

SEMI-DETACHED HOUSES

Address: 25 & 27 Beviss Street
Certificate of Title: 5872/356; 5703/51

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 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including face stone walls, rendered quoins and facings to windows and doors. It is one of a set of four sandstone pairs constructed in Beviss Street.

The outline of the four pairs of houses is visible on the Smith Survey of 1880, when Beviss Street only cut through the centre of Town Acre 872. The street was subsequently extended through to Tynte Street 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 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 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 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 1870s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this pair of Victorian symmetrically fronted residences, including the walls, verandah and roof form associated with the house style. Excludes 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
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