

## **HOUSE**

---

**Address:** 8 Tynte Place  
**Certificate of Title:** 5468/822

---

**Use:** Residence  
**Childers East  
Policy Area:** PA2  
**North Adelaide Historic (Conservation) Zone**

---

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

---



### **HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth.

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880, and the use of South Australian bluestone as a building material.

A significant number of small residences, like this cottage, remain from the earliest period of housing development in North Adelaide.

### **STATEMENT OF HERITAGE VALUE:**

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s.

### **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 initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

### **EXTENT OF LISTING:**

External form, materials and details of this early Victorian 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  
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