

City of Adelaide Heritage Survey (2008)

NAME: *Albert House, 110 Gilles Street*

ZONE/POLICY AREA: *RA6*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. 1868–1870

LOCATION: Albert House
110 Gilles Street

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5207/574

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Albert House, 110 Gilles Street — View to northeast

DESCRIPTION:

This two-storey building has undergone repairs and re-stuccoing of the front wall; the rendered window surrounds and sills at the first floor (and probably the top storey) appear to be more recently applied. The east wall is random bluestone rubble. A dentil course lies just below the top of the front wall, forming part of the parapet. The central front entrance has a semi-circular arch top; the keystones on the entranceway and the four windows appear to have been applied at a later date. The ground floor windows spring from close to ground level. The four double-sash windows all have four equal-size panes. The continuous wall projection above the ground floor is possibly the result of covering the remnant connections of a former verandah or balcony.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value primarily because it is a good example of a late Victorian villa. It retains original fabric and external detailing, and reflects the building's original form and use. It is of value too because its changed use that reflects changing patterns of the city's development. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s); and 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 overlooking the parklands once the preserve of grand residences later converted for community use; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the external detailing of the original dwelling.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Later additions
- Planter boxes at the front
- 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:

Dwelling

External form, including original fabric and detailing of facade and verandah, external walls, and roof as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

Albert House was constructed on portion of Town Acre 601 that was originally granted to John Hindmarsh on 23 December 1837.

Over time, the land was subdivided and, in May 1868, Mary Weston was noted as the owner of a piece of land measuring 25 ft x 60 ft. Mrs Weston was a widow and took out the first of three mortgages in 1868, presumably to fund the house that was built between 1868 and 1870. Assessment records indicate that Mary Weston had been occupying a house of two rooms since 1863 (that later included a cow shed) that had an annual assessed value of £7. By the assessments of 1871 (adopted 10 January 1871) the value had jumped to £20. The Smith Survey of 1880 indicates the outline of the building.

Mrs Western retained ownership until the title passed to Mary Howard, wife of Martin Howard a publican, in April 1880. A foreclosure order in January 1886 resulted in the property being vested in William Milne, George Milne and Henry Archibald Price, a wine and spirit merchant. Agents Frederick W Bullock and James Viner-Smith became owners in March 1891 and on-sold to John McCormack, a train manager of Payneham, in the following November. By 1917, McCormack was running the hotel at Wasleys. After his death in July 1919, the title passed to his wife, Ellen, and Charles McCormack, a barman of Port Pirie. Joseph Pierce held the title from May 1926 until February 1951 when a mortgagee transfer resulted in the property passing to Peter Costalos, storekeeper of Port Pirie. Further changes in ownership have occurred with the building being leased in the late 1960s.

The building has also undergone repairs and the front wall has been re-stuccoed. The rendered window surrounds and sills at the first floor (and probably the top storey) appear to be more recently applied. The continuous wall projection above the ground floor is possibly the result of covering the remnant connections of a former verandah or balcony.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 601, Adelaide City Archives: 1868 (23.12.1867); 1869 (18.1.1869); 1870 (3.1.1870); 1871 (10.1.1871); 1874 (5.12.1873); 1875 (7.12.1874).

Adelaide City Council, Department of Building Surveying, File No. DF 4558:01, 110 Gilles Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 114/95; CT 1083/160; CT 4326/268; CT 5152/327.

Smith Survey, 1880, Sheet No. 13, Adelaide City Archives.