

ROW COTTAGES

20-30 Gray Street

The history of this row of cottages is identical to that of the opposite row at 11-19 Gray Street. This row of cottages is historically significant because of their association with the estate of William Henry Gray. The row cottages were built as rental accommodation in 1910 in a once mainly residential area of Adelaide. Today there are only small pockets of housing remaining in this area. The row houses on this site are one of the few reminders of the early character of the area.

Gray was one of the City's earliest land speculators, his estate having become dominated by sub-standard housing, by the end of the nineteenth century. He owned and developed 12 Town Acres in the West End of the City, between North Terrace and Currie Street (bounded to the east by Light Square), acquiring the land soon after the settlement of the colony. Generally, he constructed rental accommodation on the Town Acres, usually of a relatively cheap construction. Nevertheless he was very successful.

Towards the end of the nineteenth century Gray's dwellings were frequently considered unfit for human habitation and consequently condemned as slums. They were generally in the form of row housing, such poor tenements often being known as 'rookeries'. They were frequently very small, often consisting of only three rooms, one room in width. Gray and subsequently, his executors owned and managed a large area of what became the slums of Adelaide.

At the time of his death (in 1896), Gray's estate included 166 tenements, most of them in poor condition. The trustees who managed Gray's estate decided that over 60 of the existing tenements should be demolished and replaced. In their place, 35 dwellings were constructed. These dwellings generated more than twice the revenue than had been obtained from the previous 60 houses. It was during this period the worst of Gray's housing stock was demolished and replaced. In 1964 the estate was sold as a result of the death of William's youngest son, Albert, then aged 96.

After the Second World War, many pockets of inner city housing in Adelaide and elsewhere were demolished in an attempt to clear the city of its slums. The housing stock was seldom replaced with new housing but with light industrial uses of the land including carparks, petrol stations, warehouses and workshops. This was the experience of the West End of Adelaide.

It is likely that this row of houses survived because of their relatively recent construction date and presumably good condition.

The remaining row of six houses on this site were built in 1910, 14 years after Gray's death. They match the five remaining houses that were built on the western side of Gray Street. In total, 14 single storey row houses were built in Gray Street in 1910 for the amount of £5350. The plans for the cottages were approved by the Council on the 20 December 1909.

The Annual Report of the Adelaide City Council for 1910 recorded.

Heritage of the City of Adelaide

There is no doubt that the western end of the city has advanced very much of late, both in business premises and cottage premises. This is very noticeable by the fact that the trustees of the Gray's Estate caused to be pulled down some thirteen old buildings, and, upon the site they occupied, have erected a similar number of up-to-date dwelling homes, which will supply a much needed work.

Each house in the row is of limited architectural significance in itself, but the row as a whole is of greater significance. The houses are late examples of the style of architecture built in Adelaide at the turn of the century. The design and construction of the houses are relatively common as is their form and detailing. The row includes examples of single and double fronted housing types. They are built of sandstone with brick dressings and have a brick plinth. Each house has a dividing wall protruding through the CGI roof and brick chimneys located on the party wall line. The row of housing was treated by the designer as one architectural composition, particularly in relation to the placement of gables. Some houses feature a small gablet to the roof, decorated with a finial and rough stucco work in a timber gablet. All houses have a raked verandah and feature verandah posts decorated with in some cases, quite elaborate timber fretwork. The houses have a very small front garden. No original fences remain. The integrity of this row is high but for a disruptive modern tiled roof to one of the cottages.

The row of cottages is the major feature of the streetscape, when coupled with the similar row directly opposite. The rows have the identical design features, including their form, materials and minimal setbacks, and are located in a narrow street with an absence of significant planting. The contribution of both rows is marred by encroaching industrial/commercial development and the evident demolition of three houses originally part of the western row of attached cottages.

Land Title Office, Certificate of Title 3553/105, 3486/121, 3493/168, 3418/127, 3359/54, 3310/14; Hasenohr, E. *WH Gray - A Pioneer Colonist of South Australia*, 1977, pp. 36, 261-280; Digest of Proceedings, approval of plans, 20 December 1909; *Sunday Mail*, "Fairy Godfather buys cottages", 3 October 1964; Adelaide City Council, *Annual Report*, 1910, p. 62

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 (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

Prepared by the Dept. of Planning and Development

Item	ROW HOUSES	Building No	
Address	11-19 GRAY STREET	1/0204	
	20-30 GRAY STREET	1/0509	

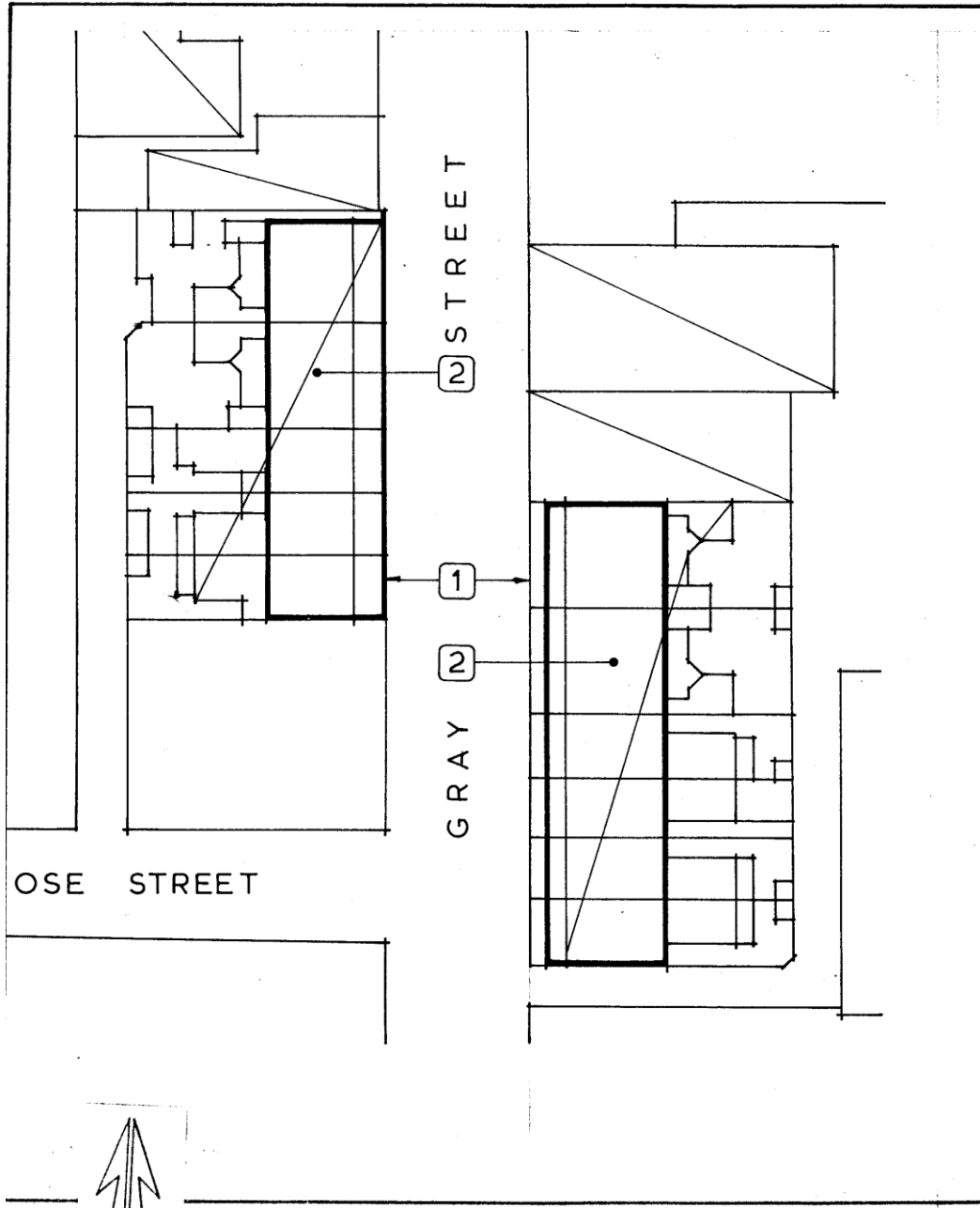


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