

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 394 Gilles Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1901–1902

LOCATION: 394 Gilles Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5867/246

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines 1993



Villa, 394 Gilles Street — View to northeast

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DESCRIPTION:

This is a single-storey double-fronted asymmetrical villa. Walling is of masonry that has been painted set on a rendered and painted plinth. Roof is of corrugated iron, it is hipped and gabled with a prominent half-timbered gable to the south over the projecting room: there is a decorative masonry gable above the eastern window: there are brackets beneath the eaves. There is a timber framed verandah set on turned timber posts with decorative timber brackets and frieze. There is a three-light window to the projecting room with rendered masonry mullions. Windows and door are timber-framed: windows are double-hung sash; front door is timber panelled with side and top lights.

The assessment does not include interior features.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value primarily because it is a good example of a Victorian villa. It retains original fabric and high quality external detailing, reflects the building's original form and use, features of the earlier residential occupation of the area and complements other former dwellings there. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 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 which was once predominantly residential; 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 and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- 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, roof, and chimneys, 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:

In 1876 Charles Edward Beck of Sandhurst, England, a sub-lieutenant in Her Majesty's Twelfth Regiment, was the owner of this land, which included one undivided moiety in Part Town Acres 586 and 587. In 1881, Beck subdivided and sold the land, with this portion going to William Shierlaw, a gentleman, and Charles Henry Matters, a land agent. Shierlaw and Matters further subdivided and sold it in January 1881, with this property, comprising Lot 8 and part Lot 9, going to George Dutton Green, another land agent.

Green transferred the property to the Bank of Adelaide about 1887 and in 1900 George Hudd, a builder, purchased it. Hudd took out a mortgage and built the attached cottages by 1902. He sold them to Mary Moroney, a widow of Hutt Street on 22 July 1902 and both were occupied by tenants by 1903. Mrs Moroney died in 1927 and the property passed to her sons, John, a storekeeper and Austin, a civil servant, both of Hutt Street. John Moroney died in 1938 and in 1946 Austin Moroney sold the property to John Aidinis, a cafe proprietor of Rose Park.

In 1959, the property was transferred to Sophia Kubacz of 398 Gilles Street and Angelina Gonis of 394 Gilles Street, both married women, as tenants in common. The two women subdivided the property in 1963, with Sophia Arden (formerly Kubacz) retaining 398 Gilles Street and Angelina Gonis retaining 394 Gilles Street, and both having perpetual rights to the use of their portion of the party wall. Ms Gonis is still the owner of 394 Gilles Street.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acres 585 and 586, Adelaide City Archives: 1901 (17.12.1900); 1903.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 221/250; CT 381/21; CT 2566/182; CT 3234/78; CT 3234/77.