

City of Adelaide Heritage Survey (2008)

NAME: *Offices, 101-103 Wright Street*

ZONE/POLICY AREA: RA8

APPROVED / CURRENT USE: Offices / Offices

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: c. 1879

LOCATION: 101-103 Wright Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5725/633

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Offices, 101-103 Wright Street — View to south

DESCRIPTION:

Triple-fronted single storey house (small villa), now used as offices, with two storey office block at the rear (Hobson's Place). Sited on the south eastern corner of Wright Street and Hobson's Place and set back from the street behind a small garden and a rendered masonry and iron front wall (probably of later date). Walling of sandstone (front and side walls) tuck-pointed on the front wall and with a roughly pecked surface evident on the western side wall, rendered masonry quoins and lower courses. Sash windows and door are timber-framed: the original timber panelled door also has surrounding leadlights. Bullnosed return verandah with gabled roof and finial and lacework (restored or reconstructed) with steps up to a tiled, slate-edged floor. Return verandah to set back eastern section (1920s addition) also sandstone-fronted with brick side wall and its own entrance door. Roof is corrugated galvanised iron. Rendered chimney, painted the same dark grey as other rendered sections of the house and the rear office block.

The assessment includes the whole of the original house; it excludes the interior.

STATEMENT OF HERITAGE VALUE:

This dwelling is of heritage value because it is a surviving example of mid-sized Victorian houses built in the city that retains original fabric, reflects original form and features of residential development and occupation of the area. This illustrates the diversity of city housing, and of higher standard than many small houses of similar age in this locality. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.1.5 1860s-1880s Boom; 3.2.2 Limestone, Bluestone and Other Stones; 4.4 Residential Development, Building Types and Living Conditions; and 4.6 Housing Styles in Adelaide.*

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 predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the residential settlement; and
 - d) it displays construction techniques of significance to the local area reflected in the external detailing.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls, roof and chimney;
- Fabric and detailing of the façade, including windows and doors and restored verandah.

Exclusions

- Interior
- Front fence (although sympathetic), grilles
- Office block at rear
- 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

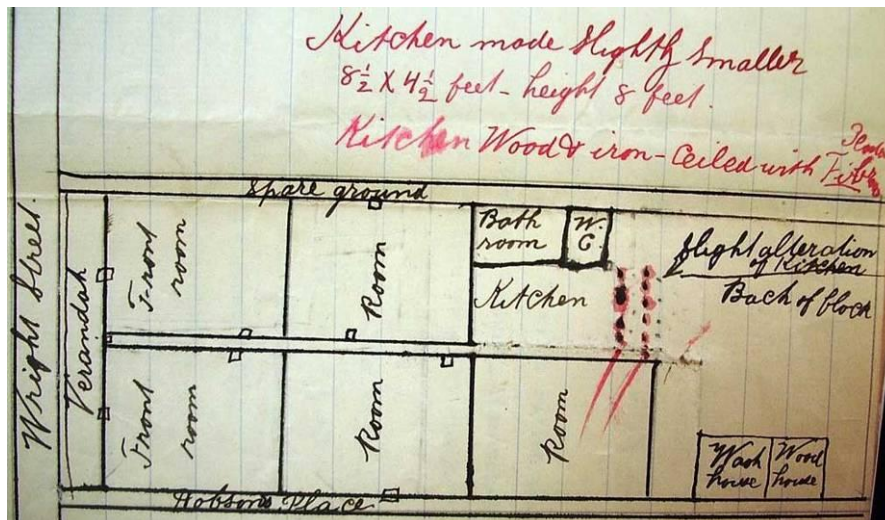
External form, including original fabric and detailing of the original building and 1926 addition, including facade and verandah, external walls, roof and chimneys, as visible from the street.. Excludes any later additions.

This is the legally recognised listing and should be used for the purposes of development application assessment.

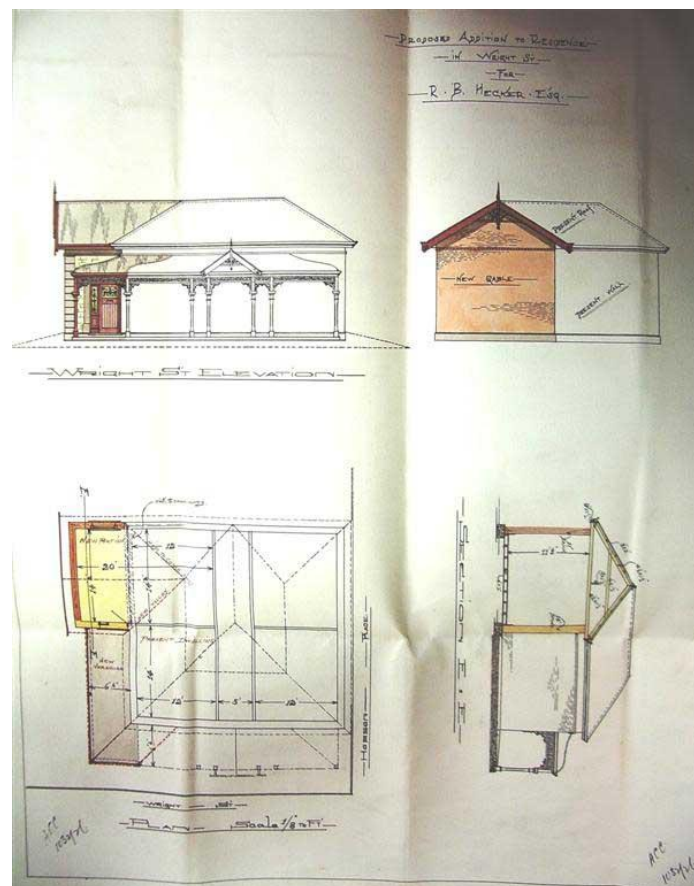
BRIEF HISTORICAL BACKGROUND:

This villa was constructed in two carefully-matched sections, reflecting its long history as a dwelling of substance, sited on a large block of land in the South West quarter of the city. The land was subsequently subdivided and dwellings were constructed some time prior to 1880, as the Smith Survey indicates the outline of dwellings. Certainly, assessment records indicate that the two houses were constructed by 1879 when Mrs Harman was noted as the owner.

Mrs Harman was Julia Ann Harman a widow of Adelaide, and she sold this part of Town Acre 479 in 1881 to John William Opey, a journalist. Opey transferred the site of this house in 1882 to Euphemia Hoddle Garsons (spinster) for her separate use, and provided a mortgage. Garsons repaid £100 of the mortgage to Opey in 1883 and the rest was transferred to other mortgage holders, while she took out a further bank mortgage in 1886. This mortgage (a sum of £200) was not discharged until 1897 when Garsons sold the property to William Henry Williams, a miner. He sold the house to Hannah McGuire, hotel proprietress, in 1911, and after a further sale it was bought in 1924 by Robert Boyd Hecker, farmer and agent, and his wife Agnes Jane Hecker.



Simple floor plan of original house (Adelaide City Archives)



Plan of proposed additions in 1926 (Adelaide City Archives)

The Heckers soon embarked on upgrading their city home, but their initial changes to the wood and iron kitchen at the rear of the house contravened the *Building Act*, and so in 1926 they submitted a new plan to council for an addition on the 'spare ground' on the eastern side, extending at right angles and incorporating rooms at the rear of the house. As the plan and elevation indicate, this addition was carefully detailed to match the existing exterior, including an extension to the verandah. The work was designed and carried out by the builder Otto Gustav Hameister.

Hecker died in 1927 soon after this work was completed. Agnes Hecker continued to live in the house (and applied to build a 'motor shelter' in 1936—now the site of the office building), and remained in residence after marrying Harvey Scrimshaw, a laborer of Kent Town, in 1940. Rasch Pty Ltd made application for office alterations in 1984, and removed the sleepout to restore the verandah in 1986. Warwick Fabrics (the present owner) gained approval to construct the two-storey office at the rear in 2001.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 479, Adelaide City Archives: 1880 (24.11.1879).

Adelaide City Council, Department of Building Surveying, File No. 3361 (including 1926 plan), 101–103 Wright Street, Adelaide City Archives.

Adelaide City Council, Planning Department, Index Cards.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 316/176; CT 1496/104; CT 1797/123.

Jolly, Bridget, *Historic south west corner, Adelaide South Australia* Adelaide City Council, 2003.

Sands and McDougall South Australian Directory 1929.

Smith Survey, 1880, Sheet No. 21, Adelaide City Archives.