

To: The South Australian Heritage Committee
From: Senior Historical Architect
Subject: REGISTER NOMINATION REPORT:
AUSTRAL HOTEL,
197-205 Rundle Street, Adelaide
Date: 21 May 1982

Summary

This report has been prepared as part of the Heritage Conservation Branch's processing of City of Adelaide items reviewed by the Lord Mayor's Heritage Advisory Committee for possible inclusion on the State Register. This item was recommended by the Lord Mayor's Heritage Advisory Committee's consultants and subsequently recommended by the Lord Mayor's Heritage Advisory Committee as well.

Historically, the Austral Hotel is significant because it was built in 1882/1883 for the South Australian Company and illustrates the diverse nature of the company.

Architecturally, the Austral Hotel is strongly related to the adjoining Malcolm Reid Emporium to the west, with similar detailing. It shared the same architect, W. McMinn. The inclusion of the stained glass panels in its typical verandah is notable.

Environmentally, the Austral Hotel, together with the similar Malcolm Reid Emporium to the west, forms a dominant streetscape element. Its corner siting adds to the visual significance.

The Integrity of the complex is high, especially externally.

The Austral Hotel is not on the National Trust or National Estate Register but has been recommended by the Lord Mayor's Heritage Advisory Committee.

Recommendation

It is recommended that the Austral Hotel, 197-205 Rundle Street, Adelaide, be placed on the Register of State Heritage Items and be categorized A2, A3, H3.



Barry G. Rowney

IN:JD
21/5/82

AUSTRAL HOTEL AND SHOPS
197-205 Rundle Street

Historically this complex is significant because it was built in 1882/3 for the South Australia Company which was very important in the economic life of the colony. This complex exemplifies something of the diverse range of interests of the Company.

Architecturally, this range of buildings is strongly related to the adjoining shops. The complete range of buildings, set off by a centrally elevated section, occupies a large percentage of two town acres.

It is typical of a substantial terrace of the "boom" period with stuccoed Italianate detail to strings, cornice and surrounds to openings. The design of the buildings was by W. McMinn a noted S.A. architect, and his design was complemented by a verandah and balcony to the Austral Hotel the form of which is typical of many of Adelaide's Hotels. The incorporation of stained glass is however unusual and distinctive.

Environmentally, this complex, together with the similarly styled building to the west, forms a strong streetscape element which is similar in style and scale with much of the development of Rundle Street. The hotel is particularly significant because of its siting on a corner.

The external integrity of the complex is high.

**CITY OF ADELAIDE
HERITAGE STUDY**

**ASSESSMENT
SUMMARY SHEET** 1/1

A1 FORM/BUILDING

No 4/2005

CORPORATION USE ONLY

A2 CURRENT NAME OF ITEM

Austral Hotel and shops

A3 ADDRESS/LOCATION OF ITEM

197-205 Rundle Street

A4 P.T.A.

89

88

A5 ASSESSMENT NO.

A6 NATIONAL MAP GRID
CO-ORDINATES

A7 PRECINCT
Frame District
- East End

A8 DEVELOPMENT ZONE

F7.1
A9 FURTHER VIABILITY
STUDY REQUIRED

B1 CURRENT OWNER J.M.Philcos (3556/
Hayborough P/L(3665/144-147)

B2 PREDOMINANT USE
Commercial

C1 FORMER NAME(S) OF ITEM
Rundle Street Hotel
Kerrisons

C2 FORMER OWNER(S)
South Australia Co.

C3 FORMER USE(S)
-

D HISTORICAL THEME(S)
Economic - Commercial/shops - Hotel

F HISTORICAL PERIOD(S)
1865-1884 - Boom period for Development in S.A.

G VERIFIED DATE(S)
1882 - (Hotel) 1883 - (Shops)- completed

G1 INVENTORY
GRADING
A

H1 LISTING RE-
COMMENDED
Yes

EVALUATION COMPONENTS

COMMENT

HISTORY (J1-J3)

PERSON/GROUP Hotel and shops built for the South Australia Co. -
a dominant feature of early S.A. economic life.

EVENT

CONTEXT Examples of the economic ventures of the S.A. Company

DESIGN (K1-K6)

DESIGNER W. McMinn

CONTRACTOR

STYLE Italianate.

DESIGN Important for stuccoed detail and verandah and balcony.

CONSTRUCTION Sandstone with stuccoed detail.

TERIOR Of little note

INTEGRITY (L1-L2)

ALTERATIONS Painted walling
Window to ground floor altered recently.

CONDITION Good

ENVIRONMENT (M1-M2)

STREETSCAPE/LANDSCAPE A feature of Rundle Street - complementing building to
west.

LANDMARK Hotel is a landmark because of its ornateness and
its siting on the corner.

OTHER COMMENT

GRADING				
E	VG	G	f/p	NA
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				*
			*	

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15	-	-	-	-	

AUSTRAL HOTEL AND SHOPS
187-207 Rundle Street.

Historically this complex is significant as it was erected in the early 1880's for the South Australian Company, one of the most important commercial enterprises in the economic development of South Australia. This complex exemplifies something of the diverse range of interests of this Company. The complex is of additional significance because of its long association with the firm of Malcolm Reid and Co., merchants of Adelaide. The part of the complex occupied by Reids was substantially altered for them in 1909, underscoring the success and expansion of the firm. Malcolm Reid and Co. had branches at Port Adelaide and Broken Hill and later opened establishments in Johannesburg and London, exemplifying the relevant importance of the South Australian economy in world trade, at this time.

W. McMinn, architect, was commissioned to design the fourteen shops and by January 1880 one of three storeys with dwelling accommodation had been completed. Construction proceeded from east to west, the section now occupied by Malcolm Reid being the last constructed in about 1883. McMinn showed himself in his brief life to be competent in the Italianate manner as these buildings, the alterations for Samuel Way at Montefiore and the building at the corner of Ward Street and Lefevre Terrace show. In addition he designed the romantic compositions of Mount Breckan, Victor Harbor and Marble Hill quite unlike McMinn's work previously mentioned.

The completed range of buildings occupying almost two Town Acres is an unusually large and distinctive composition for Adelaide, comprehensive developments on such a scale being rare in South Australia. The buildings are well constructed of squared sandstone with stucco strings and surrounds to openings. The detailing although typical of the boom period, is impressively carried out. The original composition was altered slightly by chamfering the corner of that part of the terrace to Bent Street and the erection of the tiered verandah/balcony to the Hotel. This building and four adjoining shops are in remarkably original condition, while the section occupied by Malcolm Reid has been painted. The section at the rear of Reid's store has been virtually rebuilt, while the accommodation at the rear of the Austral and the four adjoining shops remains thoroughly representative of 19th Century terrace development with massive bluestone walling and brick dressings.

This range of buildings is of great environmental significance because of its extent and the manner in which it maintains the scale of Rundle Street and enhances its textural diversity. The Hotel is of particular importance due to its corner site, and projecting cast iron verandah/balcony. The external integrity of the buildings remains very high although a central pediment has been removed.



FILM
No 493

AUSTRAL HOTEL
6628 - 11581

SOUTH AUSTRALIAN HERITAGE ACT, 1978

Entry of Items on the Register of State Heritage Items

IN accordance with the provisions of the South Australian Heritage Act, 1978, a Register of State Heritage Items is being compiled.

Where the Minister considers that an item (defined as any land, building or structure) that is not on the Register is part of the physical, social or cultural heritage of the State and that the item is of significant aesthetic, architectural, historical or cultural interest, then the Minister may enter that item on the Register.

Pursuant to the provisions of the South Australian Heritage Act, 1978, I, Don Hopgood, Minister for Environment and Planning and Minister for the time being administering the said Act, hereby give notice that I have entered on the Register of State Heritage Items the items described in The Schedule hereunder.

Items listed in The Schedule were previously placed on the Interim List in accordance with the provisions of Section 15 of the South Australian Heritage Act, 1978. Excepting items owned by the Crown and those within the area of the corporation of the City of Adelaide, the remaining items listed in The Schedule are subject to Part V of the Planning Act, 1982. That Act requires that no development, including demolition, conversion, alteration of, or addition to any item, is permitted without the written consent of the relevant Planning Authority. Items within the area of the Corporation of the City of Adelaide are subject to the provisions of the City of Adelaide Development Control Act, 1976.

THE SCHEDULE

Name	Address
Corporation of the City of Adelaide	
Shop and Dwellings	Cnr. Finnis Street and Mackinnon Parade, North Adelaide 5006. CT. Volume 4197 Folio 709. Allotment 2. PTA. 962. Hundred of Adelaide.
Beehive Corner Building	Cnr. Rundle Mall and King William Street, Adelaide 5000. CT.'s Volume 1486 Folio 3, Volume 3338 Folio 134, Volume 3362 Folio 145, Volume 3462 Folio 134, Volume 3490 Foliols 157-160 inclusive and Volume 3823 Folio 73. PTA. 46. Hundred of Adelaide.
Elder House	27 Currie Street, Adelaide 5000. CT. Volume 1686 Folio 78. PTA. 139. Hundred of Adelaide.
Dwelling	188 Gilles Street, Adelaide 5000. CT. Volume 4035 Folio 162. PTA. 597. Hundred of Adelaide.
Producers Hotel	233-235 Grenfell Street, Adelaide 5000. CT. Volume 1819 Folio 114. PTA. 154. CT. Volume 2015 Folio 54. PTA. 154. Hundred of Adelaide.
Hackney Tram Depot Group—Former	Hackney Road, Adelaide 5000. CL. Volume 1090 Folio 49. Section 571. Hundred of Adelaide.
"Q" Theatre	89 Halifax Street, Adelaide 5000. CT. Volume 198 Folio 62. PTA. 565. Hundred of Adelaide.
West's Coffee Palace—Former	Hindley Street, Adelaide 5000. CT.'s Volume 3129 Folio 115, Volume 4169 Folio 425, Volume 3375 Folio 19, Volume 3375 Folio 20, Volume 2937 Folio 2, Volume 2949 Folio 35, Volume 2949 Folio 34 and Volume 4177 Folio 756. PTA. 52. Hundred of Adelaide.
Queen's Head Hotel	117 Kermode Street, North Adelaide 5006. CT. Volume 3872 Folio 132. PTA. 711. Hundred of Adelaide.
Colonial Mutual Life Building	41-49 King William Street, Adelaide 5000. CT. Volume 4192 Folio 481. PTA. 78. Hundred of Adelaide.
Cobb's Restaurant	63 Light Square, Adelaide 5000. CT. Volume 4193 Folio 297. PTA. 180. Hundred of Adelaide.
Regine Restaurant	69 Light Square, Adelaide 5000. CT. Volume 254 Folio 188. PTA. 180. Hundred of Adelaide.
Sands and MacDougall Warehouse—Former	79 Light Square, Adelaide 5000. CT. Volume 4170 Folio 950. Allotment 1 of PTA. 180. Hundred of Adelaide.
Dwelling	32 Mackinnon Parade, North Adelaide 5006. CT. Volume 2779 Folio 141. PTA. 975. Hundred of Adelaide.
Fowlers Lion Factory	79 North Terrace, Adelaide 5000. CT. Volume 3372 Folio 112. PTA.'s 7, 8 and 55. Hundred of Adelaide.
Austral Hotel	197-205 Rundle Street, Adelaide 5000. CT. Volume 3556 Folio 124. PTA. 89. Hundred of Adelaide.
Dwelling—"Admaston"	219 Stanley Street, North Adelaide 5006. CT. Volume 2001 Folio 195. PTA. 1021. Hundred of Adelaide.
Menz Biscuit Factory—Former	82-96 Wakefield Street, Adelaide 5000. CT. Volume 4196 Folio 399. Allotments 5-10 inclusive of PTA. 299. Hundred of Adelaide.
District Council of Barossa	
Wilson Road Bridge	Wilson Road, via Williamstown 5351. Water Reserve No. 4. Government Reserve. Hundred of Barossa.
Corporation of the City of Burnside	
Dwelling—"Benacre"	Benacre Close, Glen Osmond Road, Glen Osmond 5064. CT. Volume 3727 Folio 100. Allotment 4 of Portion of Section 270. Hundred of Adelaide.
Smelter Chimney and Flue	Glen Osmond 5064. CT. Volume 4028 Folio 43. Portion of Pt. Section 1062. CT. Volume 3857 Folio 125. Portion of Pt. Section 1062. Hundred of Adelaide.
Wheal Gawler Mine Historic Site	Glen Osmond 5064. CT. Volume 2511 Folio 53. Allotment 21 of Portion of Sections 909 and 910. CT. Volume 2550 Folio 182. Portion of Allotment 29 of Portion of Sections 909 and 910. Hundred of Adelaide.
Wheal Watkins Mine Historic Site	Glen Osmond 5064. CT. Volume 3030 Folio 96. Allotment 82 of Portion of Section 909; Pt. Council Reserve. Hundred of Adelaide.