

### DWELLINGS

21-25 Wakeham Street

The significance of the two pairs of semi-detached houses, each containing two attached dwellings, lies in their unusual appearance and their direct alignment with the pavement. The houses are representative in their construction and siting of the extremely economic usage of material, symmetry and simplicity of construction as well as land usage. They are more typical of British housing than South Australian.



(CD Ref 1347/83)

The houses are built abutting the footpath with no verandahs. They feature a central brick chimney projecting through the roof. The buildings are simple, largely built of brick with a stone front wall. These two buildings, containing four dwellings were built in 1876-77, surprisingly late for such a seemingly early and simple building form indicating the actions of a builder well versed in a simple yet effective vernacular.

The buildings are two components of a remarkably intact street in the City of Adelaide, revealing a typical range of housing forms that were found in working class areas in nineteenth century Adelaide. As such they form an important cultural landscape, representative of a range of housing types. Adelaide has few streets of reasonably intact, nineteenth century housing of this type. Other intact streets tend to contain similar types of housing, i.e. single storey row housing with verandahs and small gardens in the front. There are several house forms in Wakeham Street as well as older 'M' shaped roof cottages and the unusual architectural form of 21-25 Wakeham Street. Wakeham Street is accented by the unusual architectural form of the houses at number 21-25.

Until the boom years of the mid 1870s and early 1880s many town acres in the fringe areas of the city remained vacant, including parts of the south east corner of Adelaide and the north western areas of North Adelaide. The houses of 21-25 Wakeham Street on TA 596 were part

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of a mostly vacant Town Acre at this time. Town Acres 589, 590, 592, 593, 594, 595 in the vicinity were similarly vacant.

The houses at 21-25 Wakeham Street were built on one of the four town acres (594, 595, 596 and 650) that were originally owned by Colonel William Light. His companion, Maria Gandy, inherited Light's estate on his death in October 1839. She married George Mayo on 7 July 1840 and on her death in December 1847, the then vacant land passed to her son, George Gibbes Mayo. George Mayo with his brother-in-law, Dr Alexander Stewart Patterson, decided in the mid 1870's to subdivide the town acres into small land parcels for sale. Mayo and Patterson applied to have the land, then valued at £1,800, placed under the provisions of the Real Property Act before subdivision. The Deposited Plan 446 of 1875 shows a subdivision that created 27 land parcels from three town acres; TA 594, 595 and 596. The four dwellings in Wakeham Street were built on lots 24, 25, 26 and 27 of Town Acre 596.

In August 1876 the four land parcels were sold. Allotments 24 and 25 (21 and 21a Wakeham Street) were sold to Edward Pritchard, a builder on 28 August 1878. Allotment 26 (23 Wakeham Street) was sold on 28 August 1876 to Thomas Clarkson, a lawyer. Allotment 27 (25 Wakeham Street) was sold to James William Allison on 2 August 1876.

In December 1876, according to the Rate Assessment Books one house had been built on allotment 26 for Thomas Clarkson, and one on allotment 27 for Allison. Pritchard's allotments were not built upon until November 1877 (21 and 21a Wakeham Street).

The Rate Assessment Books for 1877 reveal that dwellings of a similar value were built on Town Acre 596, and leased to cabinet makers, wood turners, tailors, builders and their families.

The building of attached dwellings was popular in the City with small investors at this time as it allowed an owner/occupier to let part of his house separately and derive income from rent. The buildings at 21-25 Wakeham Street represent the type of houses traditionally erected in the less valuable minor streets, and illustrate the type of housing occupied by the majority of Colonial Adelaideans in the nineteenth century.

General Registry Office, Application Number 14553, September 1875; Smith Survey 1880; Rate Assessment Books for the year 1876; Pikuse, Stefan *The Adelaide House 1836 to 1901*, p. 48; Tregenze, John "Lights Legacy", *Advertiser*, 29 April 1989.

The text in this Information Sheet was copied from the **City of Adelaide Heritage Study**, October 1990, Volume One, part of a review of the City of Adelaide Plan 1986-1991. The photographs contained in this Information Sheet are a selection of those held by Heritage Services, in digital format.

The property described in this Information Sheet is a place of Local Heritage (City Significance). A heritage listing does not mean or imply right of access by the public to such properties.

*The heritage related Principles of Development Control as well as the Precinct specific objectives and Principles of Development Control are contained in the Adelaide*

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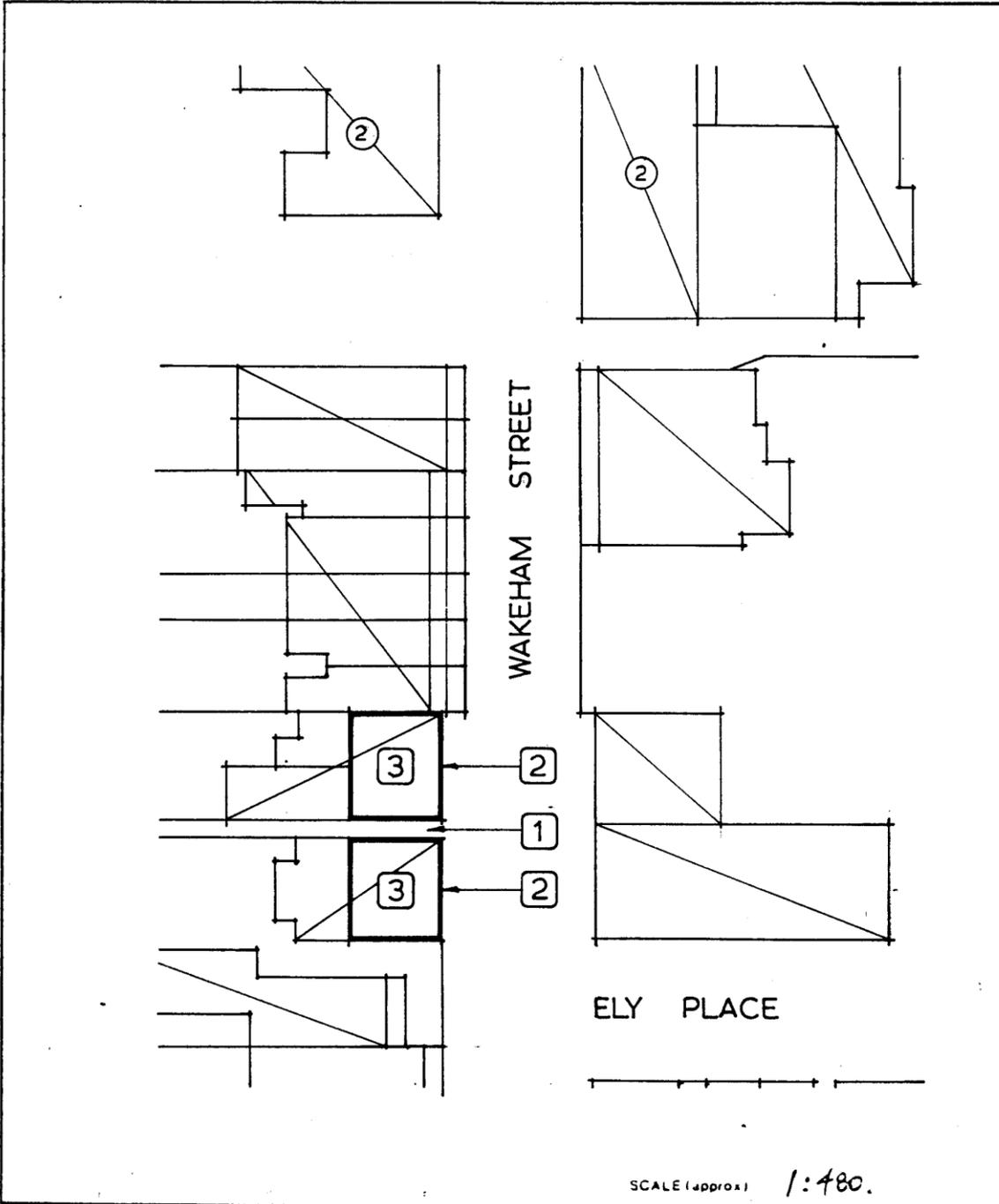
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*(City) Development Plan. These should be referred to in whole when contemplating any development.*

*Further information on the Heritage Incentives Scheme, an initiative of Council to sponsor timely and appropriate conservation action is available upon request of the Customer Service Centre.*

CITY of ADELAIDE HERITAGE STUDY  
THE CITY HERITAGE REGISTER – DEFINITION OF ITEMS

ITEM	SEMI-DETACHED HOUSES	BUILDING NO.
ADDRESS	21-21A and 23-23A Wakeham Street, Adelaide	



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**CITY of ADELAIDE HERITAGE STUDY**  
THE CITY HERITAGE REGISTER — DEFINITION OF ITEMS

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<b>ADDRESS</b>	21-21A and 23-23A Wakeham Street, Adelaide	

1. Laneway between houses.
2. Front wall of building erected hard to the pavement.
3. Steeply angled roof pitching from central chimney.

SCALE (approx)

1:480.