

City of Adelaide Heritage Survey (2008)

NAME: *Shop, 198 Hutt Street*

ZONE/POLICY AREA: *MS4*

APPROVED / CURRENT USE: Shop / Shop
FORMER USE: Shop and dwelling
DATE(S) OF CONSTRUCTION: 1878

LOCATION: 198 Hutt Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5851/690

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines, 1993



Shop, 198 Hutt Street — View to east

DESCRIPTION:

A three-storey masonry building, built to the Hutt Street alignment, originally part of a larger group of shops — with residences above — extending to Halifax Street. It is a simply designed building, with painted masonry above the ground floor. The only decorative element are a simple parapet. The ground floor has been opened up for the width of the building. There is a central timber-framed window to the first floor — originally for French doors — and a double-hung sash window to the second floor with rendered and painted surrounds. There is a simple timber-framed concave verandah to the ground floor.

The assessment includes the essential form and structure of the building. It does not include the ground floor shopfront nor interior detailing.

The essential scale and form of the building remains, though much of the original ground floor fabric has been lost, and substantial restoration would be required to reinstate the original appearance if that were required or indeed desirable: this would be largely conjectural.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because its age, because it retains original fabric and for the manner in which it reflects the commercial nature of Hutt Street and the scale and form of late Victorian buildings that once predominated in this area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.4 Small Retail Establishments 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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 which was once predominantly commercial; and
 - (e) it is associated with a notable local personality in pastoralist and businessman John Rounsevell who had the complex constructed and who lived nearby; and
 - (f) it is a landmark in the area as part of a larger complex on the corner of Hutt and Halifax Streets.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Ground floor shopfront
- Any 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 and Dwelling

External form, including original fabric and detailing of facade, external walls, roof to a depth of 8m from street frontage. Excludes ground floor shopfront and verandah.

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

BRIEF HISTORICAL BACKGROUND:

As McDougall & Vines have indicated, this was part of a row of three shops built in 1878 (and indicated on the Smith Survey of 1880) on a vacant corner allotment of Town Acre 512 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837.

The South Australian Company held title to many town acres, and in January 1870, the *Register* noted that, particularly in the south-eastern portion of the city, the company had released allotments for sale. At some stage, developer John Rounsevell acquired the corner allotment on Hutt and Halifax Streets. Rounsevell was a pastoralist and founder of a coachline that plied routes throughout South Australia. He held title to many properties and land in the Hutt Street area, and was responsible for the construction of three large mansions in the south-east corner of the city that included Ochiltree House.

Assessment records note the vacant land in 1877—measuring 62 ft 6 inches x 210 ft—but that by 25 November 1878 three shops had been constructed; they were all placed on one title. In November 1878, the title indicated three leases: to drapers Allan Anderson and Russell Jeffrey for a period of 7 years from 1 October 1878; to baker Carl A Wagner for six years from 1 February 1879; and to storekeeper James Sellar for seven years from 10 March 1879 (Sellar replaced Henry Moller, a greengrocer).

John Rounsevell died in May 1902 and his estate passed to his wife, Sarah, for her life, then in June 1947 the Public Trustee became the owner of the property as a substitute executor. The Public Trustee relinquished ownership to accountant Robert A Bohme, Maria D Eats and Doris M Keay. Bohme died in June 1954 and the title passed to Mrs Eats and Mrs Keay as joint owners.



SLSA: B 14760 – Hutt Street, 1963



SLSA: B 14597 – Hutt Street, 1962

In 1963, the property was placed on three titles with this piece—now measuring 14 ft x 100 ft—passing to the sole ownership of Mrs Eats until December 1965. At that time florist, Patricia I Tuckey, became the owner until her death in September 1975. Brisbane Properties Pty Ltd held the title for a short time until the current owner, another florist, Alleyne K Rymill, acquired the property.

Originally the shops had a two-storey verandah and balconies to Hutt Street terminating at the chamfered corner. Photographs indicate the existence of French door openings to the second level. As McDougall & Vines note:

... photograph B14597, taken on 21 December 1962 shows the existence of a two level verandah with a roof cover. It is possible that this was the original verandah. Another photograph taken a year later, B14760 [1963], shows a closer view of the verandah which appears to have been partitioned on the upper level. The second floor windows had balconettes which have since been removed.

In 1976, Council approved the erection of a fixed canvas shop front awning, and later in the year noted unauthorised work to the building. This related to suspended ceilings that had been erected below existing ceilings in three rooms on the top floor; this was subsequently approved.

A new verandah at the front of the premises was approved by Council in 1978. Architects were Woodhead Hall McDonald Shaw Pty Ltd.

The building continues in use as a florist's shop.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 512, Adelaide City Archives: 1878 (26.11.1877); 1879 (25.11.1878).

Adelaide City Council, Department of Building Surveying, File No. 1430, 198 Hutt Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 294/154; CT 2275/77; CT 2278/142; CT 3181/144.

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

Smith Survey, 1880, Sheet No. 26, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.14597, December 1962; B.14760, 1963; B.18627; B.35529.