

City of Adelaide Heritage Survey (2008)

NAME: *Shops and Offices, 265-267 Rundle Street* **ZONE/POLICY AREA:** *MU - PA20*

APPROVED / CURRENT USE: Commercial
FORMER USE: Offices, Charlick Brothers
DATE(S) OF CONSTRUCTION: 1927

LOCATION: 265-267 Rundle Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5995/525

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines, 1987; McDougall & Vines, 1993



265–267 Rundle Street – View to southeast

NAME: *Shops and Offices, 265-267 Rundle Street* **ZONE/POLICY AREA:** *MU - PA20*

DESCRIPTION:

A substantial rendered three-storey building on the Rundle Street alignment with a fourth storey set back. Construction is of red-brick, though the elevations to Rundle Street and Ebenezer Place are unpainted cement rendered. Construction is in the style of restrained stripped classicism, with simple pilaster extending from the first floor to the heavy projecting cornice with decorative dentils. The ground floor features wide arches to windows, though with modern shopfronts; windows feature metal frames. There is a suspended verandah to the ground floor.

The assessment includes the whole of the original structure and architectural detailing to northern and western elevations along with an appropriate relationship between interior floors and external features such as windows and doors. It does not include shop front alterations nor interior detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because its association with grocers and provision merchants, Charlick Brothers and because it retains original scale, form, fabric and good quality though simple external detailing. It is also of value for the manner in which it reflects the changed commercial nature of Rundle 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: *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.*

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 has continued to be predominantly commercial; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the quality of the external detailing; and
 - (e) it is associated with a notable local personality, in Charlick Brothers.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Recent shop front alterations
- 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 and Offices; external form, in particular the fabric and detailing of façade. Excludes incongruous later shopfronts and rooftop addition.

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

BRIEF HISTORICAL BACKGROUND:



B.4864, May 1928 (SLSA)

Charlick Bros, the company founded by Robert Charlick in the early 1870s, acquired this site in 1921. The *Register* of June 1891 noted that Robert Charlick started the business 'in the East-End Market in a sort of shed, 10 ft x 14 ft.' Business went well and he purchased 'a corner shop in Rundle-street abutting on the market, and in a short time he took over the adjoining establishment which belonged to the late Mr. S. Bakewell'. Later, he built his own premises and took into the business his brothers, William and Frederick Charlick, and his brother-in-law, AG Baker. Besides these buildings and a wholesale outlet at Port Adelaide, in c.1888 the business erected a warehouse on this southern side of Rundle Street. In 1891 the firm opened a grocery shop and tea emporium in what is now Rundle Mall.

This building was designed by architect Reginald Short and built by HJ Emery as a new head office for all departments and for country orders of the grocers and provision merchants, Charlick Brothers. It was built in 1927 to replace earlier shops in accordance with approval granted on 7 March. Building Surveyor's Notices note that the expected cost of the building was £11,000. Charlick also had an office building at the west end of Rundle Street.

The shop fronts were altered in 1978.

REFERENCES:

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

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 2.3.1927, microfilm 19125–1935, Adelaide City Archives..

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

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.

Register, 15.6.1891, p. 5d (Charlick Brothers' grocery shop and information on the background of the business).

State Library of South Australia, Library Database (Photographs): B 4864, May 1928.