

City of Adelaide Heritage Survey (2008)

NAME: *Distill, 286 Rundle Street*

ZONE/POLICY AREA: *MU - PA20*

APPROVED / CURRENT USE: Night Club / Night Club

FORMER USE: Shops

DATE(S) OF CONSTRUCTION: 1905

LOCATION: 286 Rundle Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5172/551

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS

Donovan, Marsden & Stark, 1982;

McDougall & Vines, 1987; McDougall & Vines, 1993



286 Rundle Street – View to southwest

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DESCRIPTION:

A two-storey building built to the Rundle Street alignment and features an eclectic mix of styles. It is of brick construction with the ground floor rendered and painted. The roof is gabled with Marseilles tiles and terra cotta cresting. There is a prominent central gable to the Rundle Street elevation: this features decorative timber bargeboards and a central ornamental feature. There are decorative brackets beneath the southern eaves. There are rendered and decorative pilasters to both the ground and first floors at either end of the building. There are pointed-arch windows to the first floor: the windows are timber-framed double hung sash, with the upper panes and that at the arch of coloured. The two central windows are set within a rendered feature defined by arched moulding and including a small central quatre-foil window. There is a deep band of decorative moulding beneath the first floor windows. The ground floor has been substantially altered.

The assessment includes the original main structure, particularly the architectural detailing to the first floor and above. It does not include alterations not colour schemes to the ground floor, nor interior detailing.

The essential scale and form of the building remains: substantial restoration is required to reinstate the original ground floor appearance if that were required or desired.

STATEMENT OF HERITAGE VALUE:

The building is unusual because of its distinctive style, but is of heritage value because this. It retains original fabric and good quality external detailing, for its eclectic style with Edwardian and gothic elements. 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 commercial buildings that 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 which is unusual in the area.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Entry/window system to 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:

Former Shop; external form, in particular the fabric and detailing of façade. Excludes incongruous later shopfronts.

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

BRIEF HISTORICAL BACKGROUND:

The building was designed by architect Henry J Cowell and built in 1905 by R Newbery of Payneham, replacing a pair of shops on the site earlier that had been destroyed by fire in January 1905. Building Surveyor's Notices confirm that a notice was lodged with the Council in March 1905 indicating that builder R Newbery had been engaged by the East End Market Company to construct a shop at an expected cost of £760.



PRG 280/1/22/357, B.1463 (SLSA)

The building has had several commercial uses and its existing use was changed to that of a licensed restaurant in 1991: it changed from a restaurant to a 'health lounge' in 2006 and a licensed bar the following year.

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', 24.3.1905, microfilm 1895–1910, 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.

State Library of South Australia, Library Database (Photographs): B.1363 (PRG 280/1/22/357).