

City of Adelaide Heritage Survey (2008)

NAME: *Shops, 241-243 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Commercial

FORMER USE: Commercial

DATE(S) OF CONSTRUCTION: 1908

LOCATION: 241-243 Rundle Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5995/532

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan, Marsden & Stark, 1982;

McDougall & Vines, 1993



241–243 Rundle Street – View to southeast

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DESCRIPTION:

Two-story brick shops, built to the alignments of Rundle and Union Streets. First floor indicates the building is of red-brick construction, though ground floor walls to Rundle and Union Streets have been rendered and painted. There is a rendered and painted parapet to Rundle and Union Streets with a central acroterion and small obelisk decorations at the corners. Quoins are rendered and painted as are first floor door and window surrounds. First floor windows are timber-framed and double-hung sash. Large picture windows have been added to the ground floor elevations to Rundle and Union Streets.

There is a ground floor verandah to Rundle Street supported by timber posts, with a first floor balcony and verandah: the latter feature a simple squared timber balustrade, with a simple timber frieze beneath the verandah formed from a cross member with filled panels. There is a cantilevered verandah to Union Street with a first floor balcony and verandah of similar design to that facing Rundle Street.

The assessment includes the essential scale and form of the building with the near original detailing above the ground floor. It includes verandahs to Rundle and Union Streets, though not necessarily those presently in place.

The assessment does not include alterations to the structure at ground floor level, the paint scheme, 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 it retains original fabric and good quality external detailing, for the manner in which it reflects the changed commercial nature of Rundle Street/Mall and the scale and form of late Victorian buildings that once predominated in this area. Its value is enhanced because of its corner siting. It illustrates several key themes in the city's history: *3.5.2 Retail and Wholesale Industry; 3.5.4 Small Retail Establishments; 4.3 Development of the Building Industry, Architecture and Construction; and 4.5.2 Victorian commercial (1870s to 1890s); 4.6 Heritage and Building Conservation.*

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

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

- (a) it displays historical, economical or social themes that are of importance to the local area which has continued to be predominantly commercial.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Recent ground level shop fronts, entry/window system Rundle/Union Streets
- 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:

Shops; external form, in particular the fabric and detailing of Rundle and Union Street facades. Excludes shopfronts.

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

BRIEF HISTORICAL BACKGROUND:

The South Australian Company originally took up the land on which this building was erected before Richard Hall of St Marys acquired it in 1862.

A single storey building on the site had a succession of owners, including the East End Grain and Produce Company, until being acquired by Willis Brown in 1908. Plans for a two-storey double shop were approved in 1908. William Hutton leased both shops in 1922 and continued to trade until at least 1939.



B.5530, 1929 (SLSA)

REFERENCES:

Adelaide City Council, Correspondence dated 27.2.1992 from State Bank, Adelaide City Archives.

Donovan, Marsden & Stark, *City of Adelaide Heritage Study*, Adelaide City Council, 1982.

McDougall & Vines, *East End Markets Conservation Plan*, 1987.

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

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

State Library of South Australia, Library Database (Photographs): B.5530, 1929.