

ROW HOUSES

Address: 113, 115, 117 & 119
Jeffcott Street
Certificate of Title: 5860/779; 5860/780;
5438/826; 5537/217

Use: Residential
Carclew Policy Area: PA5
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
(115,117,119 only)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This row of attached cottages is an excellent example of late 1850s attached dwellings. It retains important stylistic elements including masonry walls and simple roof form extending along the row.

These row houses were built in 1857 for Moses Firth who rented them out. Shortly afterwards, he sold the row houses to R Raphael who continued to lease them. (Another property built for Firth was Gable House at 176-180 Ward Street in 1856.) By 1859 there were eleven dwellings fronting Jeffcott Street on this Town Acre. By 1880 the Smith Survey records the number to be reduced to nine, while there was one dwelling on the other half of the acre in Ward Street. There are now four remaining of this row.

A significant number of small residences, like this row, remain from the earliest period of housing development in North Adelaide. Row houses were once a common form of accommodation in the city.

STATEMENT OF HERITAGE VALUE:

Residences, like this row of attached houses, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s and 1860s.

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

- (a) This row of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1850s and 1860s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late 1850s residential form displaying consistent low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian row of attached cottages, including the walls and roof form associated with the house style.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

No 113
Row House - Single storey early Victorian row house. Excludes front verandah

Nos 115, 117, 119

Row houses - Frontage and side wall returns visible from the street

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

REFERENCES

- ACC Rate Assessments 1855-1865
- Smith Survey 1880
- LTO Title records.