
**SURVEY & RECOMMENDATIONS FOR THE
CITY HERITAGE AND CHARACTER
PLAN AMENDMENT REPORT
CITY of ADELAIDE**

VOLUME 2, PART 6 (T-Z)

Building Data Sheets : Local Heritage Places

2004

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SEMI-DETACHED HOUSES

Address: 1 Taskers Lane
Certificate of Title: 5814/271

Use: Residential
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of simple workers cottages constructed in 1870. The building exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended or simple hipped roof form and are one or two rooms in depth. These cottages also retain a simple, low concave verandah along the front elevation.

The outline of these early cottages is shown in the centre of Town Acre 922, reached by an unnamed lane from Childers Street. The whole of the acre had been subdivided into small allotments. This house remains an important indication of the type of residences constructed during the 1850s and 1860s, and the use of rubble masonry and bricks as building materials.

These semidetached cottages were built in 1870 for John Robertson who subdivided his adjacent house block in Childers Street. The cottages were built to compliment several others of similar size and value on the Town Acre.

Taskers Lane was named after Martha and Jane Tasker who also owned and occupied a dwelling adjacent to the lane.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, 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, 1860s and early 1870s.

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

- (a) This pair 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 pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s-60s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form

EXTENT OF LISTING:

External form, materials and details of the early Victorian pair of 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:

Semi-detached house - Early Victorian par of cottages

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

REFERENCES

- Smith Survey 1880
- ACC Rate Assessments 1867-1879
- LTO CTs 2900/15, 5814/271

HOUSE

Address: 71 Tower Street North
Certificate of Title: 5535/996

Use: Residence
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1840s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended or simple hipped roof form and are one or two rooms in depth.

Rate assessments indicate that there was a cottage on this allotment in around 1856, and the outline of this cottage is visible on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed during the 1850s, and the use of rubble masonry as a building material.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, 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, 1860s and early 1870s.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of the early Victorian residence, 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:

House
 Victorian symmetrically fronted residence

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

REFERENCES

- ACC Assessments
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 81 & 83 Tower Street North
Certificate of Title: 5577/801

Use: Residence
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an example of a semi-detached 1890s-1920s residence of a transitional design. It retains the overall form and some stylistic elements including masonry wall construction and projecting party wall, with corrugated iron roof and strapped timber gable. Window openings and verandah detailing have been altered.

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. These houses remain an indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

These houses are an example of the type of semi-detached residences constructed in North Adelaide during the 1890s-1920s, and reflect the design, details and building materials commonly in use at that time.

The brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This pair 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 1890s-1920s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is an Edwardian semi-detached residence of a transitional design, displaying the use of some typical materials such as masonry walls, strapped timber gables and corrugated iron roof.

EXTENT OF LISTING:

External form, materials and details of this pair of Edwardian transitional masonry residences, including the walls and roof form associated with the house style. Excludes the altered window and verandah details

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

Semi-detached houses
 Pair of Edwardian transitional masonry residences

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

REFERENCES

- Smith Survey 1880

ROW HOUSES

Address: 14-20 Travers Place
Certificate of Title: 5351/629; 5100/600;
 5100/161; 5594/203;
 5284/514

Use: Residences
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

These cottages are an excellent example of 1840s-1860s row houses. They exhibit important stylistic elements including low scale and simple detailing indicative of the early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth.

The 1880 Smith Survey shows Town Acre fully developed with small scale residences and bisected by Queen Elizabeth Street which later became Travers Place. The outline of this row is visible in the Survey and these cottages remain an important indication of the type of residences constructed before 1880, and the use of rubble masonry as a building material.

A significant number of small residences, like these row houses, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like these row 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 1860s and early 1870s.

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

- (a) These cottages displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) These cottages displays aesthetic merit and design characteristics of significance to North Adelaide as they are typical 1860s row houses displaying consistent use of materials such as masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian row of residences, including the walls and roof form and the verandahs 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:

House -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

- Smith Survey 1880

HOUSE

Address: 21 Travers Place
Certificate of Title: 5306/713

Use: Residence
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is a very good example of an 1860s-70s masonry residence. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form behind a parapet, masonry detailing such as string courses and dog tooth brickwork and are one or two rooms in depth.

The 1880 Smith Survey shows Town Acre fully developed with small scale residences and bisected by Queen Elizabeth Street which later became Travers Place. The outline of this row is visible in the Survey and these cottages remain an important indication of the type of residences constructed before 1880, and the use of rubble masonry as a building material. It appears from rate assessment searches, that the cottage in Travers Place was built between 1873 and 1874

A significant number of small residences, like this cottage, remain from the earliest period of housing development in North Adelaide.

The most illustrious owner of this house was Walter Bernard Hesling, ceramic artist and writer of humorist books who owned the cottage from 1963 until 1975.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are very good 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 1860s and early 1870s.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s-70s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian residence, including the walls, the roof form and front wall parapet associated with the house style. Excludes later extension at front

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

House
 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 1865-2894
- Smith Survey 1880
- LTO CTs 499/102, 4045/155, 5306/713

HOUSE

Address: 2 Tynte Place
Certificate of Title: 5678/132

Use: Residence
Chidlers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended roof form and are one or two rooms in depth.

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, 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 1860s and early 1870s.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered bluestone walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian gable ended residence, including the walls, verandah 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:

House
 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

- Smith Survey 1880

HOUSE

Address: 6 Tynte Place
Certificate of Title: 5244/640

Use: Residence
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1840s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth.

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880, and the use of rendered masonry as a building material.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, 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 1860s and early 1870s.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian residence, including the walls and the 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:

House
 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

- Smith Survey 1880

HOUSE

Address: 8 Tynte Place
Certificate of Title: 5468/822

Use: Residence
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth.

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880, and the use of South Australian bluestone as a building material.

A significant number of small residences, like this cottage, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, 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 1860s and early 1870s.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian residence, 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:

House
 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

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 10 & 12 Tynte Place
Certificate of Title: 5147/242

Use: Residences
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth.

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880, and the use of South Australian bluestone as a building material.

A significant number of small residences, like these cottages, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottages, 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 1860s and early 1870s.

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s semi-detached residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian pair of cottages, including the walls and the 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:

Semi-detached 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

- Smith Survey 1880

HOUSE

Address: 14 Tynte Place
Certificate of Title: 5565/612

Use: Residence
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is a good example of an 1870s single fronted masonry residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This single fronted house 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 1870s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian residence displaying consistent use of characteristic materials such as masonry walls and brick trim.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, 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:

Victorian single-fronted cottage
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

- Smith Survey 1880

HOUSE

Address: 16 Tynte Place
Certificate of Title: 5565/611

Use: Residence
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an example of an 1870s-1880s single fronted masonry residence. It retains stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

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The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This single fronted house 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 1870s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as masonry walls and moulded render trim.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls and the roof form associated with the house style. Excludes front porch.

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

Victorian single-fronted cottage
 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

- Smith Survey 1880

HOUSE

Address: 22 Tynte Street
Certificate of Title: 5785/60; 5813/5

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, masonry verandah pillars, rendered masonry walls.

This style of house was constructed as infill development as town acres were further subdivided or redeveloped between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical details such as rendered brick verandahs, broad corrugated roof form and masonry pillars as part of the main roof pitch.

EXTENT OF LISTING:

External form, materials and details of this Inter-War Bungalow style residence, including the walls, verandah 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:

House
 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

- Smith Survey 1880

HOUSE

Address: 24 Tynte Street
Certificate of Title: 5813/5

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s asymmetrical-fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, eaves brackets and gable with decorative timber elements.

The dwelling shown on this allotment in Town Acre 870 on the Smith Survey of 1880 is a symmetrically fronted house. This house has a projecting gable which may have been added after 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1880s.
- (d) This asymmetrical-fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrical-fronted residence, including the walls and the 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:

House
 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

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 28 & 30 Tynte Street
Certificate of Title: 5832/14

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone and face brick construction, combined with hipped and gabled roof form, corrugated iron roof, with decorative timber verandah and gable elements.

Town Acre 869 is shown as completely vacant in 1880 and Bevis Street had not been continued through to Tynte Street. However the area was subsequently developed in the following decades. This pair of houses remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this pair of houses, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This pair 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 1890s-1920s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian semi-detached residence of a transitional design, displaying consistent use of typical materials such as masonry walls and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this pair of Edwardian transitional masonry residences, including the walls, the verandah form and the 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:

House - 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

- Smith Survey 1880

HOUSE

Address: 35 Tynte Street
Certificate of Title: 5215/651

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s red face brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, elaborate gable ends and decorative timber elements.

Town Acre 869 is shown as completely vacant in 1880 and Bevis Street had not been continued through to Tynte Street. However the area was subsequently developed in the following decades. This pair of houses remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Arts and Crafts, and Art Nouveau often resulting in a distinctly Australian 'federation' type.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house 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 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of typical materials such as red face brick walls and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this red brick Edwardian residence, including the walls, the verandah form and the 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:

House - 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

- Smith Survey 1880

HOUSE

Address: 36 Tynte Street
Certificate of Title: 5622/669

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah with cast iron decorative brackets and frieze elements, eaves brackets.

Town Acre 869 is shown as completely vacant in 1880 and Bevis Street had not been continued through to Tynte Street. However the area was subsequently developed in the following decade. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This bay fronted house 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 1880s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, including the walls, the verandah form and the 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:

House
 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

- Smith Survey 1880

HOUSE

Address: 40 Tynte Street
Certificate of Title: 5902/216

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with hipped and gabled roof form, corrugated iron roof, quoins and facings to windows and doors, with decorative timber verandah and gable elements.

Town Acre 869 is shown as completely vacant in 1880 and Bevis Street had not been continued through to Tynte Street. However the area was subsequently developed in the following decades. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house 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 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as sandstone walls, detailed render and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls, verandah form 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:

House
 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

- Smith Survey 1880

HOUSE

Address: 61 Tynte Street
Certificate of Title: 5837/147

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This two storey house is an excellent example of an 1880s two storey single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron detailing and eaves brackets.

The Smith Survey of 1880 shows Town Acre 830 occupied by only one house. It was subdivided and developed in the following decade, with Curtis Street running through the centre. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house 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 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone/sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this two storey Victorian single fronted residence, including the walls, verandah and the 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:

House
 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

- Smith Survey 1880

HOUSE

Address: 63 Tynte Street
Certificate of Title: 5883/428

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s two storey single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket, frieze and balustrade elements, eaves brackets.

The Smith Survey of 1880 shows Town Acre 830 occupied by only one house. It was subdivided and developed in the following decade, with Curtis Street running through the centre. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This single fronted house 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 1880s.
- (d) This two storey house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with highly decorative cast iron details.

EXTENT OF LISTING:

External form, materials and details of this two storey Victorian single fronted residence, including the walls, verandah 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:

House
 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

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 67 & 69 Tynte Street
Certificate of Title: 5868/191; 5868/101

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of cottages is an excellent example of semi-detached 1880s single fronted bluestone residences. It retains important stylistic elements including brick quoins and facings to windows and doors and verandah

The Smith Survey of 1880 shows Town Acre 830 occupied by only one house. It was subdivided and developed in the following decade, with Curtis Street running through the centre. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

These houses are an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like these cottages, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This pair of single fronted cottages 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 1880s.
- (d) This pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical two storey single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah.

EXTENT OF LISTING:

External form, materials and details of this Victorian two storey single fronted pair of cottages, including the walls, verandah 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:

House
 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

- Smith Survey 1880

HOUSE & FENCE

Address: 73 Tynte Street
Certificate of Title: 5363/632

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s asymmetrical-fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and frieze and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The Smith Survey of 1880 shows Town Acre 830 occupied by only one house. It was subdivided and developed in the following decade, with Curtis Street running through the centre. This house remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house 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 1880s.
- (d) This asymmetrical-fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrical-fronted residence, including the walls, verandah and roof form associated with the house style. It also retains a front fence characteristic of 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:

House
 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

- Smith Survey 1880

HOUSE

Address: 77 Tynte Street
Certificate of Title: 5331/837

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Townscape Initiative 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s bay fronted bluestone residence. Although painted, it retains important stylistic elements including a projecting front bay, brick quoins and surrounds to windows and doors, verandah with cast iron decorative brackets and frieze elements.

The outline of this house is shown on Town Acre 831 on the Smith Survey of 1880, although the bay window projection was added later, a not uncommon process in North Adelaide. This house remains an important indication of the type of residences constructed during the 1870s and 1880s.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This bay fronted house 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 1870s-1880s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as masonry walls, brick trim and decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, 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:

House
 Victorian bay fronted residence

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 93 Tynte Street
Certificate of Title: 5661/61

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s two storey residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, brick quoins and facings to windows and doors and decorative timber verandah elements. This large dwelling was built for Dr C A Verco and was completed in 1904. The architects were Williams & Good and the builder was J S Brown. The dwelling cost £2000 to construct.

The house was later owned by Dr Bronte Smeaton. For many years the property was used as a hostel in which unsympathetic additions such as built-in verandahs hid the house from view. In the late 1950s it briefly housed Lincoln College students and from about 1962 it was called the Mary Seymour Hostel. The house underwent extensive renovations in more recent times and was returned to private residential use.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative timber elements.
- (e) It is associated with notable North Adelaide resident Dr C A Verco.
- (f) The two storey house is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional style two storey asymmetrically fronted masonry residence, including the walls, verandah 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:

House
 Frontage and side wall returns visible from the street

HOUSE, 93 Tynte Street (cont)

[This is the legally recognised listing and should be used for the purposes of development application assessment](#)

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 80/9/1903
- ACC Rate Assessments 1899-1905
- Smith Survey 1880
- LTO CTs 11924/93, 5661/61



SLSA - B 3129 - 1906

HOUSE

Address:	104 Tynte Street
Certificate of Title:	5372/ 880
Use:	Residence
Margaret Street	
Policy Area:	PA6
North Adelaide Historic (Conservation) Zone	
Heritage Status:	LHP
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, eaves brackets.

The outline of this house is shown in Town Acre 865 on the 1880 Smith Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This single fronted house 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 1870s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah with decorative cast iron details.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls, verandah 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:

House
Victorian single fronted cottage

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

REFERENCES

- Smith Survey 1880

SHOP

Address: 139 Tynte Street
Certificate of Title: 5441/579

Use: Commercial
Tynte Policy Area: PA4
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This former house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, rendered quoins and facings to windows and doors and decorative timber verandah elements.

This property was built as a dwelling in 1907 for owner Charles Barton, although rate assessments give the owner as being Mrs Mary & W H Moore. W H Moore was also the builder which he constructed for £350. The property continued to be used as a dwelling until around thirty years ago when the SA Directory for 1973 refers to it being used by Langdon Parsons Pty Agents and importers. John Langdon Parsons was also the consulate for Japan for many years.

STATEMENT OF HERITAGE VALUE:

This former house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This former house 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 1890s-1920s.
- (d) This former house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry shop and attached residence, including the walls, verandah and roof form associated with the building type.

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

Shop

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 Building Surveyors Dept - Return of Surveyor's Notices April 1907
- ACC Rate Assessments 1900-1920
- Smith Survey 1880
- LTO CTs 4193/688
- *SA Directories* 1970-73

SEMI-DETACHED HOUSES

Address: 145 & 147 Tynte Street
Certificate of Title: 8885/162, 163

Use: Commercial
Tynte Policy Area: PA4
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Townscape Initiative 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of an 1890s-1920s semi-detached residence of a transitional design. It retains important stylistic elements including rock faced sandstone wall construction, corrugated iron roof, quoins to windows and doors and eaves brackets and decorative gable trim. Quoins and trim were originally face brick but have been cement rendered. The original bull-nosed verandah has been replaced and the verandah posts were replaced by classical columns in 1935.

These houses remain an important indication of the type of residences constructed close to O'Connell Street at that time, some of which, like this pair were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like these houses, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This pair 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 1890s-1920s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian semi-detached residence of a transitional design, displaying consistent use of typical materials such as rock faced sandstone walls, quoining, window and door trim, eaves brackets and decorative timber trim to projecting gable.

EXTENT OF LISTING:

External form, materials and details of this pair of Edwardian transitional masonry residences, including the walls, the verandah form and the roof form associated with the house style, excluding later verandah.

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

Semi-detached houses - Pair of Edwardian transitional masonry former residences

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES, 145 & 147 Tynte Street (cont)



Photo held by owner showing c1919 view of cottages

HOTEL

Address: 165-169 Tynte Street
Certificate of Title: 5138/104

Use: Hotel
Tynte Policy Area: PA4
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former City Significance
Heritage of the City of Adelaide, ACC, 1990

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

The current two storey hotel structure dates from 1881 when an earlier 1850 building was replaced using a design by architects Bayer & Withall. It retains its symmetrical front elevation and simple parapet, and the two level verandah with upper balcony and a decorative gable at the lower western end. Other typical elements include the elaborate decorative cast iron to the verandah and tall chimneys with moulded render.

As part of the recent trend in hotels opting for an Irish theme and name, this hotel changed its name to the Daniel O'Connell Hotel in the late 1990s. Its former names were the Commercial Hotel and the North Adelaide Hotel. It was first licensed on 18 December 1850 as the Commercial Hotel.

Morris remained owner and publican until January 1852 when he sold the pub and grounds for £300 to J W Probyn. In 1862 German migrant, Frantz Heinrich Wilhelm Iben, together with his wife Margaret became the publicans and two years later in August 1864 were able to buy it. The Iben's association with the hotel lasted forty years. Indeed, following Wilhelm Iben's death in 1877, his wife rebuilt the hotel in 1881 and still continued as its publican until 1891. In 1904 the hotel was sold to the South Australian Brewing Company who owned it for about ninety years. Throughout its trading history, nearly half of the total number of publicans at this hotel were women publicans.

Rebuilding of early city hotels was common practice between the 1870s and late 1880s when there was a building boom. This hotel can be compared to the Wellington Hotel in Wellington Square which was also designed by Bayer & Withall in 1884.

STATEMENT OF HERITAGE VALUE:

This hotel is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of Tynte Street and reflects the initial creation of a local 'High Street' for this section of North Adelaide during the 1850s and 60s.

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

- (a) This hotel displays historical and social themes that are of importance to North Adelaide as it is representative of the development of commercial facilities and services during the Victorian period.
- (b) It represents customs or ways of life that are characteristic of the local area as it served as the local hotel for immediate residents.
- (c) It has played an important part in the lives of local residents as the focus of recreational and community activities since it was first licensed in 1750.
- (d) This hotel displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a purpose built 1880 hotel building.
- (e) It is associated with a notable event, the management of the hotel by women publicans for more than half of the period of its operations.
- (f) The hotel is a notable landmark in the area and an important streetscape element in Tynte Street.

HOTEL, 165-169 Tynte Street (cont)**EXTENT OF LISTING:**

The substantial whole of the 1881 hotel building including roof and verandah form and detail, masonry walls and chimneys, window and door configuration and joinery.

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

Hotel - 1881 hotel building, including interior

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

REFERENCES

- McDougall & Vines, SA Hotels Information file
- ACC Rate Assessments 1850-1882
- Smith Survey 1880
- JL Hoad, *Hotels and Publicans in South Australia*, 1836-1993, p 312-3.
- LTO CTs 161/111, 2446/159, 1665/49, 4141/319, 5138/104
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, p308, 314
- General Registry Office, RPA Application 11733, 8/11/1871.



SLSA - B 4818 - 1928



SLSA - B 22068 - 1971

OFFICE

Address: 178 Tynte Street
Certificate of Title: 5830/245, 246

Use: Commercial
Tynte Policy Area: PA4
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Townscape Initiative 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This hall, currently functioning as an office, is an excellent example of a simply detailed building of a classical design, built circa 1900. It retains important stylistic elements including rendered bands to the lower half of the building and face red brickwork on the front façade, random bluestone side walls, arched windows and door with decorative moulding, a heavy cornice and a parapet. A small cupola, visible in the early photograph, has been removed.

This area of North Adelaide was the cultural heart of the area and is sited between the Institute and the Post Office. It was initially constructed as the University Union College. This building remains an important indication of the type of public buildings constructed at the turn of the century.

STATEMENT OF HERITAGE VALUE:

An important element in the cluster of institutional buildings in this section of North Adelaide reflecting the growth of social and educational facilities for the local community. It is a small but contained Edwardian design, with a well detailed principal elevation.

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

- (a) This office displays historical and social themes that are of importance to North Adelaide as it reflects the growth of social and educational facilities for the local community.
- (b) It represents customs or ways of life that are characteristic of the local area, providing continuing educational facilities for North Adelaide in the early 20th century.
- (c) It has played an important part in the lives of local residents as part of the cluster of facilities in Tynte Street
- (d) This office displays aesthetic merit and design characteristics of significance to North Adelaide as it is a small but contained Edwardian design, with a well detailed principal elevation.
- (e) It is associated with a the continuing development of Tynte Street as the cultural heart of North Adelaide

EXTENT OF LISTING:

The substantial whole of the 1900 single storey building including roof form and detail, masonry walls and chimneys, brick and rendered detail to front elevation, and window and door configuration and joinery.

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

Office
 1900 single storey building

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

OFFICE, 178 Tynte Street (cont)

REFERENCES

- ACC Rate Assessments

[Research to be completed]



SLSA - B 10425 - 1911

SEMI-DETACHED SHOPS

Address: 190 Tynte Street
Certificate of Title: 5359/801

Use: Commercial
Tynte Policy Area: R4
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This two storey pair of shops is an excellent example of an 1890s-1920s shop of a transitional design. It retains important stylistic elements including rendered masonry walls, simple cantilevered verandah form, hipped roof form.

The outline of this corner building is visible on the Smith Survey of 1880. However it would seem that a second storey was added at the turn of the century, resulting in the buildings current appearance.

STATEMENT OF HERITAGE VALUE:

This pair of shops is representative of the development of commercial facilities and services during the Edwardian period in North Adelaide. It contributes to the historic streetscape of Tynte Street and reflects the provision of commercial facilities for the local community for this section of North Adelaide.

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

- (a) This pair of shops displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This pair of shops has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This pair of shops displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey semi-detached commercial building of Edwardian period.

EXTENT OF LISTING:

External form, materials and details of this two storey pair of Edwardian shops including roof form and cantilevered verandah.

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

Semi-detached shops
 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

- Smith Survey 1880
- State Library of South Australia early photographs B 28388 & B 28387

SEMI-DETACHED SHOPS, 190 Tynte Street (cont)



SLSA - B 28388 - 1956



SLSA - B 28387 - 1973

HOUSE

Address: 194-198 Tynte Street
Certificate of Title: 5341/588

Use: Residence
Tyne Policy Area: PA4
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Townscape Initiative 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of a Victorian asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, masonry walls, corrugated iron roof with ventilated gables, bullnose verandah with decorative bracket and frieze elements, and strapped gables.

The Smith Survey shows an earlier building on this allotment in 1880, but this house would have replaced that building soon after 1885. This house remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s -1890s and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1880 – 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house 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 1880s -1890s
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Victorian residence displaying consistent use of materials such as masonry walls and decorative timber detail.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, 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:

House
 Victorian asymmetrically fronted residence

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

REFERENCES

- Smith Survey 1880