

City of Adelaide Heritage Survey (2008)

NAME: *KBS Convenience, 184 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Shop / Shop

FORMER USE: Shop

DATE(S) OF CONSTRUCTION: 1896 with extensive alterations 1938

LOCATION: 184 Rundle Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5382/825

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



KBS Convenience, 184 Rundle Street – View to north

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DESCRIPTION:

This is an original part of a larger two-storey development that included five shops. The current appearance represents a highly restrained, balanced, and handsome art deco renovation to an existing building by architect Chris A. Smith. The whole development features a symmetrical façade about a central feature formed by projecting piers and bearing the name ‘Rundle Buildings’ surmounted by a raised pediment with a central decorative element: the roof is not visible from the street because of the decorative parapet. The southern and eastern elevations are rendered and painted with horizontal banding. Windows to the first floor are timber-framed, double-hung sash. A significant feature of this development is the incorporation of the detailing along Synagogue Place to include the ‘new’ Jewish synagogue — the first being built in 1850, the latter in 1871. There is a suspended verandah that extends the length of the southern elevation. The presence of several chimneys suggests that the top floor, originally residential, remained so after the restyling of the building.

The assessment includes the whole of the original structure and the architectural detailing to the Rundle Street elevation. It does not include alterations to the shop front nor internal detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its early association with the Jewish community. It is also of value, because it retains its original form and later simple art deco detailing, for the manner in which it reflects the changed commercial nature of Rundle Street and the scale and form of commercial buildings that predominate in this area. It is important too, because it is the western element of a larger development and for the manner in which it reflects its neighbours and the manner in which external features are carried into Synagogue Place and eastern elevation of the former Synagogue. It illustrates several key themes in the city’s history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 3.5.4 Small Retail Establishments; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.4 Inter War Commercial Styles (1920s to 1942); 4.6 Heritage and Building Conservation; 6.3.1 Places of worship/Churches.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area, in particular the commercial development of the east end of Rundle Street; and
- (e) it is associated with a notable local group, namely the Adelaide Jewish community, and Adelaide architect Chris Smith, and builder HJ Emery; and
- (f) it contributes to a notable landmark in the area as part of Rundle Buildings which is a substantial visual and commercial part of Rundle Street.

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, plaster work and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- New services

NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide (City) Development Plan for this property are as follows:

Shop (Rundle Buildings); external form, in particular the fabric and art deco detailing of facades. Excludes shopfronts.

This is the legally recognised listing and should be used for the purposes of development applicant assessment.

BRIEF HISTORICAL BACKGROUND:

The land on which these shops were built, was acquired by members of the Hebrew community in 1847. The original synagogue was built in 1848 facing Rundle Street but with a depth of approximately 60 ft from the footpath with a garden in front.

In 1870, construction began on the new synagogue that was consecrated in March 1871. The five shops were constructed in 1896 on the vacant land in front of the synagogue because it was felt that the vacant land 'acted detrimentally to the commercial development of that locality'. Building Surveyor's Notices of 13 April 1896, confirm this and note that builders Sutherland & Story were engaged to construct the five shops estimated to cost £3,000. At the same time, the entrance to the synagogue was transferred to Synagogue Place. The rental from the shops was used to help support the Hebrew community.

HJ Emery of Ashford, was contracted to undertake extensive alterations and additions to the shops—by now known as Rundle Buildings (182–188 Rundle Street)—and Synagogue Buildings for the Adelaide Hebrew Congregation in September 1938. The architect for the project was Chris A Smith.



B.9553, May 1940 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 13.4.1896, microfilm 1895–1910, Adelaide City Archives.

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McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Michael Queale and Nicolette Di Lernia, (comp.), *Adelaide's Architecture and Art*, Wakefield Press, Adelaide, 1996.

Personal communication: The Manager of Grundy's, May 2008.

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State Library of South Australia, Library Database (Photographs): B.3779; B.9553, May 1940; B.21358.

State Library of South Australia, Tom Hadfield Grundy, Alderman, Adelaide City Council, scrapbook 1927–1966, D 5502 (Misc).