

## HOUSE

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**Address:** 15 Beviss Street  
**Certificate of Title:** 5881/246

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

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

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### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s residence of a Victorian transitional design. It retains important stylistic elements including sandstone walls, asymmetrical front, face brick quoining, window and door trim,

Although the Town Acres surrounding it were fully developed by the time of the Smith Survey in 1880, Town Acre 869 is shown as vacant at that time. It was subsequently developed during the decade following when Beviss Street was continued through to Tynte Street. This house remains an important indication of the type of residences constructed during the 1880s in this area.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 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 house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Victorian residence of a transitional design, displaying consistent use of typical materials such as sandstone walls, face brick trim and decorative timber elements.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian asymmetrically fronted residence, incorporating the principal front rooms, the verandah form and the predominant 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