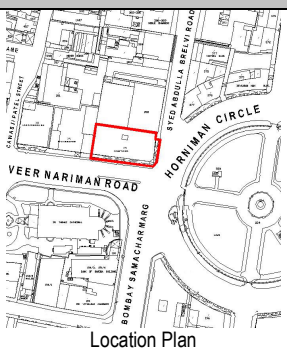
Elphinstone building			252
	Common Ref No: 252 Card No: 343 Ward (Part): A (Part II) CS No: 378 (Fort division) Plot Area: 922.61 sqm. B U Area: - Date:04/01/05 Recorded by: Arun Wadhwa Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 252_Elphinstone building	 Location Plan	

1.0		**Denomination**	
1.1	Name of Premises	Elphinstone building	
1.2	Earlier Name	Elphinstone building	
1.3	Built in :	Indeterminable	Extension Date (if any) : -
2.0		**Access**	
2.1	Main	Veer Nariman road	
2.2	Subsidiary	Syed Abdulla Brelvi Road	
3.0		**Ownership pattern**	
3.1	Present	Indeterminable	
3.2	Past	Indeterminable	
3.3	Status	Indeterminable	
4.0		**Use**	
4.1	Present	Commercial	
4.2	Past	Commercial	
4.3	Usage	Daily	
5.0		**Significance & Value Classification**	
5.1	Townscape (Natural/ Manmade)		
5.2	Architectural Description	**Planning** The building is symmetrical about the open well staircase and lift lobby. An open court with a narrow passage leads to office spaces on all sides. There are many internal modifications with subdivided office spaces. There is a toilet and a narrow spiral staircase at the rear. The entrance is on the ground floor, through the arcaded street front. The corner facing Horniman circle at the intersection is rounded off. **Features** Continuous semi circular arch openings on piers with slender circular columns with carved capitals on all four sides form the street level arcade. The first floor has a projecting moulding that forms semi circular arch openings, within which there are smaller pointed arches. There are interlacing semi circular arches on the second floor and cornice bands at all levels. There are larger semicircular arch openings in the central staircase. Spiralling red and grey stone circular columns with decorative capitals. Polychromatic stone dressing in the façade. Timber carved brackets support an inclined roof. There are iron railings on the first and second floor openings that go upto the parapet. **Style** The building displays characteristics of the Gothic Revival Style	
5.3	Intrinsic		
5.4	Value Classification	A(arc), B(per), B(des), B(uu)	Recommended grade: II A
6.0		**Topography**	
6.1	Floors	G + 3 and part fourth floor.	
7.0		**Construction**	
7.1	Plinth	Low plinth, about one foot. It is constructed in rubble masonry and dressed in grey basalt. The arcaded piers also have a defined dressed stone base.	
7.2	Walls	Heavy load bearing walls.	
7.3	Floor	The original timber floorboards are there on the first floor. The rest of the floor finishing has been transformed throughout.	
7.4	Stairs	The staircase is made of reinforced cement concrete, with an open well.	
7.5	Openings	Wooden glazed panels, double level, with full height shutters.	
7.6	Roofing	The western wing has metal truss roofing that supports wooden floorboards with mangalore tile finish. The eastern wing roofing has been replaced with asbestos sheet roofing.	

Elphinstone building			252
7.7	Articulation	The building has mouldings, stone arch openings and decorative elements within.	
7.8	Finishes	The finishes are in Malad or Kurla stone, dressed ashlar course. There is gray stone dressing in arch openings, gray and red circular columns and floral features are in porbander stone. The brackets and cornices are in basalt stone.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	There is a small iron gate with the adjoining Brady house building to the west. The south and east building abuts the street and the north side touches the Bombay Samachar Building.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape		
8.0		**Services & Utilities**	
8.1	Lighting	Inadequate natural light through door-window openings supplemented by electric light fixtures.	
8.2	Ventilation	Inadequate natural ventilation through door-window openings supplemented by electric fans.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Nothing prevalent.	
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.	
9.0		**Condition**	
9.1	Plinth	The stone dressing has been damaged and altered and is in poor condition, The arcade's pavement floor is damaged. The west side wall along the adjoining building suffers from seepage because of the plumbing, damaging the plinth and making it unhygienic.	
9.2	Walls	Observed in the walls were cracks, extensive seepage and dampness.	
9.3	Floor	Exposed reinforcement was observed, there were damp patches and the passage around the internal chowk was weak and damaged.	
9.4	Stairs	The stairs were dark and poorly maintained. The floor finish was damaged.	
9.5	Openings	The glass panes were broken, the shutters were poorly finished, and altered. A.C. units were installed inside the shutter openings and many openings were enclosed with brickwork or wooden panels.	
9.6	Roofing	Not accessible. The mangalore tiles were replaced with asbestos sheets in the eastern wing.	
9.7	Articulation & Finishes	The stone dressing was blackened. The ornamental features have been neglected and are dilapidated within the interior spaces and lobbies.	
9.8	Services	There are dilapidated and messy electrical conduits spanning the corridor and lobby spaces on all the floors, old and new.	
9.9	Out Buildings		
9.10	Overall Conditions	Poor	Maintenance level	Negligible
10.0		**Transformation**	
	Form	-	
	Structure	The condition of passage around the internal chowk is weak, Mezzanines and wooden partitions have been added at many places.	
	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. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) *Fort Walks,* Bombay : Eminence Designs Pvt. Ltd.	



Buff stone clad corner building with an arched arcade on the ground floor, semi circular and pointed arched openings with buff and grey stone bands and voiussoirs, bands.



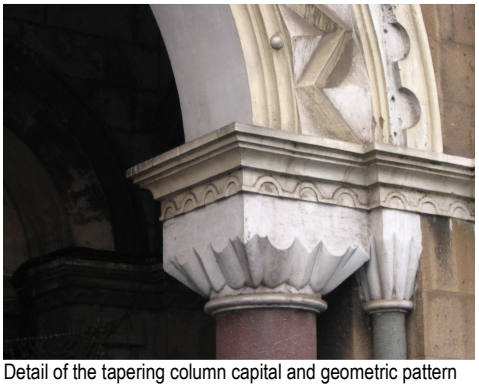
Continuous arched openings with bands with geometric and floral pattern



Ground floor corner of the arched arcade with arch band in geometric pattern, dentil band etc



Detail of the floral pattern at the springing point of the arch band



Detail of the tapering column capital and geometric pattern Band at the ground floor arched opening



Detail of the floral pattern column capital in grey stone, Band with geometric pattern etc