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

[Sir] Edwin Thomas Smith held the title to the Crown and Anchor Hotel from 1873 and was responsible for its remodelling and transformation in 1880 from a relatively modest first-generation single-storey local public house to prominent hotel establishment as part of the expansion of his Kent Town Brewery business, a forerunner to the South Australian Brewing Company. E T Smith was not only a brewer but, following his knighthood for his many services to South Australia and successful retirement in 1888, he devoted his life to public affairs.

Brewing was one of the earliest and most successful industries to become established in South Australia after the foundation of the Colony. Many breweries were constructed across the Colony, then State, including the West End Brewery (1859) and the Kent Town Brewery (1878). The merger of these two companies, hugely successful in their own right, led to the formation of the South Australian Brewing, Malting and Wine and Spirit Company in 1888. With a lifespan of competitive expansion and acquisition of numerous other breweries and hotels numbering almost 100 across the State, brewing in South Australia became the domain of the South Australian Brewing Company and only one other. The purchase in 1873 of the Crown and Anchor Hotel by E T Smith, then its

remodelling and expansion in 1880, as one of the six key properties in the company's early holding, is associated with this particular pattern of investment and ultimately the introduction of the 'tied' system of beer supply which continued across the state until the 1970s.

4.3.2 Statement of Significance

The Crown and Anchor Hotel complex on the corner of Grenfell and Union Streets, Adelaide, is the product of the amalgamation of a number of additions and alterations. At its core is the initial single-storey rendered stone corner building, built between 1847 and 1853. This original building was added to in 1879-80 and again in 1928. The c.1880s building had an articulated facade treatment of pilasters with rusticated banding and stepped recesses around the openings but this was all but removed or rendered over in 1928. Internally, the original building has also undergone significant change. Despite this, internal planning and original fabric from all phases of development remains discernible. Most notably, the original yard area, including stables, extensive boundary wall and loading dock retain a significant level of integrity, defining the original extent of the property and demonstrating its earlier function.

While the building complex has undergone extensive change during its history and its external surface treatment and interior is far from being representative of a mid-nineteenth century building, its scale and form is representative of its time and purpose. Corners were in great demand for hotel sites as they could address two street frontages. The Crown and Anchor Hotel is typical of the form employed for corner sites and this remains evident in the splayed corner which originally served as the main entrance.

The longevity and success of the Crown and Anchor Hotel demonstrates the particular development of the precinct in which it is situated, indicating the influence of the East End Markets and ensuing Produce Exchange. The growth and development of the precinct around the markets and strategic ownership from 1873 by one of South Australia's pre-eminent brewers and businessmen, Sir Edwin Thomas Smith, and the South Australian Brewing Company, elevated the hotel to a new level.

The Crown and Anchor Hotel and its complex has an exceptionally high social significance, as evidenced by the cultural values attributed to it by past and present community groups for almost 180 years. The hotel's longevity from the late twentieth century to the present day demonstrates the popularity of the East End as a focus for entertainment and social activity, particularly the live music industry.

The Crown and Anchor Hotel is also associated with two notable South Australian architects, Thomas English and F Kenneth Milne, both of whom were highly regarded, prolific and celebrated.

4.3.3 Conclusion

Previous assessment which emphasises only on the built form and fabric of the hotel façade as it contributes to Adelaide's 'Townscape' is not consistent with the identified significance of the Crown and Anchor Hotel, which highlights particular value in the historical, social, architectural and associative values of the place.

In conclusion, this research supports that the Crown and Anchor Hotel complex is of significance to the State of South Australia, meeting thresholds for criteria a, c, e, f, and g.

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