

City of Adelaide Heritage Survey (2008)

NAME: Attached villa, 236 Halifax Street

ZONE/POLICY AREA: RA4

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1904

LOCATION: 236 Halifax Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5650/259

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached villa, 236 Halifax Street — View to north

DESCRIPTION:

This is one of a pair of single-fronted and single storey attached villas. The front walls of this pair of attached villas are margined bluestone, with banded rendered and painted quoins and rendered and painted window and door surrounds. The roof is hipped and of corrugated iron; there is a brick chimney with decorative top; the masonry party wall extends beyond the roof line. There is a feature gable above the centre of the villa in line with the windows: it features simple decorated bargeboards and a turned timber finial; there is a semi-circular plaster feature in the centre of the gable. There are decorative brackets beneath the front eaves. The two-sided 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 236-238 and 232-234 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 villa is of simple design and typical construction that retains original fabric and its original form, and complements its immediate neighbour 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;
- Front fence;
- 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:

This attached villa, one of 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 retaining the portion that contained this (236) and the adjoining villa (238). The land at this time measured 44 ft 2 inches x 90 ft. In September 1913, Rogers sold to Albert N Short an accountant with ownership changing hands many times in succeeding years. Elsie D Bainger and Erica B Bainger acquired the villas in December 1940 and remained until 1952. It was at this time that the villas were placed on to two titles.

In subsequent years, ownership to the property has changed, although the attached villa appears to have changed little from its 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 958/26; CT 1725/146; CT 2199/125.

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.