

SEMI-DETACHED HOUSES

Address: 20 & 22 Curtis Street
Certificate of Title: 5567/965; 5375/961

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

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1880s single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

The Smith Survey shows Town Acres 823 and 830 vacant in 1880, but Curtis Street was surveyed and the area subsequently developed during the decade following. 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 pair of houses is an important example of the type of semi-detached residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this pair of houses, 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 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 1880s.
- (d) This pair of single fronted houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s semi-detached 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 pair of single fronted residences, 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:

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