

## SEMI-DETACHED HOUSES

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**Address:** 26 & 28 Tynte Street  
**Certificate of Title:** 5832/14

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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:** LHP(T)  
**Conservation Reports:** Nil

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### 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

## **North Adelaide Heritage Survey (2004) Recommendation: Local Heritage Place**

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

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### **REFERENCES**

- Smith Survey 1880