

City of Adelaide Heritage Survey (2008)

NAME: *Family Practice, 263-265 Wakefield Street* **ZONE/POLICY AREA:** *MU - PA20*

APPROVED / CURRENT USE: Office / Consulting Room
FORMER USE: Dwelling
DATE(S) OF CONSTRUCTION: 1894

LOCATION: 263-265 Wakefield Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5285/183

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines, 1993



Family Practice, 263-265 Wakefield Street — View to southwest

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DESCRIPTION:

This is a highly intact single-storey asymmetrical late Victorian villa with a projecting bay, prominently located on a corner site. It is constructed of margined bluestone with rendered, rusticated and painted quoins and rendered and painted door and window surrounds. The roof is hipped and of corrugated galvanised iron, with a prominent gable to Wakefield Street: there are two plainly detailed painted chimneys and paired brackets beneath eaves to Wakefield and Cardwell Streets. Doors and windows are timber framed, with the windows of double-hung sash: there is a pair of windows beneath the front gable with decorative moulded surrounds. There is a return verandah to the Wakefield and Cardwell Street elevations, with cast iron brackets and frieze between the verandah posts. The verandah floor features ceramic tiles of red ochre, black, cream in colour in pyramid, hexagon, and rectangular patterns). The villa is complemented by the masonry wall on the Wakefield and Cardwell Street alignments, which features masonry pillars with decorative tops and wrought iron railings.

The rear is of bluestone construction on the western side and brick on the south, with a plain cement cornice, and a chimney. The residential, domestic nature of the former city residence is therefore intact.

The assessment includes the original structure and form of the villa beneath the hipped and gabled roof, the front return verandah, and traditional treatment of window and door surrounds: the villa is complemented by the masonry wall.

The assessment does not include additions to the rear nor interior detailing.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value because it is a good example of a late Victorian villa that retains original fabric, reflect the building's original form, features of the earlier residential occupation of the area, the change to commercial/professional use, and complements other dwellings in the area. 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; 4.5.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criterion:

- (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 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
- Boundary fence.

Exclusions

- Rear additions
- 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:](#)

[Former Dwelling; external form, in particular the original fabric and detailing of Wakefield and Cardwell Street facades, including return verandah and masonry boundary fence. Excludes incongruous later additions.](#)

[This is the legally recognised listing and should be used for the purposes of development applicant assessment.](#)

BRIEF HISTORICAL BACKGROUND:

This villa was constructed on portion of Town Acre 351 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837. The South Australian Company retained ownership of the land until November 1881 when it sold to Arthur L Harrold, Samuel Cornish and Henry D O'Halloran. However, despite passing through numerous hands, the land remained vacant until a mortgagee sale to Frederick W Bullock and James Viner Smith occurred in April 1893 and the land was subdivided. Augustine Ignatius Thomas Hewitt acquired a portion measuring 50 ft 1 inches x 110 ft y in August 1893.

Assessment records indicate the vacant land in 1893. However, by the end of 1894 the assessment notes the existence of a house with an annual assessed value of £45. FW Bullock & Co. was noted as the owner, although Hewitt was by this time the owner. Surveyor's records confirm the construction: on 16 March 1894 Council was advised that builder FW Bullock was to construct a dwelling in Wakefield Street, on Town Acre 351, estimated to cost £600.

Hewitt disposed of the property to the Evangelical Lutheran Bethlehem Church of Flinders Street Adelaide Inc. in June 1911, and they retained the title until December 1924. While ownership to the property has continued to change hands, the villa appears to have changed little from its original form and scale.

The villa was later occupied by Stormy Summers.



B.70352, August 1981 (SLSA)

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Records, Young Ward, Town Acre 351, Adelaide City Archives: 1891 (27.10.1890); 1894 (11.12.1893); 1895 (17.12.1894).

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 16.3.1894, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 373/7; CT 375/238; CT 577/125; CT 4034/321.

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

State Library of South Australia, Library Database (Photographs): B.70352, August 1981.