

HOUSE

Address: 198-200 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