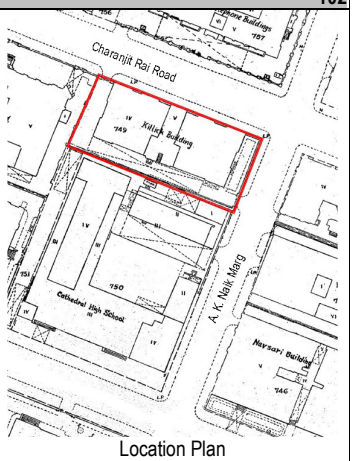
Killick House				102
		Common Ref No: 102 Card No: 144 Ward (Part): A (Part II) CS No: 749 (Fort) Plot Area: 1,070.23 sq m B U Area: 4,203.64 sq m Date: 17/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Ext: Sonal Modak, Zankhana Prajapati Photo Ref.: 102_Killick House	 Location Plan	

1.0		**Denomination**			
1.1	Name of Premises	Killick House			
1.2	Earlier Name	Killick House			
1.3	Built in:	1905	Extension Date:	-	
2.0		**Access**			
2.1	Main	Charanjit Rai Road – Pedestrian and vehicular			
2.2	Subsidiary	-			
3.0		**Ownership pattern**			
3.1	Present	Nippon Investment and Finance Company			
3.2	Past	Dinshaw Trust (Killick Nixon)			
3.3	Status	Tenant (State Bank of India)			
4.0		**Use**			
4.1	Present	Institutional - Bank (Offices)			
4.2	Past	Indeterminable			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Corner building standing at the junction of Charanjit Rai road and A. K. Nayak Marg			
5.2	Architectural Description	**Planning** Rectangular in plan and symmetrical about the central axis. Has central access from northern side. The service areas and service staircase are located on rear (southern) side of the building. Northern façade is divided in number of bays with alternate bays projecting out. Floor wise allocation of various departments of bank. **Features** Above the entrance, the first floor opening has a pediment to emphasize the entrance. **Style** It derives influence from Neo-Classical style of architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), E, F, G(grp)	Recommended grade:	II B	
6.0		**Topography**			
6.1	Floors	G + 2 with basement.			
7.0		**Construction**			
7.1	Plinth	Medium in rough grey basalt with ventilators for basement.			
7.2	Walls	Thick load bearing walls with grey basalt ashlar facing. Internal comparatively thinner walls as cast iron columns support the floors.			
7.3	Floor	Flooring is mostly not visible due to false ceilings. Wherever visible, it is jack arch with mild steel sections with RCC beams supported on cast iron columns.			
7.4	Stairs	There are 2 staircases in all. Main timber staircase with wooden handrail with curb wall of about 2'6" in height. Narrow RCC service staircase with brick parapet wall as railing on southern side.			

Killick House			102
7.5	Openings	The main entrance is through a rectangular door opening with a thick wooden shutter and a collapsible gate. Ground floor windows have segmental arches with ventilators. All upper floor windows are rectangular openings. All the windows have wooden frames and glazed panels with ventilators above. Square ventilators are fixed with stained glass panels. All the door window openings are provided with a steel jali and awnings from outside.	
7.6	Roofing	Sloping Mangalore tile hipped roof on steel trusses. Flat concrete slab over toilet block.	
7.7	Articulation	Internal cast iron decorative column capitals, red granite circular column imposts defining main entrance, Corinthian column capitals, small finial like features near main entrance, pediments with floral carvings above semi circular arched window openings bands at each floor level.	
7.8	Finishes	Grey basalt for the exteriors with all decorative carvings in buff basalt and imposts in red granite. Walls are plastered and painted internally.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	Plastered stone compound wall about 5' in height. On northern side the external wall of building forms the boundary. There is no entrance gate.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	A pump house on eastern side margins. A temporary shed on southern side open space.	
8.0		**Services & Utilities**	
8.1	Lighting	Totally dependant on artificial lighting.	
8.2	Ventilation	The building is centrally Air Conditioned.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	No traces.	
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units have been installed.	
9.0		**Condition**	
9.1	Plinth	Fair - Careless cement pointing done. Organic growth observed on rear side. Blackening of stone due to moss growth.	
9.2	Walls	Fair - Careless cement pointing done. Third floor wall is plastered and painted externally. Plaster peeling off due to heavy leakage at top floor. Severe seepage and dampness is observed on internal walls too.	
9.3	Floor	Flooring not visible due to false ceilings.	
9.4	Stairs	Fair - Staircase in fair state except for seepage in certain walls of staircase has been observed. Main timber staircase is fitted upon with granite treads at some places.	
9.5	Openings	Fair - In many places pediments are broken to house the window AC units. Square ventilator openings are closed in some places damaging the decorative motifs. Hoardings are blocking some of the openings.	
9.6	Roofing	Poor - Steel sections of roofing trusses are corroded though roofing is mostly not visible due to false ceiling. Heavy leakage takes place through roofing.	
9.7	Articulation & Finishes	Fair - Decorative features are damaged in many places.	
9.8	Services	Fair	
9.9	Out Buildings	Poor - It is in neglected condition. Drainage pipes are leaking leaving unhygienic areas around the building.	
9.10	Overall Conditions	Fair	Maintenance level: Fair
10.0		**Transformation**	
	Form	-	
	Structure	Mezzanine has been added over the staircase well.	
	Articulation & Finishes	-	
11.0		**DP Remarks/ Perceived Threats**	
		Building forms part of C1 zone	
12.0		**Additional Notes/ References/ Documents available**	
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and*	

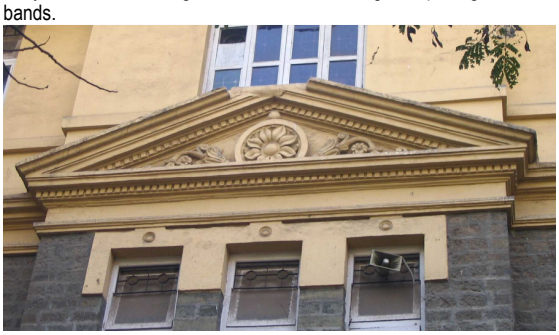
		Structures listed for Conservation. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc.



Grey stone clad building with arched and rectangular openings, floor bands.



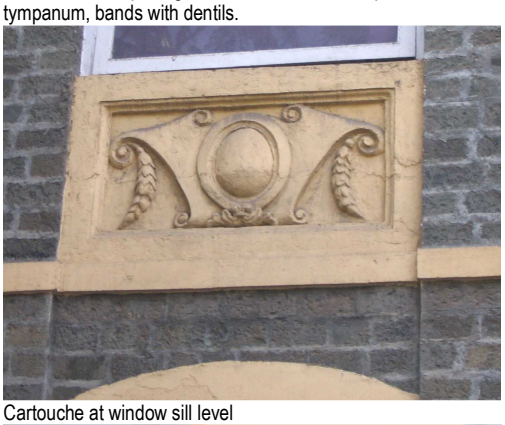
Transformations made to openings in the Rear facade



Pediment over openings ornamented with floral pattern in the tympanum, bands with dentils.



Arched window opening with bands and motifs in a neglected and transformed state



Cartouche at window sill level



Central higher bay with arched and round openings, bands etc



Decorative Cast iron column capital and bracket



Window sill level ornamentation with floral pattern, bands, dentils etc



Entrance to the building with an added awning, incongruous painted walls and hoarding over it blocking the building features



Hoarding of the Bank blocking the façade features



Jack arch flooring supported on Cast iron columns and steel section beams