

**City of Adelaide Heritage Survey (2008)**

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**NAME:** *Attached cottage, 19 Claxton Street*

**ZONE/POLICY AREA:** *RA11*

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**APPROVED / CURRENT USE:** House / House

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1877

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**LOCATION:** 19 Claxton Street  
ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5085/69

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**HERITAGE STATUS:** Local Heritage Place

**OTHER ASSESSMENTS** Donovan Marsden & Stark, 1982; City of Adelaide Heritage Study, 1990; McDougall & Vines, 1993.

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*Attached cottage, 19 Claxton Street – View to northwest*

**DESCRIPTION:**

A single-storey dwelling, one of three attached cottages built to the Claxton Street alignment. Walling is of bluestone, quoins and window and door surrounds are of rendered and painted brick. There is a simple painted brick parapet with brick detailing. Roof is gabled and of corrugated iron. Windows and door are timber-framed: windows are double-hung sash.

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

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**STATEMENT OF HERITAGE VALUE:**

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. 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 4.6.2 Victorian Houses (1870s to 1890s).*

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**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
  - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
  - (d) it displays aesthetic merit, design characteristics and simple 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 and roof;
- Fabric and detailing of the façade.

**Exclusions**

- Interior detailing
- Additions 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:

#### Dwellings

External form, including original fabric and detailing of facade, 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.

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#### **BRIEF HISTORICAL BACKGROUND:**

William Claxton, at one time of Victoria Square, was an auctioneer and money lender on freeholds, and was an official of the General Post Office, Adelaide.

This cottage—that completes a group of three—was built on Town Acre 397 that was subdivided in 1874. Mrs Annie Denny acquired the allotment adjacent to her attached cottages in 1875 and commenced adding this cottage in late 1877.

Annie Denny had acquired the original allotments under her maiden name of Dwyer. She married Thomas Joseph Denny in April 1868. Denny was the publican associated with the Horse and Jockey, Huntsman and Rose Inn public houses between 1865 and 1874.

A bathroom and sleepout were added to the building in 1957 by Pizarcoff, the owner-builder. In 1963 the dwelling was converted into a shopfront by the owner; and in 1966 another owner built a laundry, bathroom and verandah. In November 1965, the Adelaide Local Board of Health declared the three-room dwelling (with a dilapidated timber frame lean-to laundry, bathroom, and kitchen—all with defective plumbing—at the rear) unfit for habitation, but this declaration was lifted by March 1967, following certain improvements.



**SLSA: B 15093 – Claxton Street, 1963**

The owners in 1966 were G. Keros, K. Konnis, P. and Mrs E. Evreniadis, and E. Konnis (of 11A St Luke's Place), who applied to Council for permission to add a laundry, bathroom, and

verandah. This was considered unsatisfactory work, carried out on weekends and at night-time.

In October 1986, Photi and S. Kazis applied to extend the dwelling at the rear and convert it to offices. Before the City of Adelaide Development Control Act came into being, the building had been used as a general store by Turner Butchers, a large employer and meat distributor in the south-west of the city.

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## REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 14/0609, 19–21 Claxton Street and 19-23 Claxton Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 1128:01, 23 Claxton Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 1056:01, 19, 21, 21A–23 Claxton Street, Adelaide City Archives.

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

Sumerling, Patricia and Taylor, Robin, Submission to State Heritage Branch, 1990.

See Worsnop, Thomas, *History of the City of Adelaide*, Facsimile of 1878 edition, The Corporation of the City of Adelaide, Adelaide, 'Advertisements', p. 21, for a copy of Claxton's advertisement.

State Library of South Australia, Library Database (Photographs): B.15093, October 1963.