

City Planning, Development and
Business Affairs Committee
DEPUTATION – Tuesday 4 March 2025

Historic Area Statement Code Amendment

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Barrister



HOWARD
ZELLING
CHAMBERS

What are we asking for

- Remove Inter-War period references from the Adel 14 HAS
- In any event, do not include 424 Gilles St as a representative building

Inter-War Period (1920-1942)

- No mention in previous Development Plan for this area [checked 2014-2021]
- Adelaide Historic (Conservation Zone):

The Zone's historic character is established by the many **cohesive groups of nineteenth century buildings** many of which are individually of historic significance

- No mention in draft P&D Code
- Historic Area Overlay HAS (Adel 14):

Era and themes

Cohesive groups of nineteenth century buildings many of which are individually of historic significance

Inter-War Period (1920-1942)

- Slipped into the P&D Code after public consultation without any supporting study, materials or analysis, HAS (Adel 14) now includes:

Eras, themes and context

Cultural and historic evidence of the creation of the colony and the consolidation of early settlement in Adelaide.

1837 to 1901 - Victorian period.

1901 to 1920s - Edwardian period.

1920's to 1942 - Inter-war period.

Broad range of residential stock, from nearby grand villas / mansions on South and East Terraces overlooking the Park Lands (1870-1880) to humble cottages lining the smaller street.

Inter-War Period (1920-1942)

Architectural styles, detailing and built form features

Gilles Street

- Intimate attached and detached cottages with consistent fenestration, pitched roof profiles and verandah styles.
- Large detached residences set in landscaped ground east of John Street.

Materials

Inter-War Houses

- Australian-made Wunderlich roof tiles.
- Timber joinery with some use of metal framed windows.
- Typically low masonry fencing, built from materials matching the main building.

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Architectural styles, detailing and built form features

- Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street.

Inter-War Houses (1920s to 1942)

- ... new styles, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns ...
- roof tiles were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles.
- Tudor Revival displays steeply pitched roofs with half timber gable ends and variations of verandah porch treatment.
- Other styles [included] Spanish Mission ('Mediterranean') and Art Deco/Moderne, although not as common.
- timber joinery remained characteristic ..., but there was some use of metal framed windows.







HAS (Adel 14) – Inter-war buildings



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Architectural styles, detailing and built form features [cont]

Gilles Street

- Victorian, Edwardian and Inter-war periods.
- Exhibits a collection of architectural styles including but not limited to Bungalow, Gothic and Queen Anne influences, Victorian cottages, villas and terraces with some Gothic influences.
- Consistent pitched roof profiles, verandahs and fenestration.

Building height

- buildings are single storey except ... [424 Gilles **not** listed]
- Second level additions not protruding above the roof line apparent from the primary street.

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Materials

- Buildings utilise materials relating to their architectural style as described in the various sections of this Statement.

Fencing (*Inter-War Houses*)

- Fencing was typically low masonry walls, built from materials matching the main building.

In summary, the Amendment takes the old Sch 2 text and applies it uncritically to Adel 14 without justification.

Staff:

There is merit to this argument, however, the interwar period is represented in the existing Statement for this area ...

424 Gilles

Representative buildings = display what is valued

Explanatory description:

Built 1925

Rejected as LHP

Mark Butcher, Conservation Architect:

- “an ordinary red brick 1920 bungalow of no particular architectural merit”
- “atypical of the area”
- “significantly altered and modified”
- “not a good representation example of its type”



424 Gilles – Significant modifications



Bay window to west



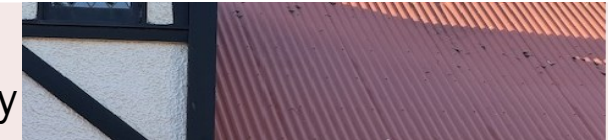
Modern leadlight glazing



Garage to east

424 Gilles – Not representative

Feature	Code	424 Gilles	Displays?
Style	Tudor Revival Gothic or Queen Anne Mediterranean Art Deco / Moderne Bungalow - California-based	“Atypical” hybrid Substantial modifications	NO NO NO NO YES NO
Height / levels	Single storey Second level additions not apparent above roof line	Obvious second storey	NO NO
Windows	Timber joinery Some metal frames Consistent fenestration	Timber joinery Much later leadlighting	YES NO NO
Roof	Tiled Consistent pitch	Obvious sheet metal Pitch uncommon in locality	NO NO
Fencing	Low masonry wall Matches house materials	Brush fence	NO NO



Conclusion

- Remove Inter-War period references from the Adel 14 HAS
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