

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 21 Claxton Street*

ZONE/POLICY AREA: RA11

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1868

LOCATION: 21 Claxton Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5438/202

HERITAGE STATUS: Local Heritage Place

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



Attached cottage, 21 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 painted brick. There is a simple painted brick parapet with brick detailing. Roof is gabled and of corrugated iron: there is a simple brick chimney. Windows and door are timber-framed: windows are double-hung sash, door is timber panelled.

The assessment includes the whole of the original cottage; it excludes the interior detailing and metal grills to the windows.

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).*

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
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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.

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—the central one of a group of three—was built on northern alignment of Town Acre 464 that was subdivided in 1867. Annie Dwyer acquired the allotments and had the cottages built in 1868. The land was subdivided by land agent William Denton Claxton after whom the street took its name.



SLSA: B 15032 – Claxton Street, 1963

Annie Dwyer 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.

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.15032, August 1963.