

City of Adelaide Heritage Survey (2008)

NAME: *Attached villa, 232-234 Halifax Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1904

LOCATION: 232-234 Halifax Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT 5577/825 CT-5226/351

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached villa, 232-234 Halifax Street — View to northeast

DESCRIPTION:

This is a pair of single-fronted and single storey attached villas. The front walls of this pair of attached cottages are margined bluestone, with banded rendered quoins and rendered window and door surrounds. The roof is hipped and of corrugated iron; the brick chimneys with decorative tops; the masonry party wall extends beyond the roof line. The feature gables above the centre of each villa in line with the windows: they feature simple decorated bargeboards and a turned timber finial. There is a semi-circular plaster feature in the wall central to the gable. Decorative brackets beneath the front eaves. The windows are divided by a masonry mullion; windows are double-hung sash; the front door is timber panelled, there are side and top lights. A timber-framed bullnosed verandah extends across the front of the pair of villas: it features decorative timber posts with simple timber brackets. Both dwellings have a slate and ceramic tile front verandah floor.

STATEMENT OF HERITAGE VALUE:

Numbers 232-234 and 236–238 Halifax Street have integrity as two pairs of villas to which little or no renovation has been made and which retain most of their original characteristics as seen from Halifax Street. This pair of villas are of simple design and typical construction that retains original fabric and its original form, and complements its immediate neighbours and other dwellings in the area. It is of particular heritage value because of its social history reflecting the residential development of this part of the city. 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; 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 which was once predominantly residential; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area;.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing;
- Additions at rear and modern windows;
- 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:

Dwellings

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:

A pair of attached villas, was constructed on Town Acre 515 that was originally granted to George Fife Angas (South Australian Co.) and others on 23 December 1837. By the end of 1875, assessment records indicate that the South Australian Company had begun to subdivide the land. A portion measuring 91 ft 8 inches x 90 ft was acquired by Arthur Chapman in September 1880. He retained the still vacant land until August 1899 when Adelaide brewers Arthur Wellington Ware, George James Ware and Charles Boxer Ware acquired the title.

Arthur Wellington Ware (1861–1927), was the founder of the Torrenside Brewery, Mayor of Adelaide (1898–1901), was appointed chairman of the Tattersalls Racing Club in 1906; and was interested in the Royal Agricultural and Horticultural Society. Charles Boxer Ware (1870–1932) was a Mayor of Thebarton, a brewer, company director and pastoralist.

Meanwhile, in December 1901 the vacant land passed to George and Charles Ware and, in November 1902, to William Gully, described as a contractor. William Gully was a builder and it was he who constructed the two pairs of attached villas in 1904. Assessment records indicate the vacant land measuring 91 ft x 90 ft in 1903, and four houses owned but not occupied by Gully in 1904. The Return of Building Surveyor's Notices indicates that on 9 December 1903 builder 'Wm Gully' was to erect four dwellings on portion of Town Acre 515, Halifax Street on land he owned. The cost of construction was estimated to be £800.

In May 1913, Gully placed the villas on to two separate titles and sold these attached villas to Robert P White of Myrtle Bank. The title to the property passed to Hurtle A Williamson in April 1920. Following his death in November 1929, his widow Gertrude became the owner until her death in June 1940 when the Executor Trustee and Agency Company of South Australia Ltd administered the property. It was the Agency that placed the property on to two titles in 1955.

In subsequent years, ownership to the property has changed, although the attached villas appear to have changed little from their original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Town Acre 515, Grey Ward, Adelaide City Archives: 1876 (6.12.1875); 1881 (29.11.1880); 1895 (17.12.1894); 1903; 1905.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 9.12.1903, microfilm 1895–1910, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 343/54; CT 958/25; CT 2408/160.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Municipal Year Book 1931, pp. 59–62.

Observer, 24.3.1906, p. 28—biographical details of Arthur Wellington Ware.

Observer, 12.12.1903, p. 25—biographical details of Charles Boxer Ware.

Universal Publicity Co., *The Official Civic Record of South Australia, Centenary Year, 1936*, Adelaide, 1936, p. 67.