

City of Adelaide Heritage Survey (2008)

NAME: Scoози, 270-274 Rundle Street

ZONE/POLICY AREA: MU - PA20

APPROVED / CURRENT USE: Restaurant

FORMER USE: Shops, offices

DATE(S) OF CONSTRUCTION: 1907

LOCATION: 270-274 Rundle Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5209/659

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan, Marsden & Stark, 1982;

McDougall & Vines, 1987



Scoози, 270-274 Rundle Street – View to northwest

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DESCRIPTION:

Two storey symmetrical building, built to the Rundle Street and Charlick Lane alignments. Construction is essentially of brick, with the southern elevation being rendered and painted. The roof is not visible from the ground, being hidden behind a rendered parapet with a raised central pediment. There is a projecting cornice at the base of the parapet with associated brackets. Large first floor windows are timber-framed with arched heads: the central windows of each group of three featuring three-centred arches while the others are semi-circular: all first floor windows have label mouldings and decorative keystones and decorative sills. The ground floor shop fronts have been extensively altered, with a verandah having been added.

The assessment includes the whole of the original structure, especially the architectural detailing to the front elevation to the first floor and above. The assessment does not include ground floor alterations, nor internal detailing.

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 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; 4.5.3 Edwardian Commercial Styles (1900 to 1920s); 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 high quality of the external detailing.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Recent canopy and entry/window system along Rundle Street
- 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; external form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and verandah.

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

BRIEF HISTORICAL BACKGROUND:

Richard Vaughan leased the site to Robert Charlick in 1874. Charlick Bros was the company founded by Robert Charlick in the early 1870s. 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 they erected a warehouse on the 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 HJ Cowell and built in 1907 for Charlick Bros, replacing an earlier structure. Building Surveyor's Notices of November 1906 indicate that R. Newbery was engaged to construct the building for Charlick Bros at a contract price of £2,000.



B.15038, August 1963 (SLSA)

Charlicks continued in occupation until 1927 when a new building was constructed opposite. A verandah to the building fell into disrepair and was removed in the 1960s. The East End Market Company redeveloped the building in 1984 to plans prepared by architects Hames Sharley

Major alterations were approved in 1990. Part of the building was used as a photographic studio from 1991.

Richard Vaughan was the founder of the East End Market: 'It was here, in 1862, that the idea of a market for general produce first suggested itself to him, and he at once started the project with his characteristic activity'. Land was acquired, and in 1876 Richard Vaughan sold it to a Company. In 1869, he was presented with a gold watch and 'a purse of sovereigns' from the citizens of Adelaide and market gardeners in recognition of his efforts. When he retired as Manager of the Market he was given a silver epergne at a banquet held in his honour. He died in April 1884.

REFERENCES:

Adelaide City Council, Correspondence dated 28.2.1992 from Ward & Partners, 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', 23.11.1906, microfilm 1895–1910, Adelaide City Archives.

Donovan, Marsden & Stark, *City of Adelaide Heritage Survey*, 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.

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

Observer, 26.4.1884, p. 28a—obituary of Richard Vaughan.

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.15038, August 1963.