

City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage
Significance and Design Criteria / Conservation Policy
January 2019



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INTRODUCTION

The *City of Hobart Interim Planning Scheme 2015* currently contains 72 Heritage Precincts that are based upon the boundaries of the Heritage Areas in the *City of Hobart Planning Scheme 1982* and the nine different heritage studies that were undertaken by various consultants between 1998 and 2008.

In November 2016 work began on a review of all heritage precincts with the Council's cultural heritage team undertaking in-depth site visits, further identification, review and assessment of places and boundaries. All precincts have been studied to determine which elements and characteristics within the precinct are contributory, neutral, or non-contributory.

Each Heritage Precinct document is designed to be available as a 'stand-alone' document. Each document includes the following:

- a description of the precinct and all component streets,
- a brief historical background with images and historic maps,
- a summary of the precinct character and features including the design and topography, vegetation, views and vistas, materials, architectural styles and scales, orientation, building stock and fencing.

Each document identifies both the contributory and non-contributory elements, using descriptions and images, and a map with legend showing all listed places and places that have been sorted into the categories of contributory, neutral, or non-contributory.

Specific statements of local historic heritage significance and a series of design criteria and conservation policies have been produced for each precinct. These reflect the requirements of the Tasmanian Planning Scheme State Planning Provisions, Local Provisions Schedule.

These documents should provide guidance, advice, and information to members of the public as well as relate directly to the Acceptable Solutions and Performance Criteria within the Development Standards for Local Heritage Precincts in C6.0 Heritage Code of the Tasmanian Planning Scheme State Planning Provisions. This approach will provide clarity for property owners, and development guidance to protect the identified character and significance of each Heritage Precinct.

GLOSSARY OF TERMS

To assist interpretation of this document, key terms are defined below and are sourced from a number of sources including:

- Tasmanian Planning Scheme, State Planning Provisions Version 2, 19 April 2018
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013. (Burra Charter)

Associations:

The connections that exist between people and a place.

Character:

The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place, and which should be retained in order to preserve its heritage value.

Contributory:

A building, site, structure, or object that adds to the historical associations, historic architectural and streetscape qualities of a Heritage Precinct. Contributory buildings and structures clearly reflect key periods of significance within a Heritage Precinct. Contributory buildings and structures will generally have a good level of intactness in their external form and materials with only visible minor changes or buildings that have been altered but are still identifiable as dating from a key period of significance.

Conservation:

Includes the processes of looking after a place and safeguarding its material so as to retain its cultural significance.

Curtilage:

The area of land occupied by a dwelling and its associated yard and outbuildings.

Element:

A physical component of a historic structure, property, or place, such as windows, doors, chimneys, kerbing, walling, lamp posts, trees etc.

Fabric:

The physical material of a building, place, or structure; including elements, fixtures, contents and objects.

Feature:

A physical component of a historic structure, property, or place, such as windows, roof, trees etc. Also referred to as an element.

Groups of buildings:

A collection of separate or connected buildings which are distinguished because of their shared architectural features, their homogeneity, or their place within the landscape.

Heritage place:

Buildings, structure, element or feature listed as either a local heritage place or a registered place entered on the Tasmanian Heritage Register. See also 'Place'.

Heritage precinct:

Is defined in the State Planning Provisions and: means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values, and is:

- (a) shown on an overlay map in the relevant Local Provisions Schedule; and
- (b) listed and identified in the local heritage precincts list in the relevant Local Provisions Schedule.

Integrity:

A measure of the wholeness and intactness of the cultural heritage of a place, building or structure, and its attributes.

Maintain:

Means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Material:

The physical elements that were combined or constructed during particular period of time and in a particular pattern or configuration to form a historic place.

Meaning:

What a place signifies, indicates, evokes or expresses.

Neutral:

Buildings or structures that reflect the predominate scale, form, and setback of other buildings within the Heritage Precinct, but are altered or compromised to an extent where the construction period is uncertain, or are from a construction period which falls outside the key period of significance for the Heritage Precinct. Such buildings or structures do not detract from the overall character of the precinct.

Non contributory:

Buildings or structures that from a construction period which falls outside a key period of significance for the Heritage Precinct, or that have a scale or form that is not consistent with the key characteristics of the precinct.

Place:

A geographically defined area that may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. Place includes a site, precinct or parcel of land; and any building or part of a building and any item in or on, or historically associated or connected with, a site, precinct or parcel of land where the primary importance of the item derives in part from its association with that site, precinct or parcel of land.

Is defined in the State Planning Provisions and: means a place that is listed, and the specific extent identified, in the local heritage places list in the relevant Local Provisions Schedule.

Is defined in the State Planning Provisions and: means a place as defined in the Historic Cultural Heritage Act 1995 and entered on the Tasmanian Heritage Register.

Period:

The span of time during which significant events and activities occurred at a place. Events and associations with heritage places are finite; most heritage places have a clearly definable period.

Retain:

To keep intact the original features and materials of a historic property or area.

Setting:

The immediate and extended environment of place that is part of, or contributes to, its cultural significance and distinctive character.

Is defined in the State Planning Provisions and: means the surroundings or environment of a local heritage place.

Streetscape:

Is defined in the State Planning Provision and: means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.

For the purposes of determining streetscape for a particular site, the above matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site.

It is also described as having a distinguishing character of a particular street which is created by its width, degree of curvature, paving materials, design of street furniture, forms of surrounding buildings, and the presence of vegetation along the curb or sidewalk.

Significance:

Significance means historic cultural heritage significance as defined in the State Planning Provisions.

Townscape:

The qualities of an area defined by the public domain, the size and shape of buildings and street blocks, placement and spacing of buildings, trees and gardens, and other elements that make up the physical setting of an urban area.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
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January 2019**

**HOB-C6.2.1.1
Battery Point**



DESCRIPTION

Component streets:

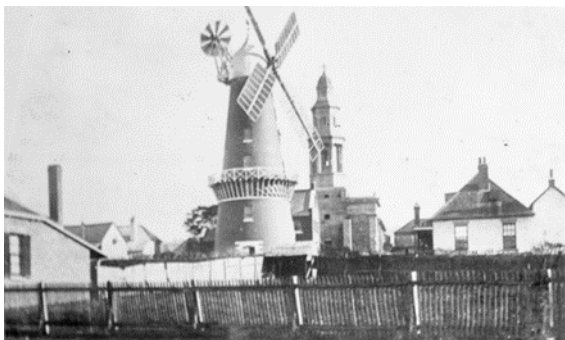
Arthur Circus	Francis Street	Quayle Street
Bath Street	Hampden Road	Runnymede Street
Battery Square	James Street	Sandy Bay Road
Clarke Avenue	Kelly Street	Secheron Road
Colville Street	Logan Street	Sloane Street
Crelin Street	McGregor Street	South Street
Cromwell Street	Marine Terrace	Stowell Street
De Witt Street	Mona Street	Trumpeter Street
Derwent Lane	Napoleon Street	Waterloo Crescent
Finlay Street	Newcastle Street	

Historical background:

Battery Point is located on the southern shore of Sullivans Cove. The first residence outside the early town camp of the Hobart settlement was the Reverend Robert Knopwood's residence 'Cottage Green' that was built in 1805 on a grant of 30 acres and situated within the current boundary of Battery Point. Knopwood's grant plus 90 acres granted to William Sorell covered almost the entire area of Battery Point.

In 1824 the Sorell and Knopwood's land grants were sold and subdivided, a series of wealthy settlers move to Battery Point and of a series of estates developed along Hampden Road these included; Narryna, Stowell, and Secheron. Battery Point was also home to a large working class population with many whalers, boat builders, shipyard workers, sailors, and tradesmen living in the area. By the mid-19th century Battery Point was home to a number of inns, taverns, and pubs. Establishments that operated in the area included The Prince of Wales, The Barley Mow, The Shipwright's Arms, The Star of Tasmania Inn, and The Duke of York. Two prominent structures were built in Battery Point in the 1830s; James Luckman's windmill constructed in 1835 and demolished in the 1880s, and St George's Church commenced construction in 1836 with the tower added in 1847. St George's Church remains a key Hobart landmark today.

The 1970s saw Battery Point in the headlines with a battle of developers versus residents and heritage protection groups. After a high profile struggle the historic fabric of the area was largely spared from unsuitable development. With its historic cottages, large town houses, and maritime history, Battery Point is now a key tourist attraction for Hobart and a desirable inner city suburb.



James Luckman's windmill with St Georges Church in background c1850s (AOT NS1013-1-620)



Arthur's Circus with children playing c.1930s (AOT NS4023-1-197)



View of St Georges Hill from Quayle Street c.1900 (AOT NS1013-1-977)



Shipwrights Arms Hotel corner of Colville and Trumpeter Streets c.1936 (AOT PH30-1-7587)

Precinct character and features:

Streetscape and townscape

Design and topography

Battery Point has a Colonial / Early Victorian street layout, and is comprised of a few principal roads, narrow streets, and the occasional pedestrian laneway. The main thoroughfare is Hampden Road, which joins Sandy Bay Road with the eastern end of Battery Point curving gently downhill till its intersection with Battery Square and Princes Park. Between Kelly's Steps and Hampden Road are the narrow cottage lined streets of Kelly, South and Runnymede Streets. Arthur Circus, which forms part of Runnymede Street, is a village green surrounded by a circular streetscape of modest single storey cottages. The streets along the waterfront generally have housing of a larger scale. They include Napoleon Street, Clarke Avenue, Marine Terrace, and Derwent Lane. Napoleon Street features the Battery Point Slipyards with sections of the site remaining in use today. Trumpeter and Sloane Streets run downhill to Colville Street where they intersect with Napoleon Street. St Georges Terrace runs from Sandy Bay Road and gently slopes downwards to meet with Napoleon Street on the waterfront.

Vegetation

Vegetated areas within the precinct include Princes Park, Henslowe Park, Arthur Circus, Napoleon Street playground, and the grounds of St George's Church. Street plantings are a feature of many streets, and a number of the large houses and mansions including, Narryna, Secheron, and Beaumaris retain remnants of substantial gardens.

Views and vistas

The western end of the precinct holds views westerly towards kunanyi / Mount Wellington. The eastern end of the precinct provides views and vistas of the River Derwent, whilst Napoleon, and Bath Street hold views over Sandy Bay and the foreshore along Marieville Esplanade.

Built form

Materials

Houses are a mix of weatherboard, and painted, stuccoed, or unpainted brickwork construction. There are a number of larger sandstone residences scattered throughout the precinct, with some buildings also featuring rubble stone walls. Roofs are a mix of corrugated iron, tile, and slate.

Architectural styles and scales

Battery Point has buildings of varying scales ranging from small Georgian cottages to town houses and mansions. Architectural styles within the precinct include Colonial Georgian, Old Colonial Regency, Old Colonial Grecian, Victorian Georgian, Victorian Italianate, Victorian Rustic Gothic, Victorian Free Gothic, Victorian Domestic, Federation Queen Anne, Federation Arts and Crafts, Federation Carpenter Gothic, Inter-War Georgian Revival, Inter-War Functionalist, Inter-War Art Deco, Inter-War Old English, Inter-War Californian Bungalow, and significant Post War Architectural styles.

Orientation

Houses are primarily orientated towards the street and there is a high degree of consistency in some streets. Setbacks vary across the precinct depending on the period in which the building was constructed, subdivision patterns, street design and topography.

Building stock

There are several large buildings within the precinct such as Beaumaris House, at 13 Newcastle Street, a two storey stucco Victorian Gothic mansion. It features a verandah with iron lace frieze, decorative mouldings and bargeboards, and truncated dormers. Secheron House at 21 Secheron Road, is a single storey Old Colonial Regency sandstone residence which features a central protruding bay, verandah with fine trellis columns, iron hipped roof and a stone service wing with parapet. Narryna located at 103 Hampden Road is a two storey brick Georgian residence with a stone facade that was constructed in 1836. Two storey pilasters define three front bays with central entry. Corona at 35 De Witt Street, is a two storey sandstone Victorian townhouse with a verandah on two sides, a bay window over two levels, and hipped roofs. There are significant groupings of Colonial and Victorian cottages in addition to modest residences from later periods which contribute to a homogenous historic character. These include but are not limited to groupings of conjoined and detached Georgian brick cottages along South, Kelly, and Runnymede Streets. There are also groupings of medium scale and larger Victorian and Federation residences along Colville, Cromwell, and Napoleon Streets. Other significant building stock includes original stables, pubs, inns, slipyards, and community buildings.

Fencing

Fencing is typically low traditional fencing, such as Victorian timber picket, Victorian stone and brick walling, Federation timber picket, Federation brick and stone walling, Inter-War brick and ironwork fences.

Contributory elements

1. Prominent chimneys
2. Unpainted brick and stone, stucco
3. Original and traditional metal and timber detailing
4. Corrugated iron roofs
5. Tiled and slate roofs
6. Traditional low picket, masonry, and metal fences that match the house
7. Dormer windows
8. Projecting gables
9. Sandstone buildings
10. Sandstone, rubble stone and brick walling
11. Buildings with a consistent setback from the front boundary
12. Small cottage-style front gardens
13. Large residences and town houses
14. Small modest cottages
15. Groupings of houses sharing similar features
16. Laneways
17. Conjoined cottages
18. Community buildings and buildings constructed for uses other than residential
19. Traditional and early 12 pane sash windows
20. Architectural details
21. Large finely detailed houses



Non contributory elements

1. Off street parking structures that are incompatible with the scale and form of traditional buildings.
2. Large sections of hard surface parking areas in front of or adjacent to residential properties.
3. Solid and/or high fences that obscure and prevent appreciation of houses and gardens that are not traditional in scale, material and form.
4. Large buildings, such as blocks of flats that do not follow the orientation, setback, bulk, and siting of contributory buildings and infill development that does not relate to past architectural styles and are unsympathetic to the streetscape and contributory characteristics of the precinct.



The map shows the city of Hobart, Tasmania, with a focus on the central business district and surrounding areas. A scale bar at the top left indicates distances from 0 to 180 metres. A north arrow is also present. The map is color-coded, with a large area in the center and south highlighted in red and yellow, indicating a specific zone of interest. This zone is bounded by the waterfront to the south and east, and extends inland towards the city center. The map is labeled with various street names and landmarks, including 'HOBART' and 'BATTERY POINT'.

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STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct is primarily a residential area with a rich maritime history and a historical mix of large substantial homes through to smaller workers cottages, but with layers of subdivision and successive development, all with a traditional character.
- Battery Point features an unstructured street layout, and lot sizes that show successive re-subdivision into narrow lots that demonstrate early settlement patterns of the area.
- The significant and extensive collection of Colonial buildings that represent the first phases of development within the Battery Point area.

For the representation of aesthetic characteristics

- The original and/or significant external detailing, finishes and materials that demonstrate intact examples of architectural styles with a high degree of integrity.
- The front and rear gardens of properties, street trees, parks, and established vegetation are significant visual features that reinforce the precincts residential character.
- The foreshore views and remaining boat building industries within the precinct contribute to the understanding of the significant maritime history of Battery Point.
- The area is significant because it contains a unified group of one and two-storey buildings and has a distinctive townscape, with tight urban spaces and consistently detailed buildings forming an overall homogenous historic precinct.

For the representation of a class of building or place

- The wide variety of architectural styles and historic features including additions, landscape elements, and outbuildings from 19th century Colonial Georgian, Victorian, Federation, Inter-War, and Post War examples of single and attached houses and buildings that are of historic and architectural merit.
- Highly intact streetscapes that demonstrate consistent 19th century Colonial and Victorian Georgian architecture.
- A recognisable streetscape which demonstrates housing prior to mass car ownership proximity to the city. The area has a distinctive townscape with tight urban spaces and consistently detailed buildings forming an overall homogenous historic precinct.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has social significance to the local and broader community due to the location of the former Queen Alexandra Hospital, The Battery Point Community Hall, Narryna Heritage Museum, and the Battery Point Slip Yards within the precinct.
- The area has social and spiritual significance to the local and broader community due to the location of the St George's Church and hall within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained and conserved.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. Infill development should respond to and not obscure the topography of the area.
17. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

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**HOB-C6.2.2.1
The Glebe**



DESCRIPTION

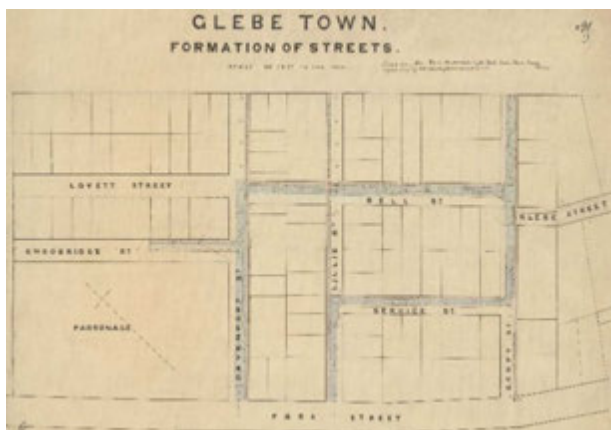
Component streets:

Aberdeen Street
Bayley Street
Brooker Avenue
Davenport Street
Edward Street
Glebe Street

Lillie Street
Lovett Street
Scott Street
Service Street
Shoobridge Street

Historical background:

Glebe is a historic Hobart suburb containing a large number of well-preserved primarily weatherboard buildings. Many cities have a Glebe, the historic model of a Glebe was formed when land was granted to churches for the purposes of establishing religion in the colonies. The Hobart Glebe comprised of three distinct sections of granted land to three churches. The Anglican Church developed houses in the 1880s, The Presbyterian Church developed houses in the 1890s, and The Roman Catholic Church developed houses much later in the 1940s and 50s. During the 1960s Glebe was considered one of the poorest areas of Hobart, this was principally due to the leasehold nature of properties. The churches owned the properties and leased them out to tenants for 99 years from the 1880s, as the terms of the leases got shorter the occupants did not want to spend money on maintaining properties and as a result the standard of housing within the area greatly declined. The regeneration of Glebe began in the early 1980s as 99 year leases ended and building sold off, with new owners renovating properties.



Map of Glebe showing allotments c.1900 (AOT: AF819-1-113)



Glebe housing visible in background view from Knocklofty c.1900 (AOT AUTAS0016125413955)



Conservation Day, Teachers College in Glebe c. 1950s. (AOT AB713-1-9467)



Domain House / Old University c. 1940s. (AOT PH6-1-21)

Precinct character and features:

Streetscape and townscape

Design and topography

Sitting below the Queens Domain, this parcel of south westerly sloping land contains a highly consistent streetscape of early inner city residential buildings built along steeply rising streets. The area exhibits a contained residential character, confined by Brooker Highway to the south, and the Domain open space to the north. The precinct is an important residential landmark that forms an edge to the inner city area. The steep streets and terrace dwellings provide high levels of articulation. The overriding elements of streetscape character are the topography, orientation, and sitting of buildings along the hillside. Immediately to the south east of the residential area lies the Old University buildings and grounds. The character of this area of the precinct is one of major institutional sandstone and brick gothic revival buildings set in a park-like landscape. The site slopes steeply down to the Tasman Highway.

Vegetation

The residential area of the precinct sits beneath the leafy backdrop of the Queens Domain. Vegetation and open space forms a large part of the south eastern side of the precinct this includes The University Rose Gardens which provides a well maintained and landscaped public garden, whilst also acting as a pedestrian thoroughfare from Glebe into the city. Many residences feature well established gardens, and street trees are planted along Davenport, Shoobridge, Bayley, Lillie, and Service Street.

Views and vistas

There are fine views available from the precinct over the city and vistas down the steeply sloping streets. Staggered housing profiles, and roof forms create distinctive views from both within the precinct and externally, as the precinct creates views with its hillside housing being visible from the Hobart CBD and parts of North Hobart.

Built form

Materials

The vast majority of the late Victorian and Federation housing stock is of weatherboard construction, while there are a small number of brick buildings in the form of stuccoed, painted, and exposed brickwork. The most common roofing material is corrugated iron, with a small amount of tiled roofs also visible within the precinct. The individual owner's choice of paint colours and contrasting trim elements along with architectural detailing produce an environment of diversity.

Architectural styles and scales

The precinct features recurring dwelling types and residences with consistent scale, and form, and the repetitive use of elements such as timber cladding, detailing of barge boards, and dormer windows. Architectural styles within the precinct include; Victorian Rustic Gothic, Victorian Free Gothic, Victorian Gothic Revival, Victorian Georgian, Victorian Terrace Housing, Victorian Domestic Cottages, Victorian Italianate, Federation Carpenter Gothic, Federation Queen Anne, Federation Domestic, Federation Terraces, and a small number of Inter-War brick residences.

Orientation

Buildings are set close to the street frontages, with a consistent setback from the front boundary and angled to the street frontage with a homogeneous spacing between buildings.

Building stock

Number 20 Glebe Street is Addlestone a Victorian Free Gothic 1850s mansion. Chatsworth Terrace at 111 Brooker Avenue is a three storey timber terrace building with gable end wings, and indented verandahs. Bowmora at 5 Glebe Street, is a symmetrical brick cottage with an early twentieth century gable addition projecting out to the street. At 5 Scott Street is Bella Vista, a Victorian Georgian weatherboard residence with a heavily decorated verandah. Number 12 Aberdeen Street is a Victorian Rustic Gothic residence designed by architect Henry Hunter and was home to famous actor Errol Flynn. Domain house is a prominent three storey stone Gothic Revival building, with stone buttresses, spirelets and a parapeted gable, windows feature fine stone tracery and drop cornices. The Former Trinity Rectory at 19 Davenport Street was designed by colonial architect James Blackburn in 1840-2, it is a two storey sandstone designed Victorian Tudor building with a rectangular form and a coped gable roof.

Fences

The desired fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, and Inter-War brick and iron work fences.

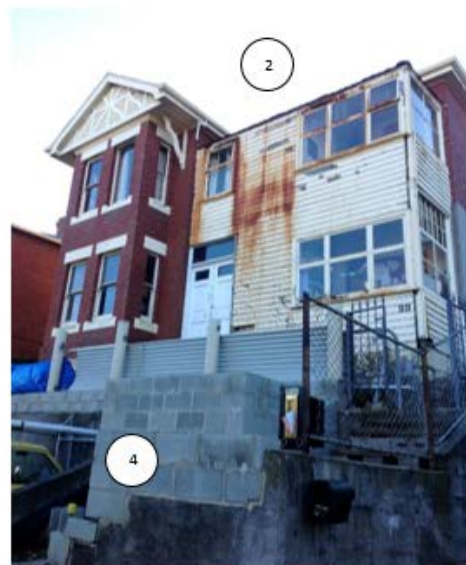
Contributory elements

1. Prominent brick chimneys
2. Painted weatherboard
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, brick, and ironwork fences
6. Dormer windows
7. Projecting gables
8. Timber finials
9. Exposed brickwork
10. Buildings set close to the street frontage
11. Small cottage-style front gardens
12. Buildings that address the topography by stepping down steep streets
13. Groupings of houses sharing similar features
14. Ornamental iron work
15. Decorative bargeboards
16. Conjoined terraces and cottages
17. Institutional buildings

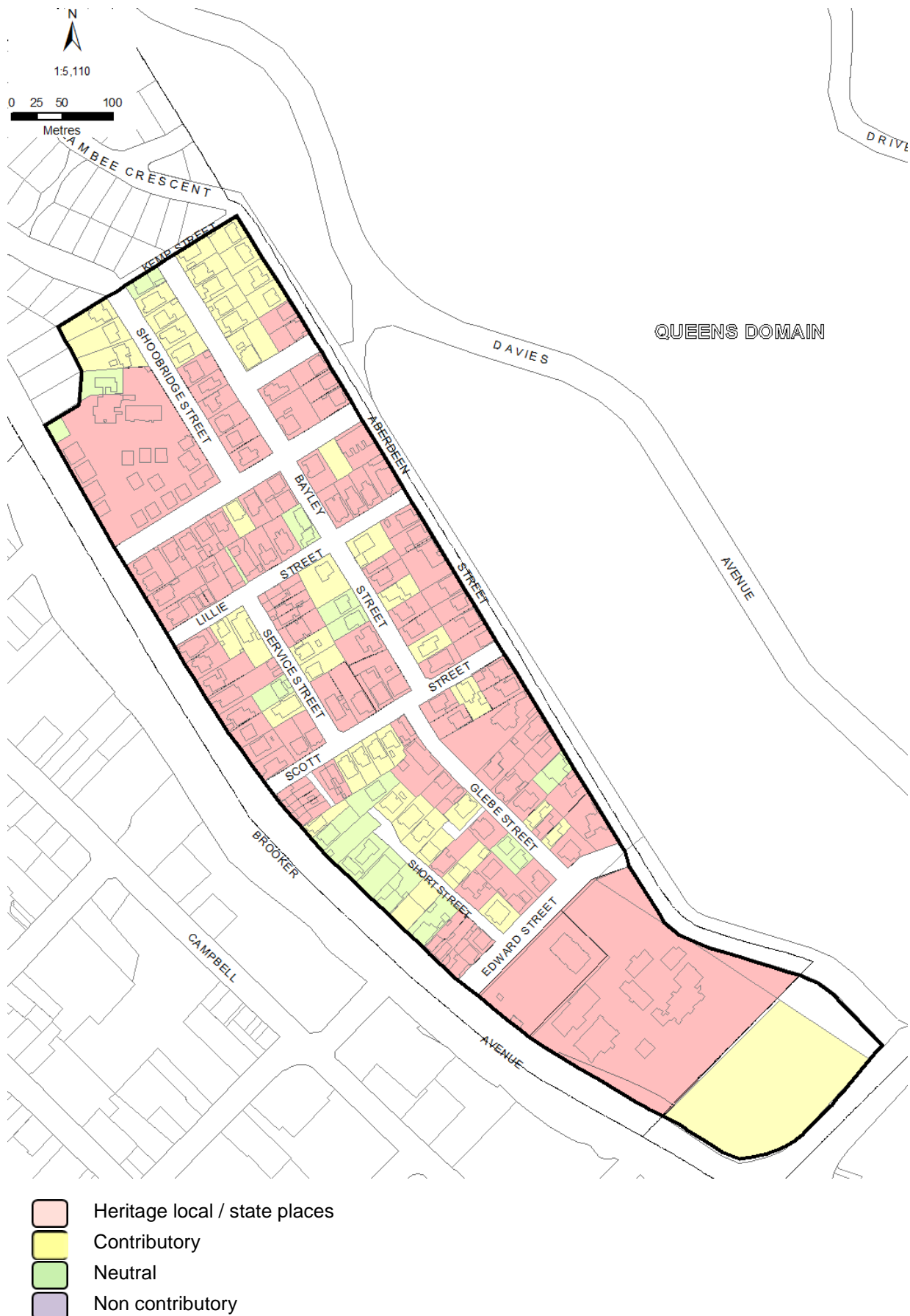


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Buildings that are in need of repairs and maintenance.
3. High fences with minimal transparency that obscure buildings and front gardens.
4. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.



HOB-C6.2.2.1 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- For demonstrating the three distinct sections of land granted to church groups which were leased and initially developed, in the 1880s and 1890s by the Anglican and Presbyterian Churches.

For the representation of aesthetic characteristics:

- The individual residential buildings, heritage, and contributory elements create a coherent precinct that is highly visible throughout Hobart.
- The primarily timber weatherboard residences with consistent original external detailing, finishes, and materials, create a distinctive visual impression and dramatic streetscape qualities.
- The garden settings of properties, and parkland spaces bordering on the precinct are a significant aesthetic features and reinforce the areas connection to the Queens Domain.

For the representation of a class of building or place:

- The precinct contains one of the largest collections of timber weatherboard Victorian and Federation houses in Hobart.
- The fine collection of late nineteenth century period through to Inter-War period substantial houses that form a coherent and largely intact streetscape that demonstrates the key design features, styles and forms of the time.
- The precinct holds a large number of highly intact residential and institutional buildings that are of both historic and architectural merit.

For the association with a particular community or cultural group for social or spiritual reasons:

- The area has social significance to the local and broader community due to the location of Domain House within the precinct.
- The area has social and spiritual significance to the local and broader community due to the location of the Former Trinity Rectory within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.

3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. Infill development should respond to and not obscure the topography of the area.
17. All original and early stables and outbuildings should be retained.

References

Glebe Heritage Walk, Glebe Progress Association 1997

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.3.1
City Centre - Hobart**



DESCRIPTION

Component Streets:

Argyle Street
Barrack Street
Davey Street

Elizabeth Street
Harrington Street
Macquarie Street

Temple Place
Trafalgar Place
Victoria Street

History:

The central area of Hobart contains some of the finest groups of early Colonial architecture in Australia. The government administrative buildings in the area date from 1823, while Ingle Hall at 89 Macquarie Street is one of the oldest remaining town houses in Australia built in 1814. The initial European settlement of Hobart was centred on the cove area and spread along the edges of the rivulet on both sides. In 1811 Lieutenant Macquarie, visiting from Sydney, became aware of the need for a regular street plan, which he drew up making provision for the alignment of houses along the proposed streets. By the 1830s Hobart experienced population growth and a thriving economy largely due to the whaling, sealing, wool and agricultural industries operating in the colony. The 1840s saw Hobart develop further and it was declared a city in 1842. As the colony grew, so too did the need for more administrative buildings and the period from 1830 to the 1880s saw many of Hobart's grand government buildings and financial institutions constructed. Today's administrative core remains centred around Franklin Square. While the key commercial area is Collins Street, and Macquarie Street and Murray Street have a mixed religious, financial, and administrative function.



St David's Burial Ground shortly before its conversion into parkland c.1900. (AOT: NS1013-1-1828)



Commercial Bank, and Telegraph Office on Macquarie Street, Franklin Square on far left early 1900s. (AOT: NS101311953)



Macquarie Street looking down towards Elizabeth Street intersection c.1950s. (AOT: AB71315321)



View looking up Davey Street just after intersection with Murray Street 1960s. (AOT: AB713-1-5601)

Precinct character and features:

Streetscape and townscape

Design and topography

The Reserve Bank building built in 1977 sits across from Franklin Square and has effectively split the Macquarie Street historic area in two. The retention of administrative buildings in public use has directed commercial activity in a north easterly direction to Collins Street. Davey Street today is a major city traffic artery, the topography and change in built fabric across the road way establishes the street as the southern edge of the civic core. The central section of Davey Street from Murray Street to Barrack Street is linear in nature and relates more directly to St. David's Park than to the city area.

Vegetation

St David's Park is a formal English style walled park and dates from the beginning of European settlement in 1804, it was the first burial ground in Tasmania. St David's remained a cemetery until the opening of the Cornelian Bay cemetery in 1872 which allowed St David's and other burial grounds within the city to be closed. In 1919 the park was handed over to the Hobart City Council to be used as a recreation ground and it remains a key feature of the precinct and central Hobart today. The outlook from Davey Street onto St David's Park provides lush garden views. Although not directly in the precinct the mature vegetation of Franklin Square forms an important streetscape element.

Views and vistas

The intersection of Murray and Davey Street provides a vista to the Hobart Waterfront. Looking to the north from Davey and Macquarie Streets are views up towards the Cenotaph. Looking north westerly from Murray Street there are vistas up to the inner- hill side housing of West Hobart. Views of kunyani / Mt Wellington are visible from St David's Park and nearby public areas.

Built form

Materials

Building materials within the precinct include sandstone, and brick, with modern buildings in the precinct utilising concrete and steel, and large sheets of glass. Roofing materials are primarily corrugated iron and tiled roofs, with the later commercial buildings in the precinct utilizing flat concrete roof construction.

Architectural styles and scales

The precinct contains unique early Colonial administrative government buildings of the highest heritage significance. However the precinct has a number of fine individual and significant buildings from other periods, many of which form distinct groups and terraces which should be viewed as a collective whole. Represented are a range of significant architectural styles dating from the early to mid-19th century through to the late-20th century. Architectural Styles within the precinct include: Old Colonial Georgian, Victorian Georgian, Victorian Regency, Victorian Classical, Victorian Gothic Revival, Victorian Georgian, Federation Free Style, Federation Academic Classical, Inter-War Free Classical, Inter-War Art Deco, Post War International Style, Late Twentieth Century Brutalist, and Late 20th Century International Style. Building scales range from single storey with the tallest building being ten storeys at the 111 Macquarie Street Reserve Bank Building. The scale and height of buildings in the block bounded by Davey, Molle, Macquarie, and Harrington Streets are consistent with no one building being overly dominant or prominent.

Orientation

Predominantly, buildings are aligned to the street with modest setbacks. Notable exceptions include Ingle Hall, the small house at number 59 Davey next to the welcome stranger, and 'Bellkirk' at 79 Davey. The greater setbacks of these three buildings express their residential usage and early establishment within the precinct.

Building stock

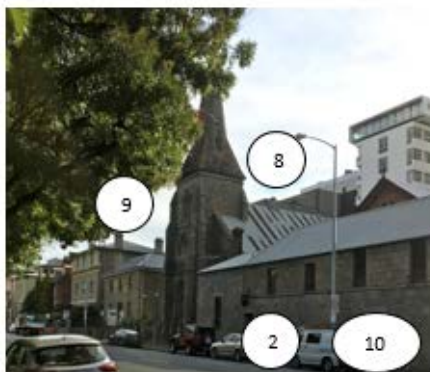
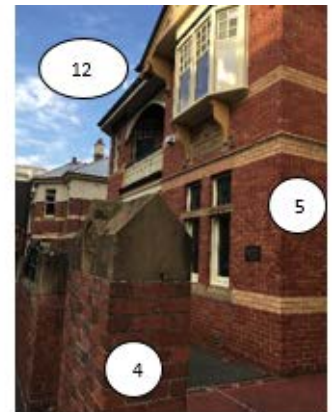
Key buildings within the precinct include; the Royal Tennis Courts, the Gothic Revival Congregational Church at 47 Davey Street, St David's Cathedral and Deanery at 125 Macquarie Street. The National Mutual Life Building at 119 Macquarie Street features combined Victorian Gothic and Classical details, and the Colonial Mutual Life Building at 18 Elizabeth Street is an Inter-War Stripped Classical building with Art Deco and Gothic influences such as gargoyles.

Fencing

The primary examples of fencing type within the precinct are low Victorian brick or sandstone, Federation brick or sandstone and Inter-War brick and iron work.

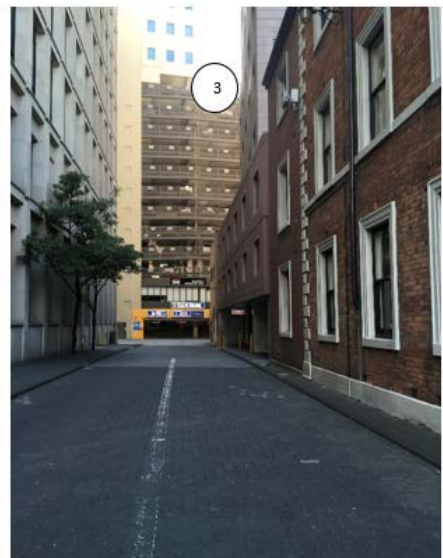
Contributory elements

1. Prominent brick chimneys
2. Early colonial sandstone buildings
3. Traditional corrugated iron roof forms
4. Low picket, brick, stone, and ironwork fences
5. Unpainted brick
6. Stuccoed brick
7. Prominent government buildings
8. Early churches and cathedrals
9. Stone buildings
10. Groupings of buildings from similar periods
11. Buildings with modest setbacks from street and a uniformity of height and scale
12. Large array of architectural styles
13. Fine architectural details
14. Street trees
15. St David's Park

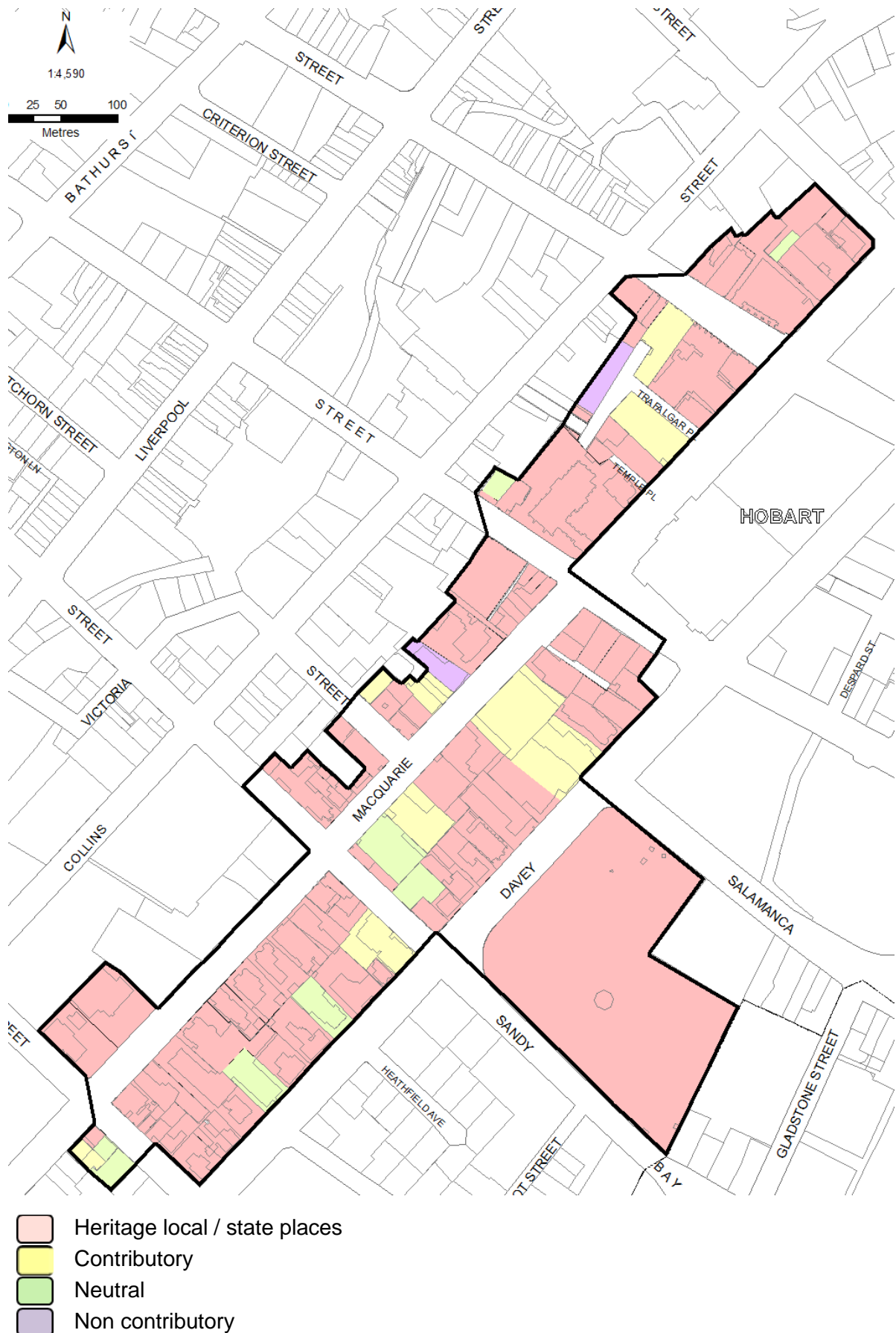


Non contributory elements

1. Large percentage of hard surface area and car parking lots placed in front of buildings.
2. Large garages and storage warehouses that detract from the streetscape and character of the precinct.
3. Modern developments that do not complement past architectural styles, materials, orientation, and positioning of buildings within the precinct.
4. Unsympathetic additions and alterations contrary to the architectural or social historical background of buildings and highly altered older properties that are no longer recognised as contributing to the precinct.



HOB-C6.2.3.1 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The fine collection of Colonial and Victorian buildings exemplify the rapid economic growth and expression of political and social confidence of the early to mid-nineteenth century in Hobart in its role as the state capital.
- The precinct contains a large number of landmark residential, institutional, and commercial buildings dating from the early to mid-19th century through to the mid-20th century, all of which are of local, state, and national historic importance.

For the representation of aesthetic characteristics:

- The original and significant fine external detailing, finishes, and use of quality materials demonstrate a high degree of aesthetic importance.

For the representation of a class of building or place:

- The precinct contains continuous two and three storey finely detailed buildings, terraces and groups of buildings that contribute to the uniformity of scale and quality of the streetscape.
- The precinct contains some of the most significant groups of early Colonial architecture in Australia with original external detailing, finishes, and materials demonstrating some of the highest degree of integrity, distinctive and outstanding visual, streetscape, and townscape qualities.

For the association with a particular community or cultural group for social or spiritual reasons:

- The area has social significance to the local and broader community due to the location of the Royal Tennis Courts and Clubrooms, The RAOB Temple, The Commonwealth Law Courts, The Tasmania Club, Former Hobart Savings Bank, Legacy House, The Queen Mary Club, The Hobart GPO, and St David's Park and Former Cemetery within the precinct.
- The area has social and spiritual significance to the local and broader community due to the location of The Congregational Church, St Joseph's Catholic Church, St David's Cathedral, and St David's Park and Former Cemetery within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. To retain and conserve shop fronts, detailing and commercial structures that have heritage value or contribute to the historic character of the precinct.
2. Original architectural features of main facades should generally not be altered, obscured or re-interpreted in order to maintain architectural integrity and the historic appearance of the façade and overall streetscape. This includes materials and decoration as well as size and arrangement of openings.
3. Elements which contribute to the precinct should be retained.
4. Non-contributory elements may be removed to enhance the character of the precinct.

5. Alterations, additions, and new buildings should not dominate or detract from buildings on the site or nearby heritage places.
6. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
7. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
8. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
9. Alterations and additions should respect the uniformity of scale and height on properties which form part of a consistent row, pair or group of buildings.
10. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
12. Driveways and hard stand areas should be located at the side.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
15. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
16. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
17. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
18. All original and early outbuildings and stables should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Bennett, K, City Fringe Heritage Review, Volume One Main Report, Prepared for Hobart City Council, 2003

Lester Firth Associates, Hobart Urban Conservation Study Stage 2, Hobart City Council, 1982.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.3.2
Hampden Road - Hobart**



DESCRIPTION

Component streets:

Davey Street
Heathfield Avenue

Wilmot Street
Hampden Road

Ellerslie Road

Historical background:

The first major development within this area of Hobart was the layout of streets and by the late 1820s, Davey Street and a portion of Harrington Street stretched across the precinct. Heathfield Estate was formed by this time, with the grand Colonial Regency residence and thick stone boundary walls being completed in 1829. Development intensified within the area throughout the 1840s as the population of Hobart grew. By this time Hampden Road, Wilmot Street and Montpelier Retreat had all been formed, and land within the precinct had been cleared and subdivided, with several new properties constructed. Industrial development took place within the precinct when Edwin Tooth's Brewery was established in 1847 on a large parcel of land at the southern end of Hampden Road. The brewery was taken over by Walker & Son in the 1850s and operated until the 1870s. The brewery complex was then transformed into a hat factory in the 1870s, and was operated by J.Z. Bidecove until the late nineteenth century. The digression of Harrington Street into Sandy Bay Road and Hampden Road was implemented by 1893, and is thought to have been created in response to the introduction of the electric tram system to Hobart. The original intersection of Harrington Street and Montpelier Retreat was considered too sharp and the gradient too steep to allow for the safe passage of a tram.

The precinct holds a diverse collection of residences which reflect the development and evolution of the area over the last two centuries. For the first half of the 19th century the houses constructed within the precinct ranged from small domestic cottages of symmetrical form located on small or '3rd class' allotments, to large mansions set in expansive grounds. The late 19th and early 20th century saw Federation styled and finely detailed residences. These tended to be located in prominent positions, such as in Ellerslie Road and the top of Sandy Bay Road. The Great Depression saw development slow in Hobart during the late 1920s and early 1930s. Projects that were undertaken during this period in the precinct included the development of residential flats for the middle classes. This included a number of flats that were established on The Heathfield subdivision between c1926 and c1945. This shift in demand for more modest housing reflected the tough economic conditions of the time.



Tooth's Malthouse Hampden Road c.1940s (AOT PH40 1122)



Chimney of Tooth's Brewery c.1940s (AOT PH30 1866)



Lumeah, corner of Wilmot Street and Hampden Road c.1880s. (AOT PH30-1-4045)

Precinct character and features:

Streetscape and townscape

Design and topography

The topography within the precinct ranges from flat to steeply sloping. Most of the area is elevated above Sandy Bay Road and is northerly sloping. The precinct is set against the backdrop of Barracks Hill that is dominated by Anglesea Barracks complex.

Vegetation

Garden walls with overhanging foliage form an important feature of the precinct with many of these walls dating from the early settlement of the area. Hampden Road coming off Davey Street has a number of established trees boarding the Repatriation Hospital. Whilst Wivenhoe at 137 Hampden Road still features a large mature garden that stretches down to Sandy Bay road with a garden wall running along its boundary.

Views and vistas

The area holds vistas to St David's Park and the city centre and views to the backdrop of Barracks Hill. The Telstra tower block at the corner of Heathfield Avenue and Davey Street has destroyed long established views both into and out of the precinct.

Built form

Materials

Building materials are a mixture of sandstone, rubble stone, brick (mostly face brick) and stucco. Roofs are a mixture of corrugated iron, and tiling. With hipped, gabled, and parapet roof forms all represented within the precinct.

Architectural styles and scale

Architectural styles range from Colonial Regency, Victorian Georgian, Victorian Regency, Victorian Italianate, Federation Queen Anne, and Federation Arts & Crafts. Inter-War styles Spanish Mission, Californian Bungalow, and Streamline Moderne are all present within the precinct. The precinct showcases the Inter-War work of two prominent Tasmanian Architects. Bernard Walker designed several houses and flats in Hampden Road, such as 147 Hampden Road; while Eric Round was responsible for the design of residences built along Heathfield Avenue and Hampden Road, including the flats at 4 Heathfield Avenue and 155 Hampden Road.

Orientation

Most buildings are setback from the street edge, with front gardens. The larger residences such as Wivenhoe and Ellerslie relate more to their established garden settings than to the street frontage.

Building stock

Important building groups include the small Victorian Georgian workers' cottages that are stepped down Wilmot Street, together with the large Victorian Regency mansions of Melrose and Lumeah that are positioned either side of Wilmot Street at the intersection with Hampden Road. The streetscape of Heathfield Avenue contains a small group of residential flats that date from the Inter-War period. There is another important group of four Inter-War buildings, which face onto Sandy Bay Road but are positioned at the intersection of Hampden Road.

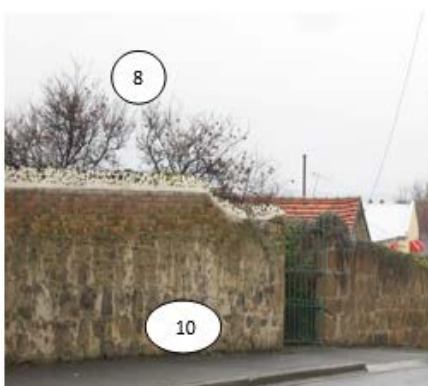
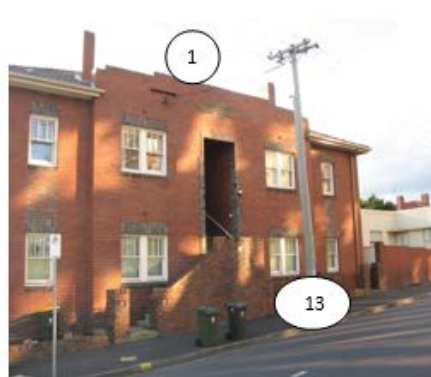
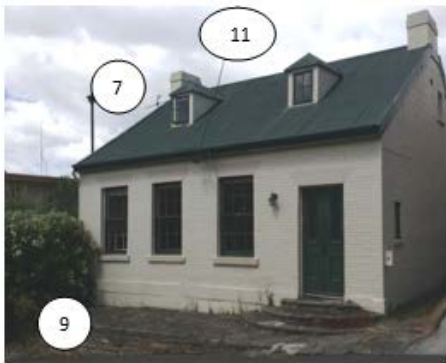
There are several key individual buildings, including Ellerslie at 112 Hampden Road, Heathfield at 70 Davey Street, Tooth's old brewery building (Old Malt House) including the landmark chimney stack at 119 Hampden Road, Wivenhoe 137 Hampden Road, Lumeah at 143 Hampden Road, Melrose at 141 Hampden Road, and Devoren Cottage at 139 Hampden Road. A rare example of a Streamline Moderne building is Sunray Flats at 1 Heathfield Avenue, designed by architects Colin Philp and David Hartley Wilson in 1938.

Fencing

High stone boundary walls are a feature of many properties dating from the nineteenth century, and are located along Hampden and Sandy Bay Roads. Other types of fencing within the precinct include low level Victorian and Federation picket, as well as Inter-War brick and ironwork fencing.

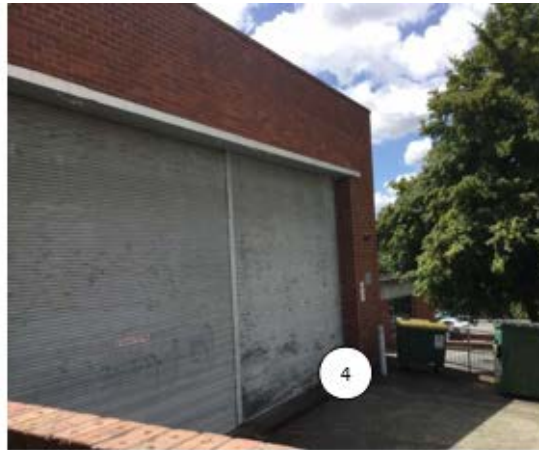
Contributory elements

1. Original chimneys
2. Highly intact stone buildings
3. Stucco buildings
4. Large mansions
5. Land mark industrial chimney
6. Highly intact Inter-War apartment buildings
7. Neutral colour schemes
8. Established gardens
9. Groupings of workers cottages
10. High stone boundary walls
11. Cottage dormer windows
12. Buildings that frame street corners
13. Detailed brickwork

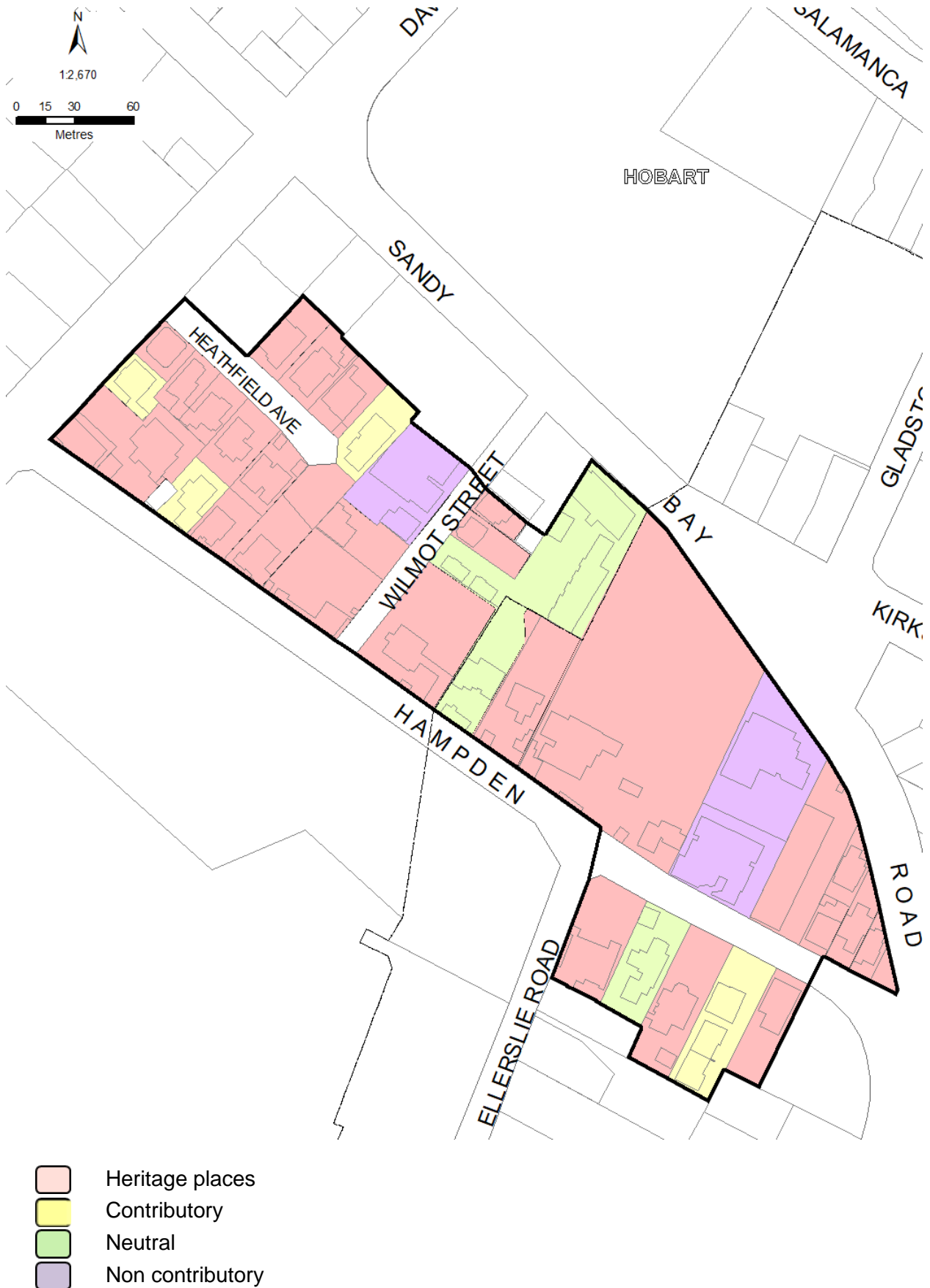


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Unsympathetic alterations and additions to buildings e.g. enclosing of verandas
3. High fences with minimal transparency that obscure buildings and front gardens.
4. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.



HOB-C6.2.3.2 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and early subdivisions of the Hampden Road and Heathfield Avenue area.
- The precinct contains a large number of individual buildings and features that are of historic significance and contribute to the understanding of the early settlements of Hobart.

For the representation of aesthetic characteristics

- Places within the precinct are of architectural merit with original external detailing, finishes and materials demonstrating a high degree of integrity with a distinctive historic character.
- The front and rear gardens of properties are significant visual features that reinforce the precinct's residential character. High boundary walls and sections of continuous built form create strong visual characteristics and have significant streetscape value.

For the representation of a class of building or place

- The precinct contains a broad range of residential types; with intact examples of Colonial, Victorian, Federation, and Inter War architecture exemplifying economic boom periods and great individual prosperity alongside smaller cottages and a collection of residential flats built at the height of the Great Depression for a new middle class market.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house.

8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
10. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
15. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
16. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Bennett, K, City Fringe Heritage Review, Volume One Main Report, Prepared for Hobart City Council, 2003

Lester Firth Associates, Hobart Urban Conservation Study Stage 2, Hobart City Council, 1982

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.3.3
Anglesea Barracks - Hobart**



DESCRIPTION

Component streets:

Alburea Street
Anglesea Barracks
Davey Street
Molle Street

Historical background:

Anglesea Barracks is Australia's oldest military establishment still in use today. The Barracks was established in 1811 when Governor Macquarie instructed that accommodation for 200 soldiers and officers, along with a hospital be built on what was known as Barrack Hill. This instruction was not only for strategic defence purposes but also to separate troops from convicts and other settlers. The location chosen for the barracks was highly suitable as the elevated site was positioned with commanding views of the town and River Derwent below. The other advantage of the site was the distance it provided to separate the troops from the general population and convicts. The precinct came under the control of the Commonwealth in 1903 and since that date it has been the headquarters of the Australian Military Forces in Tasmania. The collection of early Colonial military buildings with a high degree of historic and architectural integrity combined with significant landscape characteristics create a unique heritage precinct in the centre of the city. There are a total of 23 buildings in the precinct dating from 1814 through to 1990. Principal buildings include the Guard House c. 1838, Hospital c.1818, Gaol c.1846, the original Officer's Quarters and Mess c.1814. Buildings were designed by a number of Royal Engineers and Colonial Architects, including James Victor Conway, Roger Kelsall, and John Lee Archer.



Monument to 99th battalion far right, built in 1850. Photograph c.1860. (AOT: PH30-1-36)



World War 1 military exercises at Anglesea Barracks. Photograph c.1915 (AOT: NS392-1-354)



World War 1 troops in parade ground Anglesea Barracks Photograph c.1915. (AOT: NS392-1-353)



The Victorian Regency Soldiers' Barracks built in 1847, the building was originally named "Anglesey Barracks" (AOT: PH30-1-35)

Precinct character and features:

Streetscape and townscape

Design and topography

The barracks precinct is bordered by Molle Street, Albuera Street, and Davey Street. Within the precinct Linden Avenue provides a landscaped route around the parade ground and main buildings. The barracks elevated position provides views over Hobart and the River Derwent. Given the precinct's military function only a small number of buildings within the precinct can be viewed from the bordering public streets, with high fences and vegetation obscuring the majority of buildings. The guard house can be viewed from Davey Street, whilst two Federation styled buildings hold a prominent position to be viewed from Albuera Street.

Vegetation

There are a large number of mature and significant trees within the precinct. These include Tasmanian Blue Gum Eucalyptus, Bhutan Pines, and the avenue of Linden Trees. The Davey Street entrance to the barracks features well maintained and landscaped gardens.

Views and vistas

Views form an important element of the precinct. The location of the barracks was originally chosen for the strategic elevated position within the town that provided commanding views over Hobart, and the River Derwent. These significant views which have been retained today.

Built form

Materials

Buildings within the precinct have exterior cladding of exposed brick, painted brick, or stucco. There are also a large number sandstone buildings within the barracks. Roof cladding is a mixture of both corrugated iron and tiled roofs.

Architectural styles and scales

Building scales are a mixture of single and double storey. Architectural styles present within the precinct include; Colonial Georgian, Colonial Regency, Victorian Georgian, Victorian Regency, Federation Arts & Crafts, and Federation Queen Anne.

Orientation

Buildings within the precinct are orientated in varying positions depending on their construction date, function, and scale. A number of buildings look onto the parade ground, whilst others address Linden Avenue.

Building stock

The Guard House built in 1840 by Roger Kelsall Commander of the Royal Engineers is a Victorian Georgian building with 4 cells for soldiers that had committed misdemeanours. The Military Hospital built in 1816 is a Colonial Georgian building that consisted of three wards, a surgery, storeroom and two rooms for the hospital sergeant. The New Soldiers' Barracks were built in 1827 the Colonial Regency building was designed by Colonial Architect David Lamb, it was then amended by subsequent Colonial Architect John Lee Archer, and the building was extensively updated in 1934. The two story Victorian Regency Soldiers' Barracks were built in 1847, designed by royal engineer James Conway Victor the building was originally named "Anglesey Barracks" after the Earl of Anglesey. The Tap Room built in 1835 is a Victorian Georgian building designed by John Lee Archer was also known as the soldiers' "pub". The Fives Court was built in 1835 by John Lee Archer the Victorian Georgian style building was used recreationally to play fives a type of handball sport.

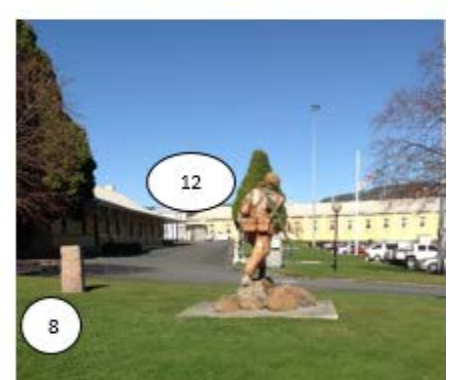
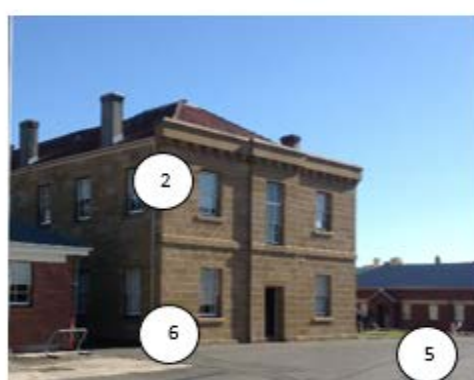
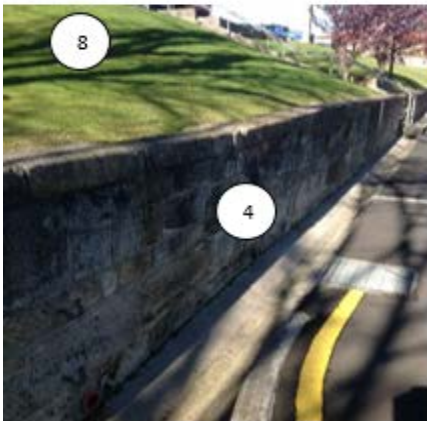
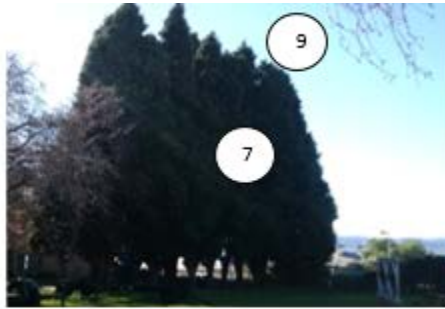
The Drill Hall is a Federation style 1912 building and one of several buildings added to the barracks after federation. Field Officers' Quarters is a Colonial Georgian building built in 1814 it is the oldest remaining structure at Anglesea Barracks, and originally provided separate accommodation for captains and their families. The Gaol c.1847 is a Victorian Regency building designed by Royal Engineer James Conroy Victor, it was used to imprison wayward soldiers, containing 12 cells with ducted heating, toilets and running water. These modern facilities were exceptional in their time.

Fencing

Given the barracks military function high boundary fences and walling are important for security within the precinct. The area features stone walling, and low level hedging boarding lawns and gardens.

Contributory elements

1. Prominent brick chimneys
2. Original timber and stone detailing
3. Traditional corrugated iron roof forms
4. Stone walling
5. Exposed brickwork
6. Sandstone buildings
7. Generally light and neutral colour schemes
8. Landscaped gardens
9. Mature and significant trees
10. Avenue of trees
11. Prominent views and vistas over the city
12. War memorials
13. Views to kunanyi / Mount Wellington

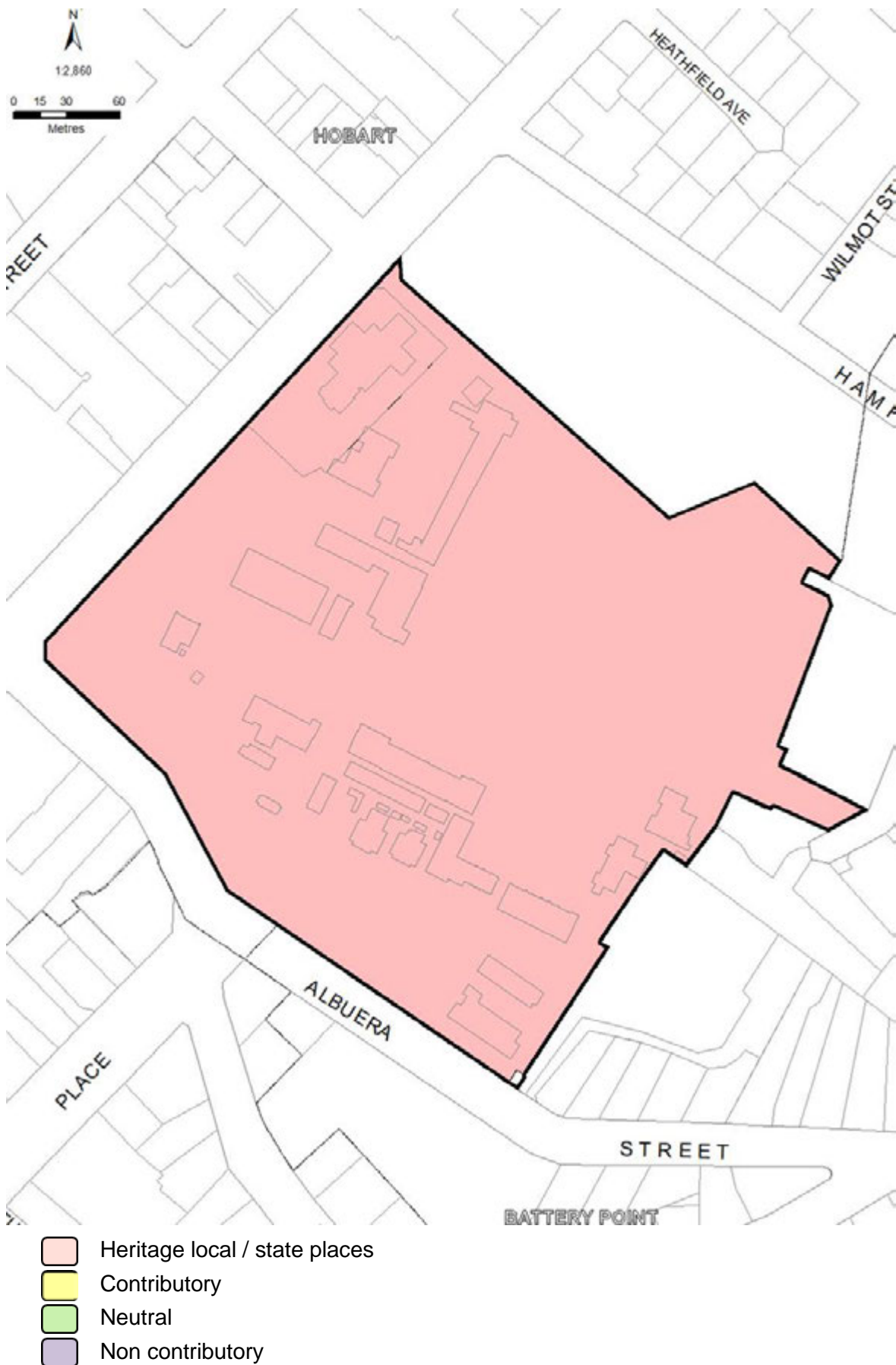


Non contributory elements

1. Buildings in need of repairs and maintenance



HOB-C6.2.3.3 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- For the precincts role as the oldest continually occupied military facility in Australia, and as the place of primary focus for military activities within Tasmania.
- For the potential in contributing to the understanding of the social and historical importance of the precinct in the early development and military governance of Tasmania.
- For the precincts historically strategic elevated location overlooking the early settlement of Hobart.

For the representation of aesthetic characteristics:

- The precinct has significant internal streetscapes, open spaces and vistas, as well as a unique asymmetrical layout and remnants of early structures.
- For its large number of significant trees and established vegetation.
- The original and/or significant external detailing, finishes and materials that demonstrate a high degree of integrity.

For the representation of a class of building or place:

- Its outstanding, valuable and unusual collection of buildings, memorials, features, and remnant fabric.
- The precincts representation of military building types, including soldiers' barracks, guard house, and military goal.

For the association with a particular community or cultural group for social or spiritual reasons:

- The involvement of notable individuals in the precincts initiation, design and use as a military and institutional facility.
- Important for its military memorials, particularly the 99th Regiment, and the headstones of military personnel relocated from St David's Park.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.

4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
11. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of houses and buildings .
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. All original and early stables and outbuildings should be retained.
14. The probable existence of historical archaeological remains and artefacts both within existing early buildings and from the relatively undisturbed sites of former buildings should be assessed before any ground disturbance or excavation works are undertaken.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Hobart City Council, 1985, Heritage Listings Study; A Survey and Analysis of Existing Conservation Zones in Hobart.

Lennox, J, Waddlesley, J. Barrack Hill: A History of Anglesea Barracks 188-2011, Defence Publishing Service, Canberra ACT, 2011.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
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January 2019**

**HOB-C6.2.3.4
Fitzroy Place - Hobart**



DESCRIPTION

Component streets:

Antill Street
Byron Street
Erina Place

Fitzroy Place
Fitzroy Crescent
Turner Street

Star Street

Historical background:

Fitzroy Place was one of the first developed areas of Sandy Bay following European settlement, appearing in maps of the region dating from the 1830s. Originally intended to act as one of the principal roads serving the south of the city, Fitzroy Place was given generous proportions and soon boasted a number of significant early houses. During the late 19th and early 20th century, these were joined by substantial Victorian houses such as Bishops court, Bellevue, and Hathaway. Byron Street, the main access into the then growing agricultural area of Sandy Bay contained a number of early buildings including hotels, while the smaller scaled Star Street, Turner Street, and Erina place had a range of small colonial workers cottages.

At the same time as Fitzroy Place was laid out, a large plot of land and wide crescent was laid out as Fitzroy Gardens, intended for development as a botanical gardens in 1834. However little was done to develop the area and it wasn't until 1915 when John Leslie Lipscombe was appointed superintendent of reserves that the landscaping and design of Fitzroy Gardens was established. Originally much larger and grander in scale, Fitzroy Gardens was later split by the Southern Outlet, the construction of which in 1969 dramatically changed the character of the precinct. The Outlet provided access to the growing Kingborough district but resulted in the demolition of early colonial residences and severed the historic link between Elboden Street and Fitzroy Gardens.



Montgomery family playing croquet at Bishops court c.1870s.
(AOT: SD_ILS:629080)



Bishops court in Fitzroy Place featuring garden and house,
c.1870 – 1890. (AOT: PH30 13702)



Fitzroy Crescent showing mountain in background and gardens
to the left c.1960. (AOT: AB713-1-5322)



Fitzroy Place from Byron Street c.1960. (AOT: AB713-1-5327)

Precinct character and features:

Streetscape and townscape

Design and topography

The area is marked by the ridge top and sloping topography, with the precinct positioned high above Sandy Bay. Fitzroy Place is defined by grand houses, wide dimensions, generous footpath widths and an avenue of mature trees; Byron Street curves from Sandy Bay Road and inclines up to its intersection with Fitzroy Place; the narrow back streets retain a grid plan and small scaled workers cottages, while Fitzroy Crescent gently curves towards the highway retaining its outlook onto the gardens. Digney Street features concrete road surfaces which were constructed to withhold the weight of trolley buses, and now provides distinct tangible evidence of Hobart's public transport history.

Vegetation

The precinct contains a large number of mature street plantings that contribute greatly to the streetscape. Houses along Fitzroy Place and Crescent feature established gardens and Fitzroy Gardens provides a significant parkland feature within the precinct. Hedges are also prominent with the large hedge located at 5-7 Star Street in particular acting as a prominent landmark within the street.

Views and vistas

Fitzroy Crescent provides views to kunanyi / Mount Wellington and has a picturesque setting adjacent to Fitzroy Gardens. Star Street also features vistas to Wrest Point and the Sandy Bay foreshore.

Built form

Materials

Building materials within the precinct vary, and include brick constructions either stuccoed or exposed, timber weatherboard along with a small number of sandstone buildings. Roofing materials consist of corrugated iron (often still in short sheet length), terracotta and slate tiles.

Architectural styles and scales

Architectural styles within the precinct are diverse with those especially within Fitzroy Place represent particularly high quality exemplars of their particular expression. Styles throughout include Old Colonial Georgian, Victorian Georgian, Victorian Domestic, Victorian Gothic, Victorian Carpenter Gothic, Victorian Italianate, Federation Queen Anne, Federation Arts and Crafts, Inter-War Spanish Mission, Inter-War Art Deco, Inter-War Streamline Moderne, Inter-War Bungalow. Building scales within the precinct range from single storey to three storey. Fitzroy Place, Fitzroy Crescent, Star Street, and Turner Street all retain a residential scale of detached single storey cottages, and two storey town houses.

Orientation

Although orientation varies within different parts of the precinct, there is a uniformity in the orientation, alignment, and set back of buildings along individual streets. Fitzroy Place for example provides residences with a consistent and generous setback from the street.

Building stock

Number 65 Fitzroy Crescent is an Old Colonial Georgian Regency styled house set in a large garden. 26 Fitzroy Place is 'Bishopscourt', the early part of the main house being

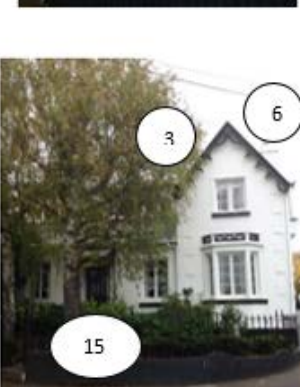
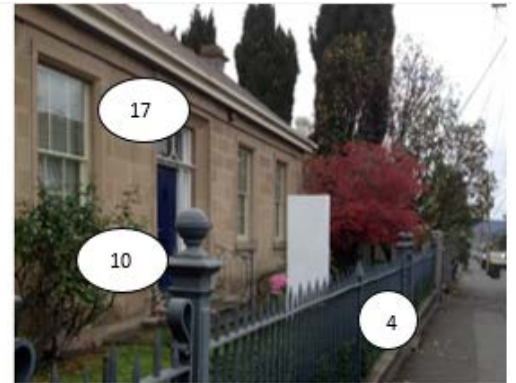
designed by Henry Hunter in the Gothic Revival style. 'Hathaway' at 15 Fitzroy Place is an example of a Federation Queen Anne residence with Tudor revival elements.

Fencing

The style of fencing varies throughout the precinct but predominantly fencing is set at a low height with the main style and desired fencing types being low level Victorian timber picket, Federation timber picket or brick, and Inter-War timber picket or brick and iron work.

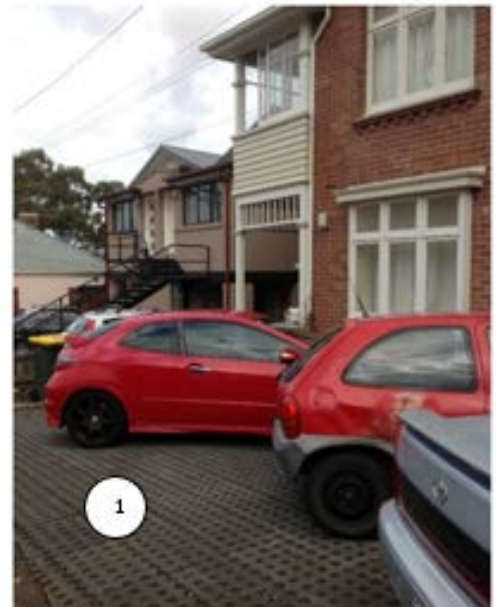
Contributory elements

1. Prominent brick chimneys
2. Original iron and timber detailing
3. Traditional roof forms roofs
4. Low picket, brick, stone, and ironwork fences
5. Corrugated iron roof cladding
6. Street facing gables
7. Exposed and stuccoed brickwork
8. Timber weatherboard cottages
9. Groupings of buildings sharing similar features
10. Sandstone buildings
11. Large houses on large blocks
12. Small cottages on modest blocks
13. Fine architectural details
14. Street trees and public gardens
15. Front cottage gardens
16. Dormer windows
17. Twelve pane windows

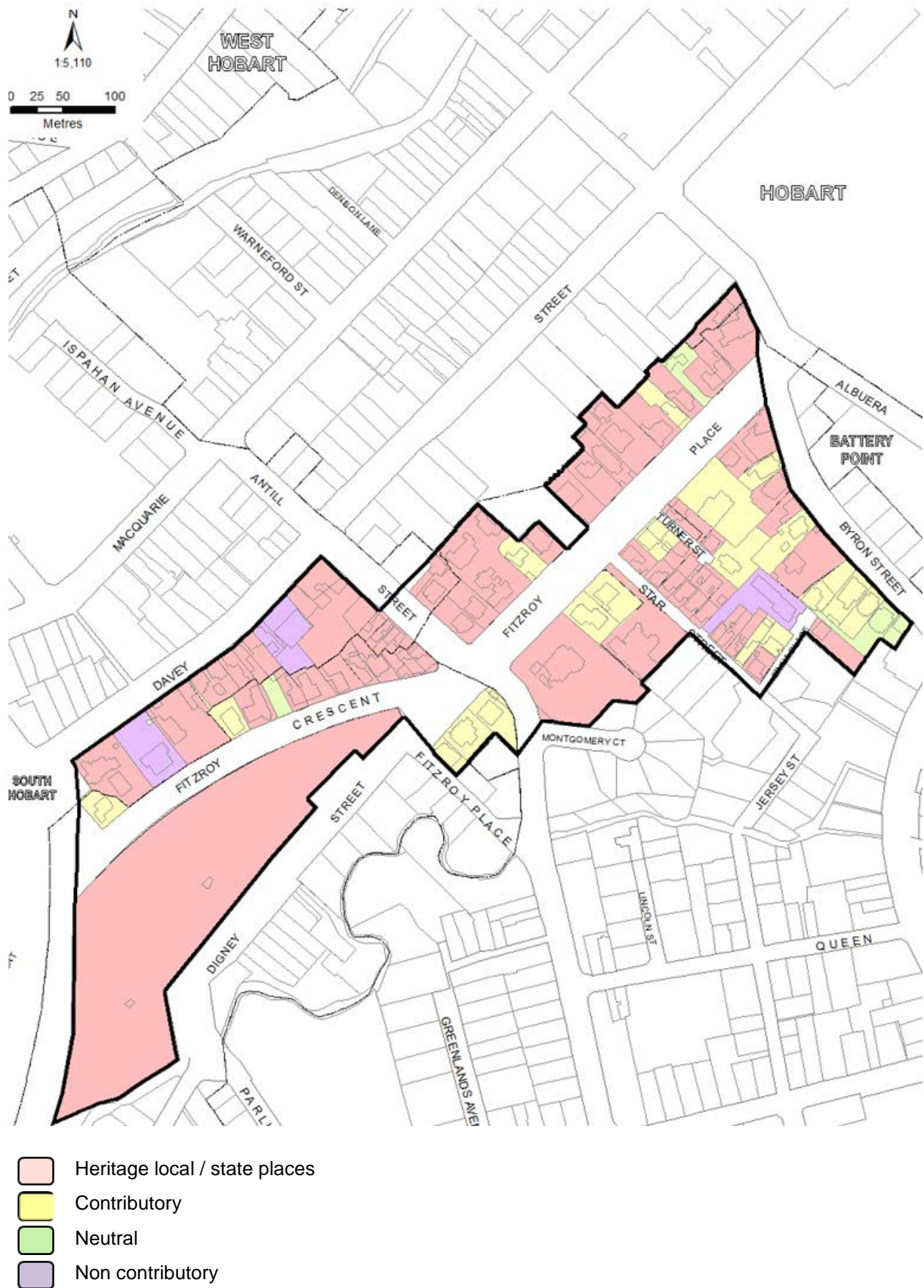


Non contributory elements

1. Large percentage of hard surface area (e.g. concrete and asphalt) at the entrance to buildings detracts from the streetscape and character of the precinct.
2. High fences with minimal transparency or fences constructed in non-traditional styles.
3. Modern developments that do not complement past architectural styles, materials, orientation, and positioning of buildings within the precinct.
4. Older buildings that have been highly altered and in some cases no longer recognised as contributing to the precinct.



HOB-C6.2.3.4 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct contributes to the understanding of the pattern of development and early subdivisions of the Hobart City Fringe area.
- The precinct has historically been a desirable Hobart address for the professional classes with substantial residences built by prominent Hobart business owners, legal practitioners, and government officials of the early and mid-20th century.
- The large number of substantial townhouses and substantial residences of high architectural quality set on large allotments within planted avenues and parkland that demonstrate a planned townscape associated with the second major phase of development within this area of Hobart.

For the representation of aesthetic characteristics:

- The significant streetscape character created by the buildings, trees, and views of Fitzroy Place, Crescent and Gardens.
- The front gardens and street plantings that provide a significant visual feature that reinforces the precincts residential character.

For the representation of a class of building or place:

- The largely intact streetscape of Fitzroy Place that is created by a general uniformity of scale, external detailing, materials and building forms.
- The quality and quantity of intact Victorian, Federation, and Inter-War residential buildings that exemplify the historical phases of development within the precinct.

For the association with a particular community or cultural group for social or spiritual reasons:

- The area has social and spiritual significance to the local and broader community due to the location of the former Bishops Court within the precinct.

DESIGN CRITERIA/CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.

5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All original and early outbuildings and stables should be retained.
17. Conserve significant streetscape elements particularly street plantings, trees, nature strips, and parklands.
18. Concrete road surfaces associated with historical trolley bus routes should be retained. Where repairs and patching are necessary new work should match the original material and finish.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Bennett, K, City Fringe Heritage Review, Volume One Main Report, Prepared for Hobart City Council, 2003

Lester Firth Associates, Hobart Urban Conservation Study Stage 2, Hobart City Council, 1982

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.3.5
Davey and Macquarie Street – Hobart**



DESCRIPTION

Component streets:

Antill Street
Davey Street

Macquarie Street
Molle Street

Historical background:

The Heritage Precinct contains many early buildings, with examples including those built as early as 1830. These include a number of large two storey sandstone and brick townhouses built most notably along both the eastern sides of Macquarie and Davey Street, the substantial single storey property at what is now 262 Macquarie Street and a number of more modest workers cottages scattered in between, most notably grouped to the city end of the Precinct. The Heritage Precinct also included two former nineteenth century industrial sites, the Nicholl's brewery, formally located on the site now occupied by the Globe Hotel, and Mann's wind powered flourmill on Davey Street adjacent to the former Methodist Church. The precinct is also notable for containing South Hobart's first police station, with a watch house erected next to what is now Wheatsheaf Lane in Macquarie Street in 1832.



The former Globe Hotel built in 1837 on corner of Antill and Davey Street, c. 1920s. (AOT: PH30-17734)



Mann's Flour Mill, note Davey Street Methodist Church on far left c. late 1800's. (AOT: PH30 13702)



External view of St Joseph's College on the corner of Molle and Macquarie streets (AOT: PH30-1-4637)



Fawcner's Cottage near the corner of Molle and Macquarie Streets (AOT: SD ILS 674485)

Precinct character and features:

Streetscape and townscape

Design and topography

Davey and Macquarie Streets have concentrated and mixed scale development. Land use is mixed, architectural styles are diverse, and environmental quality varies within the precinct with vehicular traffic. The land slopes slightly to the north east with major traffic arteries bisecting the area.

Vegetation

The precinct contains buildings with front cottage gardens and hedging. Whilst there are no street trees planted within the precinct, there are however a number of privately planted trees and gardens that make a significant visual contribution and soften the streetscape of both Davey and Macquarie Street. These plantings include the row of large trees planted in front of St Ann's aged care facility in Davey Street and 262 Macquarie Street which features a frontage of tall pines and established plantings.

Views and vistas

Macquarie Street features views up to the Mountain and South Hobart district, whilst parts of Macquarie and Davey Street hold views down towards the CBD with glimpses to the docks and waterfront. Antill Street features vistas down to the Sandy Bay foreshore.

Built form

Materials

Building materials within the precinct vary, with brick constructions either stuccoed, or exposed, timber weatherboard and a small number of sandstone buildings. Roofing materials consist of corrugated iron including many examples of short sheet length, terracotta tiles, and slate tiles.

Architectural styles and scale

Architectural styles within the precinct are diverse and include: Old Colonial Georgian, Victorian Georgian, Victorian Domestic, Victorian Gothic, Victorian Carpenter Gothic, Victorian Italianate, Federation Domestic, Federation Queen Anne, Inter-War Moderne, and Inter-War Art Deco. Scales of buildings range from small single storey cottages, through to large two and three storey townhouses.

Orientation

Buildings within the precinct have modest setbacks from the street, some building are boarded by small cottage gardens and low level walling.

Building stock

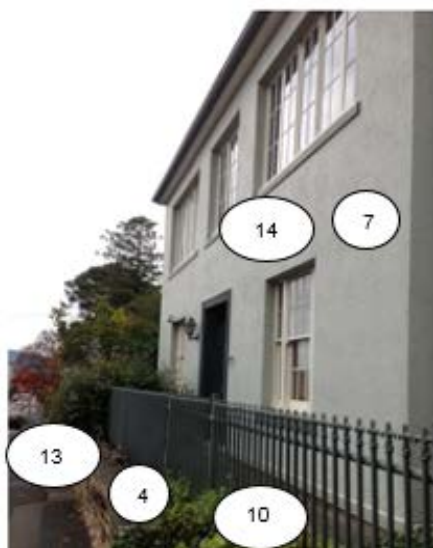
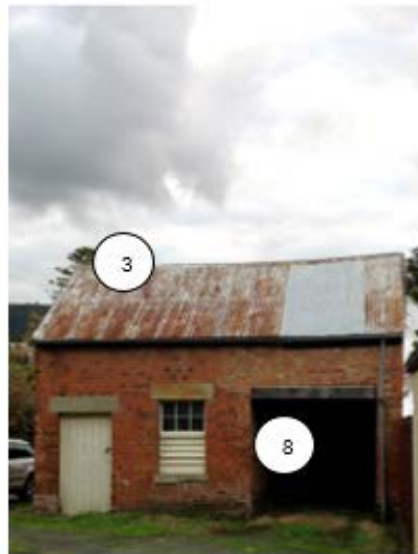
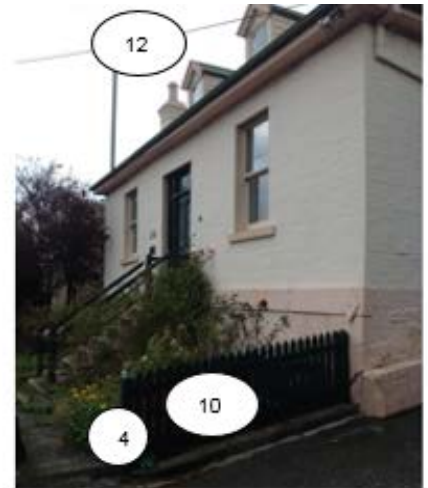
The Globe Hotel at 178 Davey Street was originally licensed as early as 1837 and fronted the Nicholls Brewery. The current Globe Hotel was rebuilt in 1937 in the Interwar Art Deco style. Numbers 202 and 204 Davey Street are timber weatherboard Victorian Georgian Cottages that contribute to the significant Victorian streetscape, and number 262 Macquarie Street is an Old Colonial Georgian stucco domestic building. Number 16-20 Molle Street is the former St Joseph's College building now Collegiate Lower School. Built in 1922, this two storey brick and stucco Federation Free Style building features pilasters projecting above parapets on the outer wings and projecting mouldings with simple classical designs.

Fencing

The precinct has a number of fencing types with low level Victorian timber picket, Federation timber picket or brick, and Inter-War timber picket or brick and iron work being prominent.

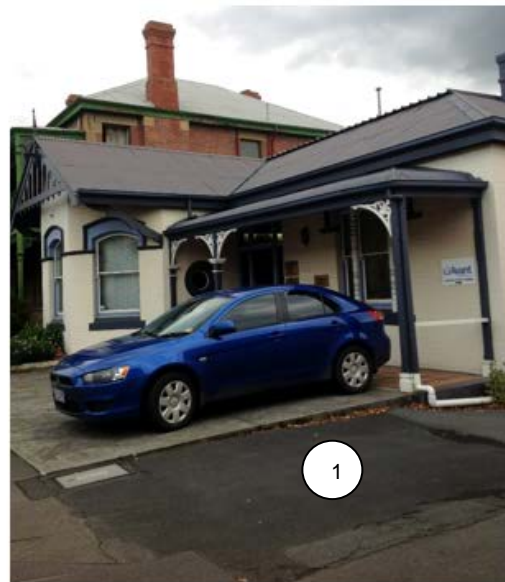
Contributory elements

1. Mountain views
2. Original iron and timber detailing
3. Corrugated iron roofs
4. Low level picket, brick, stone, and ironwork fences
5. Hipped roofs
6. Street facing gables
7. Exposed, and stuccoed brick
8. Stables and outbuildings
9. Fine architectural details
10. Buildings with modest setbacks
11. Front cottage gardens
12. Dormer windows
13. Stone walling
14. Twelve pane windows

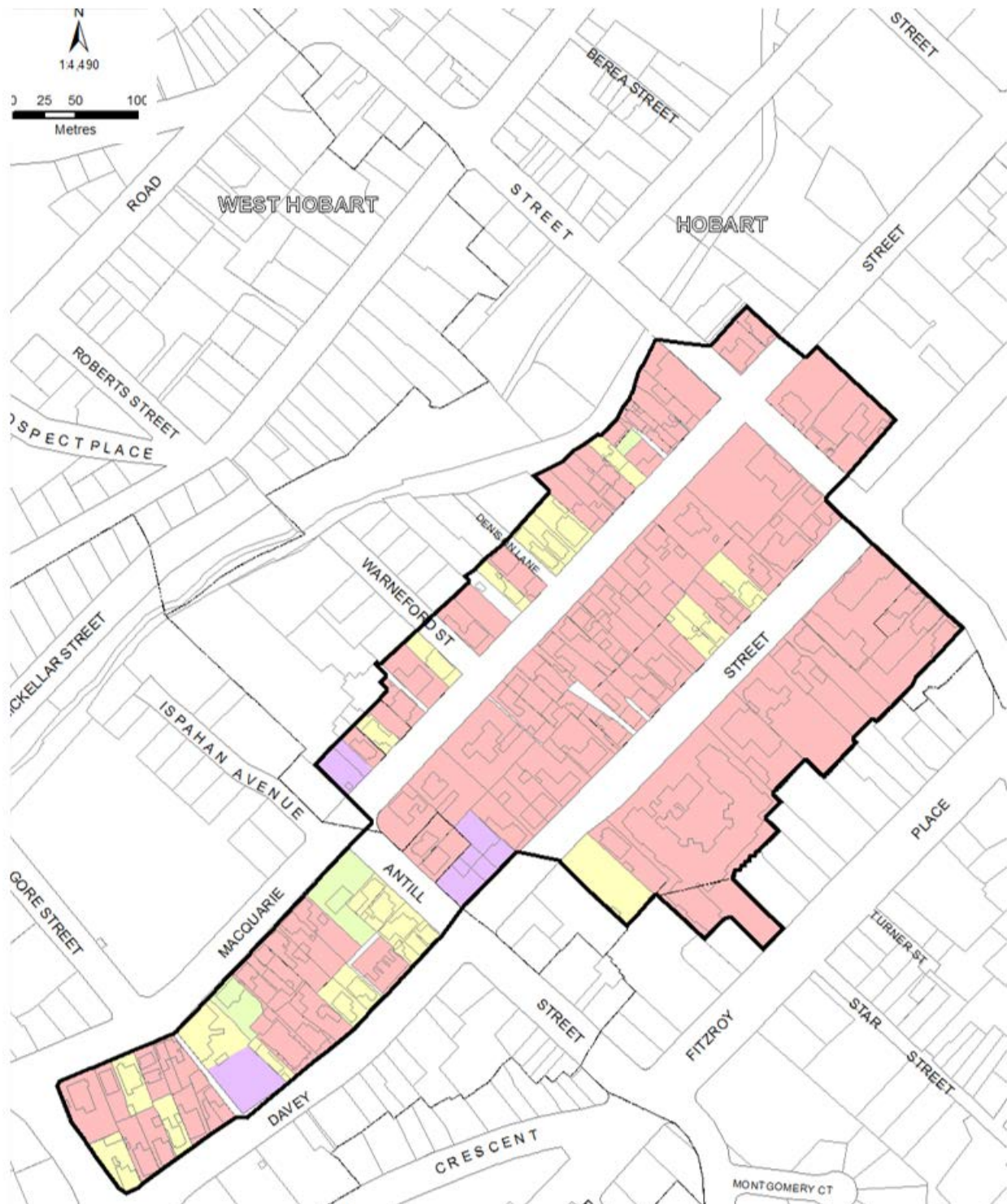


Non contributory elements

1. Large percentage of hard surface area (e.g. concrete and asphalt) at the entrance to buildings detracts from the streetscape and character of the precinct.
2. Heritage buildings in need of repairs and maintenance
3. Modern developments that do not complement past architectural styles, materials, orientation, and positioning of buildings within the precinct.



HOB-C6.2.3.5 Heritage Precinct – Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The large number of early colonial buildings that remain intact today that provide evidence of the early development of Hobart.
- The large number of Victorian period buildings set on both large and small allotments demonstrate the second major phase of development in the precinct.

For the representation of aesthetic characteristics

- The buildings in Macquarie and Davey Streets, both individually and as distinctive groups, that possess a high degree of coherence in external detailing, scale, materials, and architectural quality.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has social and spiritual significance to the local and broader community due to the location of the former Davey Street Methodist Church, and the former St Joseph's College now Collegiate Lower School within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. To retain and conserve shop fronts, detailing and commercial structures that have heritage value or contribute to the historic character of the precinct.
2. Elements which contribute to the precinct should be retained.
3. Non-contributory elements may be removed to enhance the character of the precinct.
4. Alterations and additions should not dominate or detract from the original building.
5. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
6. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

9. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
13. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
15. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
16. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
17. All original and early outbuildings and stables should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Bennett, K, City Fringe Heritage Review, Volume One Main Report, Prepared for Hobart City Council, 2003

Lester Firth Associates, Hobart Urban Conservation Study Stage 2, Hobart City Council, 1982.

City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
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January 2019

HOB-C6.2.3.6
Warneford Street – Hobart



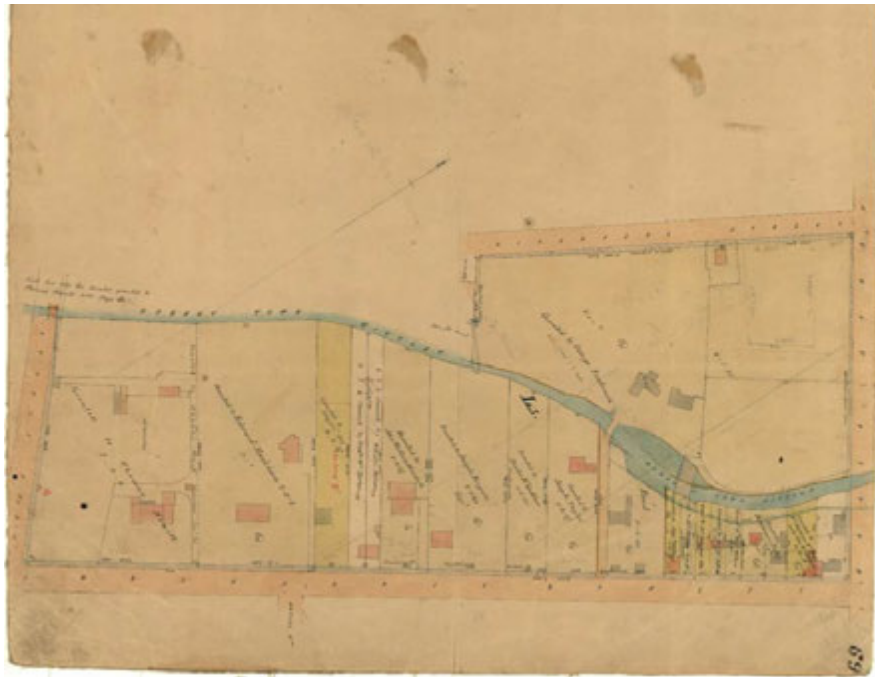
DESCRIPTION

Component streets:

Warneford Street

Historical background:

Warneford Street is a small street that runs between Macquarie Street and the Hobart Rivulet. The land occupied by Warneford Street and surrounding buildings was originally granted to Joseph Morgan. This one acre one rood and 24 perch grant was built upon by the 1840s, and the original single storey brick Victorian Georgian house that occupied a corner of the site survives today at 295 Macquarie Street. Warneford Street and the surrounding subdivision were created in about 1916



Surveyor General James Sprenst's Map, showing land grant of Joseph Morgan that would later become Warneford Street c.1841. (AOT: AF393166)

Precinct character and features:

Streetscape and townscape

Design and topography

Warneford Street is a small precinct that is located off the northern side of Macquarie Street. It is a steep, northern sloping straight street and is wide and open. The Rivulet provides the main focal point where the road terminates at the northern end of the street.

Vegetation

The precinct has a number of buildings with front cottage gardens, and small scale hedges bordering properties which contribute to the streetscape quality. The precinct also features a vegetated outlook onto the Hobart Rivulet and surrounding reserve.

Views and vistas

Looking south from the precinct views are limited to the buildings on the southern side of Macquarie Street. There are views to the west of Kunanyi / Mount Wellington. Looking north

the Hobart Rivulet is a strong visual element within the precinct and provides a terminating vista at the northern end of the street.

Built form

Materials

Houses within the precinct are of brick construction, with a number of houses featuring sandstone bases. Roof cladding is primarily corrugated iron and there are also a small number of buildings featuring terracotta tiles and ridging.

Architectural styles and scale

Houses on the western side of the precinct date from the Federation period, whilst houses on the eastern side of the street are slightly later and date from the Inter-War period.

Architectural styles present within the precinct include; Federation Queen Anne, Inter-War Cottages, and Inter-War Californian Bungalows.

Orientation

Building allotments are of a consistent size, and rectangular shape. Setbacks of buildings within the precinct are also consistent with houses modestly positioned off the street, a number of residences retain front gardens.

Building stock

The primary residential character of the area has survived despite the conversion of several houses into consulting rooms. The precinct as a whole represents a key group of buildings located within the Hobart city fringe. Number 3 Warneford Street is an Inter-War bungalow featuring a double fronted gable with shingle infill, a central entrance porch with large rendered columns, and a small cottage garden. Number 9 is an Inter-War asymmetrical brick residence with a projecting gable, and small front veranda with timber detailing.

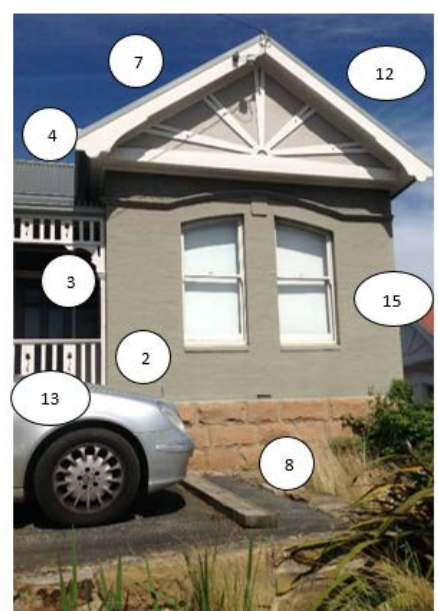
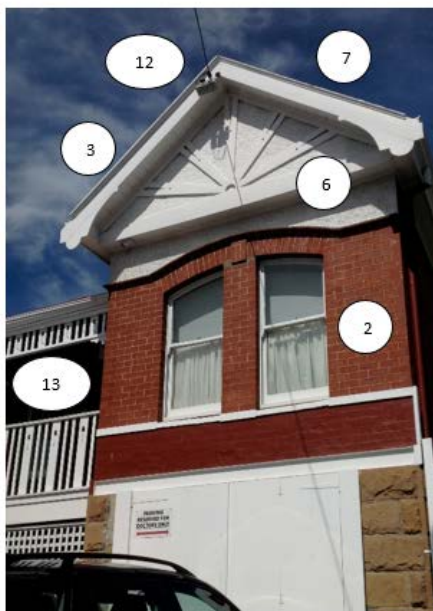
The precinct features pairs of houses that share similar or identical features. These include 2 and 4 Warneford Street, which are an identical pair of former residences built in 1905, the brick houses are constructed on sandstone bases and feature projecting gables, the houses both feature front verandahs with ornate timber detailing. Numbers 6 and 8 Warneford Street are two residences that are also very similar in design, the houses feature terracotta tiles and ridging, sandstone bases, bay windows, and exposed eave brackets.

Fencing

Front fences include low Federation timber picket, Inter-War masonry, Inter-War brick and iron work.

Contributory elements

1. Prominent brick chimneys
2. Brickwork
3. Original iron and timber detailing
4. Galvanised iron roofs
5. Low picket, masonry and ironwork fences
6. Decorative gable infill
7. Projecting gables
8. Sandstone bases
9. Bay and projecting front windows
10. Buildings with a consistent setback from the front boundary
11. Small cottage style front gardens
12. Groupings of houses sharing similar features
13. Front porches and verandas
14. Prominent views and vistas over the rivulet
15. Traditional residential colour schemes

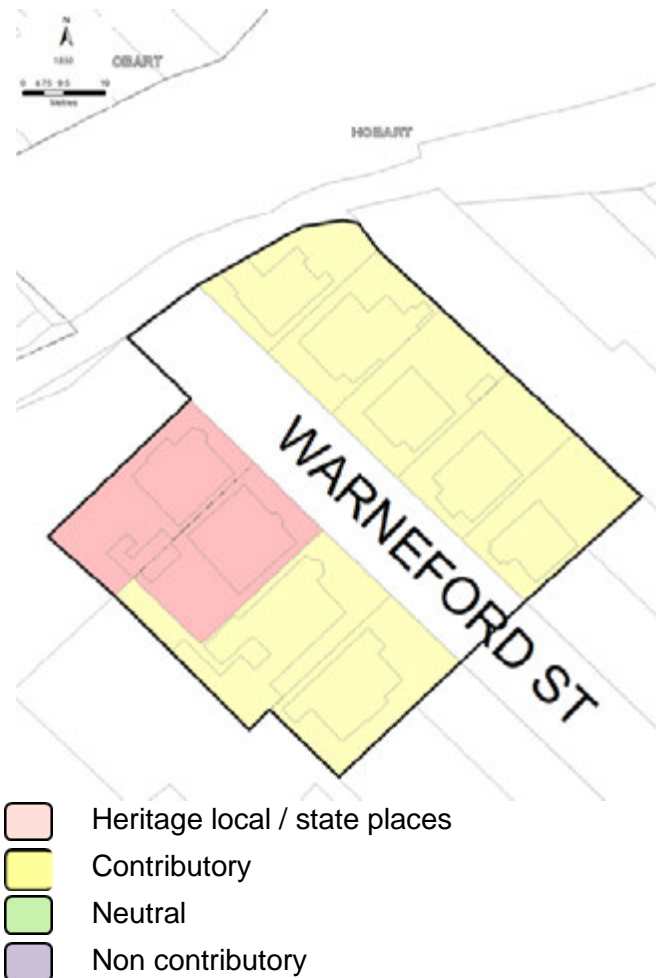


Non contributory elements

1. Large areas of off-street parking have had an impact on the integrity of the residential character
2. Development resulting in the loss of front fences, gates and gardens.



HOB-C6.2.3.6 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The heritage precinct is a largely intact example of an early twentieth century subdivision overlaying an earlier nineteenth century settlement pattern.

For the representation of aesthetic characteristics

- The street and built form has a strong visual termination to the Hobart Rivulet and Linear Park allowing uninterrupted views, reinforced by its topography.
- The general uniformity of single storey buildings, scale, and orientation, architectural detailing, finishes and materials create a largely intact townscape of residential appearance.

For the representation of a class of building or place

- Houses within the precinct are a cohesive collection of buildings that represent Federation, and Inter-War architectural styles.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

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Bennett, K, City Fringe Heritage Review, Volume One Main Report, Prepared for Hobart City Council, 2003

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January 2019

HOB-C6.2.4.1
Strickland Ave to Molle Street - Hobart Rivulet



DESCRIPTION

Component streets:

Apsley Street	Louden Street	Strickland Avenue
Cascade Road	Macfarlane Street	Syme Street
Degraves Street	McKellar Street	Tara Street
Degraves Lane	Mcrobie Road	
Gore Street	Nevin Street	

Historical background:

The Hobart Rivulet emerges from below the Springs in Wellington Park at an altitude of 700m to flow naturally over the Strickland Falls to South Hobart and onwards into the city centre, where it is mainly underground before finally reaching the River Derwent near the Hobart Regatta grounds. The Rivulet flows a distance of 9.5km before reaching the River Derwent. The Rivulet has been an important asset to all those that have lived within its catchment area. For thousands of years before European settlement the Mouheneenner band of the South East tribe sourced fresh water and used the Rivulet as a trail. The Rivulet became crucial to the early European settlement and development pattern of Hobart. It provided a fresh water supply, a source of power for running local mills, and regrettably the Rivulet also became a convenient dumping place for waste.

The Rivulet provided suitable flat land for local industries such as tanneries, breweries, and mills, commercial activities and residential living. There are many historic remnants and structures of the Rivulet's past use still evident today. This includes the Cascade Brewery, Cascade Female Factory, Cascade Gardens, old mill buildings, other industrial buildings, residences, and infrastructure such as bridges and water diversion tunnels.

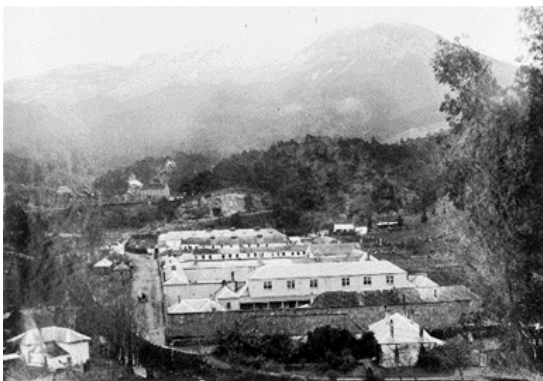
The Rivulet today features a public trail along the South Hobart section and attracts use from walkers, bike riders, dog walkers and joggers for either commuting, recreational or fitness purposes. The landscape along the Rivulet is diverse and inter-changing from the rocky valleys and natural bushland prevalent above Cascade Brewery, to a mix of exotic and natural plantings, escaped garden and other species throughout South Hobart.



Cascade Brewery and Mt Wellington c.1910
(AOT NS2511-1-363)



Rivulet, South Hobart early 1900s (AOT NS1013-1-344)



View over Cascades Female Factory early 1900s (AOT NS1013-1-45)



Cascade Brewery c.1885 (AOT SD-ILS:674359)

Precinct character and features:

Streetscape and townscape

Design and topography

The Rivulet forms on the eastern slopes of Mount Wellington and falls through dense bushland and rocky valleys before emerging at the Cascade Brewery site on the corner of Strickland Avenue and Old Farm Road. From the Cascade Brewery site to Molle Street on the city fringe, the Rivulet and its rock beds have remained in a relatively natural state, passing the boarding properties in the urban and residential Cascade and South Hobart areas. In recent years the Hobart Rivulet Park has provided a naturalistic setting for recreation and commuting from South Hobart into the CBD.

Vegetation

The Heritage Precinct contains a large amount of natural bushland with gums, native shrubs, grasses, and rocky outcrops. There are a number of European plantings present in the precinct, these include willows, peppercorns, and fruit trees. The Cascade Gardens are of particular note as this English styled public garden features rhododendrons, maple trees, azaleas and lush green lawns.

Views and vistas

The precinct provides views south westerly to kunanyi / Mount Wellington. Whilst north westerly from the rivulet there are views up to Forest Road and Liverpool Crescent. Cottages backing onto the southern side of the rivulet provide a tranquil residential setting and these residences contribute to the view within the precinct.

Built form

Materials

Buildings located within the precinct range from timber weatherboard, brick both painted and unpainted, stone, and sandstone. Roofing is primarily corrugated iron, and there are a small number of residential buildings within the precinct that feature slate, and ceramic roofing tiles.

Architectural styles and scale

Buildings within the precinct include the following architectural styles; Colonial Georgian, Victorian Georgian, Federation Domestic, and Post-War cottages. A number of industrial and agricultural buildings are also present within the precinct. Buildings are primarily of single scale. There are significant early bridge abutments visible at McFarlane and Gore Street, and sections of sandstone walling along the rivulet are also highly significant features of the precinct.

Orientation

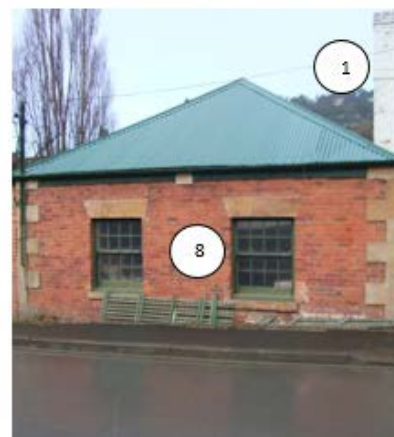
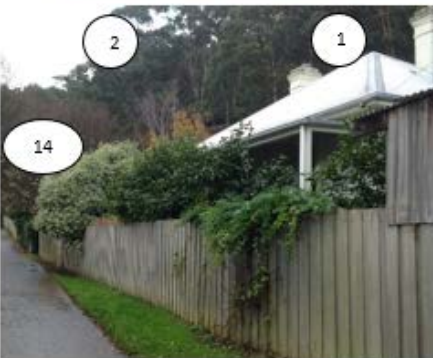
The rivulet runs a curving course flowing easterly from the starting point of the precinct at the Cascades. Houses back onto the rivulet but frontages of dwellings remain addressing the street rather than the rivulet.

Building stock

There are remnants of the Dynnyrne Distillery that operated in the 1830s at 40 MacFarlane Street. Also present are the remains of the Artillery Brewery / Gracie's Brewery, that later functioned as Johnstone's Woollen Mill on Gore Street adjacent to the Vaucluse Gardens retirement home. Number 21 Wynyard Street is a Federation weatherboard cottage with a corrugated iron roof, built in 1900 the dwelling stands alone as the single house occupying the western bank of the rivulet in this section of the precinct. The Female Factory yards 1-5 and Matrons Quarters remain key landmarks of the highly significant convict site. The Cascade Brewery provides a landmark within the precinct, the large seven level stone brewery retains its mid-Victorian character. Either side of this central building are two storey industrial stone buildings of similar design. The opposite side of the road features a large stone wall and extensive garden to manager's residence. The Manager's residence originally known as Woodstock is a two storey stuccoed Federation building.

Contributory elements

1. Prominent chimneys
2. Large mature trees
3. Remnants of early bridge abutments
4. Naturally forming rock pools
5. Sections of early stone walling
6. Remaining buildings from past industrial activity
7. Well maintained walkways
8. Small early cottages
9. Early remains of landscaping and rock walling
10. Natural rock formations
11. Pedestrian bridges
12. Houses with rear gardens addressing the rivulet
13. Lush grasses and vegetation
14. Picturesque views and vistas

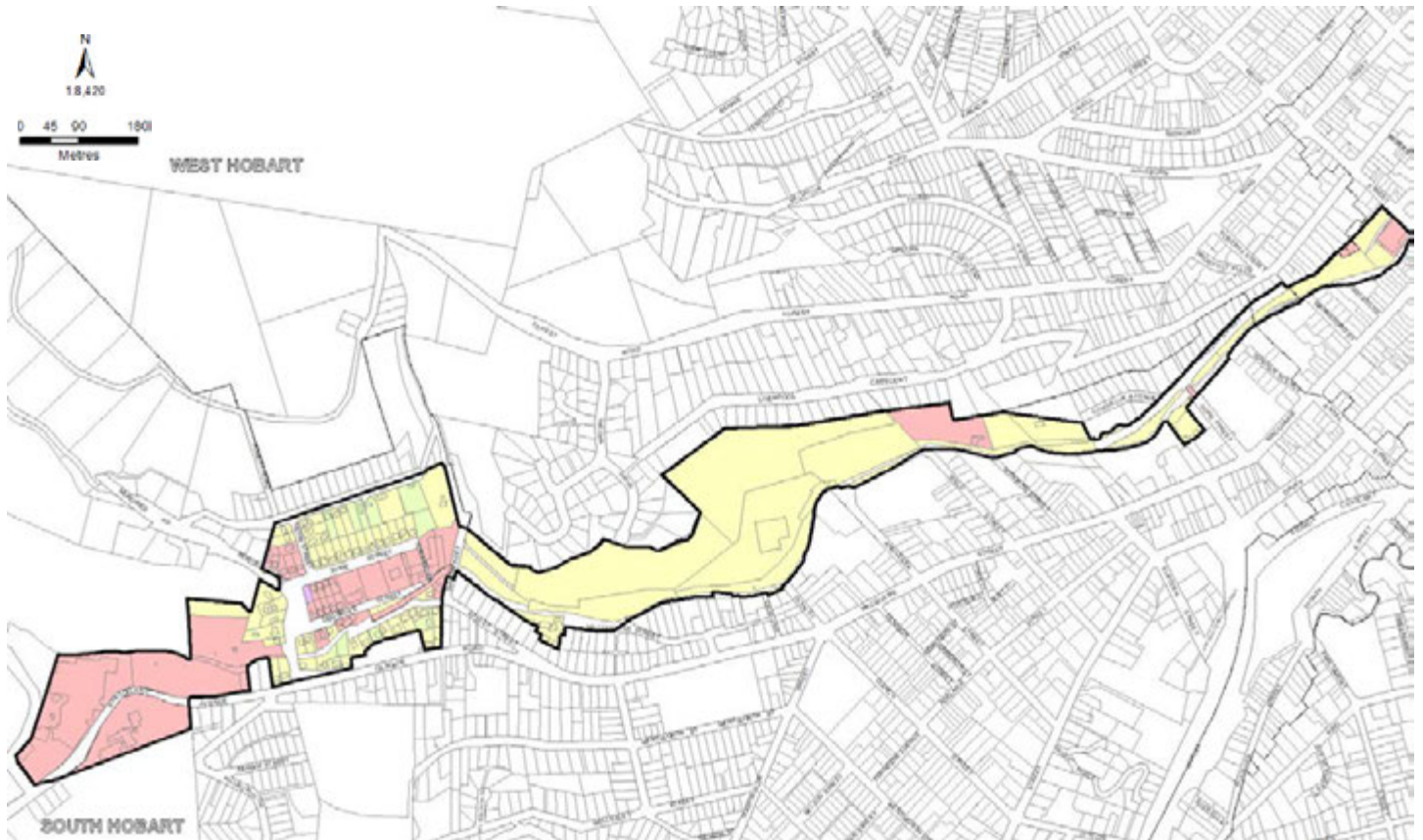






Non contributory elements

1. Modern developments that although are not located within the precinct the positioning of buildings along the valley ridgeline of the rivulet, impacting the natural bush setting and views within the precinct.



HOB-C6.2.4.1 Heritage Precinct – Map



-  Heritage places
-  Contributory
-  Neutral
-  Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct has numerous buildings, complexes, infrastructure, stone walling, and archaeological features which demonstrate the importance of the Rivulet in the development of early Hobart industrial activity and settlement.
- Contained within the precinct is the Cascades Female Factory of local, national and international significance for its association with Australia's female convict history and its role to house and reform convict women and children.

For the representation of aesthetic characteristics

- The precinct is significant for the contribution of the Rivulet to the aesthetic and visual qualities, and wider Hobart through its diverse natural and formed park setting and historic structures along its length.
- The precinct is significant for its setting of the Cascades Female Factory of nearby Georgian cottages, Mt Wellington backdrop and adjacent Hobart Rivulet as depicted in nineteenth century imagery.
- The stone walls of the Cascade Female Factory are significant as being highly visible, contributing to the visual prominence of the site in the valley setting.

For the representation of a class of building or place

- The Cascade Female Factory is significant as a complex retaining more physical (including archaeological) evidence than other related sites associated with the female convict history, the discernible walled yards and associated fabric and elements outside the former factory boundary.
- The visual and physical environment of the precinct provides a significant setting for the Cascade Brewery buildings and structures.

For the association with a particular community or cultural group for social or spiritual reasons

- The precinct is significant for its representation of a multitude of integrated historical themes, a complex history and a wide variety of elements and physical features.

For the life or works of a person, or group of persons, or importance to the locality or region

- The Cascade Female Factory site is significant with the local South Hobart and wider Hobart setting and has the potential to enhance an appreciation and understanding of its wider site, extent and operation.
- It is also significant for half of the convict women transported to Australia who had connections and/or associations with the Cascade Female Factory.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained
2. Non contributory elements may be removed to enhance the character of the precinct.
3. New buildings, extensions, structures, or works should be compatible with and sympathetic to the height, bulk, setback, materials, finishes, general character, and landscape setting of contributory and heritage listed places.
4. No structures should dominate the wider setting and townscape.
5. All development within the precinct is to be sympathetic to the heritage values of the Cascade Female Factory site.
6. Commercial activities within the precinct should be limited and have minimal visual impact.
7. New development within the precinct should be low in scale, maintain open space and be sympathetic in form and appearance.
8. Current residential lots within the precinct should be maintained.
9. All new works to the Rivulet precinct should be sympathetic to the historical character of the alignment and open nature of the Rivulet and existing historical features.

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January 2019**

**HOB-C6.2.5.1
Edge Avenue – Lenah Valley**



DESCRIPTION

Component streets:

Edge Avenue
Suncrest Avenue

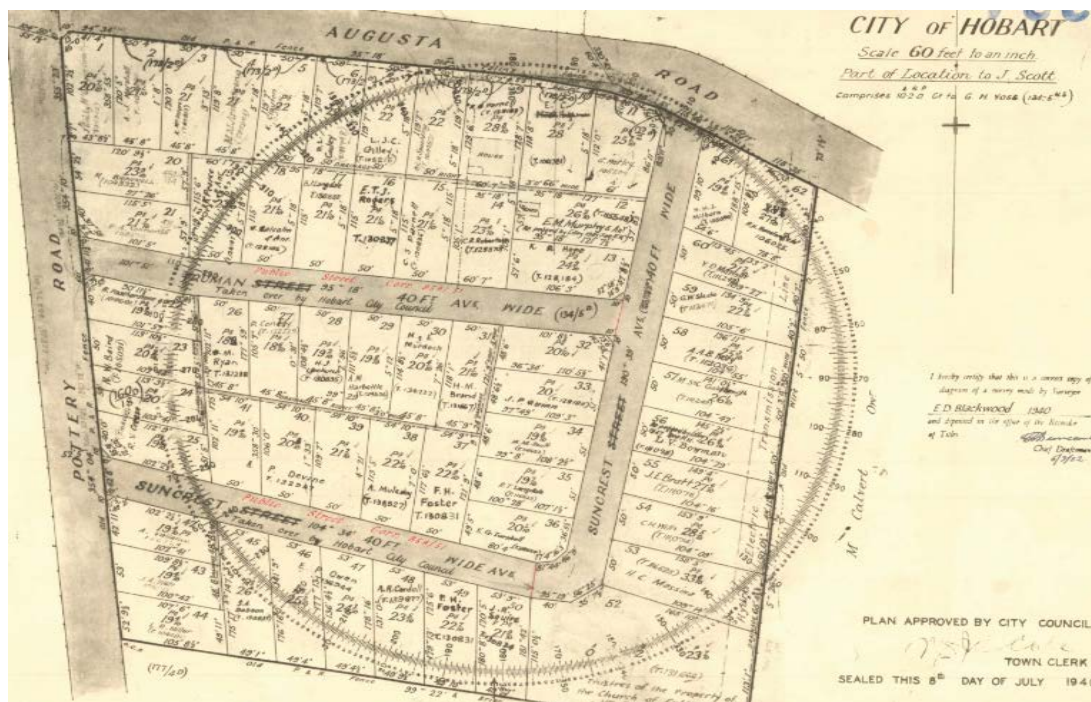
Trueman Avenue
Augusta Road

Historical background:

Lenah Valley development prior to the WW2 was primarily made up of generous garden allotments with Federation and Inter-War styled houses, there were also pockets of earlier farm land and orchards on the hills of the valley. This period saw the majority of Australians living comfortably with an abundance of materials and produce. The post-war era however experienced a heightened degree of economic, and subsequently architectural, restraint.

The post-war period saw a boom in the development of the more affordable outer suburbs with the development of new industries, private vehicle ownership, public transport routes and the Australian dream of owning a home on a quarter-acre block. These post war subdivisions are characterised by modest / medium housing stock. Housing was often produced in mass, and these developments became an immediate priority for a rapidly growing population.

Post war architecture saw the emergence of Internationalist, Late Art Deco, Streamline Moderne and Austerity designs, many of which are present in the precinct. The precinct is formed by two parts, Edge Avenue and the Suncrest/Trueman Avenue areas bounded by Augusta Road. There are strong similarities between the two showing a consistency of design and development. Thomas Edge, builder and developer, formed a partnership with architect Eric Round to develop the Edge Avenue area. This development occurred at the height of Edge's career and also demonstrates a range of design styles used by Round. The estate was developed within a brief time frame between 1945 and 1950. The precinct is a unique example of an intact, strategically planned housing division, with houses individually designed by a single architect, creating a cohesive aesthetic rarely seen in other post war housing estates from this era.



Plans for the Edge, Suncrest, and Trueman Avenue housing development, approved by Hobart City Council in 1940. (AOT: AF718139)

Precinct character and features:

Streetscape and townscape

Design and topography

The Edge Avenue Heritage Precinct comprises of groups of buildings along Augusta Road, and encapsulates Edge, Suncrest and Trueman Avenues. There are strong similarities between the streets, displaying a consistency in design and development. Streets are wide and gently curve around the hilly topography of the precinct.

Vegetation

The precinct has wide grassed nature strips, front gardens are open with low vegetation which contribute to the character of the area. Two places in Suncrest Avenue are also heritage listed for their gardens.

Views and vistas

Views out of the precinct look westerly towards the upper hillside of Pottery Road and the foot hills of kunanyi/Mount Wellington and easterly towards New Town Bay and across to the eastern shore.

Built form

Materials

Primary materials include unpainted red face brick, tiles, corrugated iron, and ironwork detailing. Some buildings use hand-made concrete blocks with rock-face and smooth finish. These houses reverse the traditional massing and placement of windows with corners cut away and thin bands of masonry wrapping around corners above window heads.

Architectural styles and scale

Several houses mostly in corner locations are elaborate two storey residences such as the house on the corner of Suncrest and Augusta Roads. Whist other houses are of a more modest construction and single storey scale. Houses feature both parapeted, and low level gable roof forms. Common features within the precinct include string courses and parapet details in dark burnt brick, cantilevered concrete hoods, corner windows, round “port hole” windows, and strong chimney forms. Houses on Suncrest Avenue tend to be more substantial than that of Edge Avenue. Architectural styles present in the precinct include: Internationalist, Late Art Deco, Streamline Moderne, and Post War Austerity.

Orientation

Suncrest Avenue has a more mixed character with a range of single and two storey buildings, the larger buildings sitting on the rise to take advantage of views, whilst the more modest buildings set down below the rise within the precinct. Houses are orientated to face the street with medium setbacks, lawns and front gardens provide a buffer and garden setting.

Building stock

The houses in the precinct show a very consistent approach to design and construction while using a range of styles within a related overall idiom from the post war period. Buildings of note within the precinct include 13 Suncrest Avenue that sits in a prominent position on a corner block and is a large two storey asymmetrical face brick house with a small recessed balcony, glass brick detailing, corner windows, and a parapet roof. Number 5 Suncrest Avenue is a two storey modernist house with floor to ceiling windows, stone feature walls, painted white brick, and a low slope gable roof as well as feature planting. Number 3 Suncrest Avenue is a double storey red face brick house with streamline modern influences, including ‘porthole’ windows, glass bricks, and a tall flat chimney with dark brick burnt brick

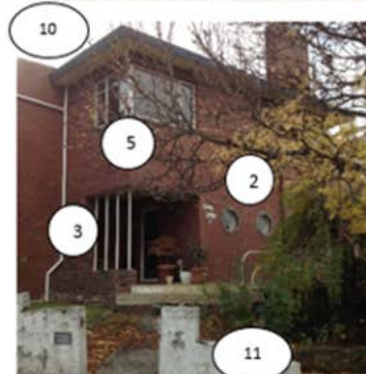
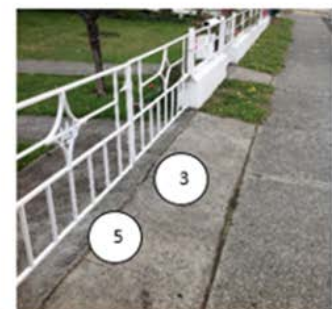
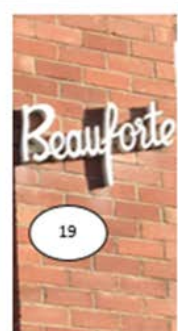
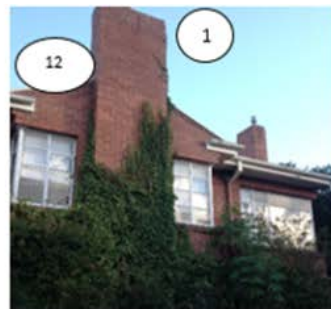
detailing. Number 1 Suncrest Avenue is a red face brick house with a prominent chimney, setback off the street with a low stonewall and open front garden. Number 10 Trueman Avenue is a modernist house with a low gabled roof, floor to ceiling windows, with a red face brick exterior featuring vertical timber board panelling. Number 14 Edge Avenue is an intact example of a modest Art Deco house with a built in garage, corner windows, and parapet roof and 27 Edge Avenue is another intact example of a modest Post War house with Art Deco details. 166 Augusta Road has good examples of art deco ironwork detailing around the front entrance porch and patio.

Fencing

Many properties retain original low front fences of brick, concrete with decorative iron detailing, including motifs and railings.

Contributory elements

1. Prominent brick chimneys
2. Circular 'port hole' windows
3. Original metal work features
4. Rounded corners to front elevations
5. Low brick, stone and metal fences
6. Steel window frames
7. Corner windows
8. Projecting concrete hoods
9. Concrete lintels
10. Parapet roof forms
11. Buildings set back from the street with generous front gardens
12. Unpainted brickwork
13. Subdivision design using curvilinear street forms and a cul-de-sac
14. Grassed nature strips
15. Garages set under and within the house
16. Provisions for single car access
17. String courses of burnt bricks
18. Corrugated iron and tiled roofs
19. Address numbers and house names details
20. Low pitched roof form

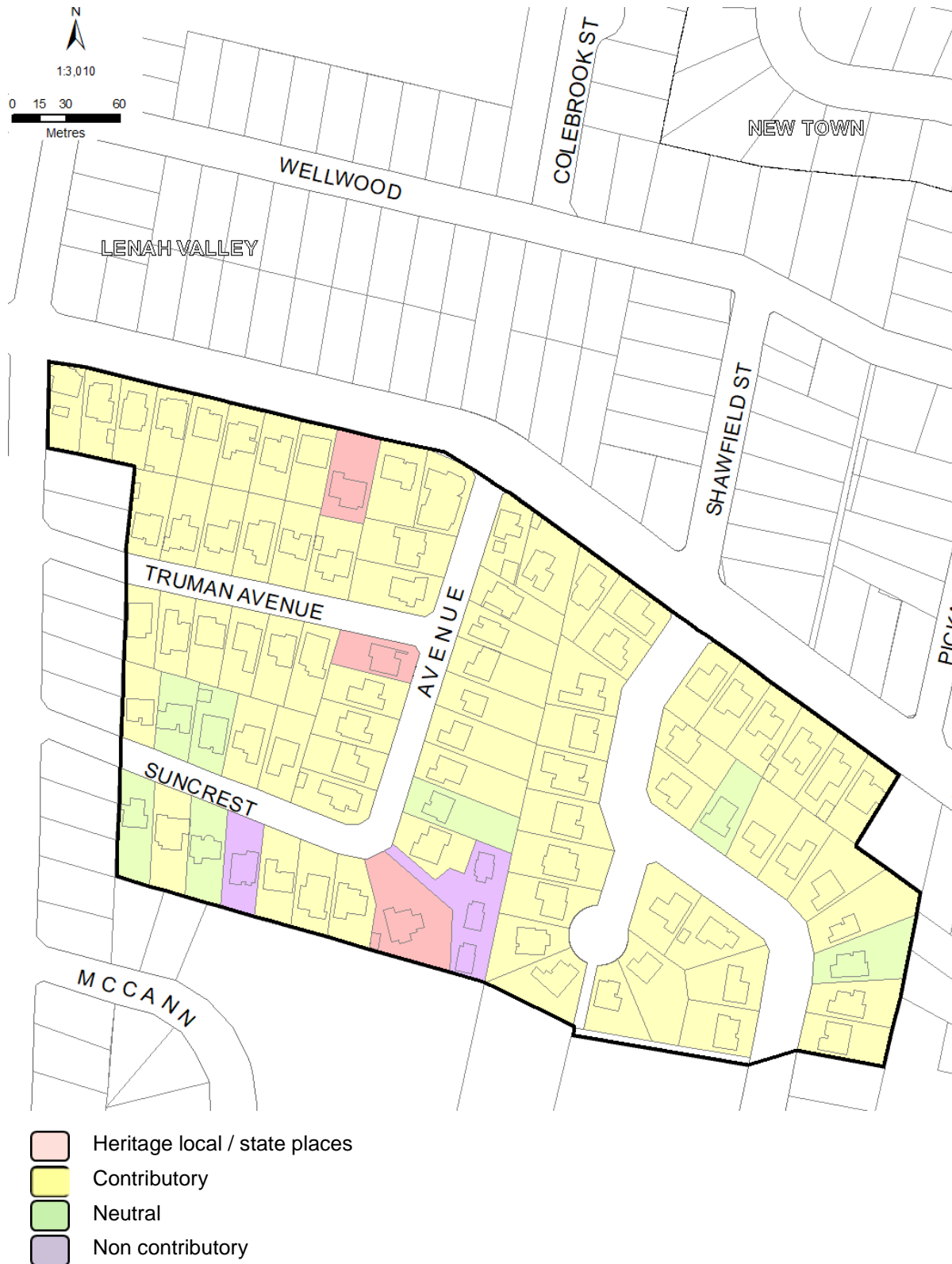


Non contributory elements

1. Buildings that have had original metal window frames and windows replaced.
2. Buildings that have had original exterior cladding replaced and/or altered by rendering.
3. Addition of elements such as high fences that do not contribute to the characteristics of the precinct.
4. The painting of exterior brick work that has resulted in loss of detail.
5. Large area of hard surface (e.g. concrete and pavers) at the frontages to buildings detracts from the streetscape and character of the precinct.



HOB-C6.2.5.1 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and the mid-20th century subdivisions of Lenah Valley.
- The precinct has the ability to demonstrate the peak of suburban Post-War housing developments and housing design in a new age of car ownership.

For the representation of aesthetic characteristics

- The street formation and relationship between predominantly single storey face brick houses with garages creates a cohesive intact streetscape with a high degree of integrity, sited to take advantage of views.
- Front gardens and yards with low front fences, retaining walls, and unbuilt/open rear backyards are significant visual features that reinforce the precinct's residential character.

For the representation of a class of building or place

- The area demonstrates an intact architecturally designed housing development that contains the key attributes of the post-war period.
- The residences demonstrates a range of building forms and types used during this period, such as solid and austere brickwork, to the very basic suburban house all in one cohesive and consistent development area.
- The precinct has a high degree of quality with its approach to the design and layout of the subdivision, setting it apart from other post-war developments.

For the life or works of a person, or group of persons, or importance to the locality or region

- The precinct has the ability to demonstrate the stylistic variations of the face brick, post-war house many designed by architect Eric Round, and demonstrate his work in a comprehensive, cohesive and understandable way.
- The precinct represents the prominent and long running working partnership between builder/developer Thomas Edge and architect Eric Round.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.

4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

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**HOB-C6.2.5.2 & HOB-C6.2.5.3
Augusta Road 'A' & 'B' – Lenah Valley**



DESCRIPTION

Component streets:

Augusta Road

Historical background:

Augusta Road has been the main arterial road linking Lenah Valley to the city of Hobart since the earliest period of the regions European settlement. Initial residential development occurred close to Main Road New Town, and the area was characterised by large prestigious residences erected on very large semi-rural allotments. Subsequent intensification of residential development along the road did not occur until the early twentieth century as estates began to be subdivided to meet the pressure of Hobart's increasing population. Development occurred sequentially along Augusta Road with proximity to transportation routes considered a premium, with housing becoming more modest as distance increased from Main Road. The pace of subdivision accelerated with the introduction of tram services along Augusta Road in 1922.

A landmark feature located within the Augusta Road 'A' precinct was the Kangaroo Valley Inn that once stood at Number 88-90 Augusta Road. The Inn was known to be the drinking place of New Town coal miners, but with the closure of the coal mining enterprises in the 1870s and 80s, the inn lost its clientele and closed down. The building was then used as a residence until the 1920s when it was demolished, no sign of its existence has survived.



Horse and cart with driver and passengers - Augusta Road, Lenah Valley in background c.1900 (AOT PH30-1-8324)



Kangaroo Valley Inn - Number 88 & 90 Augusta Road, Lenah Valley c.1900 (AOT: PH30-1-9217)

Precinct character and features:

Streetscape and townscape

Design and topography

The Augusta Road precincts 'A' and 'B' comprise of two small groups of buildings fronting Augusta Road. Augusta Road 'A' is located between the entrances to Edge Avenue and Haig Street, whilst Augusta Road 'B' is positioned between the entrances to Greenway Avenue and Waverly Avenue. The precincts are modest but represent the form of development on Augusta Road that characterised the western end of the road as it moved away from the larger and grander estates in the early twentieth century. The two precincts are made up of small groups of houses which exhibit a contiguity of style and period details which illustrate the historical developing importance of the road as a commuter route. Augusta Road features a concreted road surface which was constructed

to withhold the weight of trolley buses, and now provides distinct tangible evidence of Hobart's public transport history.

Vegetation

The precinct features grassed nature strips, front cottage gardens, established trees including birches and elms and flowering shrubs. The hedge at number 86 Augusta Road is of significance and provides a visual landmark within the area.

Views and vistas

There are views in a north westerly direction towards Pottery Road, whilst views to the south are of the immediate surrounds due to the gradient of Augusta Road, limiting views in this direction. There are also prominent views of kunanyi / Mount Wellington to the west.

Built form

Materials

Houses within the precinct are a mix of brick construction and timber weatherboard. Buildings of brick construction are exposed, painted, or finished with roughcast stucco. A number of houses are built on stone or rendered brick bases. Whilst the majority of roofs are clad in corrugated iron, there are however a small number of residences with tiled roofs that also feature in the precinct.

Architectural styles and scales

Architectural styles present within the precinct include; Federation Queen Anne, Federation Bungalows, and Inter-War Californian Bungalow. Buildings are single storey and houses range from modest to medium scale.

Orientation

A number of houses are elevated slightly above the road creating a strong presence when viewed from street level. Houses are generally orientated to face the street, however the positioning of buildings on blocks do have slight variances. Houses in Augusta Road 'A' are positioned straight to the street, whilst houses in Augusta Road 'B' are set at 45 degree angles to the street. Buildings are setback from the road and situated in front gardens.

Building stock

Augusta Road 'A' comprises of two c.1900 houses on the northern side of the road. They are typical early Federation Domestic houses with symmetrical facades simple verandas with hipped ends set on posts. The group on the southern side date from c.1920 and are typical early twentieth century buildings of timber, stucco, imitation shingle gable ends and corrugated iron roofs. They feature remnant elements from the Federation and late Victorian period in combination with newer materials and simplified forms such as bay windows, and window patterns.

Augusta Road 'B' is comprised of 80-88 Augusta Road, houses are located on the south side of the road and date from the 1910-30 period. Residences feature extensive use of rough-cast render, projecting bay windows, restrained veranda detailing, face brick, and timber weatherboard. Number 84, and 86 feature original garages which are significant in demonstrating the rise of automobile ownership during this period. Number 88 is a good example of an Inter-War residence with restrained use of gables, decorative leadlight glasswork and the typical rising sun motif.

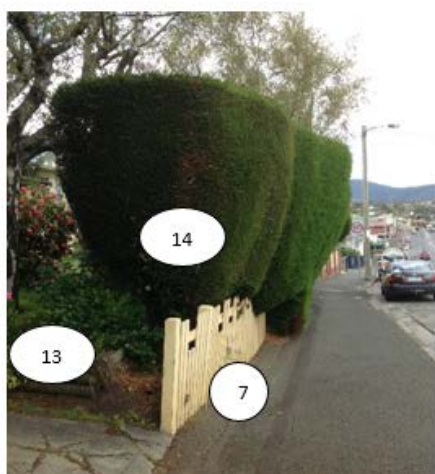
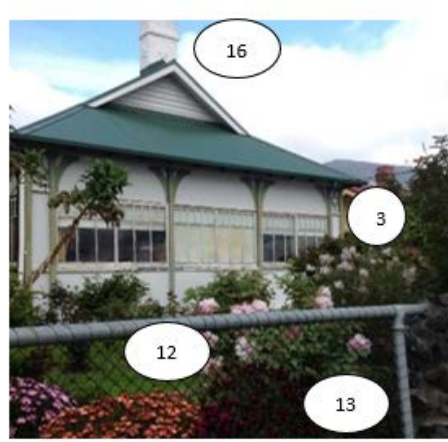
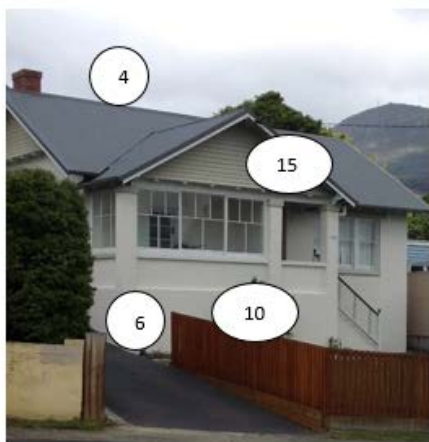
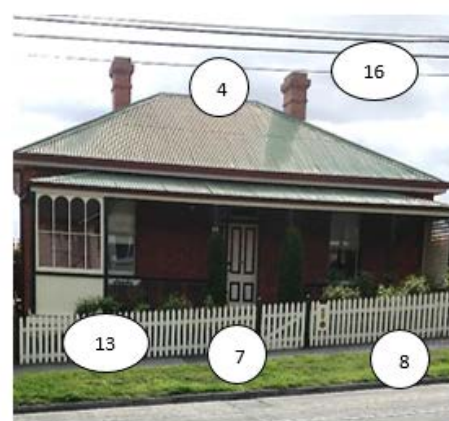
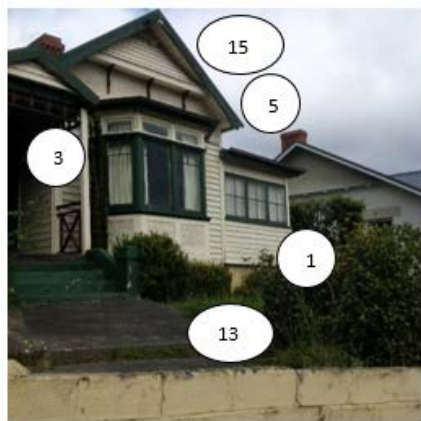
Fencing

The predominant fencing type is low-level Federation timber picket, Federation brick fencing, Inter-War brick and iron work fences.

Contributory elements

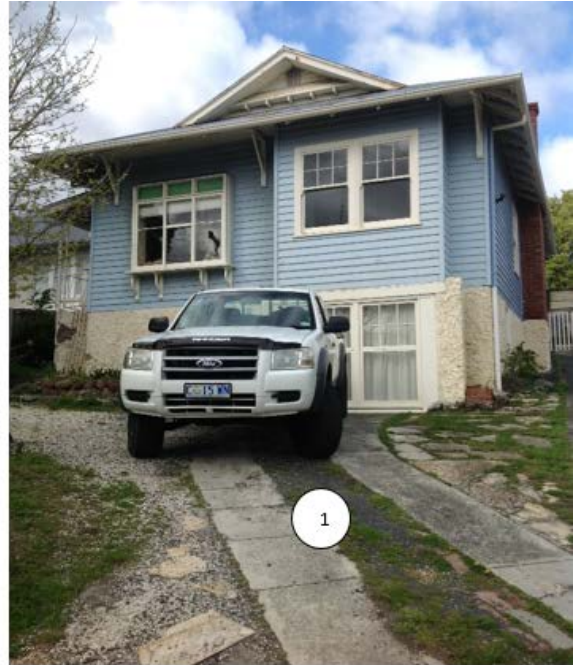
1. Timber weatherboard
2. Exposed brick
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Projecting gables
6. Traditional colour schemes
7. Low fencing
8. Grassed nature strip
9. Front porches

10. Stucco and roughcast finishes
11. Houses sitting on bases of sandstone, and brickwork.
12. Houses with medium setback from the street
13. Cottage-style front gardens
14. Hedging
15. Gable infill
16. Prominent brick chimneys

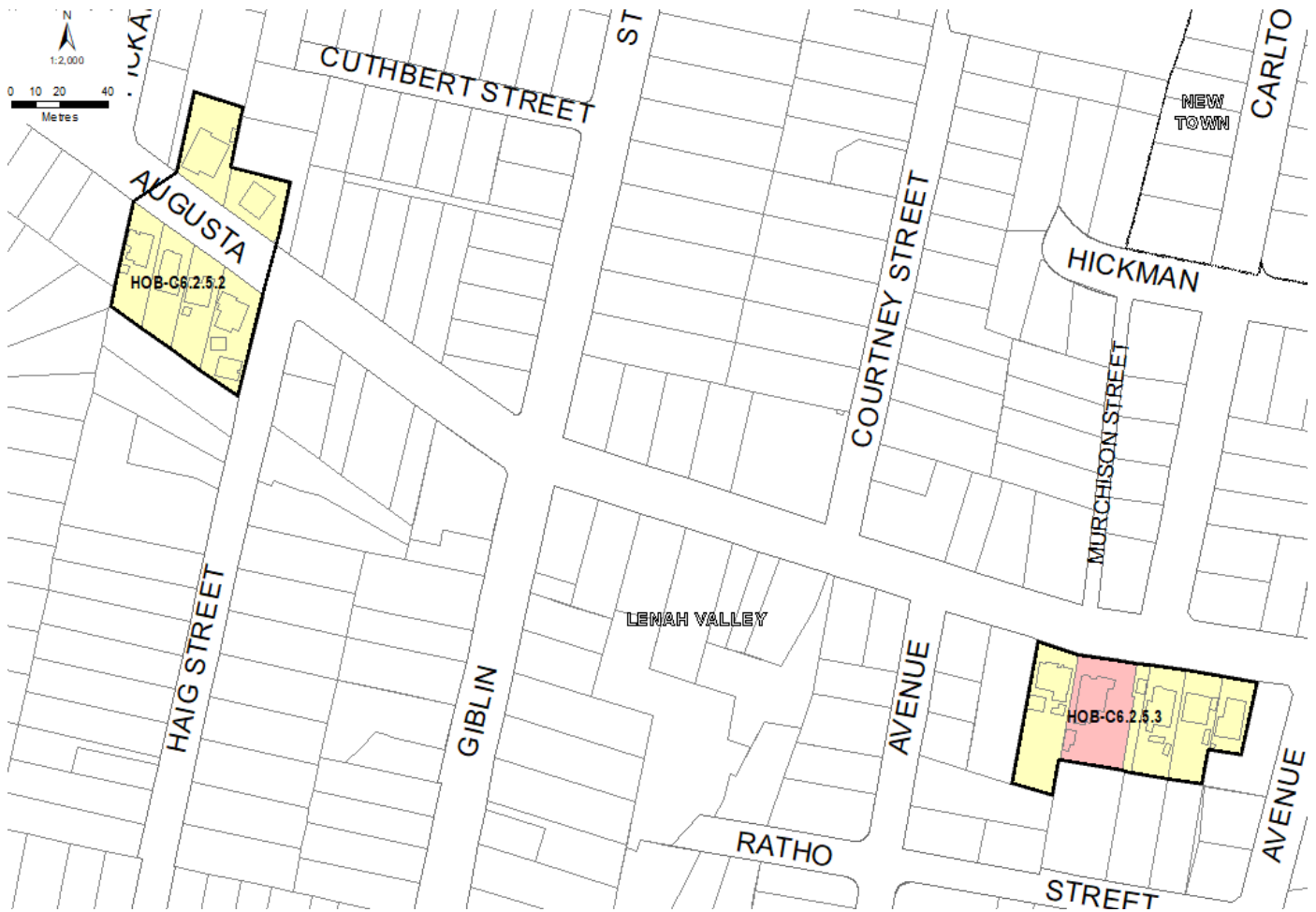


Non contributory elements

1. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.



HOB-C6.2.5.2 & HOB- C6.2.5.3 Heritage Precincts - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The two precincts represent fine examples of early twentieth century and Inter-War housing subdivision pattern supplemented by later infill over an earlier pattern of larger estates and settlement grants associated with Augusta Road, the main arterial road linking the City with Lenah Valley.

For the representation of aesthetic characteristics:

- The hedges, mature trees, and front and rear gardens of properties are significant visual features that reinforce the precincts residential character.
- The general uniformity of single storey buildings, form, scale and orientation with original and/or significant external detailing and key design features, finishes and materials, demonstrate a high degree of integrity and create a largely intact and consistent townscape of residential appearance.

For the representation of a class of building or place:

- Houses within the precinct are a cohesive collection of largely intact buildings that represent Federation and Inter-War architectural styles.

DESIGN CRITERIA/CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. Concrete road surfaces associated with historical trolley bus routes should be retained. Where repairs and patching are necessary new work should match the original material and finish.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

I, Terry, Lenah Valley Heritage Review Draft Inventory & Conservation Areas, Prepared for Hobart City Council, 2003.

L, Scripps, "The Valley" A Thematic History of Lenah Valley, 2002.

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.5.4
Doyle Avenue – Lenah Valley**



DESCRIPTION

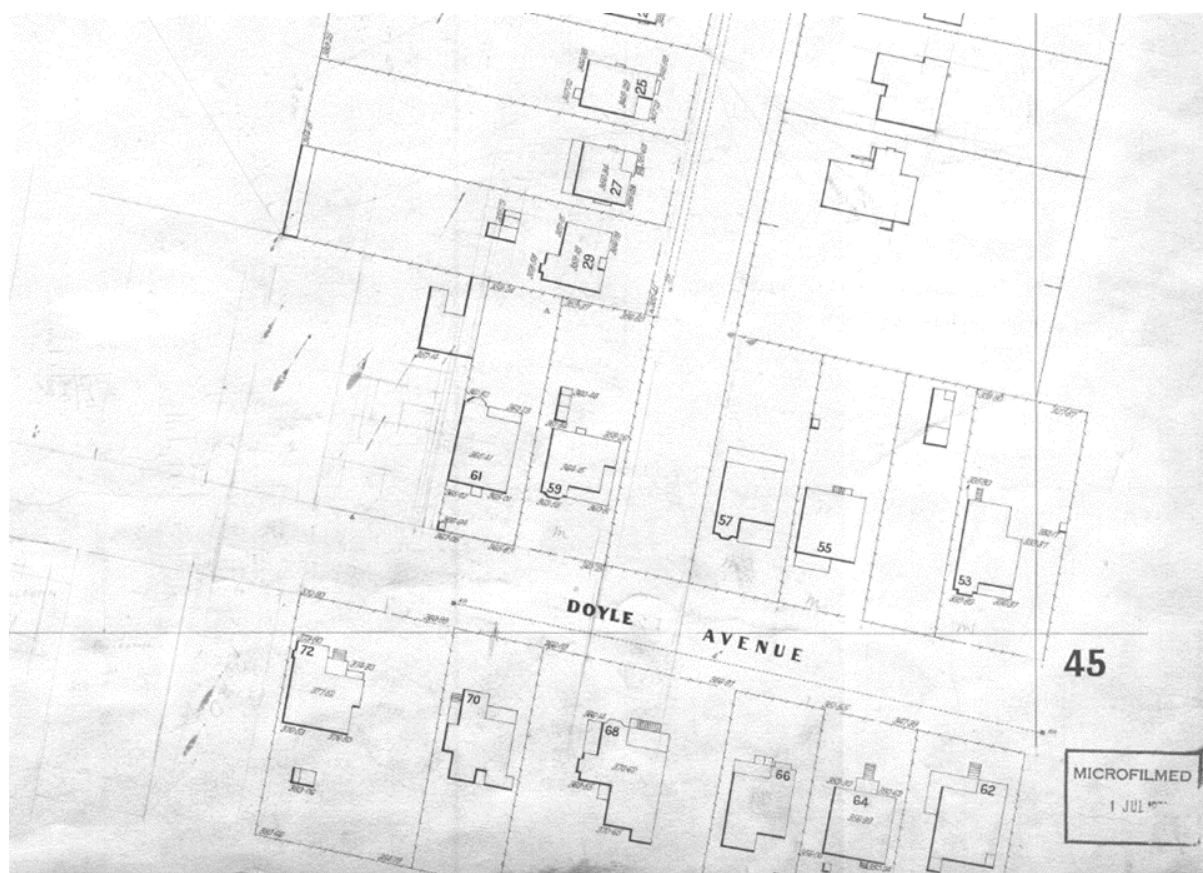
Component Streets:

Doyle Avenue

Haig Street

Historical background:

The precinct is located on the 242 acre land grant that belonged to Edward Samuel Pickard Bedford, assistant colonial surgeon of Tasmania from 1833-1852. The area remained primarily agricultural land until the turn of the 20th century. The Doyle Avenue area formerly known as Gilbert Avenue was subdivided by Co-Operative Estates in 1913-14 although uptake of these residential blocks were slow and little building occurred until the 1920s. Gilbert Avenue was renamed Doyle Avenue in 1940 as a tribute to the prominent Hobart lawyer and politician Mr Leo Doyle. The precinct includes a pre-suburban farmhouse, well detailed brick houses, a small group of speculative built houses on the corner of Giblin Street built in 1920, and a number of Inter-War residences. The precinct marks the western end of the first subdivision that occurred within Doyle Avenue and retains a predominant mid twentieth century residential character and streetscape.



Hobart City Council Drainage Plans c.1946 showing part of precinct along Doyle Avenue.
(AOT SD_ILS:553788)

Precinct character and features:

Streetscape and townscape

Design and topography

Doyle Avenue slopes gently easterly towards its intersection with Giblin Street. Houses and block sizes on the southern side of the precinct are more substantial than those on the northern side. The precinct contains a mixed range of dwellings from the post 1920 period. Buildings demonstrate the range and diversity of building types and styles that typify later and more modest development in Lenah Valley. Consistency is seen in the massing, setbacks, stepped form of development down the slope and the ability of buildings to demonstrate well their style and period. The precinct also shows the slow take up of land offered for subdivision with houses spanning over a 50 year construction period.

Vegetation

The precinct features grassed nature strips and front cottage gardens. Numbers 72, and 66 have large gardens with established plantings including palms, pines, birches, willows, and agapanthus.

Views and vistas

Looking to the south east down Doyle Street are views of the immediate surrounding houses, while looking north east are distant views to Risdon and Mount Direction on the eastern shore. Looking westerly at the intersection of Doyle and Giblin street are views to the hills and bushland above Mount Stuart and West Hobart.

Built form

Materials

The majority of buildings within the precinct are of brick, or timber weatherboard construction, and a small number of houses feature rough cast and sandstone elements. Roofing material is primarily corrugated iron with a small number of tiled roofs also present within the precinct.

Architectural styles and scales

Architectural styles present within the precinct include Victorian Domestic, Federation Domestic, Federation Queen Anne, as well as Inter-War Brick Cottages and Bungalows. Buildings are single storey, detached residences, and vary from small to medium in scale.

Orientation

Houses are orientated towards the street, with residences on the eastern side of the precinct having more modest setbacks from the road, whilst houses on the western side have slightly more generous setbacks from the street.

Building stock

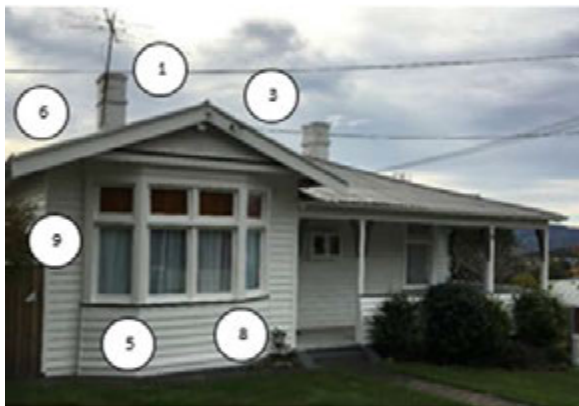
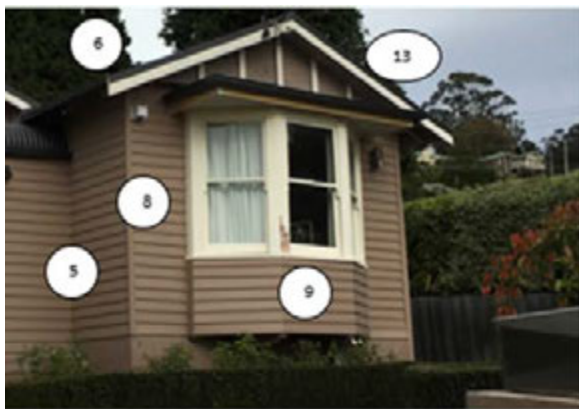
Buildings of interest within the precinct include the group of 4 brick cottages located on the corner of Doyle and Giblin Street. Built as speculative housing the modest cottages feature tuck-pointed brickwork, rendered quoins, simple casement windows, small recessed front verandas, and simple low pitched hipped roofs. The buildings form an interesting massing and landmark on the corner of the precinct. No 72 is a large weatherboard house set in an established garden in the group and is noted as a heritage item. It sits on the crown of the hill on the corner of Rosehill Crescent and Doyle Avenue with commanding views and is set apart from the surrounding houses in detail, scale and quality of construction. No 61 is also a heritage listed residence, it is a simple timber weatherboard house, with twin roofs, and is oriented to the view and setback from the street, it appears to pre-date the surrounding houses in the precinct.

Fencing

Fences are low Federation timber picket, Federation brick and stone walling and Inter-War brick and ironwork fences.

Contributory elements

1. Prominent brick chimneys
2. Original iron and timber detailing
3. Traditional corrugated iron roof forms
4. Low picket, brick, stone, and ironwork fences
5. Neutral colour schemes
6. Street facing gables
7. Groupings of buildings
8. Buildings with modest setbacks from street
9. Views and vistas to Risdon / Mount Direction.
10. Decorative gable infill
11. Front cottage gardens
12. Established gardens with mature plantings

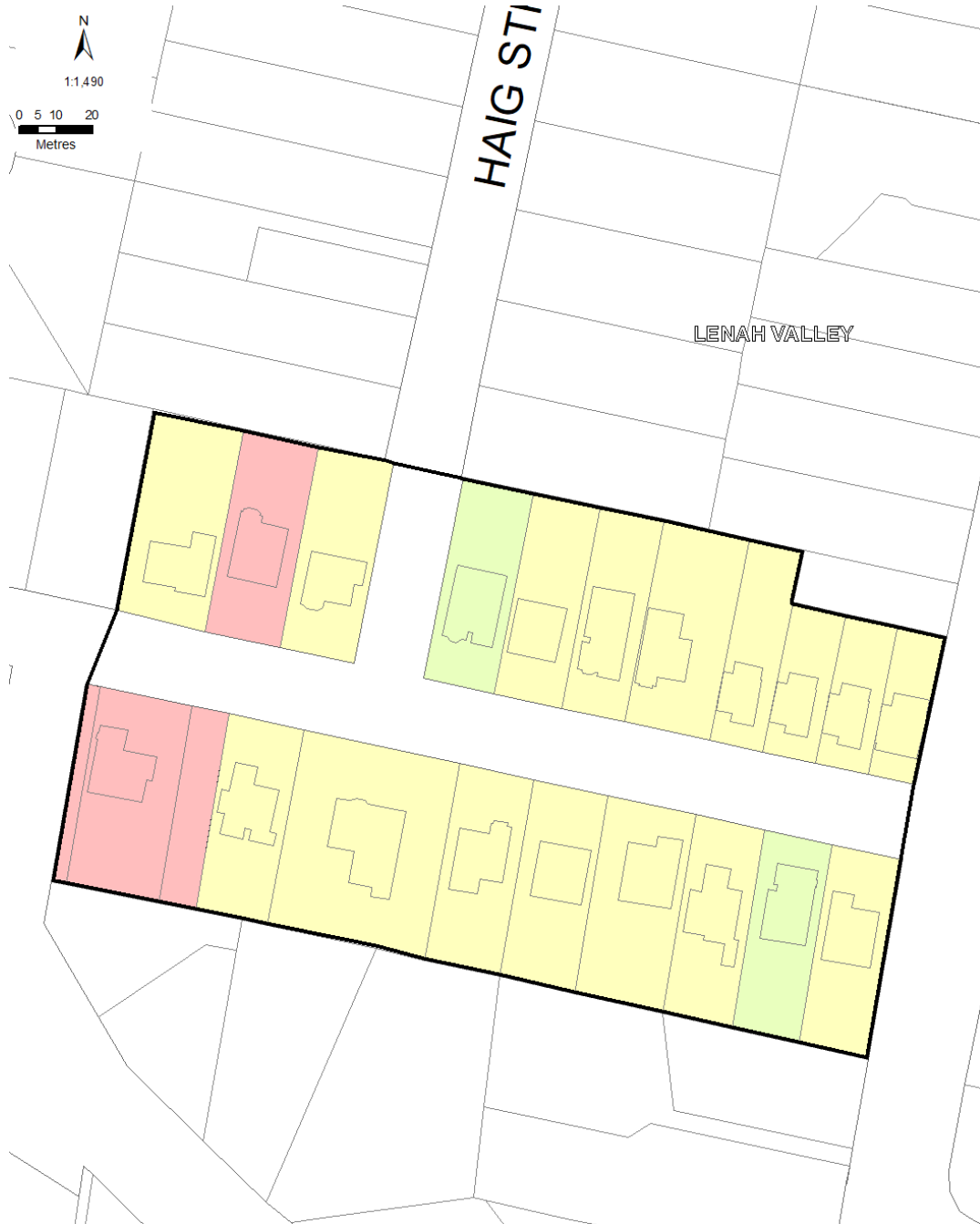


Non contributory elements

1. Modern additions to buildings that do not complement past architectural styles, materials, and colours e.g. replacement of original windows. This has impacted upon the streetscape and facades of contributory buildings.



HOB-C6.2.5.4 Heritage Precinct - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The area contributes to the understanding of the pattern of development and subdivisions of the suburb of Lenah Valley.
- The precinct demonstrates a wide range of housing styles from the first stage of the subdivision of Doyle Ave and spanning a construction period of 50 years from the 1920s onwards.

For the representation of aesthetic characteristics

- The original and/or significant external detailing, finishes and materials demonstrate a high degree of integrity and character from architectural periods.
- The front and rear gardens of properties are a significant aesthetic feature that reinforce the residential character of the precinct.

For the representation of a class of building or place

- The significant group of four single storey 1920s speculatively built brick cottages located at 45 to 51 Doyle Ave.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.

9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

I, Terry, Lenah Valley Heritage Review Draft Inventory & Conservation Areas, Prepared for Hobart City Council, 2003.

L, Scripps, "The Valley" A Thematic History of Lenah Valley, 2002.

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January 2019**

**HOB-C6.2.5.5
Courtney Street – Lenah Valley**



DESCRIPTION

Component streets:

Courtney Street

Historical background:

Lenah Valley 4 Heritage Precinct comprises of Courtney Street. The subdivision of the street occurred in the first decades of the twentieth century as Lenah Valley was being transformed from a rural area on the urban fringe to a residential suburban area. The subdivision pattern of the street reflects a common process with the first allotments to be divided and built on being close to Augusta Road and the amenities it offered, with larger houses built on the higher side of the street.



Coal Mine Operation in Lenah Valley c.1870s.
(TMAG Collection Ref: Q16826.11)



Hobart City Council Drainage Plans c.1946 showing earlier houses on Courtney Street.
(AOT SD_ILS:553788)

Precinct character and features:

Streetscape and townscape

Design and topography

Courtney Street has a north - south alignment and is two way until it meets the narrow laneway from the end of Gant Street that runs past a care facility. This precinct is comprised of houses on the higher side of the street which date from the turn of the century through to the 1940s. The lower side of the street are houses that are from about 1930 to the early 1950s.

Vegetation

This precinct features front gardens, some small cottage gardens and front hedging with the exception of number 10 Courtney Street which is setback from the street with a large open yard with established cypress trees along the front boundary.

Views and vistas

The precinct has a vista toward Mount Direction to the north and kunanyi / Mount Wellington to the south west.

Built Form

Materials

Residences are constructed on face brickwork and timber weatherboard. Roughcast render can be found and. A number of Inter-War houses feature decorative brickwork utilizing dark grey bricks, with at least one house on sandstone foundations. The predominant roofing type is corrugated iron.

Architectural styles and scale

Styles featured in the precincts include; Federation Queen Anne, a number of residences feature details from the arts and crafts period with the use of roughcast and other typical elements with buildings dating from the 1920's and Inter-War period. The precinct also demonstrates examples of Inter-War brick bungalows, and Post-War Austerity housing. The scale of houses is predominately single storey, modest detached residences.

Orientation

The houses in this precinct are oriented toward Courtney Street with residences on the lower side of the street set closer to the road.

Building stock

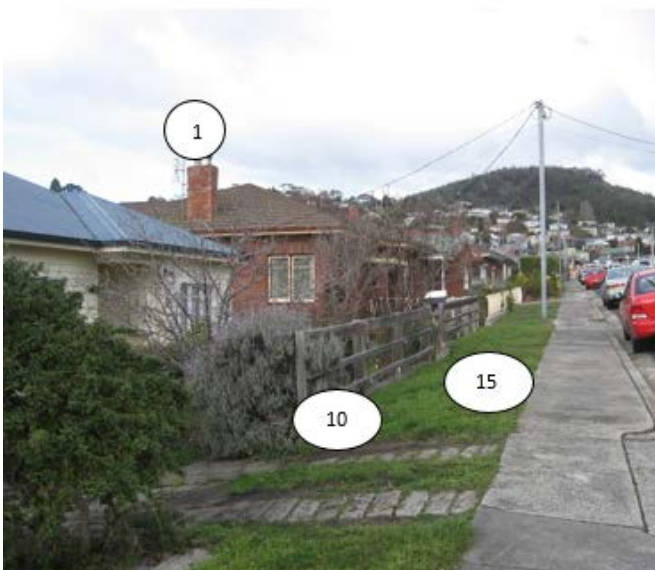
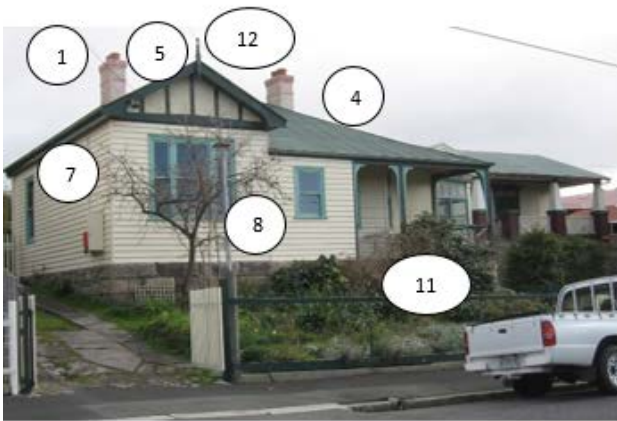
Number 8 Courtney Street is a timber house on a sandstone foundation with two symmetrical front gables over the front elevation and a bullnose verandah. No 8 Courtney Street is a Federation timber weatherboard house on sandstone foundations with a projecting bay window and large established garden.

Fencing

Some of the fences in this precinct are original. There are low Federation timber picket fences, Federation brick fencing and Inter-War brick and masonry low wall as well as iron and wire fences. There are also a number of hedges that contribute to the residential nature of the precinct.

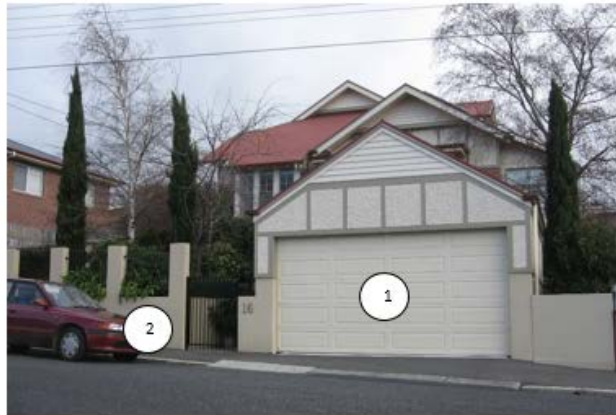
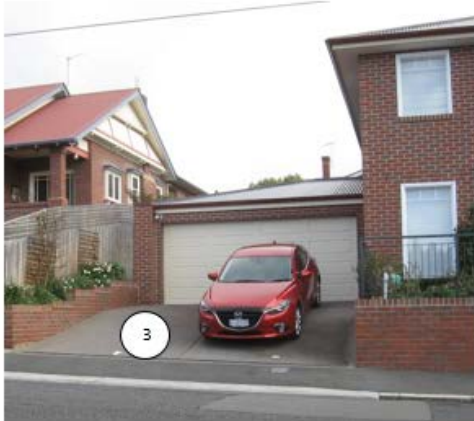
Contributory elements

1. Prominent brick chimneys
2. Galvanised iron roof - hip and gable
3. Low picket, brick, masonry, wire and ironwork fences
4. Traditional colour schemes
5. Street facing gables
6. Face brickwork
7. Timber weatherboard
8. Sash windows in groups of single and double also with fixed pane.
9. Modest single storey houses
10. Buildings with modest setback from street and small cottage gardens
11. Buildings with medium setbacks and generous front gardens
12. Decorative gable infill
13. Decorative brick detailing
14. Front porches
15. Grassed nature strips

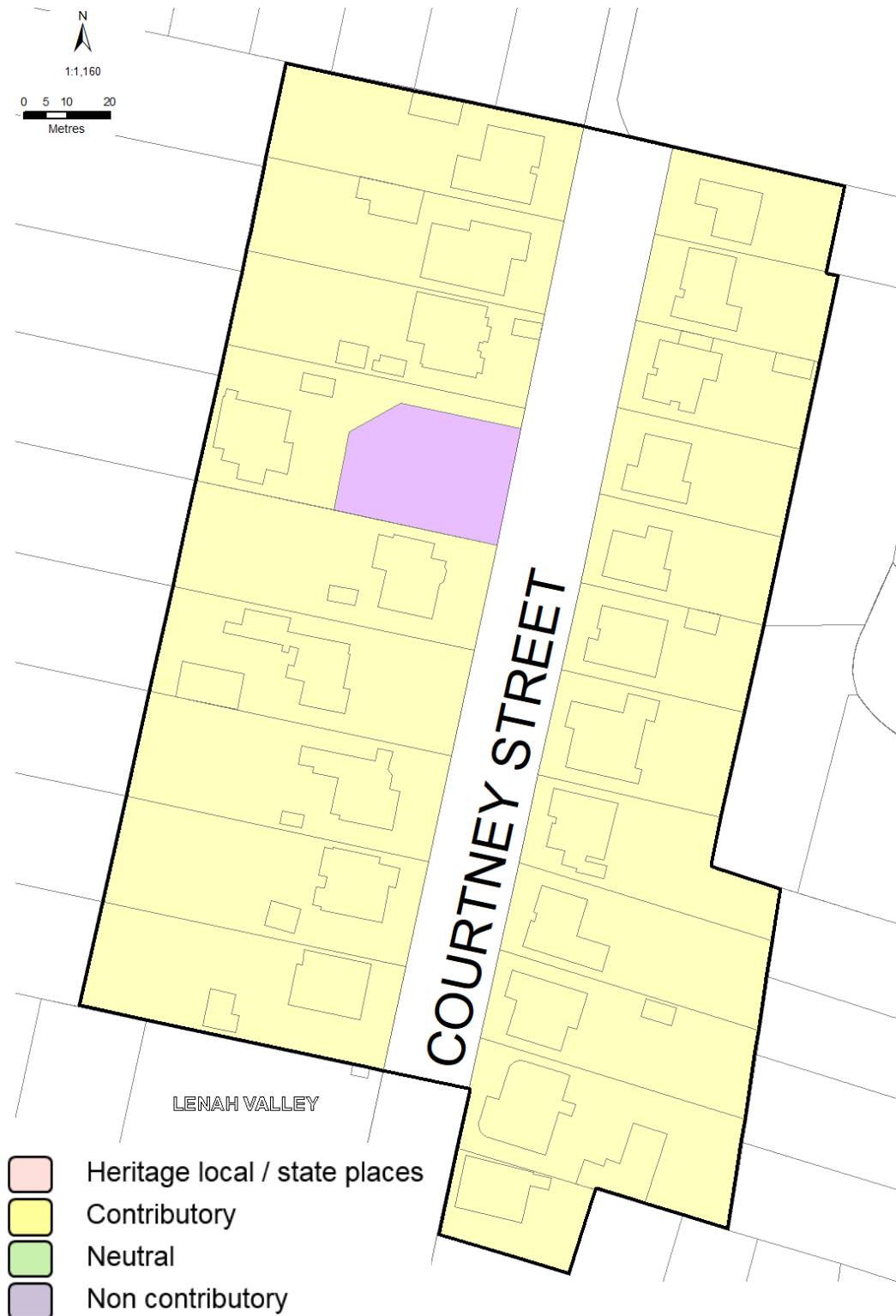


Non contributory elements

1. Large off street parking structures that dominate front yards and the streetscape.
2. Sections of fencing in contemporary materials that do not reflect the contributory characteristics of the precinct.
3. Wide driveways open to the street.
4. Materials and forms that do not reflect the characteristics of the precinct.
5. The painting of original face brickwork.
6. Large infill buildings that do not reflect the bulk and siting of contributory buildings.



HOB-C6.2.5.5 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- This precinct demonstrates the process of subdivision between the 1910s through to the 1940s and then in the post-War period with housing reflecting these periods.
- The precinct represent a subdivision close to the arterial transport route and services of Augusta Road.

For the representation of aesthetic characteristics

- The precinct is significant because of the low fences, garden settings and uniformity of scale in the streetscape that reinforce its residential character.
- The original external detailing, finishes, forms and materials are significant in demonstrating Federation, Inter-War and Post-War architecture.

For the representation of a class of building or place:

- The precinct is significant as a group of residential buildings representing Federation, Inter-War and Post-War architectural styles many of which have their original scale, form and detailing.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.

9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

I, Terry, Lenah Valley Heritage Review Draft Inventory & Conservation Areas, Prepared for Hobart City Council, 2003.

L, Scripps, "The Valley" A Thematic History of Lenah Valley, 2002.

http://www.tmag.tas.gov.au/collections_and_research/photographic_collection/key_photographic_collections

**City of Hobart Local Heritage Precincts
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**HOB-C6.2.5.6
Montagu Street - Lenah Valley**



DESCRIPTION

Component streets:

Montagu Street
Augusta Road

Historical background:

Forming part of the original boundary of the early European settlement grants issued under the name of 'McLacklan', Montagu Street runs north and south of Augusta Road. The area was part of the original European settlement of the Lenah Valley area and a number of substantial properties were built in the area, including 'Jutland', the home of Colonial Architect John Lee Archer in 1831. By the end of the nineteenth century a number of these settlement grants had been consolidated to form part of an estate owned by local merchant James Macfarlane. This was subsequently acquired by Co-Operative Estates and subdivided for residential development in 1913-14, the first house being erected soon after. Montagu Street was set out with central tree planting and those plots on the western side, being elevated and afforded good views across the valley, were developed with slightly larger, grander residential development in generous gardens. Further subdivision of allotments took place north of Augusta Road in the 1930's and 40's from the historic Ellingly and Jutland estates, leading to an increase in the erection of more modest residences. Much of the original building stock of this early subdivision along with street and garden plantings remain virtually intact.



'Jutland' Built in 1831 by Colonial Architect John Lee Archer as his residence (AOT PH30 12433)



Horse and Cart along Augusta Road Lenah Valley in late 1800s. (AOT PH30 18324)

Precinct character and features:

Streetscape and townscape

Design and topography

Montagu Street is a split level street running both north and south of Augusta Road, set on the side of a small gully which also runs north to south. The local topography has led to those properties located to the western side of the street being positioned notably higher than those on the eastern side, and of a more substantial scale, although most properties on both east and west sides are provided with generous medium sized lots. The area is characterised by Federation residential development, later early c1940 development and lastly post war development on increasing smaller plots formed from the subdivision of the Ellingly and Jutland Estates.

Vegetation

Dividing the split road way is a nature strip of established trees, and maintained shrubs. Front gardens with established planting and mature trees are a significant feature of the precinct with houses on the upper side of the street having slightly larger gardens with houses set further back from the road. Large mature trees include pine trees at 47, 53, and 55 Montagu Street, which act as notable landmarks within the precinct.

Views and vistas

Visually the street is strongly related to the adjacent Newlands Avenue with the houses on the high sides of the respective streets addressing each other across the valley. Mountain views towards the west can be seen from the higher points in the street whilst views north east towards the Derwent Valley and towards Mount Direction can be viewed from the lower end of the street.

Built form

Materials

Within the precinct, Houses are primarily constructed of dark red brick, timber weatherboard with a small number of stuccoed and painted brick houses. Roofing is primarily corrugated iron, whilst a number of properties have projecting gabled bays with timber or roughcast finishes.

Architectural styles and scales

The precinct contains both fine groupings of houses along with several individual heritage places. Older properties are built in the Old Colonial Georgian style. As befitting their elevated position and more substantial scale, the predominantly Federation houses south of Augusta Road and on the western side of the precinct appear individually architecturally designed with elements of Queen Anne, Arts and Crafts, Bungalow and Italianate detailing. The infill development on the eastern side is more modest and is primarily built in the Inter-War and Post-War International styles.

Orientation

Houses have a variety of setbacks and relationships to the street. Generally houses on the lower slope are built closer to the street and have orientations that take advantage of view and street presentation. Whereas houses on the upper side are set back off the street in front gardens.

Building stock

The area contains a number of very fine residences. Buildings of note include 'Jutland' at 53 Montagu Street, an Old Colonial Georgian residence dating from 1831 and designed by Colonial Architect John Lee Archer. Although altered and extended over the years, it retains many original features and is set in a large established garden. 18 Montagu Street, a Federation Queen Anne roughcast rendered house with bay windows has a prominent gable verge with timber and ornate timber gable brackets, and side lights to the front door. 34 Montagu Street is a large two storey brick Federation Italianate residence with a prominent two storey square bay, double height veranda with timber posts, corrugated iron roof with hips and gables including a projecting gable to the street. 35 Montagu Street is a substantial two storey Federation Arts and Crafts residence finished in roughcast render with a complex corrugated iron roof of both hips and gables. 47 Montagu Street is a Post-War International substantial brick residence with porthole windows, multiple flat roofs, horizontal steel framed wall and corner windows, a glass brick enclosed stairway and outdoor entertaining areas.

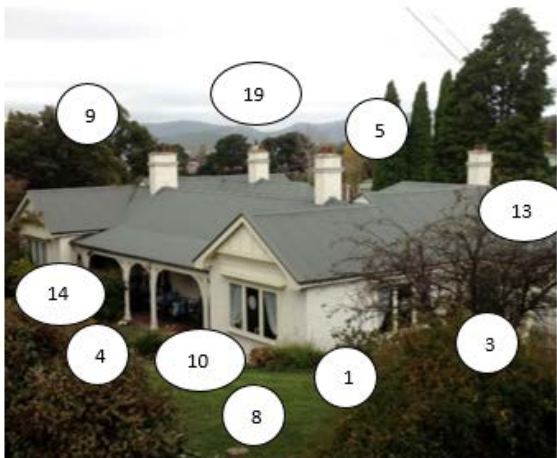
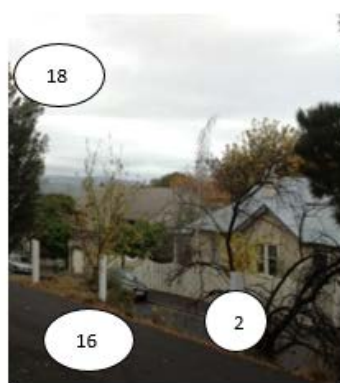
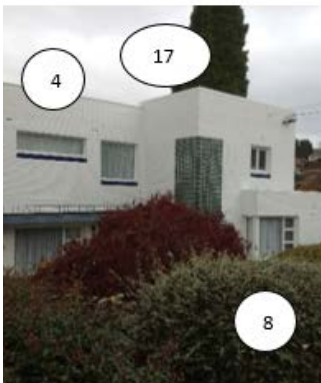
Fencing

Front boundary fences and walls are primarily low in height and include Victorian timber picket, Federation timber picket or brick, and Inter-War brick and iron work.

Contributory elements

1. Rough cast finishes
2. Low fencing
3. Large houses that sit in prominent positions on high side of the street
4. Fine architectural detailing
5. Original chimneys
6. Street facing gables
7. Front cottage gardens
8. Substantial front and rear gardens
9. Large houses from original estates that have been subdivided.

10. Original iron and timber detailing
11. Unpainted brickwork
12. Timber and stucco infill gables
13. Corrugated iron roofing
14. Neutral colours
15. Bay windows
16. Split level streets
17. Contrasting textures
18. Street trees and vegetation
19. Views and vistas towards the north eastern hillsides

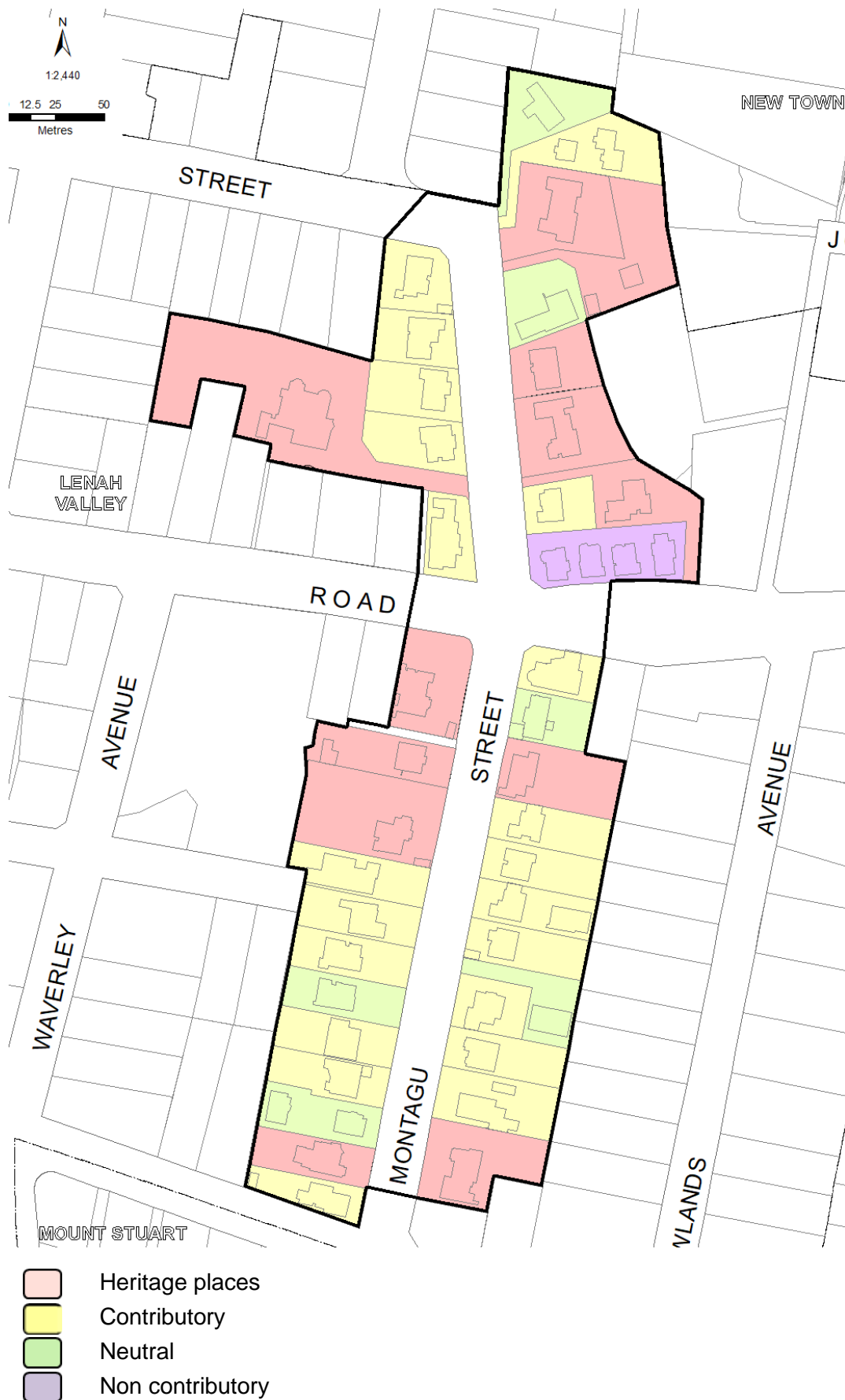


Non contributory elements

1. The development of off street parking facilities that have greatly impacted on the front yards of properties and the overall streetscape.
2. Modern developments that do not complement past architectural styles, materials, orientation, and positioning of buildings within the precinct.
3. Modern additions to buildings that do not contribute to the character of the precinct e.g. large satellite dishes.
4. High fences, fences constructed of unsympathetic material or non-traditional designs detract from the streetscape and obscure residences and gardens.
5. Large percentage of hard surface area (e.g. concrete and pavers), parking bays and car ports within front gardens and the frontages to buildings detracts from the streetscape and character of the precinct.



HOB-C6.2.5.6 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct contributes to the understanding of the pattern of suburban development along commuter routes and early subdivisions of the suburb of Lenah Valley.
- For the precincts connection with the significant residences of Jutland and Ellingly that date back to the early colonial settlement of the Lenah Valley area.

For the representation of aesthetic characteristics:

- The quality and visual interest of the street and townscape formed by its hillside setting, topographical variances in height, the combination of the split carriageway with mature reserve planting and street trees, the coherent scale, massing and arrangement of buildings, mature and established gardens set behind low front boundary fences and walls and views across the gully towards Toorak Avenue and beyond to the Derwent Valley.
- Its connection with Newlands Avenue and the strong visual connection between the houses on the high sides of the streets as they orient towards each other across the valley.

For the representation of a class of building or place:

- The quality of the collection of larger houses set in well-established gardens that provide a park like street and townscape.
- The variety and range of housing styles that typify the move from initial settlement to suburban expansion, but which nonetheless retain a coherent and well-mannered sense of scale, form and residential architectural style that typify the best and the more modest housing development from the mid-nineteenth century to the mid-twentieth century.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.

5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

I, Terry, Lenah Valley Heritage Review Draft Inventory & Conservation Areas, Prepared for Hobart City Council, 2003.

L, Scripps, "The Valley" A Thematic History of Lenah Valley, 2002.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
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January 2019**

**HOB-C6.2.5.7
Newlands Avenue – Lenah Valley**



DESCRIPTION

Component streets:

Doyle Avenue
Newlands Avenue

Historical background:

Lenah Valley was settled in 1817 when the first land grant was issued for agricultural purposes. The area was known by various names including Kangaroo Bottom, Kangaroo Valley, and Sassafras Valley. In 1845 the valley was promoted as an ideal place for grazing dairy herds on account of the areas rich pastures. Dairying was the most important industry next to fruit growing and during the early twentieth century up to twenty herds of dairy cattle were kept in the district. Newlands Avenue was originally part of Captain Bothwick Wight's c1828 estate. The property was later owned by merchant, James Macfarlane from 1881, who established Hobart's first golf course on the property in the 1890s. The Macfarlane estate along with adjacent properties owned by William James Higgins, and Hans Christian Bjelke Petersen, were sold and subdivided by Co-Operative Estates in 1913-14.

Montague Street, Doyle, Greenway, Waverley, Newlands, Auvergne, Altna-Craig, and Toorak Avenues were all developed out of the subdivision, with the first houses in Newlands Avenue being built by 1920. The suburb was named Lenah Valley in 1922, as the newly established tram service to the area needed a shortened name to fit on the route signs on the tram cars. The aboriginal term for kangaroo 'Lenah' was chosen as the suburbs official name.



Lilios Macfarlane in the garden of Dumberton designed by Bernard Walker c. 1920. (ATO NS5193)



View of properties near the corner of Augusta Road, Toorak Avenue, and Newlands Avenue. Note tram on Augusta Rd in foreground c.1930. (ATO PH30-1-3499)



NEWLANDS MODEL SURVEY

THIS BEAUTIFUL PART OF THE CITY OF HOBART IS TO BE OFFERED ON THE GROUND BY
PUBLIC AUCTION ON

SATURDAY, MARCH 9, 1918, at 2.30 p.m.

The Most Glorious Panoramic Views. Splendid Building Sites. Close to Augusta Road. A Unique and Profitable Investment.
Exceptionally Easy Terms. DEPOSIT, £2 10s. 2s 6 per Week for every £50 of Purchase Value.

W. H. ESCOTT, Sales Manager. **CO-OPERATIVE ESTATES LIMITED** W. G. HART, Salesman.
NATIONAL MUTUAL BUILDINGS, MACQUARIE STREET

Advertising for sale of subdivided lots of Newlands Avenue and surrounding streets c.1918. (<http://trove.nla.gov.au/>)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct extends along the length of Newlands Avenue from Augusta Road to Doyle Avenue. The street slopes steeply to the south west, with the upper section of the avenue turning into a split roadway to navigate the topography of the area.

Vegetation

Dividing the split road way is a nature strip of established gumtrees trees, maintained shrubs, and vegetation. Front gardens are also well maintained with houses on the upper side of the street having slightly largely gardens with houses set further back off the street. Doyle Avenue reserve is set on the corner of Newlands and Doyle Avenue and provides a grassed and well maintained suburban park and play area.

Views and vistas

Visually the street is strongly related to the adjacent Montagu Street with the houses on the high sides of the respective streets addressing each other across the valley. Mountain views towards the west can be seen from the higher points in the street. Views north east through the valley towards mount direction can be viewed from the lower end of the street.

Built form

Materials

Houses are of brick or weatherboard construction, with some houses featuring roughcast wall finishing, and projecting gabled bays with timber or roughcast finishes. Roof cladding is primarily corrugated iron roofs,

Architectural styles and scales

Styles within the precinct include There are a number of heritage items in the precinct with styles ranging from Federation Bungalow, Federation Arts & Crafts, Georgian Revival, Inter-War Old English, Inter-War Functionalist, and Inter-War Art Deco. There are a small number of Post War houses that also contribute to the precinct in both form and scale. There is a mixture of steep and shallow pitched roof forms. Houses are primarily single storey in scale, with a small number of double storey houses scattered throughout the precinct. The top end of the street contains a small group of c1940-50 houses with a range of forms including the use of parapets and concrete elements.

Orientation

The upper section of the street is characterised by houses sharing a common alignment to the street, where houses in the lower section are set further back and relate as much to their garden setting as to the street.

Building stock

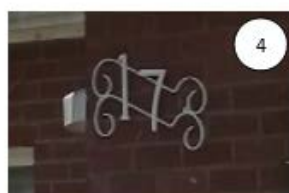
The houses on the upper slope are substantial with the larger houses located in the lower half of the street in well-established gardens. The houses on the lower side or western side of the road are generally more modest with the houses at the southern end the most modest and the last to be constructed in the street. Houses of note within the precinct include Craiglyn at number 10 Newlands Avenue, and Dumbarton at number 4 Newlands Avenue. Dumbarton was designed by Tasmanian architect Bernard Walker for Lilios Macfarlane the daughter of James Macfarlane owner of the estate before subdivision in 1914.

Fencing

The desired fencing type is low level Federation picket, and Inter-War timber, brick, and ironwork fencing.

Contributory elements

1. Rough cast finishes
2. Decorative and stringcourse brickwork
3. Original fencing
4. Houses with decorative address numbers and names
5. Fine architectural detailing
6. Original chimneys
7. Street facing gables
8. Front cottage gardens
9. Exposed rafters under eaves
10. Dark red brickwork
11. Timber weatherboard
12. Corrugated iron roofing
13. Traditional colours
14. Bay windows
15. Stone bases
16. Contrasting textures
17. Street trees and vegetation
18. Mountain Views

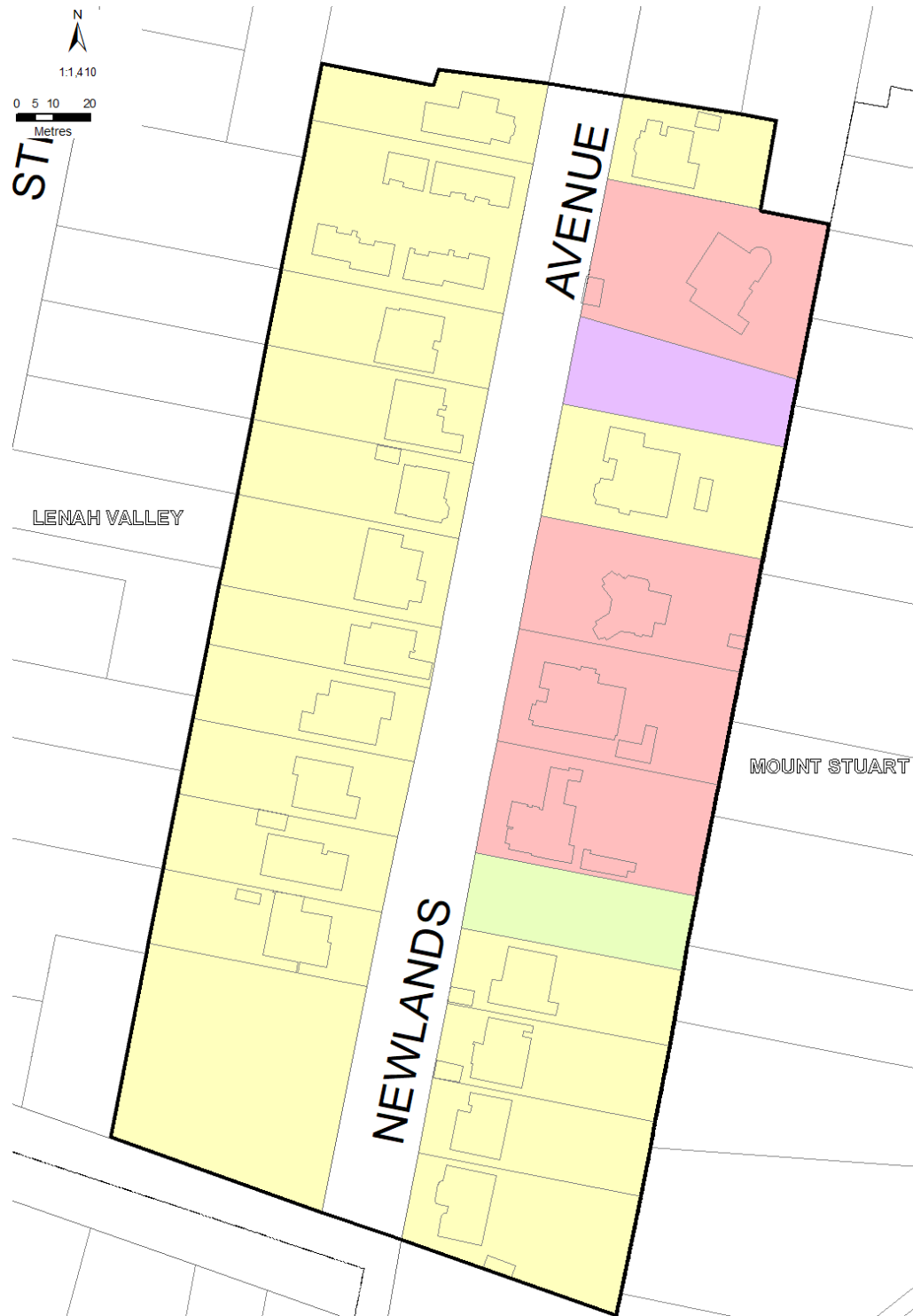






Non contributory elements

1. High fences with minimal transparency that obscure houses and gardens
2. Front yards with high percentage of hard surface area
3. Garages set close to street frontage
4. New developments that are of a larger in scale than traditional buildings
5. Unsympathetic additions to buildings
6. Lack of gardens and soft landscaping on street frontages
7. Non-traditional colours and materials that do not compliment to the character of the precinct



HOB-C6.2.5.7 Heritage Precinct - Map



-  Heritage local / state places
-  Contributory
-  Neutral
-  Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct contributes to the understanding of the pattern of development and early subdivisions of the Lenah Valley area.

For the representation of aesthetic characteristics:

- The consistent quality of housing on the eastern side of the street and large sections of the western side that provide a strong and high quality streetscape.
- The street plantings, and front and rear gardens of properties are significant visual features that reinforce the precincts residential character.
- The precincts response to topography with the formation with its significant split carriageway and landscaping with mature trees.
- The fine quality and quantity of Federation, and Inter-War period houses and building stock.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.

9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

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**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
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January 2019**

**HOB-C6.2.6.1
Toorak Avenue – Mount Stuart**



DESCRIPTION

Component Streets:

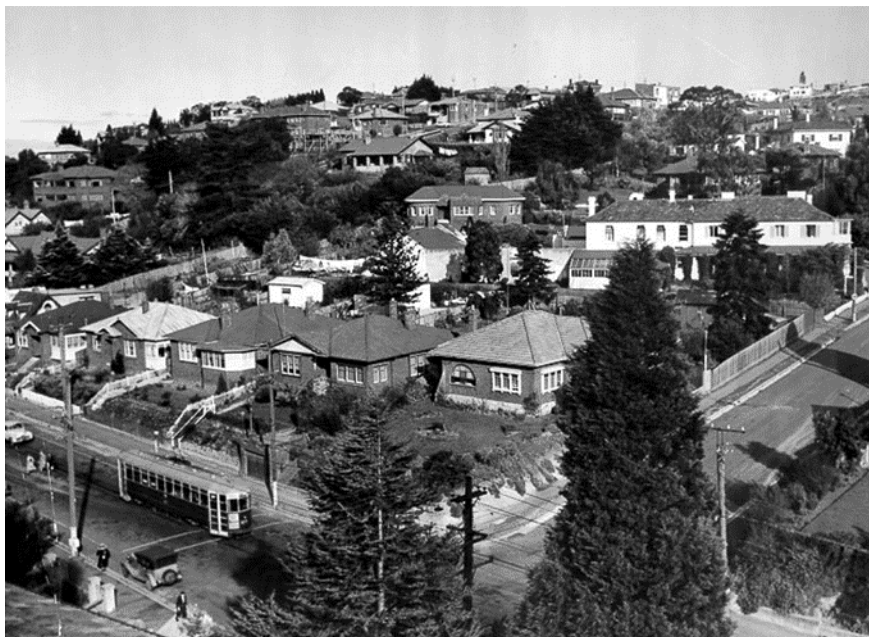
Toorak Avenue

Historical background:

Early European settlement of the surrounding area is heavily associated with a number of larger estates formed from the consolidation of initial settlement grants, and the early history of the precinct is dominated by the construction of Newlands House in the late 1830s. Originally granted to Captain Borthwick Wight, the land was sold to Charles McLachlan in 1835 who added extensively to the modest original dwelling so that by 1839 the building is described as being a two storey sandstone house with a number of out buildings enclosed by a high wall and gates. In 1855, following the death of Charles McLachlan, much of the estate surrounding Newlands was sold off, leaving the house on a single lot of a little over seven acres. Purchased in 1881 by local merchant James Macfarlane, Newlands House was further extended and a tennis court, small golf course, and garden pavilions were established. Macfarlane lived there until his death in 1914.

Under development and financial pressure, land from the Newlands Estate was subdivided and sold to form Toorak Avenue in 1923. Newlands house nonetheless still occupied a large allotment in the street and determined the road configuration with its gentle curve to allow the retention of the house. A cottage that was within the grounds dating from c1890 also survived and is now No 9 Toorak Avenue.

Sixty lots were offered for sale and the street and plot arrangement that now form the modern precinct was established. Those lots on the higher eastern and upper parts of the Avenue were afforded good views across the gully and beyond and were generous in size being sold as double or in one case triple blocks. Whilst uptake was not immediate, by the late 1930's the area had become a prestigious and popular residential area for prominent members of the Hobart business, legal and governmental community, and a number of substantial residences in impressive gardens we see today were built. It became popular to plant rows of Bhutan cypresses along property boundaries, creating striking visual landmarks of pointed cypresses stepped up the hillside. Whilst smaller lots were created on the lower and eastern parts of the Avenue where views were not so prevalent, even these more modest homes displayed a restrained quality in their architectural form and the area as a whole has remained a sought after residential area.



Newlands House and surrounding properties near the corner of Augusta Road and Toorak Avenue, showing a tram in the foreground on Augusta Road c.1940s. (AOT: PH30-1-3499)

Precinct character and features

Streetscape and townscape

Design and topography

The street form is heavily influenced by the variances in the local topography and the irregular grant boundary of the Newlands Estate. The street rises steadily from its intersection with Augusta Road and curves slightly above Newlands House and then more sharply at its steepest section, marking the end of the precinct and the original subdivision layout of Toorak Avenue. The street is wide with generous footpaths located on both sides and there is a strong relationship of housing design and orientation to aspect and views.

Vegetation

A large number of lots within the precinct have large established gardens, hedges, and mature plantings, including rows of Bhutan cypress, and cypress hedges. These extensive gardens greatly contribute to the 'parkland' townscape quality of the precinct and is particular is a feature of the precincts streetscape.

Views and vistas

Most houses in the precinct are orientated and positioned to take maximum advantage of the views afforded towards the northern suburbs, Prince of Wales Bay, and over the river to Mount Direction. Views of Calvary Hospital which stands just outside of the Precinct nonetheless forms a prominent feature from within Toorak Avenue.

Built form

Materials

The precinct is primarily associated with the use of exposed brick with masonry construction and the use of white rendered finishes a feature of several of the larger properties. Similarly, tiles are used primarily for roof cladding, but there is also a small number of corrugated iron roofs present within the precinct.

Architectural styles and scales

Despite the subdivision of its estate, Newlands and its distinctive restrained 'villa' form, character and presence provides a key characteristic to the wider precinct. The predominant form of housing is Inter-War with several examples of more substantial 'villa' style properties with simple massing, form and restrained detailing set on back and up from the street within larger established gardens. Architectural styles within the precinct include; Old Colonial Georgian, Victorian Italianate, Inter-War Georgian Revival, Inter-War Californian Bungalow, Inter-War Mediterranean, and Inter-War Old English.

Orientation

Buildings are primarily orientated towards the street, although those on the eastern side of the Avenue tend to be generously set back off the street and mature front gardens throughout often partially obscure views of buildings.

Building stock

The precinct contains a large number of substantial Inter-War houses. Doongalla is an Inter-War Georgian Revival 'villa' residence at 12 Toorak Avenue, a large two storey painted brick residence with a complex hipped tile roof. 10 Toorak Avenue features an Inter-War Mediterranean house designed by prominent Tasmanian architect, Bernard Walker. The house has generally symmetrical massing, a hipped tile roof, and timber casement windows with prominent green window shutters. Newlands House at 4 Toorak Avenue remains a prominent feature of the precinct, its early age apparent by its offset angle to the street. Newland's Bungalow, located at 9 Toorak Avenue, was originally built as the lodge for Newlands House in c1890 but was separated from the main house

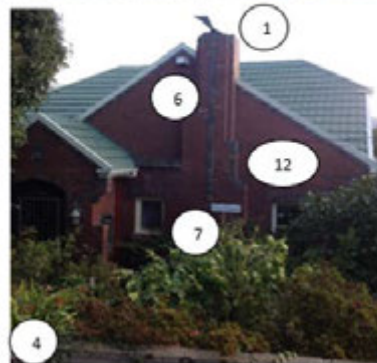
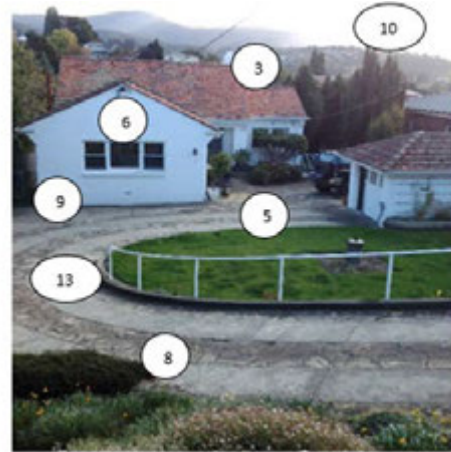
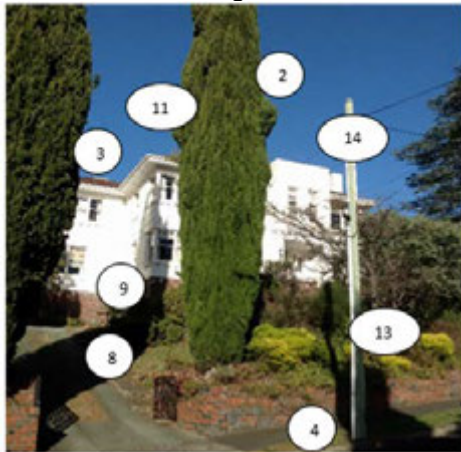
following subdivision in 1923. It is a fine Victorian Italianate weatherboard house with a gabled corrugated iron roof. An unfortunate two storey late twentieth century 'mock tutor' addition has altered the street facing side of the building.

Fences

Fencing has tended to take the form of low walls and fences later supplemented by higher paling fences or mature hedging. The desired fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, and Inter-War brick and iron work fences.

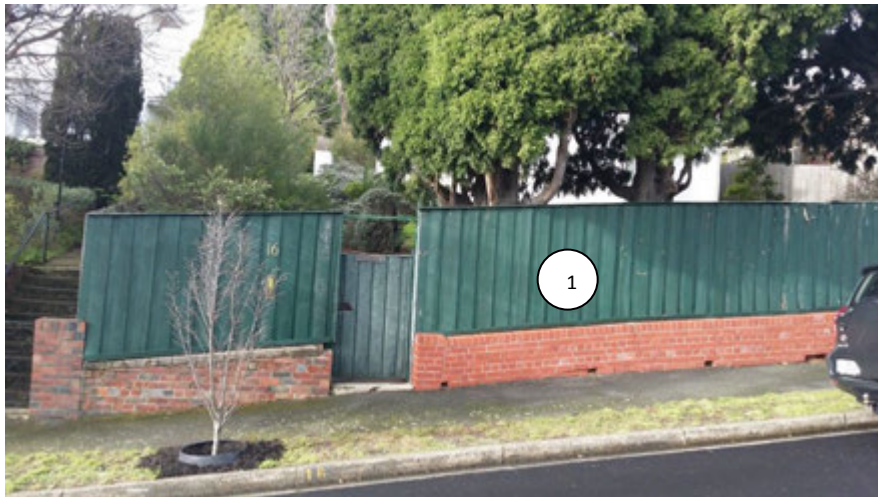
Contributory elements

1. Prominent chimneys
2. Large mature pine trees
3. Tiled roofs
4. Low picket, brick, and ironwork fences
5. Neutral colour schemes
6. Projecting gables
7. Exposed brickwork
8. Buildings are set generously off the street positioned in front gardens
9. White painted and rendered masonry
10. Views and vistas over Hobart
11. Large houses with substantial gardens
12. Fine architectural details
13. Open gardens
14. Relationship of housing design to aspect and view

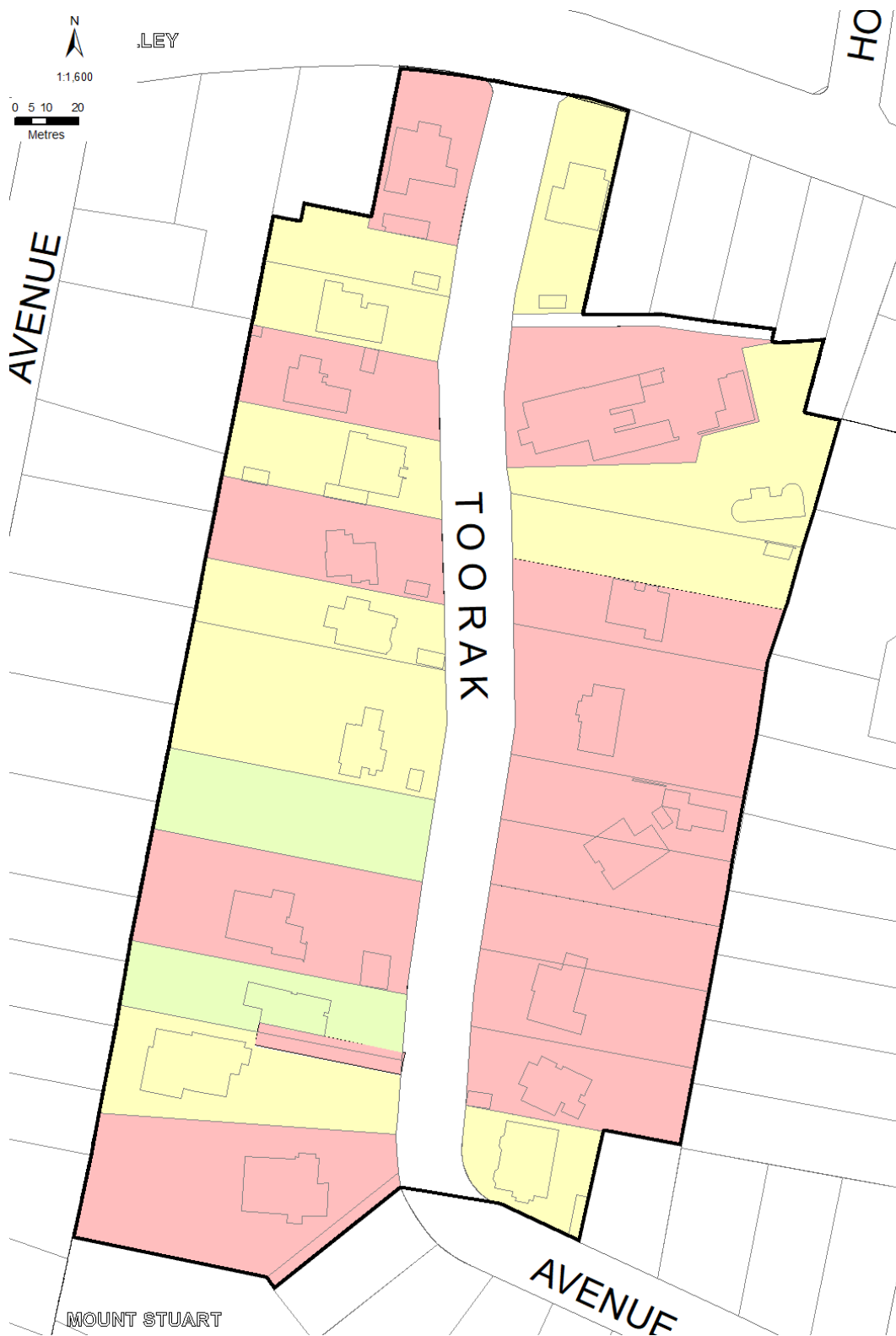


Non contributory elements

1. High fences that have a negative impact upon the streetscape and obscure gardens and residences within the precinct.
2. Large percentage of hard surface area (e.g. concrete and pavers) at the frontages to buildings detracts from front yards of residences and the character of the precinct.



HOB-C6.2.6.1 Heritage Precinct – Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The area contributes to the understanding of the pattern of development and the later subdivisions of the suburb of Mount Stuart.
- The precinct has historically been a desirable Hobart address for the professional classes with substantial residences built by prominent Hobart business owners, legal practitioners, and government officials of the early and mid-20th century.
- For the precinct connection with Newlands House that dates from the mid-19th century, and the setting of the street around this central site and historic feature of the street.

For the representation of aesthetic characteristics

- The strong relationship of housing design and setting to capture views, whilst also contributing to views with major residences placed in visually prominent areas within the precinct.
- The established front and rear gardens of properties, and street plantings including rows of cypress pines. These are highly significant aesthetic features that reinforce the 'Arcadian' garden suburb quality of the street, and the strong visual quality of the streetscape.

For the representation of a class of building or place

- The fine collection of principally mid twentieth century substantial 'villa' style brick built houses that form a coherent and largely intact streetscape that demonstrates the key design features, styles and forms of the time.

DESIGN CRITERIA/CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.

7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Davies, P. Terry, I. Mount Stuart Heritage Review Draft Inventory & Conservation Areas Prepared for Hobart City Council, January 2003.

Scripps, L, *'The Toorak of Hobart'* A Thematic History of Mount Stuart, July 2002

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.6.2
Auvergne Avenue – Mount Stuart**



DESCRIPTION

Component streets:

Auvergne Avenue
Alt-Na-Craig Avenue

Historical background:

The precinct is situated within the original land grants of William Bunster a merchant and sea captain, and Richard Cleburne a prominent business man, and merchant. The first housing allotments in this precinct were subdivided in 1901 when Mortimer Avenue was formed with four lots extending from it to the then unnamed Auvergne Avenue. Auvergne Avenue was slowly developed, and the far end of the precinct in Altna-Craig Avenue was subdivided from Newlands Estate in 1923. The earlier allotments, both along the lower section of the street and the first part of the upper section, were relatively large and were acquired by prominent public servants and wealthy citizens who proceeded to construct substantial residences on them. The allotments at the western end of the precinct were more modest and attracted smaller house construction.

Apart from the early houses fronting Mortimer Avenue little development took place in the precinct until the 1920s. A 1921 aerial photograph shows Numbers 4 and 6 Auvergne Avenue but the extension of the street to the west had not yet taken place. Development in the remainder of the street took place during the 1920s and 1930s with a range of styles and housing types reflecting this period.



Photograph of Students and Staff at Werndee during it's time as a boarding house. c. 1945. (AOT AC24514)



Hobart City Council Drainage plans of Auvergne Avenue and Altna-Craig Avenue c.1940. (SD_ILS:553788)

Precinct character and features:

Streetscape and townscape

Design and topography

Mount Stuart is a hilly suburb with steep streets and pedestrian lanes, streets follow contours around hillsides and the area is characterised by views over the river and suburbs to the north. Auvergne Avenue is a narrow street with characteristic early twentieth century garden plantings of rows of cypresses, and substantial two storey residences are a dominant feature. Houses on the upper side of the street are set well above street level with retaining walls and landscaped access. The residences on the lower side of the street are slightly more modest and set down below street level with prominent roof forms visible.

Vegetation

Plantings include rows of Bhutan cypress, cypress hedges, and a range of other large exotic trees and shrubs. Houses are set back off the street in garden settings, with established trees, and plantings.

Views and vistas

Most houses in the precinct make maximum use of the view. The east end of the precinct have views that look towards North Hobart, and the Domain. Whilst the western end of the precinct at the junction with Alt-Na-Craig Avenue looks towards the northern suburbs, Prince of Wales Bay, and over the river to Mount Direction.

Built form

Materials

Houses within the precinct include exposed brick, masonry construction with rendered finishes, and timber weatherboard construction. Roofs are corrugated iron, with a small number of tiled roofs present in the precinct.

Architectural styles and scales

The houses are well built and feature decorative brickwork, Arts and Crafts elements, patterned timber work, timber framed windows and fine garden settings. Houses at the western end of the precinct are more modest in scale although they continue to be of brick construction. Similarly the houses on Altna-Craig Avenue are more modest in scale although they are still fine residences with good detailing. Houses within the precinct range from single to double storey. Architectural styles identified within the precinct include; Federation Queen Anne, Federation Arts & Crafts, Federation Bungalows, Inter-War Old English, Inter-War Functionalist, and residences with Californian Bungalow style elements.

Orientation

Buildings are primarily orientated towards the street, however residences tend to be generously set back off the street with front gardens often partially obscuring views of buildings.

Building stock

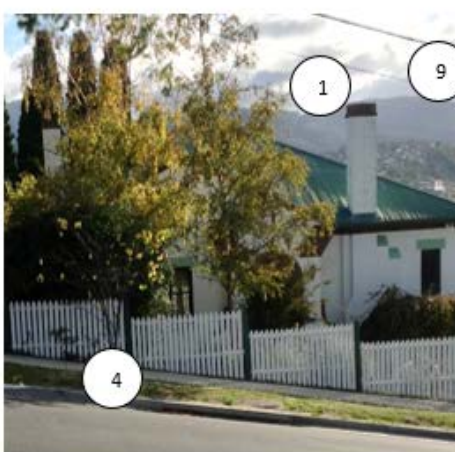
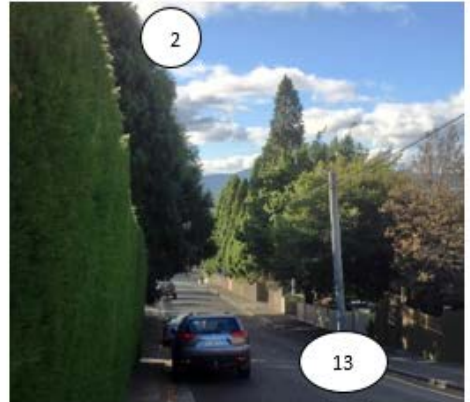
The early houses on Auvergne Avenue are large dwellings with established gardens typical of the first three decades of the 20th century. Number 4 Auvergne is a large brick and stucco building on a stone base. It is a Federation Arts & Crafts style residence, with a substantial garden and a large cypress hedge. 5 Auvergne Avenue is a large Federation Italianate house, is located in a prominent position on the high side of the street. The two storey residence features gables to the north and east. 6 Auvergne Avenue is a Federation residence with Queen Anne and Arts and Crafts elements, the house has a square bay window, timber and roughcast rendered gable screen and a partially enclosed verandah. A large mature cypress hedge on the street frontage hides the house from the street. St Cloud at 11 Auvergne is set far off the street it is a large two storey brick residence with a tile hipped roof with gabled sections, and terracotta roof ornamentation, roughcast elements along the upper storey, porthole windows and gable vents. The house is positioned in a large mature garden with a row of large cypress pines along the Auvergne Avenue frontage. Number 11 Alt-Na-Craig Avenue is a large Queen Anne Federation residence set back off the street, and relates more to its garden setting than it does to the street. Located on the original Beaulieu estate, is Werndee at 1 Auvergne was designed by noted Tasmanian architect Alan Walker and built for state premier Sir Elliott Lewis in 1903 and later became a boarding house for the old Hobart High School. It is a substantial two storey brick residence with a complex tiled roof which includes a prominent corner tower with a tiled 'candle snuffer' roof.

Fences

The desired fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, Inter-War brick and iron work fences.

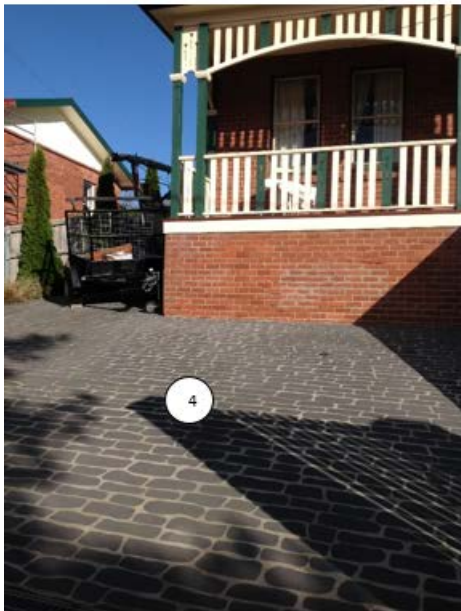
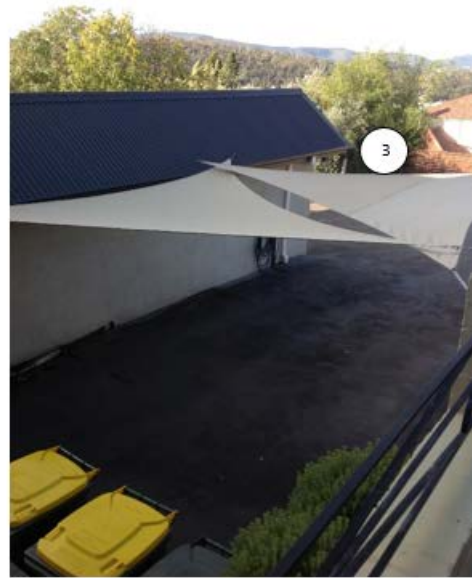
Contributory elements

1. Prominent chimneys
2. Large mature trees
3. Traditional corrugated iron roof forms
4. Low picket, brick, and ironwork fences
5. Neutral colour schemes
6. Projecting gables
7. Exposed brickwork
8. Buildings are set generously off the street positioned in front gardens
9. Extensive views and vistas over Hobart
10. Large houses with substantial gardens
11. Fine architectural details
12. Open gardens
13. Steep and curving roadway form
14. Pedestrian laneways and stairs

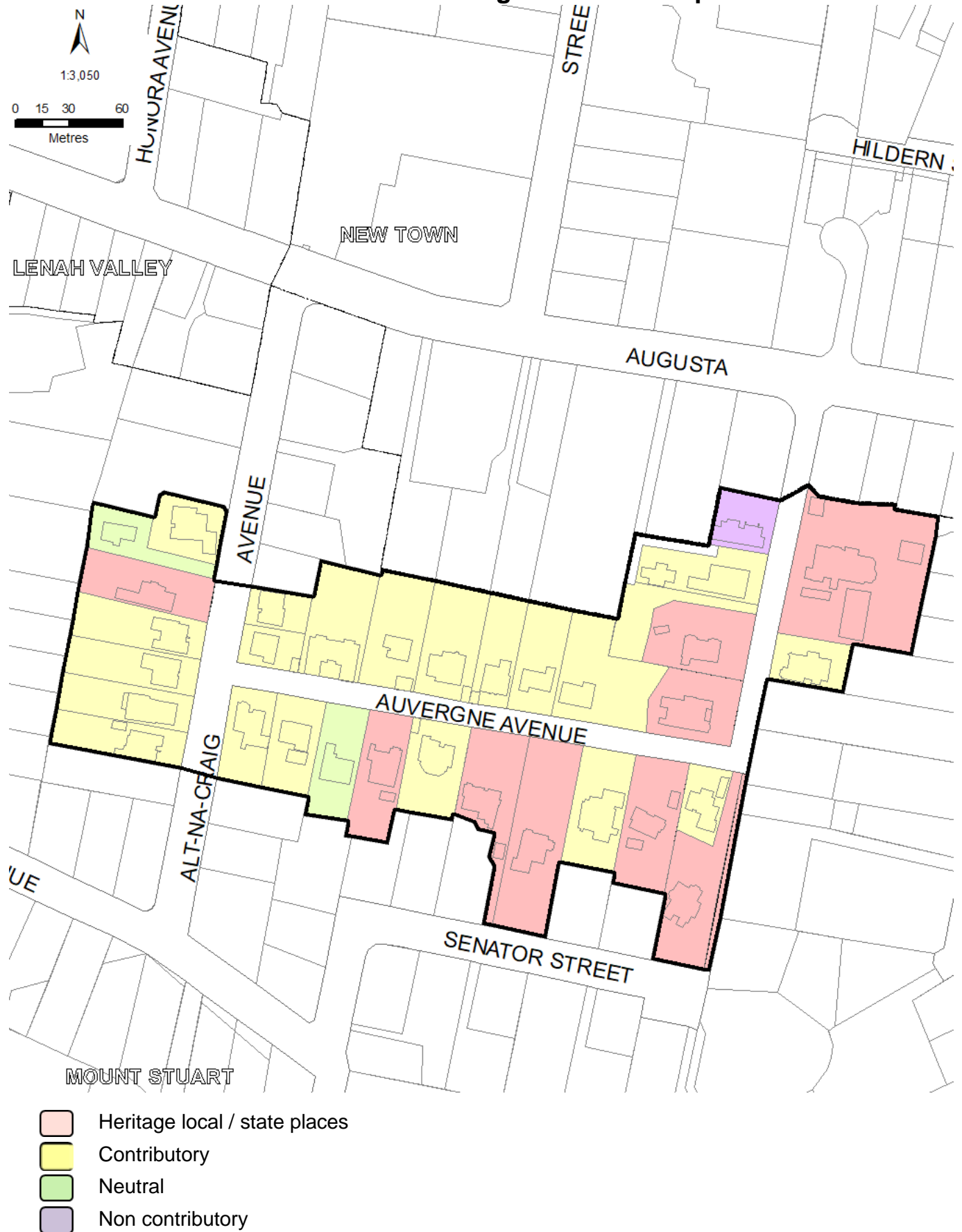


Non contributory elements

1. High fences that have a negative impact upon the streetscape and obscure houses and gardens within the precinct.
2. Fences constructed of unsympathetic material or non-traditional designs detract from the streetscape.
3. Addition of materials that do not contribute to the characteristics of the precinct.
4. Large percentage of hard surface area (e.g. concrete and pavers) at the frontages to buildings detracts from the streetscape and character of the precinct.



HOB-C6.2.6.2 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The area contributes to the understanding of the pattern of development and early subdivisions of the suburb of Mount Stuart.
- The precinct has historically been a desirable Hobart address with substantial residences built by prominent Hobart business owners, politicians, and government officials of the early 20th century.

For the representation of aesthetic characteristics:

- The heritage precinct demonstrates a strong relationship of housing design to capture views, whilst also contributing to views with major residences placed in visually prominent areas within the precinct.
- The front gardens are significant visual features that reinforce the precincts residential character. The landscape features, particularly the rows of cypress trees at the eastern end of the precinct contribute greatly to the precinct.
- The response to topography is apparent in the siting of buildings, and provides a distinction between the earlier grander houses on the ridge, and later more modest but still significant housing located on the lower side of road.

For the representation of a class of building or place:

- The collection of principally early to mid-twentieth century substantial houses that form a coherent and significant streetscape.
- The fine individual houses positioned at the eastern end of the precinct are a largely intact collection of residences that demonstrate and contribute to the understanding of key design features, styles, and forms of the Federation and Inter-War periods.

DESIGN CRITERIA/CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.

5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Davies, P. Terry, I. Mount Stuart Heritage Review Draft Inventory & Conservation Areas Prepared for Hobart City Council, January 2003.

Scripps, L, *'The Toorak of Hobart'* A Thematic History of Mount Stuart, July 2002

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.6.3
Rupert and Mortimer Avenues – Mount Stuart**



DESCRIPTION

Component streets:

Elizabeth Street
Mortimer Avenue

Rupert Avenue

Historical background:

Mount Stuart is a hilly suburb with steep streets and pedestrian lanes. The streets follow contours around hillsides and the area is characterised by extensive views in all directions but particularly over the city and river to the south, and suburbs to the north. The first grant in what is now known as Mount Stuart was six acres to H. J. Emmett in about 1824, on which he built the house known as Beaulieu which still stands today at 8 Rupert Avenue. Beaulieu also known as Beaulieu Lodge is believed to be the oldest house in the Mount Stuart district. The house is of Old Colonial Regency style and dates from the late 1820s. The estate was subdivided in the early twentieth century to create residential allotments on Augusta Road, and was further subdivided in 1915 to create lots in Mortimer Avenue and Rupert Avenue. Subdivision and development of the precinct slowed during the late 1920s and 1930s due to the economic hardship of The Great Depression, however post WW2 the pace of building stepped up considerably and continued to thrive until the 1950s. Although the large estates have gone, the original landholders and their properties are remembered in the names of the streets and by the surviving stock of historic houses.



Beaulieu built in the late 1820s is an early Colonial stone home with fine Regency details. Photograph c.1940s. (Australian Heritage Database)



View of Hobart Town from Beaulieu Lodge, by William Purser c.1852 (AUTAS001142927698)



View from Mount Stuart across New Town to Mount Direction. Photograph of New Town and Mt. Direction, Hobart, Tasmania from the hill above Beaulieu c.1880. (<http://eprints.utas.edu.au/>)



Survey Map of Hobart showing Mount Stuart from late 1920s (AOT AF394-1-144)

Precinct character and features:

Streetscape and townscape

Design and topography

The land rises gradually across Rupert Avenue and slightly more steeply into Mortimer Avenue. The topography of the suburb has had some implications for the layout of the streets. The post-World War I subdivisions were largely built across the slopes which has often resulted in houses on one side of the road being at a much higher level than those on the other side. Steps allow pedestrians to negotiate the different levels of roadways and footpaths particularly on the higher slopes.

Vegetation

A section of sandstone terracing approximately 200m long in the middle section of Mortimer Avenue terrace features planted shrubs and a mature blue gum. Houses from earlier subdivisions in the street are set in established gardens, some with mature Cyprus Pines, and fruit trees. Beaulieu Right of Way & Carriageway between 16 & 18 Mortimer Avenue is a grassed pathway with overgrown and arching vegetation from neighbouring properties. This private pedestrian right of way to Elizabeth Street was created with the subdivision of the Beaulieu estate in c1915.

Views and vistas

The houses on the high side of Mortimer Avenue have views to the north-east. Houses on the lower slopes do not have views. Houses on Rupert Street have views down towards North Hobart and Queens Domain. Looking up Rupert Street the road vista is terminated by a grand Federation Italianate residence and established gardens of 9 Mortimer Avenue.

Built form

Materials

Predominately brick, some with stucco or roughcast finishes. Corrugated iron is the primary roofing material, with a smaller number of houses having terracotta tile roofing. Roofing forms are mixed between low and high pitched angles, some with gable fronts. There are a small number of Inter-War functionalist buildings with flat parapet roof forms, and a fine example of a 'candle snuffer' or pyramidal roof at number 21 Mortimer Street.

Architectural styles and scales

Rupert Street and Mortimer Avenue contain a highly intact collection of houses from a range of periods. The houses within the precinct demonstrate fine design and architectural detailing. Examples of architectural styles within the precinct include Old Colonial Regency, Federation Italianate, Federation Bungalow, Federation Arts and Crafts, Federation Queen Anne, Inter-War Old English, Inter-War Mediterranean, Inter-War Californian Bungalow, and Inter-War Functionalist. There are a small number of Post-War buildings that complement the earlier house styles in both form and scale. Houses on Rupert Street are predominately single storey, with a scattering of two storey residences. On Mortimer Avenue houses are primarily double storey, with houses on the high side of the road taking a dominate position on the avenue, whilst houses on the lower side are tucked discretely beneath the hillside.

Orientation

Houses are aligned with the street frontage. The more modest houses built in later subdivisions have shorter setbacks from the road, whilst larger houses of an earlier period are set further off the street in established garden settings.

Building stock

The quality and well maintained nature of the buildings within the precinct complete an exceptionally fine streetscape, and creates a Heritage Precinct that is largely intact with examples of architecture from the mid-19th century through to the mid-20th century. Buildings of note on Rupert Street include

number 4, Beaulieu at number 8, number 11, number 12, number 14, and number 18. Rupert Street contains two fine examples of Inter-War Functionalists buildings at number 11, and 14, built by prominent Hobart developer Thomas Edge Mortimer Avenue includes Eynon at number 11 a large Italianate Federation house, retains a large garden which once had a croquet lawn laid by original owner Basil Howell. Numbers 14, 16 and 33, are fine examples of Federation Bungalows, and number 21 is a large two storey Federation Queen Anne house with polychromatic brick work.

Fencing

The desired fencing type is low level Federation picket, Federation brick, Inter-War picket, Inter-War brick and iron work.

Contributory elements

1. Sandstone walling
2. Earlier houses set back from street in established garden settings
3. Split level streets
4. Original carriage way and pedestrian right of ways from estate subdivisions
5. Fine examples of architectural styles and details
6. Original chimneys
7. Detailed brickwork designs
8. Hipped and gabled roof forms
9. Parapet roofs
10. Candle-Snuffer roof
11. Projecting Bay windows
12. Terracotta ridge tiles
13. Low traditional fencing
14. Multi-paned top light windows
15. Round accent or "port hole" windows
16. Shingle infill on upper gables
17. Dominating presence of houses on upper side of Mortimer Street

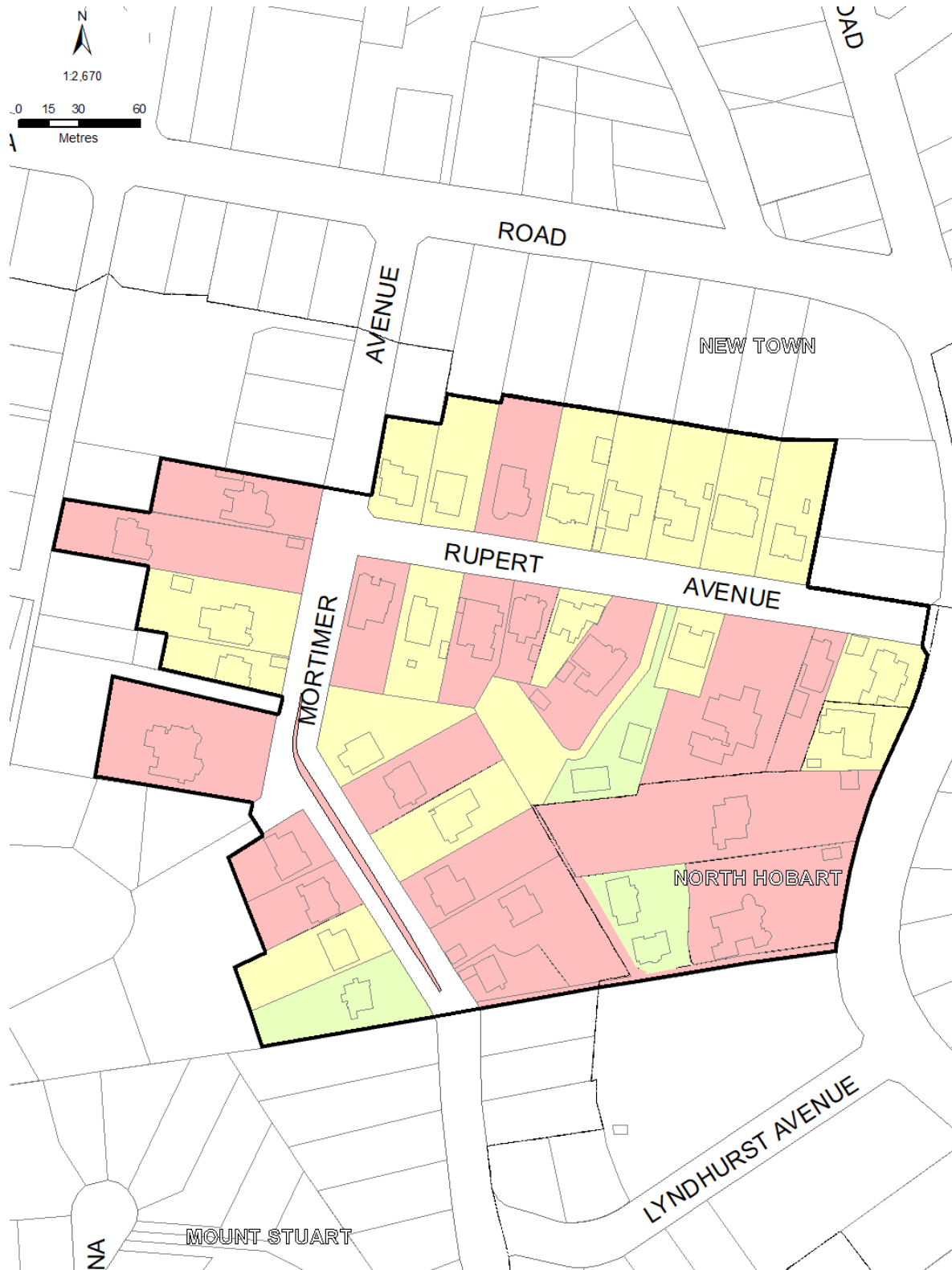


Non contributory elements

1. High fences with minimal transparency that obscure houses and gardens within the precinct
2. Intrusive additions such as solar panels facing street frontage
3. Highly altered houses that no longer have a recognisable style
4. Large percentage of hard surface area in front yards
5. Painted brick houses that have lost brick patterns and detailing



HOB-C6.2.6.3 Heritage Precinct - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and early estate subdivisions of the Mount Stuart area.

For the representation of aesthetic characteristics

- The quality early to mid-twentieth century houses that form a coherent and intact streetscape demonstrating the key design features, styles, and forms of their various periods.
- The response to topography seen in the siting of buildings, and the split level street formation featuring significant stone walling.
- The front and rear gardens of properties are significant visual features that reinforce the precincts residential character.

For the representation of a class of building or place

- For the location of Beaulieu the oldest residence in Mount Stuart and the visible subdivision pattern that occurred from this estate.
- The clear delineations between the 1901 and 1915 subdivisions with their housing reflecting the changing patterns of development and style.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

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Australian Heritage Database

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<http://eprints.utas.edu.au/>

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
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January 2019**

**HOB-C6.2.6.4
Elphinstone Road – Mount Stuart**



DESCRIPTION

Component streets:

Elphinstone Road
Mortimer Avenue

Historical background:

Mount Stuart is heavily associated with its steep topography, and is characterised by the extensive views it provides in all directions but particularly over the city and river to the south and over the river and suburbs to the north. These views, and the desire to escape the increasingly crowded Cove and valley floor, made the lower reaches of the suburb around Mount Stuart Road and Elphinstone Road highly desirable.

Elphinstone Road is one of the earliest streets in Mount Stuart. Appearing on maps by 1827, it formed part of the 'Highland Road', the main route to Launceston at a time when routes along the valley floor were prone to flooding and deep mud, making them often impassable for wheeled traffic. A favourite route of Lady Jane Franklin who arranged for its improvement, it was however also susceptible to bushranger activity and a military station was built in the mid-nineteenth century at what is now 45 Elphinstone Road, just beyond the boundary of the precinct. This and its steep gradients appears to have limited further development and it wasn't until the advent of improvements in transportation in the late nineteenth century that substantial development began to take place.

Hobart businessman Henry Cane purchased Edward Swan's original grant in c1892 and subdivided the land into residential allotments in Mount Stuart and Elphinstone Roads. The allotments on Elphinstone Road were substantially larger than those on Mount Stuart Road and proved popular with prominent Hobart businessmen, legal practitioners, and government officials. By 1910, most of the grand houses within the precinct had been constructed. Whilst a number of these properties have since been subdivided with subsequent infill development, substantial and mature planted gardens remain a notable feature of the precincts overall character.



View across to Mount Stuart from The Glebe c.1900s.
(AOT PH30 17174)



Map of City of Hobart featuring the early roads Mount Stuart
c.1900's.(AOT AF394-1-144)

Precinct character and features:

Streetscape and townscape

Design and topography

Elphinstone Road is a small precinct, which due to the topography of the area, can effectively be viewed as being in two sections. The western area, or crown of the hill, comprises of several major houses sited for views and aspect on extensive allotments. Whilst now surrounded by later infill development, a number of these major houses have retained large grounds and have established garden settings. The lower slopes or eastern section comprises of more modest twentieth century housing stock from the 1910-1930 period. These houses are set below road level with their roofs providing a dominant streetscape element. A small section of road within the precinct at the junction of Mount Stuart Rd and Elphinstone Rd features a concreted surface which was constructed to withhold the weight of trolley buses, and now provides distinct tangible evidence of Hobart's public transport history.

Vegetation

Although not having street reserve plantings, the large established gardens contain prominent hedges and large trees, creating a leafy and vegetated character which greatly contributes to the streetscape quality of the precinct. Of note are the large palm trees in the front garden of number 22 Elphinstone Road that possess a landmark quality and contribute to views across the precinct.

Views and vistas

The extensive views afforded in all directions, particularly over the city and river to the south and the suburbs to the north are an important element of the precinct, having had a significant impact upon the arrangement of the townscape with major houses sited and orientated in such a way to take best advantage of the views. A key feature is the curvilinear streetscape, the curving street providing a strong visual quality which allows views to several important properties, particularly numbers 14, 18, 20 and 22.

Built form

Materials

Houses are either of brick, stone or timber weatherboard construction. Roofs are primarily corrugated iron, with a small number of tiled and slate roofs present in the precinct.

Architectural styles and scales

The dwellings demonstrate the best design features of their period. Many exhibit the use of decorative brick to the main houses, and iron and timber work in external detailing, especially in the prominent verandahs. Curvilinear forms are used on corners to address the view, along with bay windows and the use of patterned timber boarding. Architectural styles within the precinct include; Federation Queen Anne, Federation Arts and Crafts, Federation Bungalow and Inter-War Californian Bungalows. The precinct also features a number of contributory Post-War austere brick residences.

Orientation

Earlier major houses are sited for views and set back from the street in generous front gardens that address the street. Smaller Inter-War houses are on more modest allotments that sit closer to the street.

Building stock

'Ormley' at 14 Elphinstone Road is a Federation Queen Anne residence that sits on a very prominent corner site. 'Linenah' at 16 Elphinstone Road is another substantial Federation Queen Anne brick residence. At number 18 sits a Federation weatherboard cottage, which although principally Georgian in form, is notable for its unsymmetrical front door location. At number 20 is a substantial Federation Queen Anne weatherboard designed by architect Thomas Searell in 1896. At

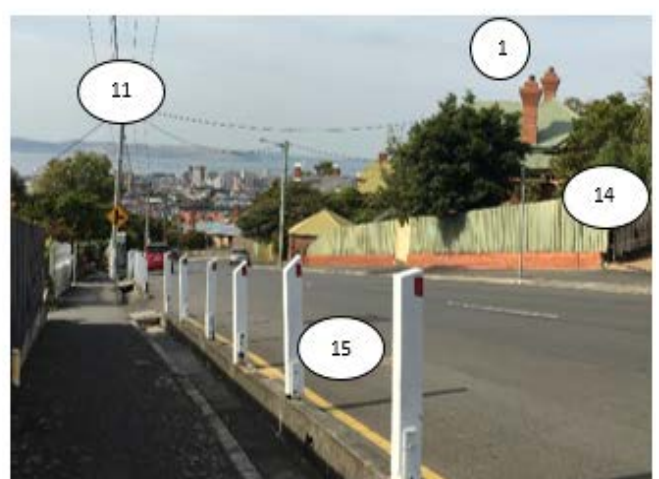
number 22 is 'Oskaloosa', a Federation Queen Anne brick residence on a stone base with a large open garden. 'Maidstone' at 26 Elphinstone Road is a large brick Federation Queen Anne residence with a hipped terracotta tiled roof, which, being back from the street set on a large block, has only limited street presence. At Number 28 is 'Kinnpenross' a fine substantial single storey brick Federation Queen Anne residence with a complex corrugated iron hipped roof.

Fencing

The fencing type primarily consists of low-level Victorian timber picket, Federation timber picket, Federation brick fencing, Inter-War brick and iron work fences.

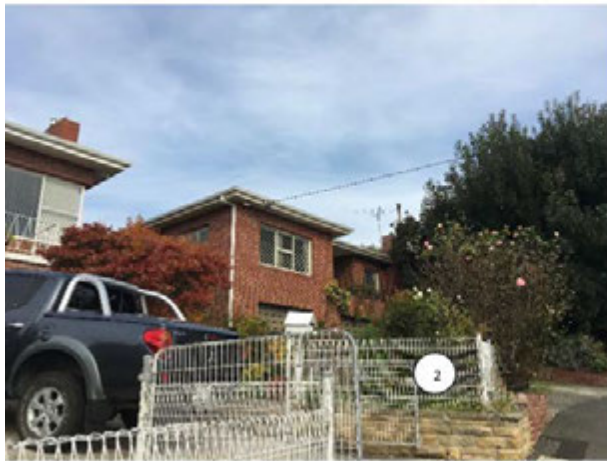
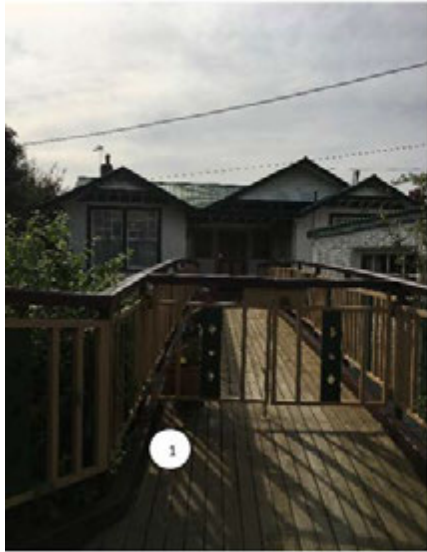
Contributory elements

1. Prominent brick chimneys
2. Large mature trees
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, brick, and ironwork fences
6. Neutral colour schemes
7. Projecting gables
8. Sandstone bases
9. Exposed brickwork and stucco
10. Buildings set generously off the street positioned in front gardens
11. Extensive views over Hobart
12. Large houses with substantial gardens
13. Fine architectural details
14. Established trees and open gardens
15. Steep and curving roadway form
16. Town boundary stone

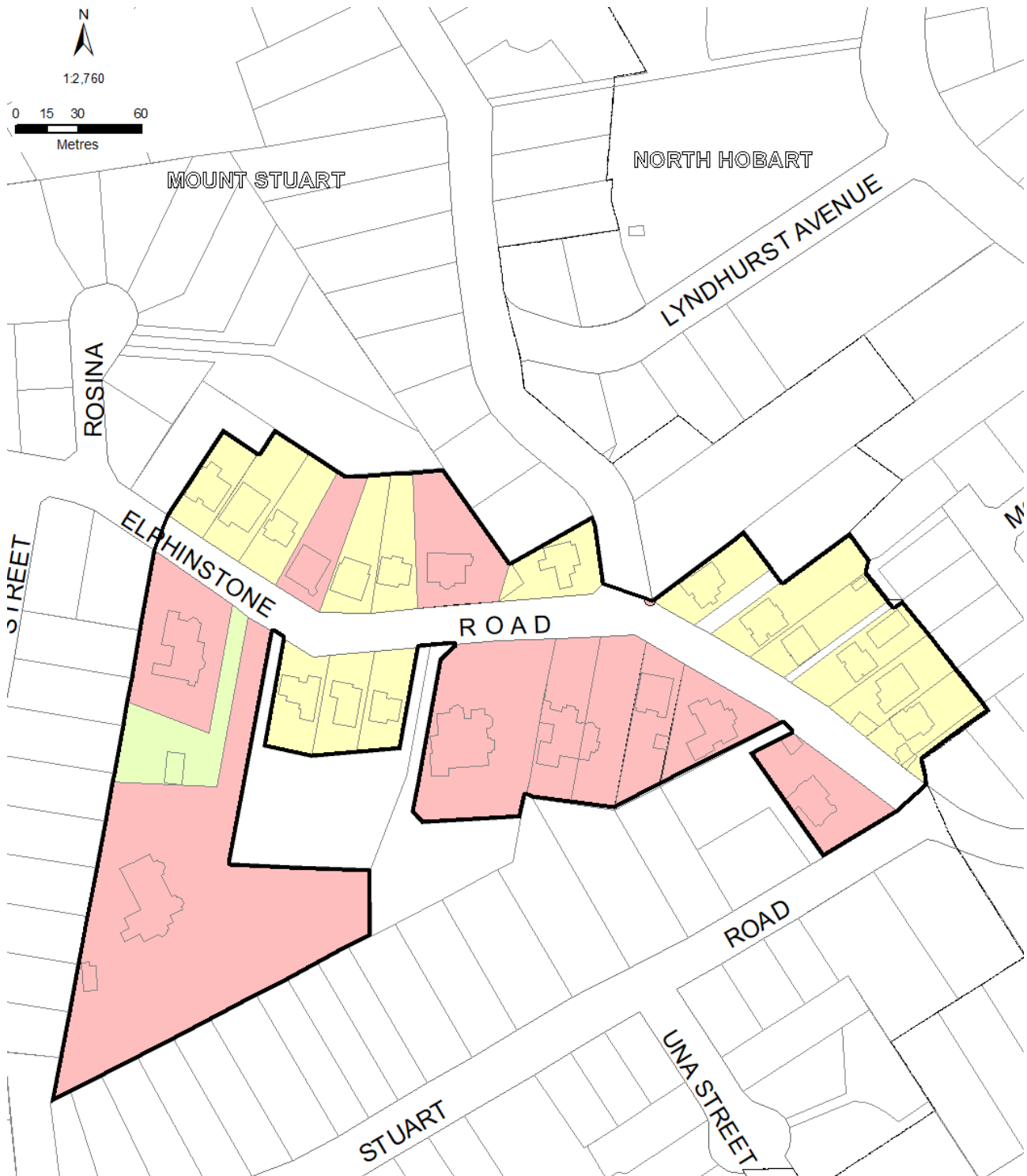


Non contributory elements

1. Unsympathetic alterations and additions to buildings e.g. walkways that impact upon the streetscape and integrity of heritage and contributory buildings.
2. Fences constructed of unsympathetic material detract from the streetscape.
3. High fences that have a negative impact upon the character of the precinct.



HOB-C6.2.6.4 Heritage Precinct - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The area contributes to the understanding of the pattern of development and early subdivisions of the suburb of Mount Stuart.
- The precinct forms part of the early 'Highland Road' route to Launceston and following improvements in transportation has historically been a desirable Hobart address with substantial 'villa' style residences built by prominent Hobart business owners, legal practitioners, and government officials of the late 19th and early 20th century.

For the representation of aesthetic characteristics:

- The front gardens and street plantings are significant visual features that reinforce the precincts residential character.
- The strong relationship of housing design to capture views, whilst also contributing to views with major residences placed in visually prominent areas within the precinct.
- The strong visual quality of the curvilinear streetscape with its opportunities for views of houses and the suburbs and river below.

For the representation of a class of building or place:

- The response to topography is apparent in the siting of buildings, and provides a clear distinction between the earlier grander houses on the ridge, and later more modest but still significant housing on the lower slopes.
- The fine group of Victorian, Federation, and Inter-War substantial primarily brick built houses, which both individually and as a group, form a coherent and largely intact collection of predominantly single storey dwellings which demonstrate the key design features, styles and forms of these periods.

DESIGN CRITERIA/CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates.

Detailed design guidance may be found in the City of Hobart publication, *New fences for old houses*.

7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. Concrete road surfaces associated with historical trolley bus routes should be retained. Where repairs and patching are necessary new work should match the original material and finish.
17. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Davies, P. Terry, I. Mount Stuart Heritage Review Draft Inventory & Conservation Areas Prepared for Hobart City Council, January 2003.

Scripps, L, *'The Toorak of Hobart'* A Thematic History of Mount Stuart, July 2002

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.6.5
Mount Stuart Road – Mount Stuart**



DESCRIPTION

Component streets:

Mount Stuart Road

Historical background:

Mount Stuart is a hillside suburb with steep streets and pedestrian laneways. The streets follow contours around hillsides and the area is characterised by extensive views in all directions but particularly over the city and river to the south and over the river and suburbs to the north. The precinct is based around Mount Stuart Road and features a number of substantial residences built by prominent and wealthy individuals on large allotments. These properties are a notable feature of the street's character.

Mount Stuart Road is one of the two earliest streets in Mount Stuart appearing on maps as early as 1827 when it accessed newly made land grants. The earliest houses in the precinct are numbers 3 and 45 Mount Stuart Road that were built in the mid nineteenth century reflecting the early rural development of the street. Hobart businessman Henry Cane purchased land on the upper side of the street in c1892-94 and subdivided it into thirteen residential allotments spanning up to 23 Mount Stuart Road which were sold over the following years. The first houses were erected in the final years of the 19th century, with most of the houses in the precinct constructed by the outbreak of World War 1. The 1906 drainage plans of the area show the houses up to number 23 have been constructed with the exception of number 13 which is a 1913 building. Later subdivision of the upper part of the street provides a slightly different character to the houses above number 25.



Map of City of Hobart featuring the early roads Mount Stuart c.1900s. (AOT AF394-1-144)

Precinct character and features:

Streetscape and townscape

Design and topography

The street reflects the topography of the area with a split road formation separated by a substantial stone retaining wall with two sets of recently replaced stone stairs. The houses are set above the street with verandahs oriented towards views. The houses on the southern side of the street are generally set well down below street level and largely do not form part of the streetscape character with driveways and garage structures dominating the streetscape. The area is characterised by substantial late nineteenth and early 20th century dwellings set above the road with expansive views to Hobart and the river beyond. The eastern end of the precinct includes houses on the southern side of the street. The road features concreted surfaces which were constructed to withhold the weight of trolley buses, and now provides distinct tangible evidence of Hobart's public transport history.

Vegetation

Plantings include Bhutan cypresses, cypress hedges, Norfolk pines, and large exotic trees and shrubs. Many houses are set back off the street in front gardens featuring established trees, and plantings.

Views and vistas

Houses on the southern side of the street set below road level provide an important visual element in the wider streetscape when viewed from West Hobart, particularly Newdegate Street and Lower Jordon Hill Road. The precinct features views over the city and river to the south and over the river and suburbs to the north.

Built form

Materials

Houses are primarily of brick construction, with a small number in timber weatherboard. A number of houses have sandstone bases. Roofs are corrugated iron, with slate and Marseille tiles also featured in the precinct.

Architectural styles and scale

Architectural styles within the precinct include; Victorian Georgian, Victorian Italianate, Federation Italianate, Federation Queen Anne, Federation Arts and Crafts, Federation Bungalow and Inter-War Californian Bungalow.

Orientation

Buildings are primarily orientated towards the street, there are a number of residences generously set back off the street with front gardens partially obscuring views of buildings. Earlier major houses are sited for views and the houses on Northern side of the road take positions elevated above the street, whilst the houses on the southern side of the street are generally set well down below street level.

Building stock

The house, 'Cnoc Tara' at 2 Mount Stuart Road is a substantial two storey brick residence with a hipped slate roof, the veranda features timber posts and cast iron frieze and railings. Built on a sandstone base, the house has tall partially rendered corbelled brick chimneys, rendered string courses, and 'Cnoc Tara' written in rendered art nouveau lettering. 'Rhubarb Cottage' at 3 Mount Stuart Road is a 1850s small weatherboard cottage with a corrugated iron hipped roof and a bull nosed verandah to the front with timber posts and railings, the earlier section of the house is a timber former pickers' hut which is visible from the rear. 'Culverden' at 4 Mount Stuart Road is a Federation Italianate substantial two storey brick

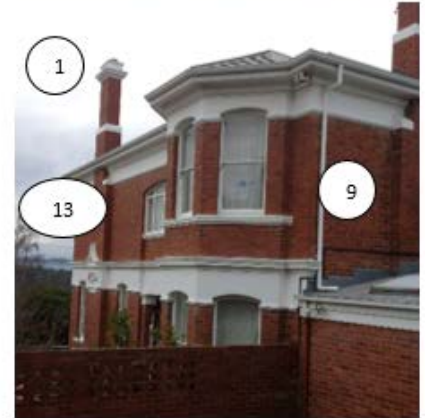
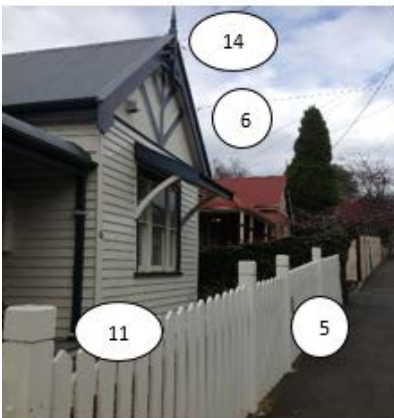
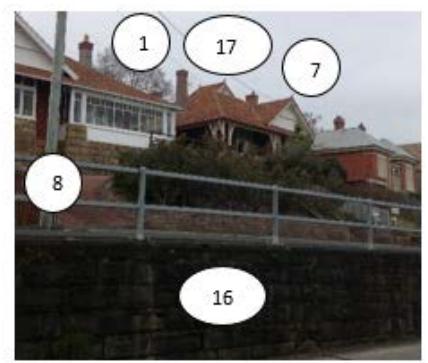
residence on a sandstone base and features a two storey square tower on the north eastern face. 'Nubrestone' at 43b Mount Stuart Road is a single story brick residence on a sandstone base with a gabled corrugated iron roof. It features square and faceted bays, a partially enclosed return veranda with timber posts and railings, and pressed metal and timber gable screens. 47 Mount Stuart Road is a single storey brick Inter-War Californian Bungalow positioned on a sandstone base, with corrugated iron roofing featuring large shingle infilled gables.

Fencing

The prominent stone walling separating the upper and lower level of Mount Stuart Road is a feature of the street. Low sandstone walls that also act as retaining walls and modest low fences in a range of materials allow for the house to be viewed and remain prominent in the streetscape.

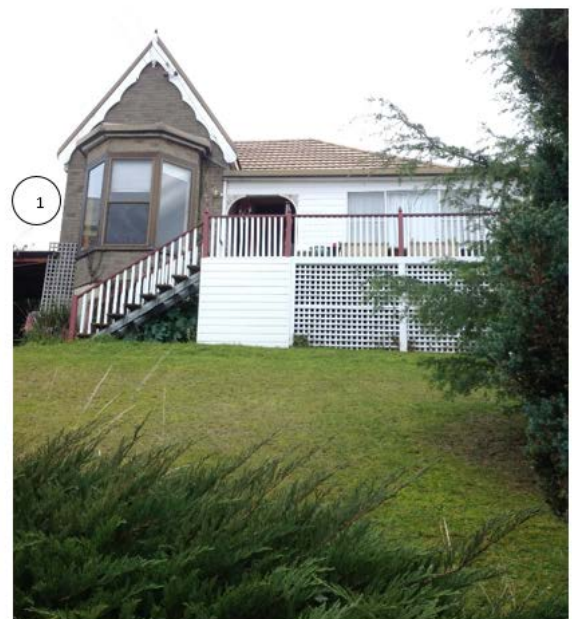
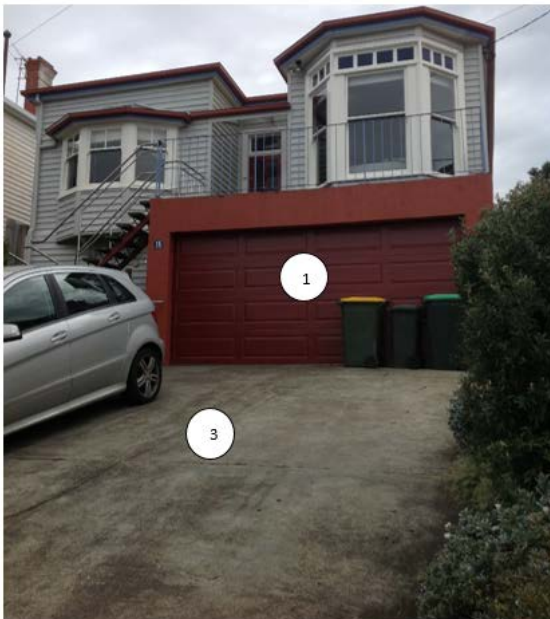
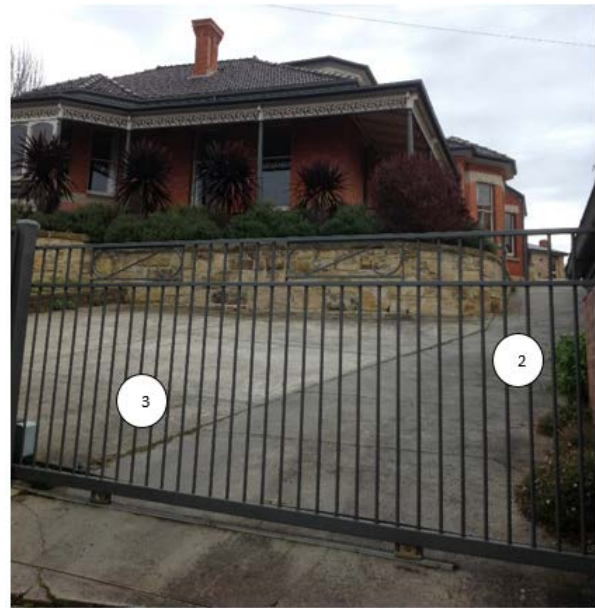
Contributory elements

1. Prominent brick chimneys
2. Large mature trees
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, brick and ironwork fences
6. Neutral colour schemes
7. Projecting gables
8. Sandstone bases
9. Unpainted brickwork
10. Buildings set generously off the street positioned in front gardens
11. Timber weatherboard
12. Extensive views over Hobart
13. Large houses with substantial gardens
14. Fine architectural details
15. Pedestrian laneways
16. Split and terraced roadway with stone walling
17. Houses prominently positioned on high side of street

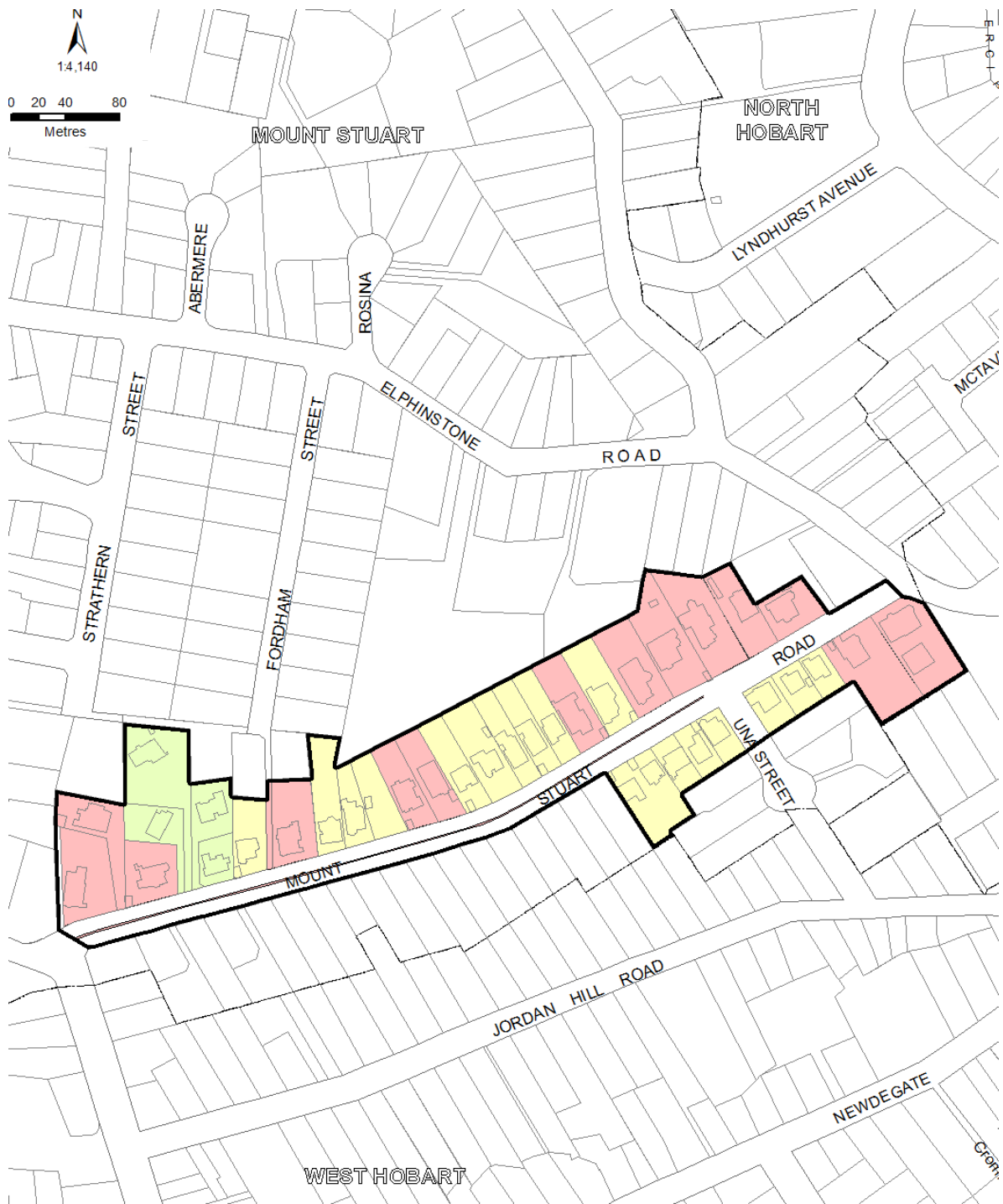


Non contributory elements

1. Unsympathetic alterations and additions including replacement of original cladding and garages in front of the dwelling.
2. Development of off street and hard stand parking areas that impact negatively on front yards and the streetscape.
3. Front yards with a large areas of concrete or paving as opposed to traditional gardens.



HOB-C6.2.6.5 Heritage Precinct - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The area contributes to the understanding of the pattern of development and early subdivisions of the suburb of Mount Stuart.
- The precinct has historically been a desirable location overlooking Hobart with substantial residences built by prominent and wealthy individuals in the late 19th and early 20th century.

For the representation of aesthetic characteristics

- Open front gardens with low fences and rear gardens are significant visual and aesthetic features that reinforce the precinct's residential character.
- The response to topography seen in the siting of buildings, stone walls and stairs and in the split level street formation.
- The strong relationship of housing design to capture views, whilst also contributing to views with dwellings placed prominently within the precinct.
- The strong visual quality of the streetscape.

For the representation of a class of building or place

- The fine collection of principally late nineteenth and early twentieth century substantial houses that form a coherent and largely intact streetscape that demonstrates the key design features, styles and forms of the time.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.

7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. Concrete road surfaces associated with historical trolley bus routes should be retained. Where repairs and patching are necessary new work should match the original material and finish.

References

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Davies, P. Terry, I. Mount Stuart Heritage Review Draft Inventory & Conservation Areas Prepared for Hobart City Council, January 2003.

Scripps, L, *'The Toorak of Hobart'* A Thematic History of Mount Stuart, July 2002

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.7.1
Letitia & Park Street – North Hobart**



DESCRIPTION

Component streets

Letitia Street
Lewis Street
Park Street

Historical background:

The area of land occupying the precinct was marked as 'unimproved' by the late 1830s, and appears to still be bushland on Frankland's 1839 plan of Hobart. In 1842 the Brickfields Hiring Depot was nearby where the North Hobart football oval now stands, and included within its boundary is the land that makes up the precinct today. The depot housed female convicts awaiting assignment for domestic work or factory industries. The facility remained operating for 10 years accommodating convicts until its closure in November 1852, Brickfields then became an immigration depot and later a pauper establishment.

The precinct bordered the cultivated lands of Boa Vista Estate, established by Dr James Scott the Assistant Colonial Surgeon in 1831 after the brickfield site was subdivided in 1859, and allotments were offered for sale, several were purchased by Samuel Moses who was then the owner of Boa Vista. Moses' land was later purchased and subdivided by Mr John C. Kemsley in 1902 and he began subdividing portions of the estate in 1903. The precinct area appears not to have been substantially built upon until after 1910. This is primarily due to the fact that tram services only began running along Letitia Street from 1916. Public transport service had a huge impact on the development of this land and other outlying areas of North Hobart.



Hobart City Council Drainage Board map of Letitia and Park Street c.1946. (AOT: SD_ILS:553788)

Precinct character and features

Streetscape and townscape

Design and Topography

The precinct is located in a contained area due to the precincts restricted topography. It sits below the Brooker Highway and Letitia Street and is encircled by narrow, one-way roads. Both Park Street and the lower part of Letitia Street are relatively flat at the southern end of the block, but rise steadily in the north where they intersect. There are several important landscape elements within the precinct, including retaining walls which are located along Park Street and the lower part of Letitia Street. They are of concrete construction and are in the form of blocks and slabs.

Vegetation

The precinct features cottage style front gardens that are consistent in size. The embankment parallel to and between Park Street and the Brooker Highway is planted with small trees and shrubs and there are a small number of street trees planted along Lewis Street which, although outside the precinct, contribute to the residential character of the precinct.

Views and vistas

There are views westerly to kunyani / Mount Wellington, and views facing easterly to the Queens Domain bushland. Looking south down Letitia Street there are vistas towards the CBD and city water front.

Built form

Materials

Exterior cladding within the precinct is a mixture of timber weatherboard and brick, both painted and unpainted. Roof cladding is primarily corrugated iron and one house has a sheet metal tiled roof.

Architectural styles and scales

The architecture within the precinct has uniformity of scale with the majority of residences being single storey Inter War timber cottages that are asymmetrical in plan. There are also examples of Late Federation cottages within the area, including two pairs of late Victorian brick conjoined cottages.

Orientation

Houses within the precinct are located on narrow-fronted rectangular allotments. Houses along Park Street are positioned at straight angles to the street, whilst residences on Letitia Street are positioned at right-angles to the street. Houses in the precinct have consistent and modest setbacks, with front gardens providing a green buffer zone between the footpath and the houses.

Building stock

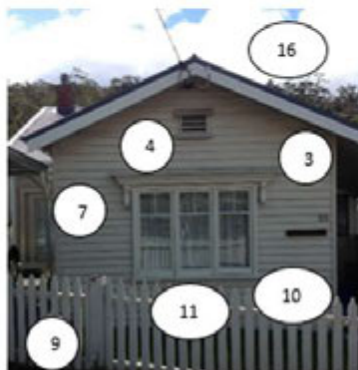
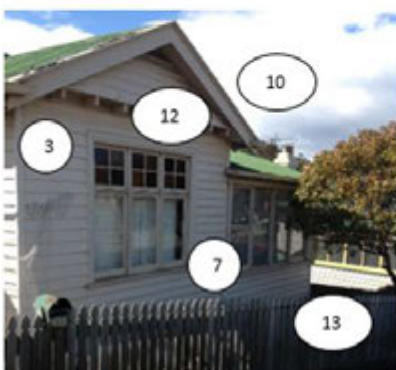
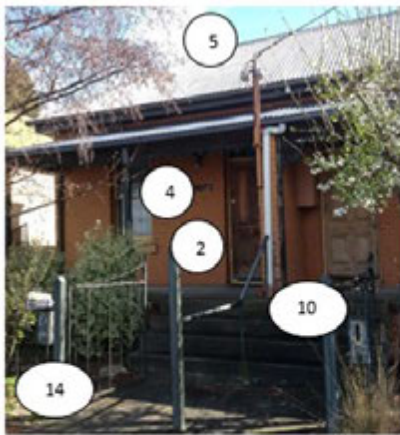
Numbers 14 and 16 Lewis Street are Victorian Georgian conjoined cottages, constructed of brick with hipped roofs. Only one has a projecting brick parapet party wall. The front doors are set to one side flanked by a single double hung sash timber window frame and there is a full width front veranda with timber posts. At 266 and 288 Park Street there are a pair of late Federation brick cottages with projecting bay windows, sandstone lintels and dormer windows.

Fencing

Fences are low Victorian or Federation style timber picket, brick or masonry as well as a number of Inter-War brick and iron fences.

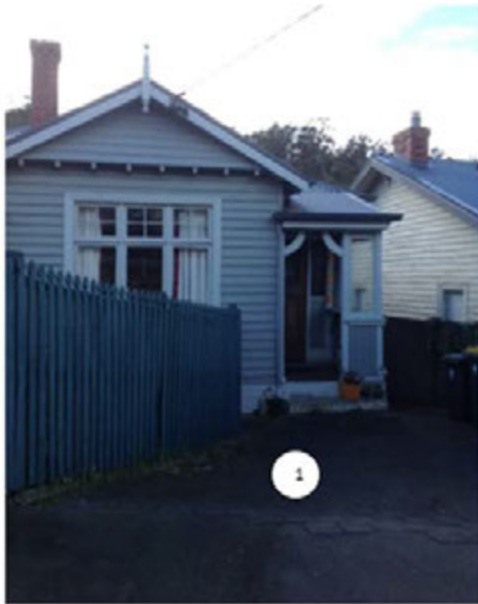
Contributory elements

1. Prominent brick chimneys
2. Brick residences
3. Timber weatherboards
4. Original iron and timber detailing
5. Traditional corrugated iron roof forms
6. Projecting gables
7. Traditional colour schemes
8. Groupings of houses with similar features
9. Low fencing
10. Small, compact residences
11. Bay and three panel windows
12. Gable infill
13. Houses with modest setbacks from the street
14. Front cottage gardens
15. Mountain views
16. Views to bushland at Queens Domain
17. Single storey with dormer windows

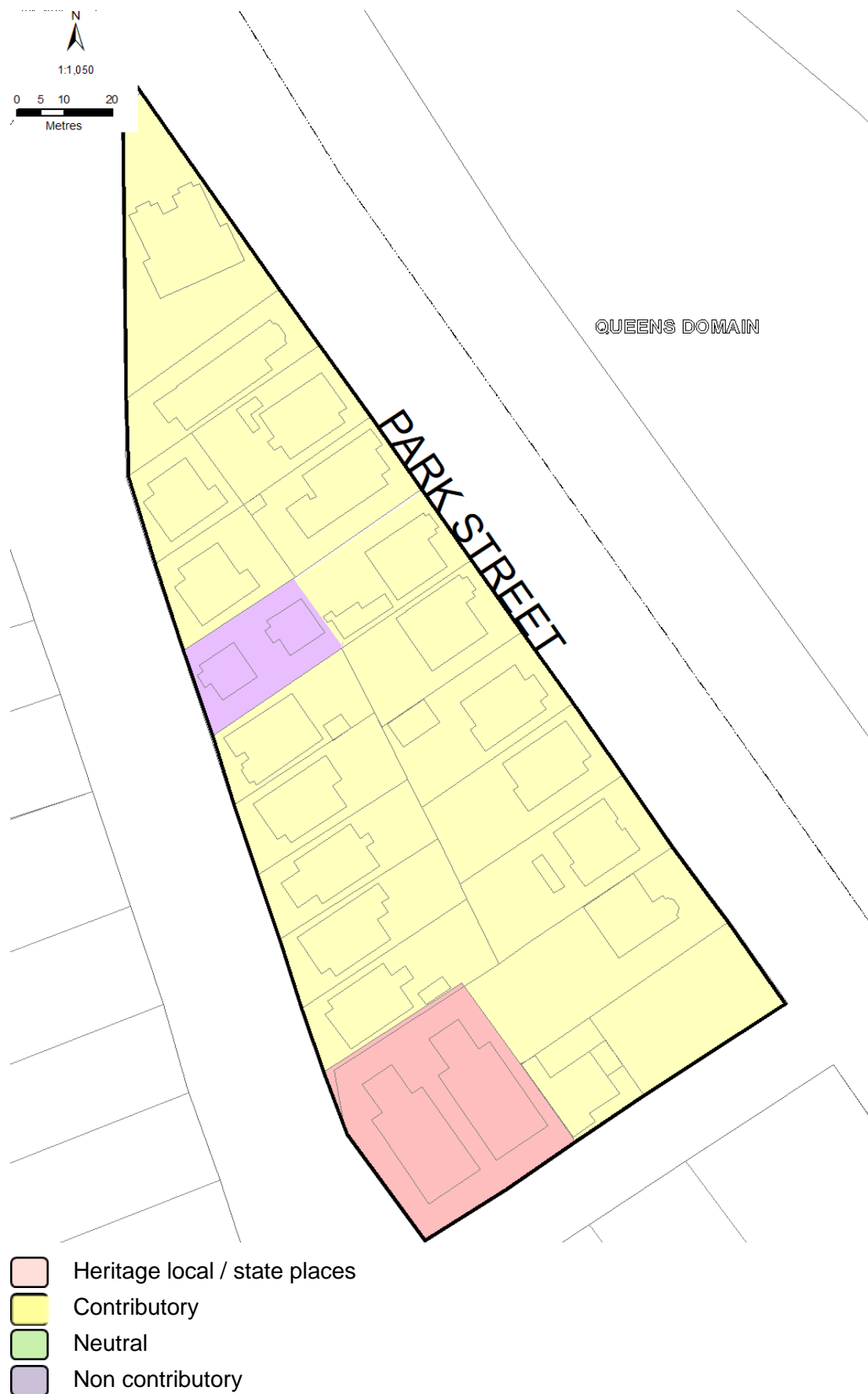


Non contributory elements

1. Off street parking facilities in the front yards of properties that result in the loss of gardens and streetscape values.
2. Modern developments that do not complement past architectural styles, incompatible scale, siting, form, materials and orientation.
3. The addition of unsympathetic elements to buildings, e.g. solar panels.



HOB-C6.2.7.1 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The historic residential growth pattern of the area that was supported by the introduction of tram services to the area in 1916.
- The area contributes to the understanding of the pattern of development and subdivisions of the suburb of North Hobart.

For the representation of aesthetic characteristics:

- The precinct is significant for its consistent streetscape, single storey weatherboard and brick houses, the general uniformity of form and scale, and a distinctive and intact early twentieth century subdivision pattern.
- The front cottage style gardens and street planting are important aesthetic features which reinforce the residential character of the precinct.

For the representation of a class of building or place:

- The late Victorian, Federation and Inter War period houses make a valuable contribution to the streetscape and also exemplify a distinct period of urban expansion related to the provision of a tram service to the precinct in the early twentieth century.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Bennett, K. North Hobart Heritage Areas A Detailed Assessment, Prepared for Hobart City Council, 2005.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.7.2
Carr Street – North Hobart**



DESCRIPTION

Component streets:

Archer Street
Argyle Street

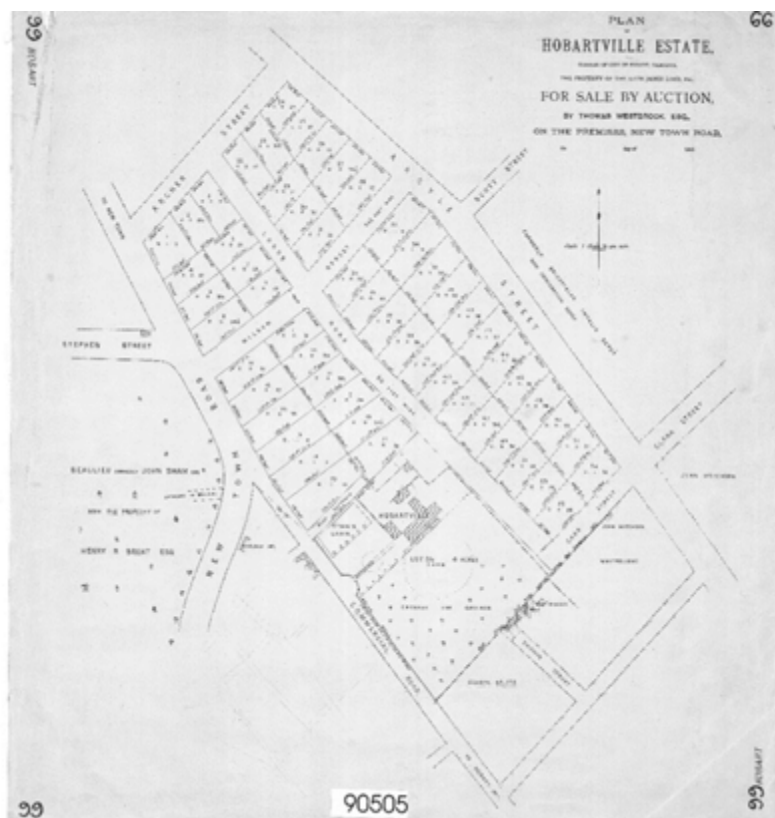
Carr Street
New Town Road

Wilson Street

Historical background:

The heritage precinct once formed part of the Hobartville Estate, one of the largest, grandest and earliest established properties within North Hobart. Following European settlement, the land, with its commanding views towards the Cove, was originally owned by wealthy property owner, David Lord. He subsequently gave the land, known colloquially as 'Lord's Hill' to his daughter, Grace, at the time of her marriage to William Wilson. In 1832 Wilson commenced building a large house on the site. They subsequently named the house and associated estate, Hobartville.

With increase in demand for new housing pushing up land values, the estate was subdivided in 1885 into 56 allotments. The biggest, extending to four acres, contained the original Hobartville house and included the original outbuildings, tennis court and orchard. This was purchased by The Friends School who utilised Hobartville House as the main school building and currently stands outside of the Precinct. The remaining allotments had a standard lot size of 35 perches and were arranged around the newly laid out Lord Road (later re-named Carr Street), Wilson and Archer Streets and the existing Argyle Street and New Town Road. Most of these lots were bought primarily as single units and development occurred over an extended period. However, a number of adjoining lots were purchased by single developers building to an established built plan, most notably around the junction of Wilson and Carr Streets, and the two-storey brick terrace that front onto Argyle Street. Similarly, several large residences were built across double lots, primarily located along Archer Street. One of the earliest and most notable of these larger properties being 'Wyvenhoe' at 21 Carr Street which also brought a number of the lots facing onto Argyle Street. These were subsequently re-sold as separate lots and were the last to be developed within the Precinct in the form of Inter-War bungalows set significantly up from the street.



Plan of Hobartville Estate c.1885 (AOT AF394-1-101)

Precinct character and features:

Streetscape and townscape

Design and topography

The area encompasses what was formerly known as Lord's Hill, the highest point within the precinct. As a result, Carr and Wilson Streets feature steep topographies whilst plots on Argyle rise steeply from the roadside. Carr and Argyle Streets themselves rise steadily while the northern area of the precinct around Carr and Archer Streets is gently sloping. Streets within the precinct are wide and straight in form.

Vegetation

Gardens are a predominant landscape feature within this area. The larger houses along Archer Street and New Town Road are surrounded by large and highly visual gardens with mature trees. Houses in southern part of Argyle Street have larger rear yards and proportionally smaller front yards, whilst those in the northern part of Argyle are set back and up from the roadside, creating highly visual and steep front yards. The smaller properties mostly located near the intersection of Carr and Wilson Streets, have small front cottage gardens. There are a small number of street trees growing throughout the area, the eastern end of Wilson Street features a central row of trees dividing the road, whilst Carr and Archer Street have some trees planted on either side of the footpaths.

Views and vistas

There are panoramic views of kunanyi / Mount Wellington and city available from both Wilson and Archer Streets. Views towards the bushland and hills of the Queens Domain are prominent whilst looking east along Carr Street. The view down Carr and Argyle Streets toward the city is dominant and there is a strong rhythm of roof forms in Carr Street, adding a coherency to the streetscape.

Built form

Materials

Most houses have exterior cladding of face brick or stucco. There are also a number of weatherboard residences within the precinct. The predominant roofing type is corrugated iron, with a notable number still utilising short sheet lengths, whilst a number of tiled roofs are also present.

Architectural styles and scales

The predominant periods of architecture represented in the precinct are late Victorian and Federation. Houses range from simple single storey late Victorian cottages with asymmetrical street-front bay windows, to elaborate late Victorian/Federation single and two storey semi-detached and terraced properties with an array of decoration such as ornate chimneys and interesting design features. Styles present within the precinct include Victorian Georgian, Victorian Domestic, Victorian Terrace, Federation Queen Anne, Federation Bungalow, Inter-War Spanish Mission, and Inter-War bungalows and cottages.

Orientation

Both large and small residences are oriented to the street with modest to more substantial setbacks from the road.

Building stock

There are several key individual buildings within the precinct. These include the large Federation Queen Anne house with prominent corner tower at 9 Archer Street; the Federation Bungalow with its wide and simple roof planes and highly decorated veranda at 25 Carr Street and Victorian 'Wyvenhoe' at 21 Carr Street. The Federation period corner shops at 31-33 New Town Road have landmark qualities due to their relative intactness and location at a major intersection. Significant building groups include 3-5 Archer Street and 41 New Town Road, which are a group of three late

Victorian single storey brick houses with prominent faceted bay windows. In Argyle Street and Ryde Street there are several double storey conjoined terraces also with faceted bay windows that form a strong and consistent street presence. The group of residences at 24-30 Carr Street are an important group of four painted brick Federation cottages whilst 32-34 Carr Street are a pair of Federation cottages which feature sandstone window lintels and face brickwork.

Fencing

The precinct contains a number of sandstone and brick retaining walls which acts as a feature along Archer Street and New Town Road. Fences are generally low Victorian timber picket, Federation timber picket, and Inter-War brick and iron work fences, while along Argyle Street, front boundaries feature low masonry retaining walls. There are also several mature hedges which make a valuable contribution to the overall streetscape.

Contributory elements

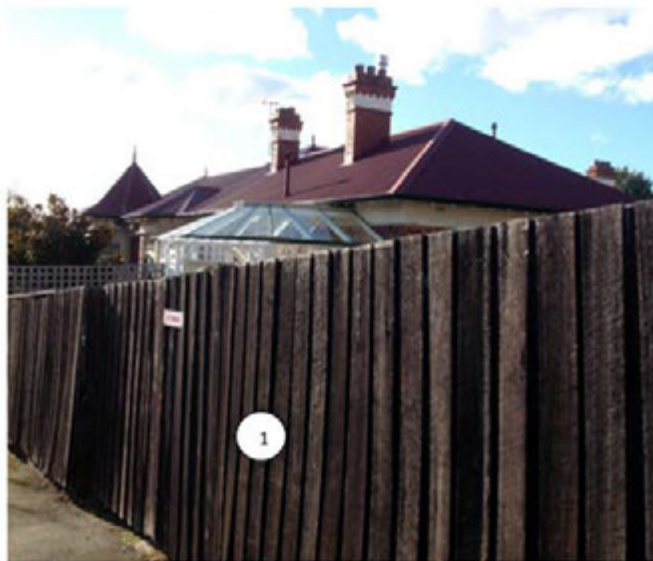
1. Buildings with stucco detail
2. Brick residences
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Projecting gables
6. Traditional colour schemes
7. Front cottage gardens
8. Original architectural detailing

9. Bay windows
10. Gable infill
11. Tiled roofs
12. Groupings of houses sharing similar features
13. Large houses with established gardens
14. Low fences
15. Prominent decorative brick chimneys
16. Conjoined townhouses

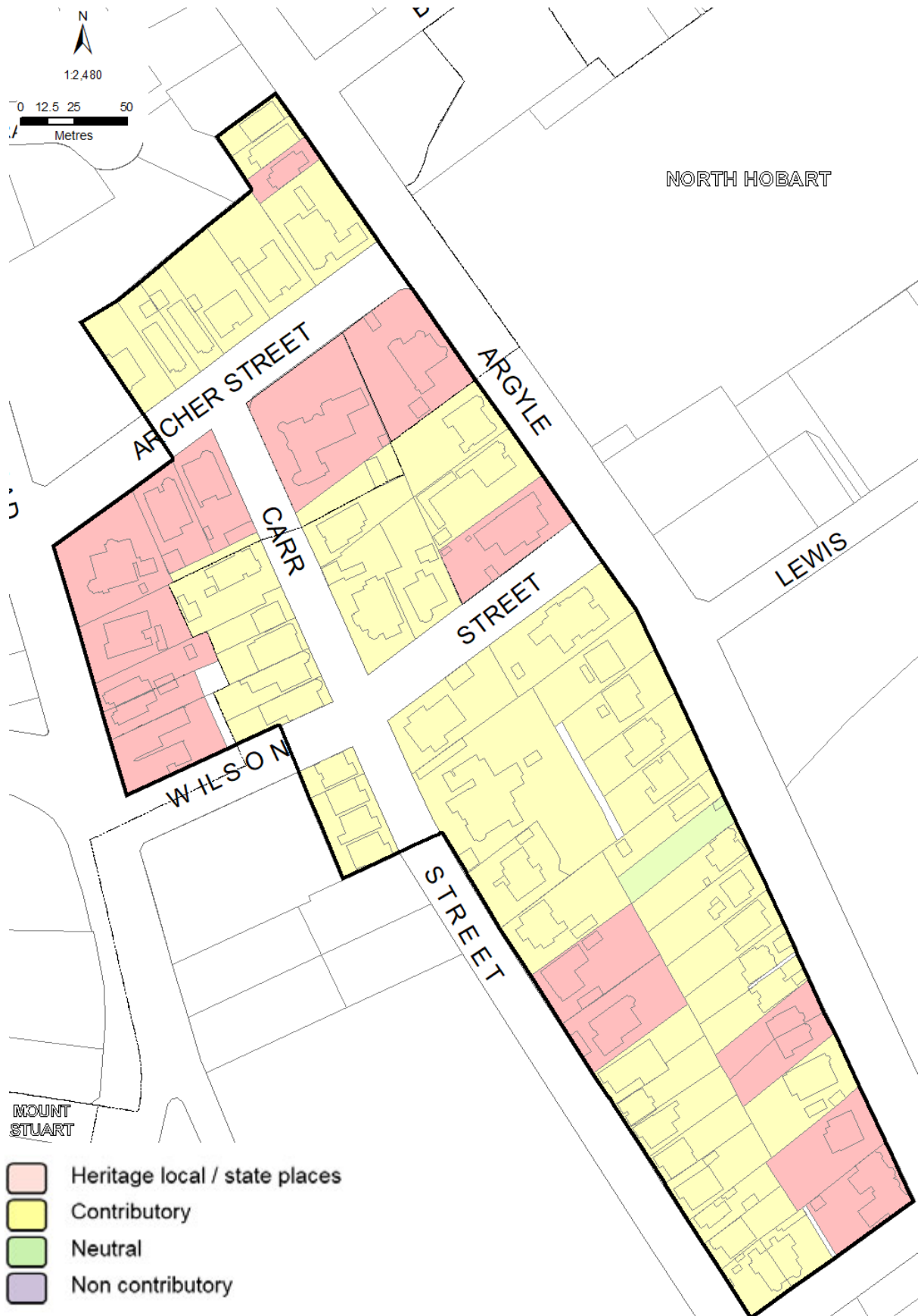


Non-contributory elements

1. High fences with minimal transparency that obscure buildings and front gardens
2. Commercial premises with large amounts of signage.



HOB-C6.2.7.2 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The area contributes to the understanding of the pattern of development and early subdivisions of the suburb of North Hobart, and Hobartville Estate.
- The quality and quantity of individual and matching groups of late Victorian and Federation period single and double storey houses that provide evidence of the original residential nature of the precinct and the boom periods of suburban expansion within North Hobart.
- The two conjoined Federation period shops at the corner of New Town Road and Wilson Streets provide evidence of a much wider commercial network which developed in times of tram assisted suburban expansion in the late nineteenth/early twentieth centuries.

For the representation of aesthetic characteristics:

- The front and rear gardens of properties, street trees and old retaining walls, original external detailing, finishes and materials are significant aesthetic features that reinforce the precincts residential character.
- A general uniformity of form and scale within built types together with a distinctive nineteenth century subdivision pattern that creates a consistent and impressive streetscape.

For the representation of a class of building or place:

- Intact individual houses which are representative examples of Victorian, Federation and Inter-War architecture.
- The intact groups of late Victorian, Federation, and Inter-War houses that form a coherent and largely intact collection that demonstrate the key design features, styles and forms of these periods.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include

Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.

7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

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**City of Hobart Local Heritage Precincts
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January 2019**

HOB-C6.2.7.3

McTavish Avenue and Commercial Lane – North Hobart



DESCRIPTION

Component Streets:

Elizabeth Street
Commercial Road

Commercial Lane
McTavish Avenue

Lyndhurst Avenue

Historical background:

The precinct comprises of two historically separate sections of development standing on either side of a section of Elizabeth Street. The first is the area surrounding McTavish Avenue on the western side of Elizabeth Street between Lyndhurst Avenue and Elphinstone Road. The second is the area between the eastern side of Elizabeth Street and Commercial Road.

Acting as its focus, the section of Elizabeth Street within the precinct was engineered in the 1820s. Responding to the topography of the area, the road has a distinctive L-shaped bend, which became known as Mr O'Connor's Elbow, after Roderic O'Connor, the Inspector of Roads at the time.

Following European settlement, early land grants within the western section went to Janet McTavish, who received five acres of land c1830, as well as Thomas Giblin and Joseph Allport, who together were granted around six acres that encompassed what is now Lyndhurst Avenue. By the late 1830s, the area had been roughly subdivided and the land was being cultivated. The 1860s saw a number of small structures built along Elizabeth Street, near the intersection with Elphinstone Road, and there were a few buildings scattered at the southern edge of the McTavish Estate. A small number of large houses such as Nos.432, 444, and 446 Elizabeth Street were built in the area during the end of the 19th century, however it was not until the selling and subdivision of the McTavish Estate in the late 1930s that large scale development occurred. Houses were constructed along Elizabeth Street and Elphinstone Road frontages, and McTavish Avenue was created.

The eastern section of the precinct was slow to develop, with late 1830s maps showing the area as an open field with a large structure located in the southern corner. Little development had taken place by the 1880s, and it was only with the introduction of a tram service in 1893 that any significant residential development occurred. By 1900, six small houses had been built on the southern corner of the block; and by the 1920s, there were houses scattered around the periphery, with frontages on Commercial Road and Elizabeth Street. By the 1950s, the area was almost completely built upon.



Large Georgian Colonial House at 444 Elizabeth Street
c.1870 (AOT PH3016680)



Funeral progression for A.G Ogilvie, with cottages
at 418-422 Elizabeth Street c.1939. (AOT PH3016680)



Newbury House at 432 Elizabeth Street with Cecil
Allport on the veranda c.1880. (AOT SDILS682188)



Horse and cart on Elizabeth Street c.1900. (AOT
PH3011671)

Precinct character and features

Streetscape and townscape

Design and topography

Houses fronting onto Elizabeth Street, which acts as an arterial road, are on larger allotments than those with frontages onto Commercial Road. McTavish Avenue and Elphinstone Road are the steepest roadways in the area, and rise sharply from their intersection with Elizabeth Street. The land is more gently sloping further up Elizabeth Street, near Lyndhurst Avenue. The sharp curve of Elizabeth Street is in response to a steep gully-like decline on its eastern side. Commercial Road is a straight road which runs parallel to but sits below Elizabeth Street, which rises steadily at its northern end.

Vegetation

Gardens form a very important feature of the precinct, as the larger properties, such as Nos.432, 444, and 446 Elizabeth Street, have several large mature evergreen trees that have landmark qualities. These properties also feature prominent garden beds set amongst wide exposed lawns, whilst smaller properties have well-kept cottage style front gardens. There are retaining walls primarily along Elizabeth Street constructed of stone, sandstone, and masonry that form an important street scape element.

Views and vistas

There are panoramic views of the city, kunanyi / Mt Wellington and Domain from Elphinstone Road and McTavish Avenue. Views are more restricted at the lower elevations of Elizabeth Street and Commercial Road.

Built form

Materials

Houses are either of brick, stone or timber weatherboard construction. Roofs are primarily corrugated iron, with a small number of tiled and slate roofs present in the precinct.

Architectural styles and scales

The area has a mix of architectural styles ranging from the early to mid-19th Century through to the mid-20th Century. Architectural styles within the precinct include; Old Colonial Georgian, Victorian Georgian, Victorian Second Empire, Victorian Italianate, Victorian Rustic Gothic, Federation Arts & Crafts, Federation Queen Anne, and Inter-War brick bungalows. Houses are a mix of modest single storey to medium size, whilst there are a number of large scale and substantial houses on the western side of Elizabeth Street, which have larger allotments than houses located on the eastern side and along the western side of Commercial Road.

Orientation

Houses along the eastern side of Elizabeth Street, Commercial Road, and McTavish Avenue have modest setbacks and are orientated to the street frontage. The large houses along the western end of Elizabeth Street are set off the street with substantial front gardens but with houses still addressing the street.

Building stock

Key buildings within the precinct include; 444 Elizabeth Street, which is an Old Colonial Georgian house set amongst an established garden. The house at 446 Elizabeth Street known as 'Mimosa', is a two storey Victorian Second Empire mansion. 'Newbury' at 432 Elizabeth is a large two storey Victorian Italianate house. Important building groups include: 418-422 Elizabeth Street, a group of three Victorian Georgian cottages that are a highly visual feature of the streetscape located high on the western side of the street. There is a group of late Victorian/Federation period houses at 403-411 Elizabeth Street, and two finely detailed sandstone mid to late Victorian cottages at 419-421 Elizabeth Street. A group of six Victorian/Federation cottages are located along the southern end of

Commercial Road. McTavish Avenue features a grouping of Inter-War bungalows with clinker bricks and central porticos.

Fencing

The predominant and desired fencing type is low-level Victorian timber picket, Victorian stone walling, Federation timber picket, Federation brick fencing, Inter-War brick and iron work fences.

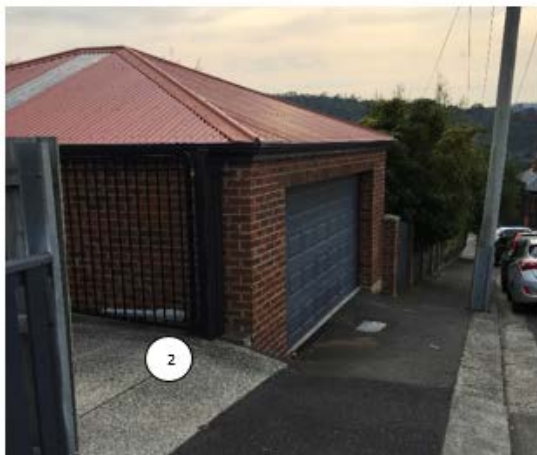
Contributory elements

1. Prominent brick chimneys
2. Brickwork and stucco buildings
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, brick, and ironwork fences
6. Dormer windows
7. Projecting gables
8. Sandstone buildings
9. Exposed and painted face brick
10. Buildings set close to the street frontage, with a consistent setback from the front boundary
11. Small cottage-style front gardens
12. Large houses with substantial gardens
13. Groupings of houses sharing similar features
14. Sandstone walling and kerbing
15. Established trees and open gardens
16. Modest / medium scale Federation and Inter-War housing
17. Curved roadway form
18. Clinker brick detailing

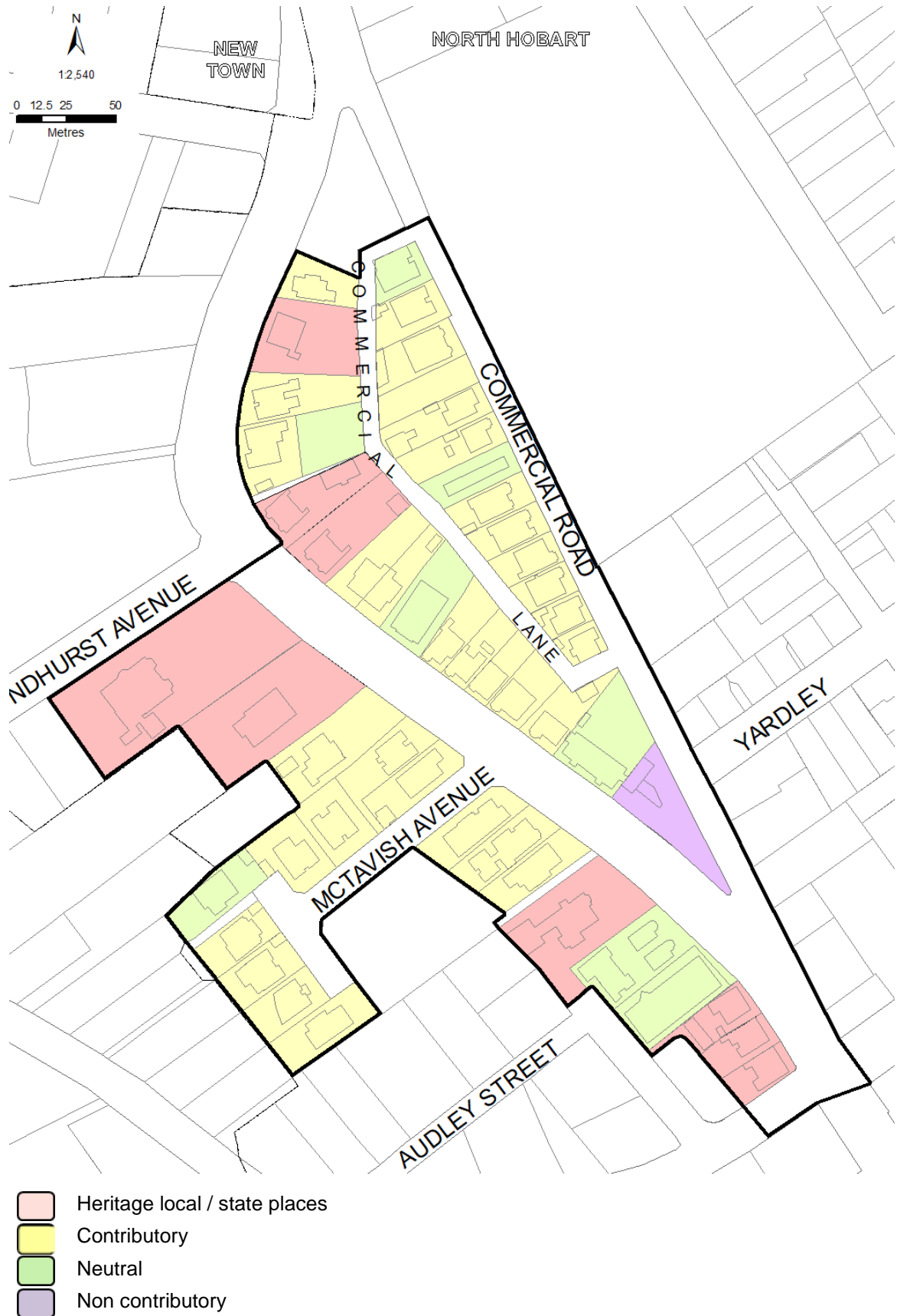


Non contributory elements

1. Unsympathetic alterations and additions to buildings e.g. solar panels that impact upon the streetscape.
2. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.
3. Heritage buildings that have been altered to a point that they no longer present significant details of an architectural style or period.
4. High fences constructed of unsympathetic material detract from the streetscape.
5. Infill buildings that utilize materials that are not sympathetic to the character of the precinct.



HOB-C6.2.7.3 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- Through the small number of Colonial and early Victorian houses that reflect an early settlement pattern along this main transport route.
- The quality and quantity of Colonial, Victorian, Federation, and Inter-War period housing stock exemplifies the economic boom period of the early to late nineteenth/early twentieth centuries. Many of the buildings are impressive reminders of the primary residential role of the area.
- Through the development of the curved road form of Elizabeth Street that allowed the topography of the area to be better navigated by early modes of transport.

For the representation of aesthetic characteristics

- The uniformity of form and scale as well as a distinctive and consistent nineteenth/early twentieth century subdivision pattern that is reflected in the streetscape.
- The retaining walls, front and rear gardens of properties are significant visual features that reinforce the precincts residential character.
- The aesthetic value of the streetscape that is enhanced by the vistas to surrounding built up areas, kunanyi / Mount Wellington, the city, and Domain, created by the form of the streets.

For the representation of a class of building or place

- Individual houses within this area that are intact representative examples of Old Colonial, Victorian, Federation, and Inter-War architecture.
- Groups of houses within this area that are impressive examples of Old Colonial, Victorian, Federation, and Inter-War architecture, which make a valuable contribution to the streetscape.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.

5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

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**HOB-C6.2.7.4
Yardley and Wignall Street – North Hobart**



DESCRIPTION

Component streets:

Commercial Road
Federal Street
Letitia Street

Ryde Street
Thomas Street
Wignall Street

Yardley Street

Historical background:

Following European settlement, the precinct saw little in the way of residential development, and as late as 1860 there were only a small number of scattered structures and houses within the area. The land was roughly subdivided and only Thomas and Yardley Street had been laid out during this period. The introduction of trams to North Hobart in the 1890s however sparked a considerable amount of residential development and by the turn of the 20th century, rows of speculative houses had been constructed along both sides of Yardley Street, on the western side of Thomas Street and to a lesser extent along the northern side of Federal Street. The construction of a main line along Letitia Street and a branch line off Elizabeth Street along Federal and Thomas Street around 1916 was the trigger for additional construction in Wignall (formerly named Cedric Street), Argyle and Ryde Streets. Lastly, in 1922, a new tram terminus was established in Ryde Street in close proximity to the North Hobart Oval.

With this rapid increase in the population of North Hobart, there was a necessity to provide a public secondary education program, something previously only available at a few privately run schools. In 1913, the old Trinity Hill School was transformed into a State High school. This was later shifted in 1917 to the newly built Hobart High School located on land originally granted to Elizabeth Staples at the eastern side of Letitia Street, opposite Wignall Street.



Corner of Ryde and Letitia Street c.1960
(AOT AB71317461)



Streetscape of Ryde Street c. 1960's (AOT AB71319399)



Federal Street c. 1940s (AOT AB71313090)



Hobart State High School 1935 (AOT NS10131309)

Precinct character and features:

Streetscape and townscape

Design and topography

The land within the precinct is gently sloping, however, there are steadily rising sections in both Thomas Street and Commercial Road. Streets are generally straight and wide in form with the exception of Thomas Street and Commercial Road which both have a long and narrow configuration.

Vegetation

The major landscape features include street trees planted at the eastern end of the precinct at varying intervals along the footpaths in Wignall Street, whilst Ryde Street features planted trees down the centre of the road. There are also mature trees along a section of Letitia Street, which are associated with the former Hobart High School. There are cottage style front gardens throughout the precinct with the notable exception being sections of Thomas and Yardley Streets where there is an absence of front gardens due to the positioning of houses hard against the street-edge.

Views and vistas

There are clear vistas along most streets, with kunanyi / Mount Wellington and its foothills providing a backdrop in the west, and the Queens Domain in the east. A prominent vista within the precinct is the view created by the uninterrupted straight form of Wignall Street, terminated and dominated by the old Hobart High School at its intersection with Letitia Street.

Built form

Materials

Houses are a mixture of brick and timber construction; however there are a small number of earlier houses built out of sandstone located on Federal and Argyle Streets. Most houses have hipped and gabled roofs that are clad with corrugated iron.

Architectural Styles and Scales

Residential properties within the precinct are predominantly modest single storey structures, with often repeated symmetrical or asymmetrical building plans. They are commonly detached, although there are several groups of conjoined houses. There are also examples of larger two storey residences, primarily along sections of Federal and Argyle Streets. Architectural styles within the precinct include; Victorian Georgian, Victorian Italianate, Federation Gothic, Federation Queen Anne, Federation Domestic, Inter-War cottages, and Inter-War Californian Bungalows.

Orientation

Allotments are rectangular, have a narrow street frontage and are positioned at right angles to the street. Houses in the earlier formed streets of Thomas and Yardley have very modest set-backs, whereas houses in the slightly later established streets of Wignall and Ryde have more generous setbacks with small cottage gardens providing a buffer from the street.

Building stock

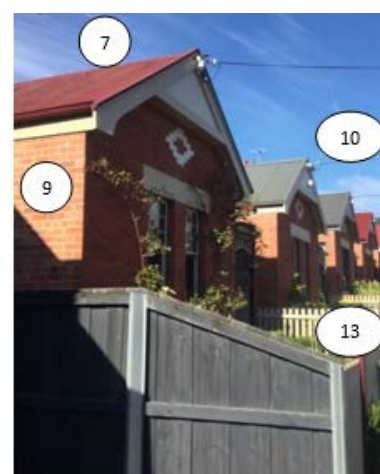
Individual structures that possess significant landmark qualities include; the former Hobart High School located along Letitia Street at the intersection with Wignall Street; two storey Federation/Inter War period corner shops located at 44 Ryde Street and 342-344 Argyle Street; several large buildings along Federal Street, including The Greek Club at 67-69, and The Italian Club at 77; and an interesting red brick building with Federation Romanesque style elements located at the corner of Federal and Elizabeth Streets. Important groupings of buildings include the Federation/Inter War cottages at 4-12 Yardley Street; the late Victorian cottages at 21-31 Yardley Street, 8-12 Thomas Street, and 5-11 Yardley Street; and a pair of large Federation brick townhouses at 73, and 71 Federal Street.

Fencing

The predominant and desired fencing types are low level Victorian picket, Federation picket, or Federation brick. There are also a number of Inter-War brick and iron work fences that are stylized to match the houses to which they relate.

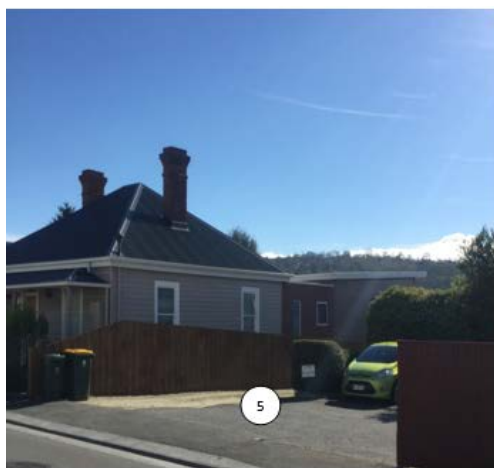
Contributory elements

1. Original, often ornate brick chimneys
2. Painted weatherboard
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low level picket, timber, and ironwork fences
6. Original dormer windows
7. Projecting gables
8. Traditional colour schemes
9. Exposed brickwork
10. Buildings set close to the street frontage, with a consistent setback from the front boundary
11. Small cottage-style front gardens
12. Buildings positioned to the street frontage
13. Groupings of houses sharing similar features
14. Street trees
15. Early street name signage
16. Federation corner store buildings
17. Prominent views and vistas

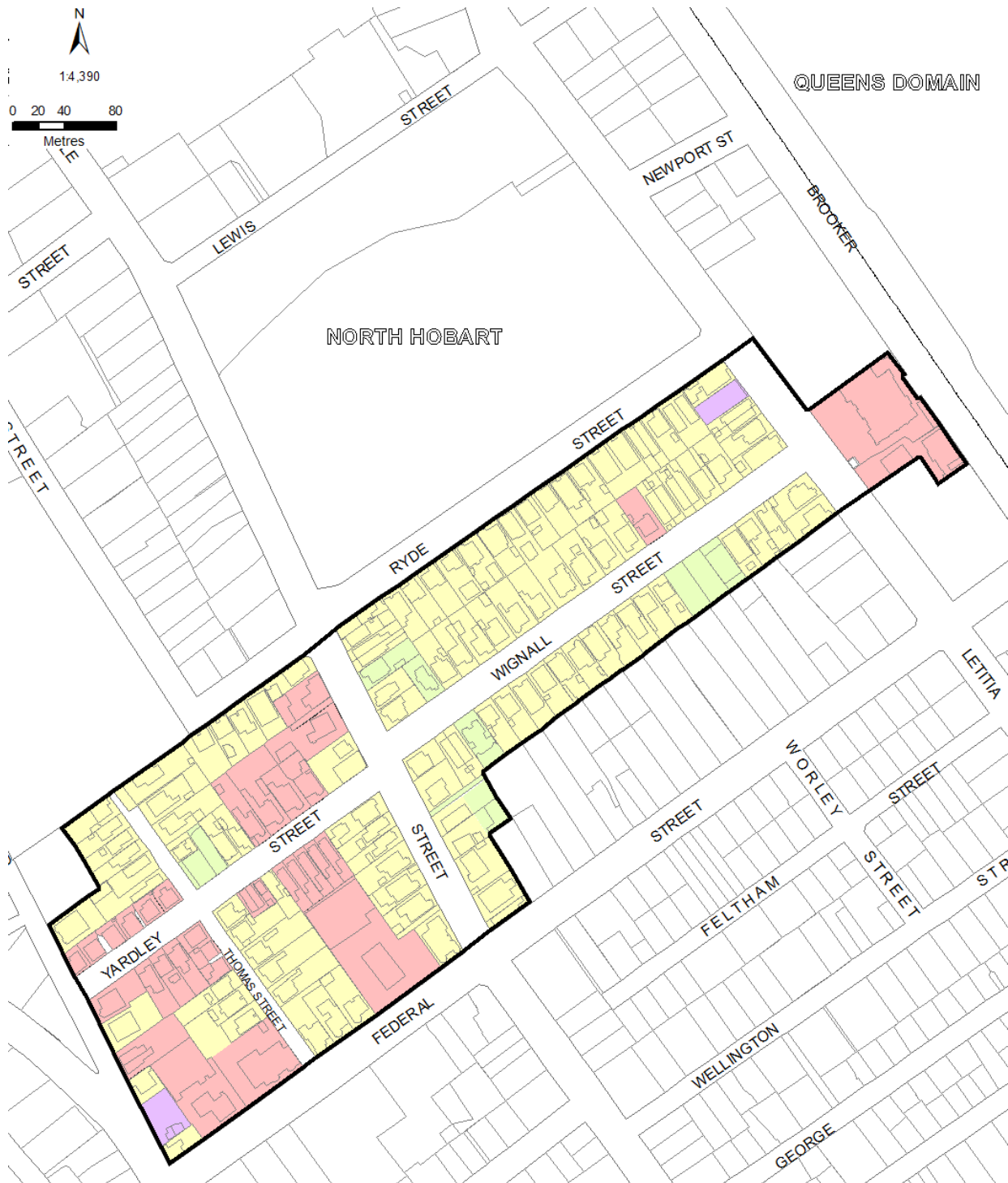


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Buildings that have been unsympathetically altered in form or detailing.
3. Development of off street parking facilities that have greatly impacted on the front yards of properties and the overall streetscape.
4. High fences with minimal transparency that obscure buildings and front gardens
5. Large gaps that have been created in the streetscape due to large off street parking facilities.
6. Large percentage of hard surface area (e.g. concrete and pavers) at the frontages to buildings detracts from the streetscape and character of the precinct.



HOB-C6.2.7.4 Heritage Precinct - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The historic residential growth pattern of the area that was supported by the introduction of tram services to the area in 1916.
- The area contributes to the understanding of the pattern of development, early subdivisions and distinctive townscape of the suburb of North Hobart heavily associate with the then emerging 'commuter' society.

For the representation of aesthetic characteristics

- The continuous single-storey painted weatherboard and brick facades, uniformity of form and modest scale, and a distinctive nineteenth/early twentieth century subdivision pattern that forms significant streetscapes within the precinct.
- The street plantings, and front and rear gardens of properties, low front boundary treatments are significant visual features that reinforce the precincts modest residential character.
- The streetscape has high aesthetic value with open vistas towards The Queens Domain, the former Hobart State High School, and kunanyi / Mount Wellington.

For the representation of a class of building or place

- The fine quality and quantity of individual and groups of late Victorian, Federation, and Inter-War period houses which demonstrate the precincts original residential nature, and the boom periods of suburban expansion in North Hobart.
- Intact individual and groups of houses that are representative examples of Victorian, Federation, and Inter-War architecture.

For the association with a particular community or cultural group for social or spiritual reasons

- The coherent townscape of modest residential properties on smaller plots directly relates to an emerging social group of professional suburban commuters.
- The small number of largely intact corner shops which were built to service the increasing residential population of the area during the Federation and Inter War periods.
- The area has social significance to the local and broader community due to the location of the former Hobart High School within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.

3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

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**HOB-C6.2.7.5
Swan Street – North Hobart**



DESCRIPTION

Component streets:

Swan Street

Historical background:

The Swan Street Heritage Precinct occupies part of a seven acre allotment originally granted to John Swan in the 1830s. Swan was considered by many of colonial Hobart's social elite to be a man with a shady past, he had been acquitted of receiving at the Old Bailey in London, but by the late 1820s he had the smartest shop in Hobart. John Swan was successful in his haberdashery business and his family acquired several properties in North Hobart including Beaulieu in Rupert Street and this allotment. By the 1840s there was a cottage and extensive gardens in the precinct, another fifty years passed before John Swan's allotment was subdivided and a new street named Swan Street was created.

Swan Street developed as a residential area from the 1860s. There were at least five buildings during this period located on Swan's land even though Swan Street had not yet been constructed. By 1900, there were several large houses built along the elevated northern side of Swan Street. Six speculative large brick town houses were constructed on the southern side of Swan Street by 1910, and several other large residences were constructed soon after. One of the dominant houses in the precinct was the home of Mr W.D. Peacock, a jam manufacturer who bequeathed his property at 11-13 Swan Street to the Government upon his death in 1921. It was officially opened as a Convalescent Home for Women in March 1943 and continues to be operated as a government healthcare facility today. The Swan Street Methodist Church that sits on the corner of the eastern end of the precinct was constructed in 1905 and since 2006 has operated as part of The Uniting Church.



Row of Terraces along southern side of Swan Street c.1970 (AB713-1-9400)



Congregation outside of Swan Street Methodist Church c. early 1900s (PH30-1-9409)



Portrait of John Swan c. mid 1850s (SD_ILS:616330)

Precinct character and features:

Streetscape and townscape

Design and topography

Swan Street is a wide straight-running street that is terminated by a cul-de-sac at its western end, and slopes down steadily towards its intersection with Elizabeth Street. The land on the northern side of the street is elevated, however on the southern side it is at a much lower elevation, and falls away sharply. The difference in the elevation of the land has led to the construction of retaining walls along the northern side of the street. Some of these walls are particularly detailed in design, and are constructed out of brick, sandstone, and concrete.

Vegetation

Mature trees and expansive gardens are a feature of properties located on the northern side of the street; while small cottage style front gardens are predominate on the southern side. There are also a small number of street trees planted on the footpath on the southern side of the precinct.

Views and vistas

Properties located on the northern side of the street have panoramic views of the city and Mount Wellington, and views of North Hobart and Knocklofty are available from properties located on the southern side.

Built form

Materials

Most houses have exterior cladding of exposed brick, painted brick, or stucco. There are also a small number of timber weatherboard houses within the precinct. The predominant roofing type is corrugated iron, with a small number of tiled roofs.

Architectural styles and scales

There is an impressive mixture of architectural styles represented within the precinct. Styles featured in the area include; Victorian Italianate, Federation Free Classical, Federation Queen Anne, Federation Romanesque, Inter-War Georgian Revival, Inter-War Old English, and an example of a Late Twentieth Century Post Modern unit complex. Houses located on the northern side of the street are situated on large allotments, most of which have frontages on both Swan Street and Elphinstone Road. In contrast, houses located on the southern side are situated on long and narrow rectangular allotments that have only one frontage. Most houses are two storeys, however there are a few examples of single storey residences; these are mainly located at the far southwestern end of the precinct.

Orientation

Houses on the southern side of the precinct are located close to the street frontage. Whilst the large houses on the northern side have slightly more generous setbacks with front gardens and the higher elevation creating a buffer between the street and dwellings.

Building Stock

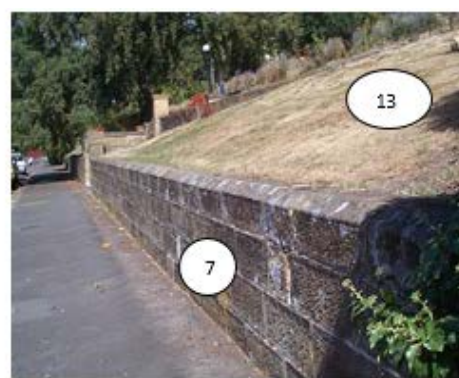
There are several structures within the precinct that possess unique landmark qualities. The Peacock Centre at 11 Swan Street is a large Federation house with classical influences. 3-5 Swan Street are a pair of highly ornate Victorian Italianate conjoined houses which fully address the street. The Swan Street Methodist Church is a significant building located at the south eastern end of the precinct, and a group of six Victorian Italianate town houses are located at 4-16 Swan Street.

Fencing

The desired fencing type is low-level Victorian timber picket, Victorian masonry walling, Federation timber picket, Federation brick fencing, or Federation walling. There are also a small number of Inter-War brick and iron work fences within the precinct.

Contributory elements

1. Prominent brick chimneys
2. Conjoined townhouses
3. Brick buildings
4. Original iron and timber detailing
5. Galvanised iron roofing
6. Finely detailed architectural stucco or sandstone mouldings
7. Stone walling along footpaths
8. Bay windows
9. Light and neutral colour schemes
10. Fine examples of architectural styles
11. Buildings on the northern side of the street sit high off the street with generous setbacks.
12. Buildings on the southern side of the street have a short setback from the street.
13. Large open front gardens on northern side
14. Small cottage gardens on southern side
15. Groupings of houses sharing similar features
16. Low level fencing

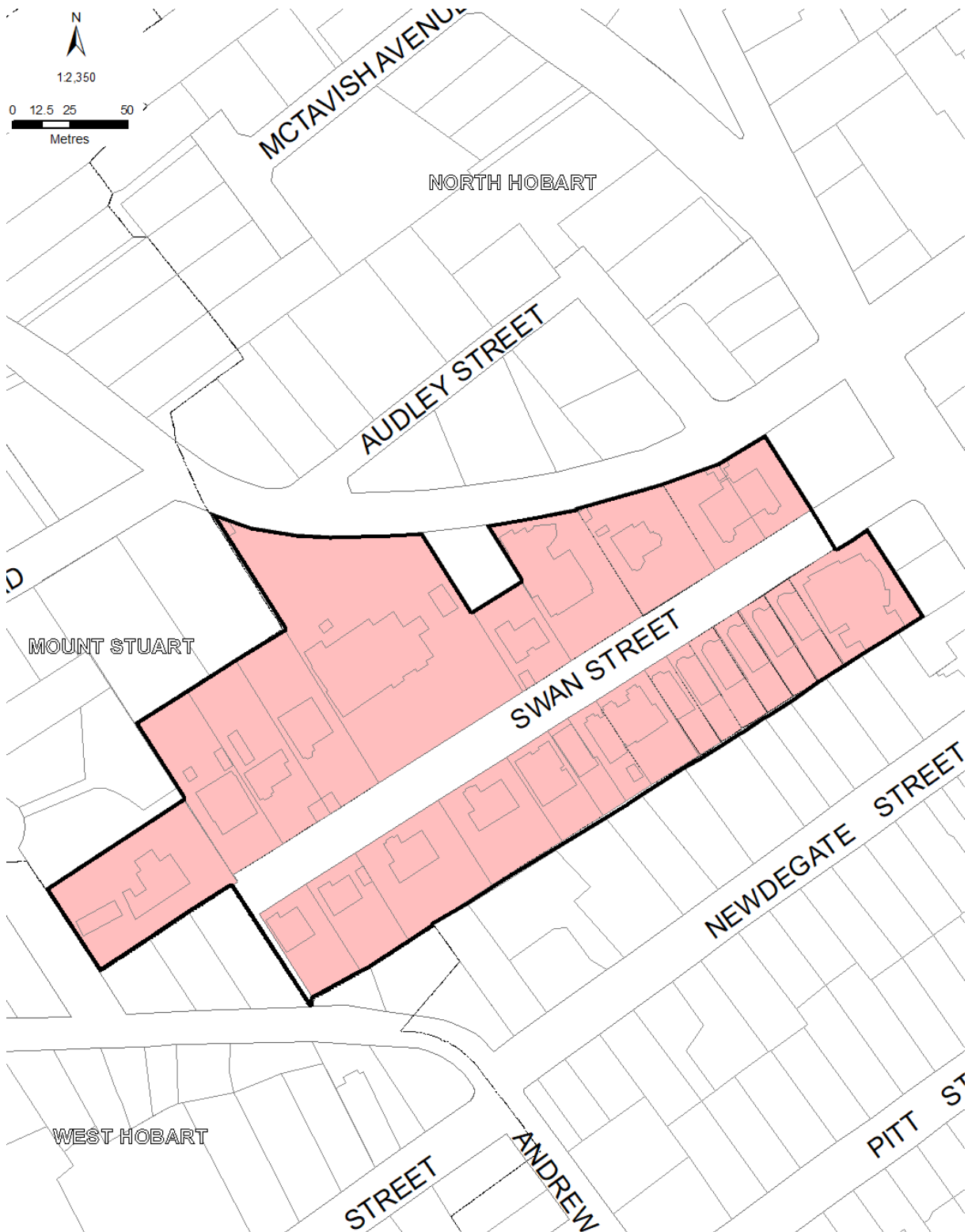


Non contributory elements

1. High fences that are unsympathetic to the streetscape and obscure houses and gardens within the precinct.



HOB-C6.2.7.5 Heritage Precinct - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and the significant early subdivisions of the suburb of North Hobart.
- The quality and quantity of late Victorian and Federation period houses which demonstrate the precinct's original residential nature, and contributes to the understanding of the boom periods of suburban expansion in North Hobart.

For the representation of aesthetic characteristics:

- For the large number of individual houses that are intact representative examples of late Victorian, Federation, and Inter-War architecture.
- The precinct streetscape features continuous two storey ornately decorated facades and general uniformity of form and scale, together with a distinctive nineteenth/early twentieth century street pattern the precinct creates a consistent and impressive streetscape.
- The front and rear gardens, and retaining walls of properties are important aesthetic features which reinforce and contribute to the precinct's residential character.

For the representation of a class of building or place:

- The significant groupings of houses on the south eastern side of the street that share similar or identical features, and are impressive examples of late Victorian, Federation, and Inter-War architecture.

For the association with a particular community or cultural group for social or spiritual reasons:

- The precinct has social and spiritual significance to the local and broader community due to the location of the former Swan Street Methodist Church now Uniting Church within the precinct.
- The precinct has social significance to the local and broader community due to the location of the Peacock Centre / former Convalescent Hospital located within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.

3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All original and early stables and outbuildings should be retained.

References

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**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
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January 2019**

**HOB-C6.2.7.6
Elizabeth Street – North Hobart**



DESCRIPTION

Component streets:

Elizabeth Street

Historical background:

The precinct area post European settlement was principally used for agricultural purposes, the largest farming operation in the area was William Shoobridge's 8 hectare farm 'Providence Valley' established in 1822 the farm was credited with establishing the first successful hop plantation within the colony. Part of the farm fronted onto Elizabeth Street was established and with the farm boundary influencing the form of the street today, the farm operated until the 1860's. Market gardens and orchards were also established in these early years, along with several dairies including one located at the corner of Elizabeth and Burnett in the 1830s.

The section of Elizabeth Street between what is now Warwick and Federal Streets was first laid out in 1828 and quickly became the focus of significant development. At the time, Arthur Street represented the official northern boundary of Hobart Town and Elizabeth Street grew in importance as the main 'Road to the Interior'. The area of the precinct became associated with businesses serving both the agricultural uses beyond the town boundaries and as a 'last stop' for travellers' on the northern road traveling north into the interior, businesses providing stables, blacksmithing, and groceries were established along Elizabeth street during this period. A number of public houses also occupied sites along Elizabeth Street, the Dallas Arms Inn was the first to be established in 1828, and by the 1850s, there were several public houses located along this stretch of Elizabeth Street as well as the Henry Condell Brewery on the site now occupied by Condell Place.

Commercial activity quickly attracted residential development, first in the form of large stately residences such as the particularly striking group of brick and sandstone residences known as Melbourne Lodge and Prospect House built on the eastern side of Elizabeth Street in 1829-1830. As the century progressed however, the area became associated with higher density residential development, with Tasma, Pitt, Lefroy, and Swan Streets being laid out in the second half of the century. With the opening of the Tram Line in 1890, residential development increased exponentially and the commercial focus of the precinct shifted to serving the needs of the large local community. Key buildings being constructed during this period included The Baptist Tabernacle in 1887-1889; the North Hobart Post Office in 1912; and the State Theatre 1914. In recent decades, the commercial function of this part of Elizabeth Street has started to change again, with a decline in traditional corner stores and family run businesses in favour of restaurants and bars.



Funeral procession of A G Ogilvie. Showing Commercial Hotel, Soundy's and the State Theatre c.1939 (AOT: PH3013751)



Empire Hotel now Republic Bar on corner of Elizabeth and Burnett Streets, c.1940 (AOT: PH30-1-542)



North Hobart Post Office on the corner of Elizabeth and Swan Streets, c.1920s (AOT: SD_ILS:708082)



North Hobart corner store "The Clock Tower" and advertising boards. Burnett and Elizabeth Street. (AOT: NS201-1-529)

Precinct character and features:

Streetscape and townscape

Design and topography

Land within the precinct is gently sloping and gradually rises from Warwick Street in the south to Federal Street in the north. Elizabeth Street is an urban transport corridor, which is wide and relatively straight in sections, but takes on the width and proportions of a traditional Victorian high street north of Burnett Street. The precinct is now largely commercial in nature, with former residential buildings mainly being utilised as private practices and businesses.

Vegetation

There are very few permanent street plantings along the precinct with most buildings built hard against the footpath edge. A small number of cottage style front gardens are present at the residences of 314 - 318, and 324-326 Elizabeth Street whilst 313 Elizabeth Street remains a visual landmark as one of the only buildings with a generous setback and front garden north of Burnett Street, situated on the precincts eastern side.

Views and vistas

The immediate view from the street looking north are the surrounding built up commercial and residential areas of North Hobart, whereas looking south the foothills of Mount Wellington are evident in the far distance. Street art and community art projects are also a feature of this area, particularly in the commercial core between Burnett and Federal Streets.

Built form

Materials

Buildings are constructed of brick, and sandstone with some buildings featuring stucco and timber detailing. Corrugated iron is the predominate roofing material, with a small number of buildings featuring tiled roofs.

Architectural styles and scales

There is a mixture of architectural styles along Elizabeth Street. Most buildings are two storeys, with roof forms varying from parapet to hipped, and gabled. Architectural styles within the precinct include; Old Colonial Georgian, Old Colonial Regency, Victorian Georgian, Victorian Classical Revival, Federation Free Style, Federation Queen Anne, Inter-War Art Deco, and Inter-War Functionalist.

Orientation

The majority of buildings are built hard against the footpath edge and are orientated to face the street. Buildings in the core commercial strip between Burnett and Federal Street feature overhanging awnings that encompass the street-edge.

Building stock

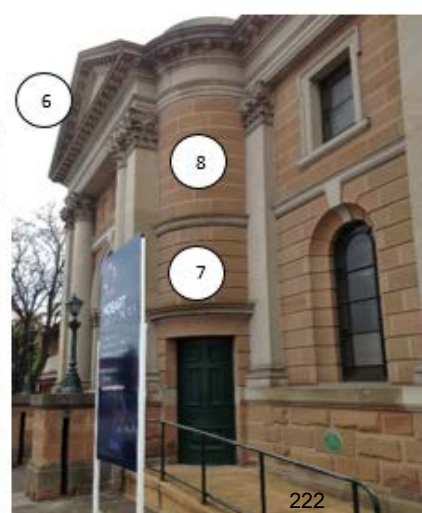
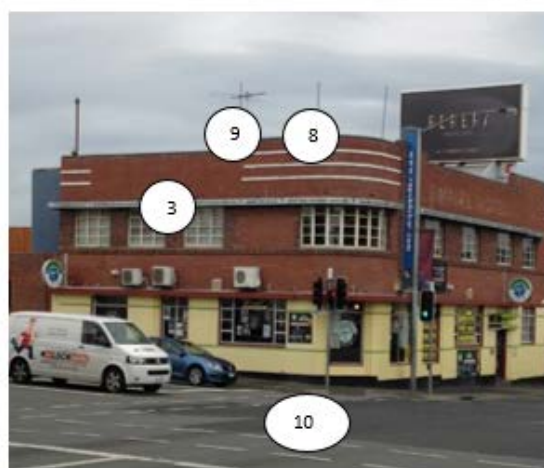
There are many buildings that contribute to the streetscape and heritage precinct including the following; The North Hobart Post Office is a landmark structure, built in the Federation Free Style. The State Theatre at 375 Elizabeth Street, and the neighbouring former Soundy's Department Store at 367-373 Elizabeth Street. The Baptist Tabernacle at 284-290 Elizabeth Street is a fine example of Victorian Classical Architecture. Colonial Georgian buildings within the precinct include 313 Elizabeth Street originally known as the Dallas Arms; Prospect House at 253 which is a sandstone three storey former residence near the intersection with Warwick Street, and Melbourne Lodge which was built in 1829 and is a sandstone and brick mansion located at the base of Trinity Hill. Important groups include the uninterrupted rows of mid to late Victorian commercial buildings that line either side of Elizabeth Street; and the two pairs of Federation conjoined houses at 312-318 Elizabeth Street which have ornate timber verandahs and balconies.

Fencing

The desired fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, and Inter-War brick and iron work.

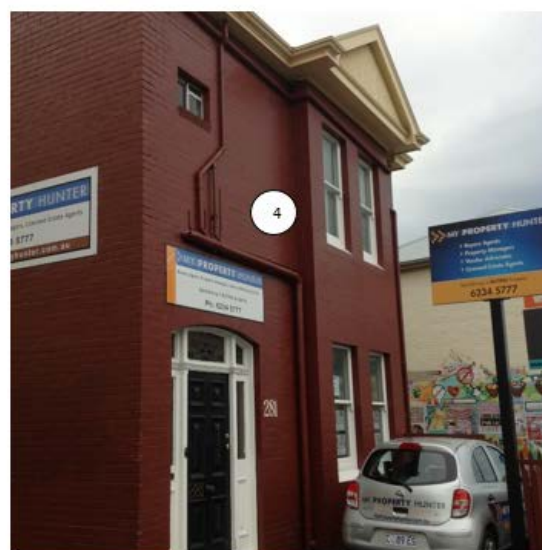
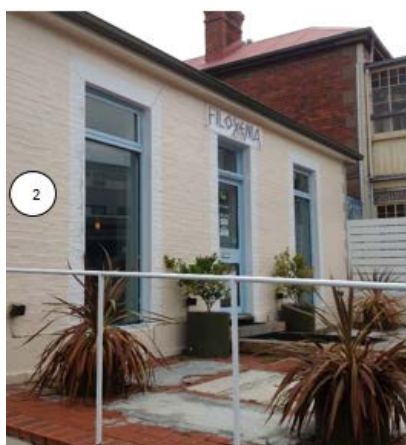
Contributory elements

1. Prominent brick chimneys
2. Conjoined townhouses
3. Brick buildings exposed and stuccoed
4. Original iron and timber detailing
5. Galvanised iron roofing
6. Finely detailed stucco or sandstone mouldings
7. Community buildings
8. Fine examples of architectural styles
9. Parapet roofs
10. Buildings set on edge of footpath
11. Awnings over hanging buildings
12. Groupings of houses sharing similar features
13. Community art works
14. Low fencing



Non contributory elements

1. Large percentage of hard surface area (e.g. concrete and asphalt) at the entrance and sides of buildings detracts from the streetscape and character of the precinct.
2. Heritage buildings that have been altered for commercial purposes e.g windows replaced, and front gardens paved over.
3. Modern developments that do not complement past architectural styles, materials, orientation, and positioning of buildings within the precinct.
4. Residential buildings that have been repurposed for commercial usage and now feature intrusive elements such as car parking and signage.



HOB-C6.2.7.6 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- For the major role of Elizabeth Street in defining the commercial, residential, and many of the social functions of the North Hobart area.
- For the distinctive nineteenth century subdivision pattern that contributes to the understanding of the pattern of development within the precinct.
- The commercial and residential buildings that provide evidence of the original mixed nature of the precinct.

For the representation of aesthetic characteristics

- The continuous two storey mostly brick facades, the general uniformity of form and scale, the high level of detailing, retained fenestration and occurrences of retention of traditional retail features such as stall risers and recessed entrances, together with a distinctive nineteenth century subdivision pattern create a consistent and impressive streetscape.
- The aesthetic value of the streetscape, with 'bookend' corner properties, enhanced by the views to the surrounding built up areas and mountain, created by the topography and form of Elizabeth Street.

For the representation of a class of building or place

- The fine quality and quantity of Old Colonial, Victorian, Federation, and Inter War commercial and residential buildings.
- Individual houses within this area are intact representative examples of Old Colonial, Victorian, Federation, and Inter-War residential architecture.
- The very fine collection of commercial and retail buildings some with adjoining residences, dating from the late nineteenth to the mid twentieth century.

For the association with a particular community or cultural group for social or spiritual reasons

- The precinct has social significance to the local and broader community due to the location of a number of long running community, commercial, and retail buildings including; The North Hobart Post Office, Melbourne Lodge, Prospect House, the former Soundy's department store, and the State Cinema.
- The area has social and spiritual significance to the local and broader community due to the location of the Baptist Church (Tabernacle) within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. To retain and conserve shop fronts and commercial structures that have heritage value or contribute to the historic character of the precinct.
2. Elements which contribute to the precinct should be retained.

3. Non contributory elements may be removed to enhance the character of the precinct.
4. Alterations and additions should not dominate or detract from the original building.
5. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
6. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
7. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
8. Driveways and hard stand areas should be located at the side of the house.
9. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
10. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
11. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
12. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
17. All original and early stables and outbuildings should be retained.

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**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.7.7
Lefroy Street - North Hobart**



DESCRIPTION

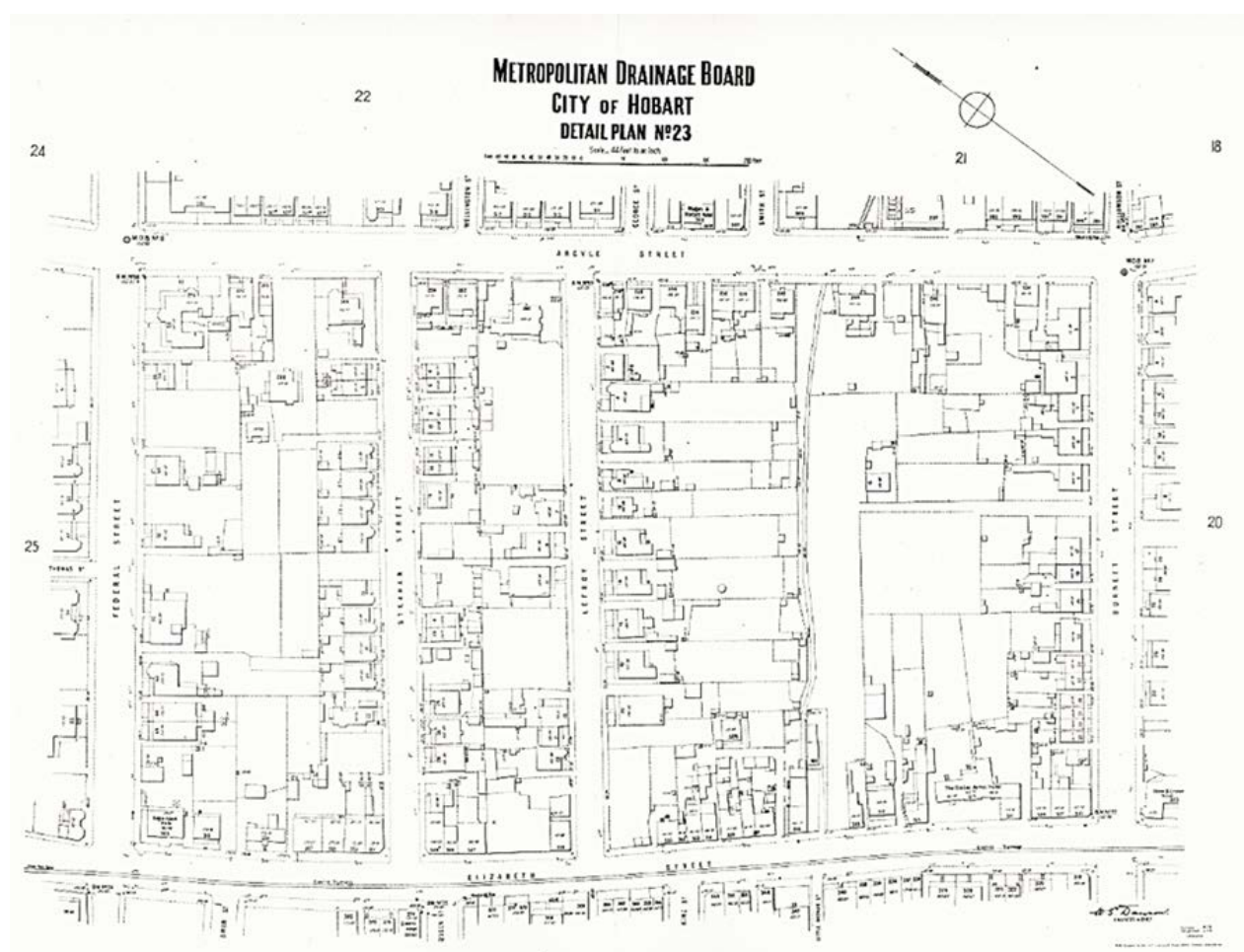
Component Streets

Lefroy Street

Historical background

By the late 1830s, the general area had been cleared of vegetation and was subdivided into large lots and appears to have been used for orcharding and other similar agricultural purposes. There were a small number of grants covering this area. Individuals that received parcels of land included G.S. Crouch, J.L. Roberts, J. Clarke Beckwith, Thomas Travis, J. Page, John Walton and Joseph Benson Mather. Walton and Mather received the largest grants of 4 and 3 ½ acres respectively. Lefroy Street was formed by the 1860s and by 1866 there were seven houses built along Lefroy Street, four of which were located on the northern side. By the 1900s, the area was almost fully occupied with small to medium size houses.

The commercial needs of the residents that lived in Lefroy Street and in this area were seen to by the various businesses that lined Elizabeth Street. There were, however, other services that were established within the area at varying times. During the 1920s, for example, The Church of Jesus Christ of Latter Day Saints was started in Lefroy Street. Recent plans of the area suggest that there has been little physical change since the early 1900s, with the exception of a few newer structures and the occupation of land behind residences that was previously vacant.



Hobart City Council Drainage Board map of Lefroy Street showing Elizabeth and Argyle Street c.1906.
(AOT: SD_ILS:553788)

Precinct character and features

Streetscape and townscape

Design and topography

Lefroy Street is a short, wide and straight street that runs between Elizabeth and Argyle Streets in an east-west direction. It slopes down from its intersection with Elizabeth Street to meet with Argyle Street. The precinct boundary takes up the central area of the street.

Vegetation

The key landscape features are cottage style front gardens that include roses, jasmine, lavender, and magnolia trees. The precinct has deciduous trees as street plantings on both sides of the street.

Views and vistas

Views to the west are of the built upon and vegetated slopes of Knocklofty, and, more immediately, the commercial buildings along Elizabeth Street. Commercial buildings along Argyle Street are visible to the east, and in the far distance are views to the bushland of the Queens Domain.

Built form

Materials

Buildings within the precinct are a mixture of red brick, some of which have been painted and timber weatherboard construction. Roof cladding is primarily corrugated iron. A small number of houses also feature sandstone bases and lintels.

Architectural styles and scales

The precinct features a mixture of both single storey cottages, and double storey buildings including conjoined townhouses. Architectural styles present include; Old Colonial Georgian, Victorian Georgian, Federation Carpenter Gothic and Federation Queen Anne.

Orientation

Buildings are situated on narrow-fronted allotments square to the street. Buildings are positioned toward the front boundary of the land parcel, close to the footpath. Most setbacks being between one and two metres from the footpath, with cottage gardens providing a buffer between residences and the street.

Building stock

One of the oldest houses in the precinct is the two storey Georgian house at 11 Lefroy Street. Of note are the Federation conjoined terrace houses at 7 and 9 Lefroy Street, with their original two storey timber verandas which make an important contribution to the streetscape. Number 2 Lefroy is a symmetrical brick late Georgian Victorian cottage with a small front garden, sandstone lintels, and two prominent brick chimneys. One of the key building groups within the precinct include the cottages at 13 to 19 Lefroy Street. Numbers 8 and 10 are two double storey Federation Carpenter Gothic residences with decorative bargeboards, timber finials and bay windows. Number 5 Lefroy Street is the former Church of Jesus Christ of Latter Day Saints that was constructed in 1925.

Fences

Fences are low Victorian and Federation timber picket, Federation brick fencing, Federation sandstone walling, and Inter-War brick and iron work fences.

Contributory elements

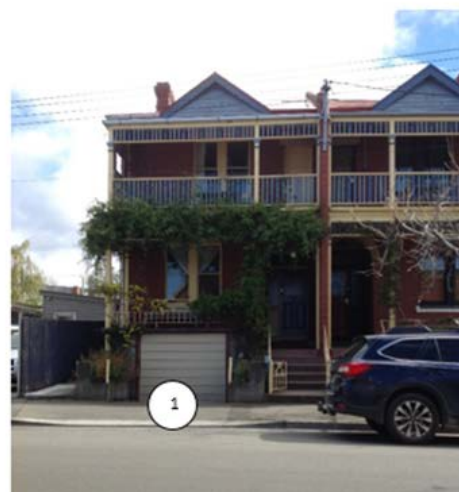
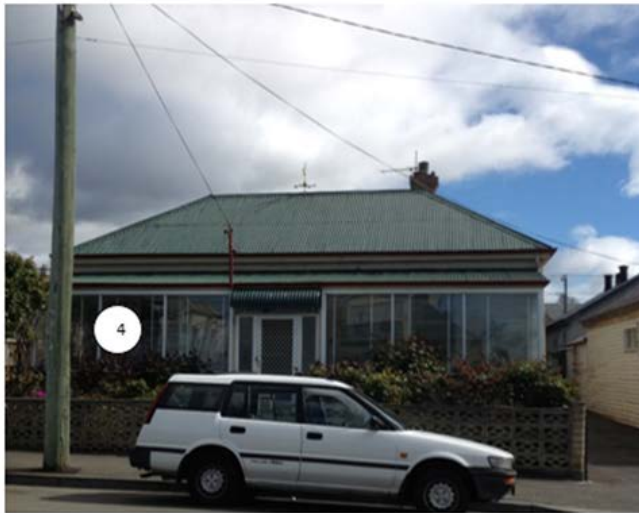
1. Prominent brick chimneys
2. Red brick houses
3. Timber weatherboard
4. Hipped roofs
5. Galvanised iron roofing
6. Projecting gables
7. Traditional colour schemes
8. Groupings of houses with similar features
9. Low fencing

10. Small cottages
11. Bay windows
12. Gable infill
13. Houses with modest setbacks from the street
14. Small front gardens
15. Ornamental timber bargeboards
16. Original iron and timber detailing
17. Double storey town houses

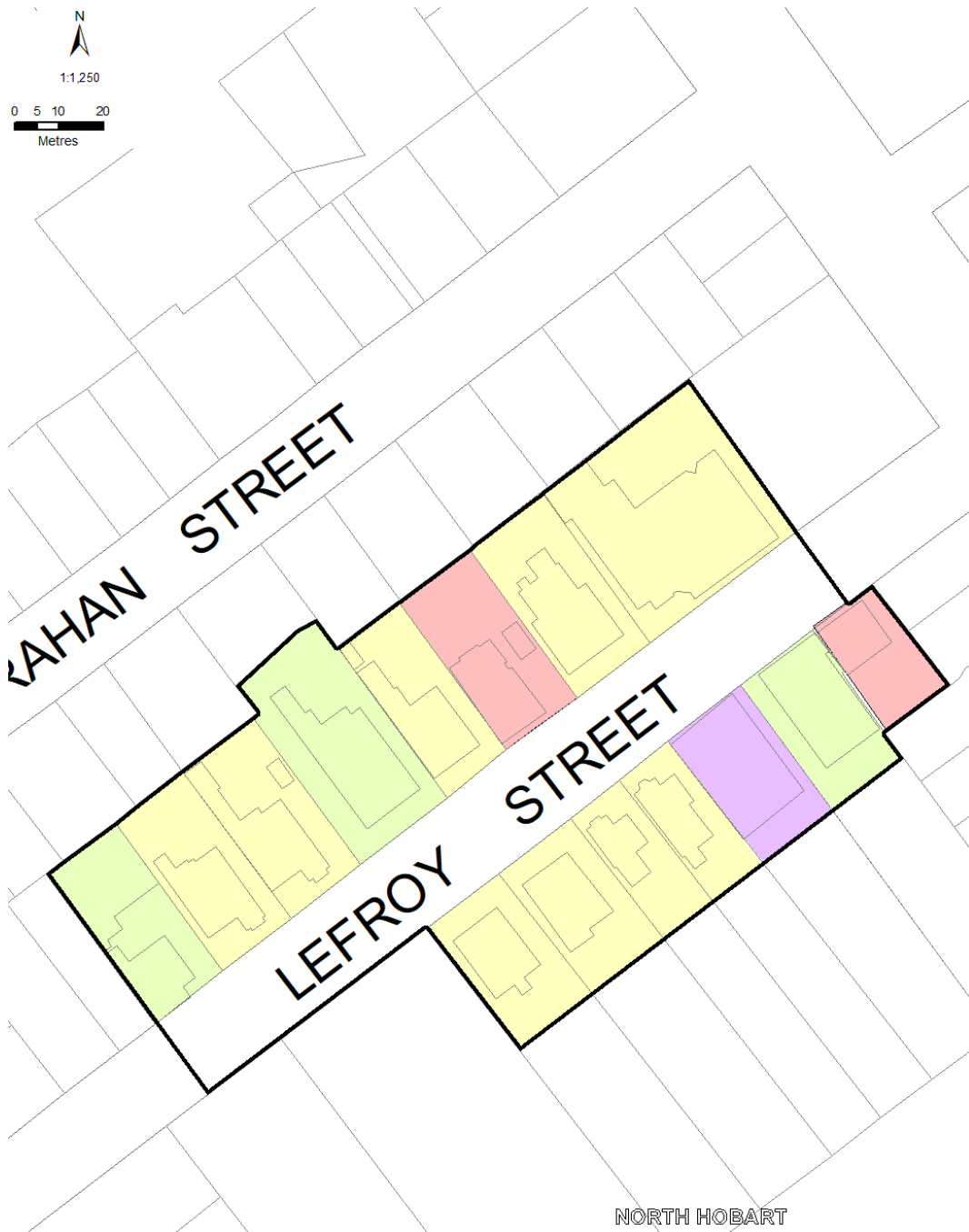






Non contributory elements

1. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.
2. Open gaps in the streetscape with hard surfaces and driveways in asphalt and concrete, hard up against buildings.
3. Modern developments that do not complement past architectural styles, materials, orientation, form, height and siting of buildings within the precinct.
4. The addition of unsympathetic elements to buildings, such as, enclosed verandas and non-traditional exterior colours, materials and external windows and doors.



HOB-C6.2.7.7 Heritage Precinct – Map



-  Heritage local / state places
-  Contributory
-  Neutral
-  Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct is significant because it contributes to an understanding of the pattern of residential development and subdivision in the suburb of North Hobart.
- The precinct is significant for its quality and quantity of Old Colonial, Victorian and Federation period houses demonstrate the precinct's original residential nature and the evolution of suburban expansion within North Hobart.

For the representation of aesthetic characteristics

- The precinct is significant for its intact individual houses and buildings that are representative examples of Old Colonial, Victorian, Federation and Inter-War architecture.
- The precinct has a general uniformity of form and scale, with few intrusive and unsympathetic elements and a distinctive nineteenth century architecture and subdivision pattern that creates a consistent and impressive streetscape.
- The precinct has front and rear gardens, low fencing, street trees and original architectural detailing that are important aesthetic features which reinforce the precinct's residential character.

For the representation of a class of building or place

- The precinct has several Old Colonial Georgian cottages that demonstrate an early phase of nineteenth century settlement pattern.

For the association with a particular community or cultural group for social or spiritual reasons

- The precinct holds spiritual significance to the local and broader community due to the location of The Church of Jesus Christ of Latter Day Saints Church at number 5 Lefroy Street that was constructed in 1925.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.

4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
7. No new structures should dominate the wider setting, townscape or streetscape.
8. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
12. Driveways and hard stand areas should be located at the side of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
15. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

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January 2019**

**HOB-C6.2.7.8
Smith and George Street – North Hobart**



DESCRIPTION

Component streets:

Albery Avenue
Argyle Street
Burnett Street

George Street
Letitia Street
Smith Street

Wellington Street

Historical background:

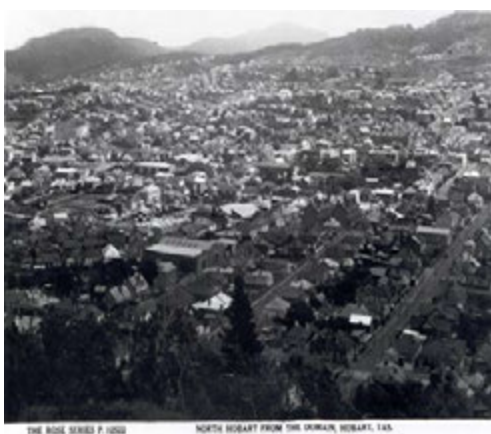
The first land grant following European Settlement within the precinct was made to George Smith and E. Williamson in 1829. By 1834, Smith and George Streets were formed by the subdivision of Smith's property into 35 small allotments, most being barely a quarter of an acre in size. By 1839, 14 structures had been built along the two streets and additional development followed swiftly so that by the end of the 1850s, most of the allotments has been built upon, almost entirely in the form of low cost, rental houses. By the 1860s Wellington Street had been created, and in 1895, a quarter of an acre of land between Smith and George Streets was given to the Hobart Benevolent Society who constructed 12 brick terrace houses. By 1900 the area was heavily built upon and remains substantially as it appears today except for some small pockets of residential infill up to the 1930s and more notably, a number of warehouses and garages built in the Post-War and late 20th century periods.

The second phase of development within the area was the land from Alberry Avenue to Argyle Street that was granted to Andrew Downey in the 1830s. A portion of the land at the Argyle Street end was subdivided early on, and a glue works was established on this site in the 1840s by Richard Cleburne. A tannery was built at the site in the 1860s and was operated by the Hobart Tannery Company who also constructed several workers cottages along Alberry Avenue in the early 1900's. Around the 1920s, the site was taken over by the Chesterman's timber yard which occupied the site until the late 1970s. Following its closure the land was purchased by the State Government and subsequently acquired by the Hobart City Council in 1988 when it was converted into parklands and recreational space, now known as Soundy Park.

The small area of land bounded by Burnett Street, Letitia Street and Alberry Avenue (adjacent to Downey's land), was originally granted to Henry Hopkins. Remaining substantially undeveloped until the late nineteenth century, it was then the site of the Fairfield Private Hospital which operated from part of the land from c1900 to 1920. Letitia Street was not created until the 1860s when it replaced the informal Park Street, as a result George, Smith and Wellington Streets were not extended to this area until this period. Significant residential development did not occur in this area of the precinct until the late nineteenth/early twentieth centuries, and the area continued to be built upon throughout the twentieth century.



View of children's parade on Letitia Street in North Hobart for Royal Visit (AOT PH30-12314)



View from Domain with Wellington, George, and Smith Streets in foreground c.1957 (AOT AA116 1122)



View along Wellington Street c.1950s (AOT AUTAS0016125413823)

Precinct character and features:

Streetscape and townscape

Design and topography

The land within this area is generally flat with a gentle slope down from Argyle Street towards the previous meandering route of the Domain Rivulet, now occupied by Letitia Street. The sections of Letitia and Argyle Streets within the precinct are relatively flat and wide.

Vegetation

Due to the compact nature of the built form and road layout, planting within the streetscape is limited to the small residential front gardens of cottages, which are themselves a feature of the precinct. Due to the narrowness of the road layout, street trees are not common, although some limited Golden Pencil Pines have been planted along the southern side of Smith Street. The principal area of planting is the recreational Soundy Park, located on the corner of Argyle and Burnett Streets. Scattered with mature trees, shrubs and a large expanse of lawn, the park also contains a heritage listed rubble stone wall close to the Argyle Street entrance.

Views and vistas

Argyle Street and Letitia Street feature views southward towards Hobart's CBD. There are clear, uninterrupted views from Wellington, George, and Smith Streets north easterly to the Domain and Glebe, looking westerly there are views of Knocklofty, and kunanyi / Mount Wellington.

Built form

Materials

Dwellings within the precinct are an even mixture of timber weatherboard cladding and brick with at least two additional examples of sandstone buildings. Roofing material is predominately corrugated iron and a number of the light industrial buildings utilise parapet roof designs.

Architectural styles and scales

The precinct has a comprehensive mixture of mid-nineteenth to early twentieth century residential architecture. There are a number of Colonial/Victorian Georgian cottages located along Smith, George and Wellington Streets. There are also numerous late Victorian and early Federation period 'decorated' cottages, and a small number of Inter War houses primarily on Alberry Avenue and Letitia Street. Houses are mostly modest in size, primarily in the form of single storey detached cottages but also with several rows of prominent two storey terraces.

Orientation

Houses within the precinct are orientated towards and almost directly on the street with minimal setback.

Building stock

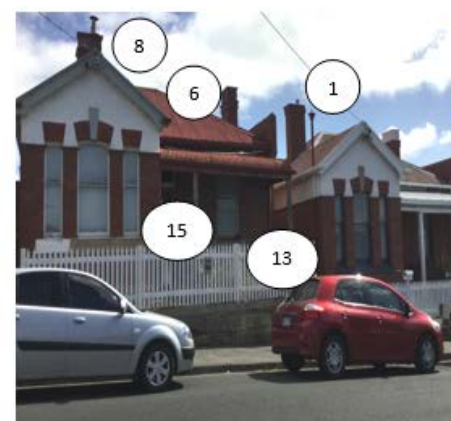
The Wagon and Horses Hotel on the corner of Argyle and George Street is a prominent Inter-War building with Old English 'Coaching Inn' style influences. Significant building groups include the row of two storey brick terraces located at 43-53 Smith Street and 46-56 George Street built by the Hobart Benevolent Society in the late 19th century; the two storey brick Inter War terraces at 21-31 Letitia Street, the very fine group of single storey detached Inter War timber bungalows along Alberry Avenue; and the various clusters of Georgian cottages along Wellington, George, and Smith Streets.

Fencing

The primary fencing type is low-level in height with variances including Victorian timber picket, Victorian masonry walling, Federation timber picket, and Federation brick fencing. There are also a small number of Inter-War brick and iron fences within the precinct.

Contributory elements

1. Prominent brick chimneys
2. Terraces and co-joined buildings
3. Brick buildings
4. Timber weatherboard
5. Original iron and timber detailing
6. Traditional corrugated iron roof forms
7. Pitched roofs
8. Projecting gables
9. Fine examples of architectural styles
10. Buildings set close to the street frontage, with a consistent setback from the front boundary
11. Small cottage-style front gardens
12. Modest workers cottages
13. Groupings of houses sharing similar features
14. Street plantings and public parkland
15. Neutral colour schemes
16. Low level fencing

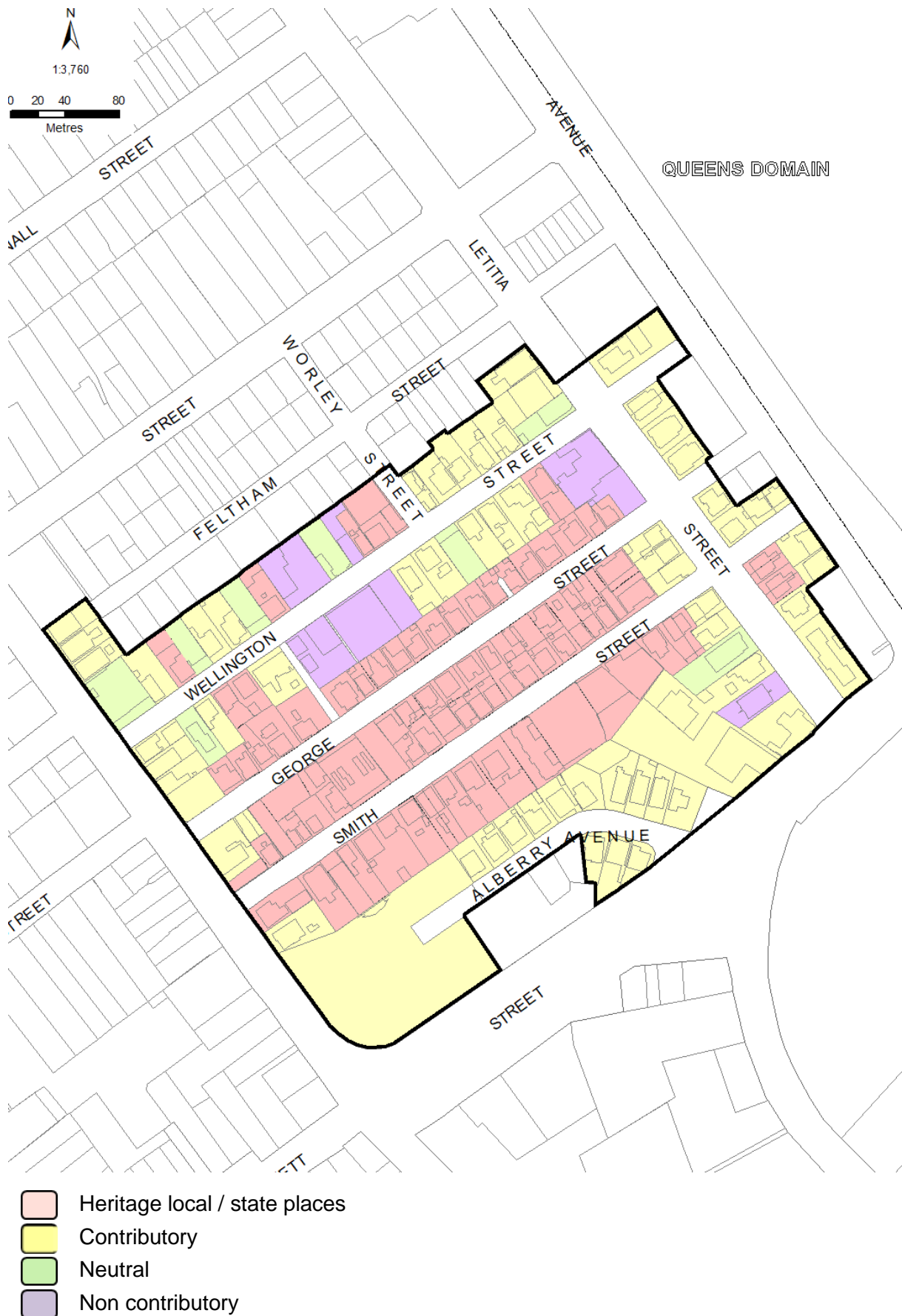


Non contributory elements

1. High fences that are unsympathetic to the streetscape and obscure houses and gardens within the precinct.
2. Unsympathetic alterations and additions to buildings e.g. front entrance porches.
3. Addition of solar panels to roofs that have greatly impacted on the streetscape.
4. Large gaps that have been created for commercial / light industrial purposes are unsympathetic to the residential streetscape.
5. The development of apartment blocks that do not address the streetscape.



HOB-C6.2.7.8 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and early subdivisions of the suburb of North Hobart.
- The small clusters of Old Colonial Georgian cottages within the precinct that provide evidence of the early 'workers' settlement pattern within North Hobart.
- The remnants of rubble stone walling along Argyle Street provides physical evidence of early nineteenth century industrial activity.

For the representation of aesthetic characteristics

- Intact individual houses that are representative examples of Old Colonial, Victorian and Federation and Inter War architectural styles.
- The fine quality and quantity of Old Colonial, Victorian, Federation and Inter War period houses that demonstrate the precincts original 'workers cottages' residential nature and the boom periods of suburban expansion within North Hobart.
- A uniformity of form and scale and a distinctive 'compact' early nineteenth century subdivision pattern that creates a consistent and significant streetscape.
- The front and rear gardens of properties are significant visual features that reinforce the precincts residential character.

For the representation of a class of building or place

- The rows of modest terraced housing that represent early examples of low income and charity housing within Hobart.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.

5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
12. Driveways and hard stand areas should be located at the side of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
15. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

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Bennett, K. North Hobart Heritage Areas A Detailed Assessment, Prepared for Hobart City Council, 2005.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.7.9
Burnett Street – North Hobart**



DESCRIPTION

Component Streets:

Burnett Street
Murray Street

Historical background:

The North Hobart 10 Heritage Precinct is defined by a number of houses located on the northern side of Burnett Street and southern side of Burnett Street and extends from the rear of properties in Elizabeth Street to the Crescent Hotel on the corner of Murray Street.

Burnett Street and upper Murray Street were established by the 1820s, with early land grants held by Henry Condell, who was granted four acres in 1826 which encompassed the whole northern side of Burnett Street; and Samuel Crisp, who was given three and a half perches at the corner of Burnett Street and upper Murray Street. Other land holders included Charles Stephen Mason and William Seabrook who were given 20 perches with frontages on Veterans Row and Burnett Street; Joseph Costello who received 16.5 perches along Burnett Street; C.E. Knight who was granted one rood and 32 perches along the southern side of Burnett Street; and William Murray who was given three roods and 14 perches at the south-western corner of Burnett and Elizabeth Streets.

By the 1830s the southern side of Burnett Street had been roughly subdivided and two structures had been built. The northern side was largely undeveloped, with the exception of some land clearance to allow for the construction of Henry Condell's brewery. The Lime Kiln Inn, later renamed the Crescent Hotel, was located at the corner of Burnett Street and Veterans Row. It was established in about 1858, catering for a growing residential population and the expansion of the Lime Kiln and Quarry which were located nearby and up the hill between Browne and Lochner Streets. By the 1900s, the precinct had developed into a highly built-up residential area comprised of mostly working class housing.

During the 1940s, three Inter-War houses were built on the southern side of Burnett Street after the subdivision of a larger property. The unfortunate demolition of some nineteenth century houses occurred in the 1970s and 1980s to make way for the construction of the housing complex and commercial development located just outside the boundary of the precinct. Alterations to Burnett Street and the round-about at the intersection of Murray and Arthur Streets, were carried out in the mid-1980s.



Intersection of Burnett and Murray Street in snow, c.1930s. (Image source: <https://stors.tas.gov.au/rd/illustratedtasmail>)



Surveyor- General James Sprent's Map, showing Burnett Street and Veterans Row (Upper Murray Street) c.1841. (AOT: AF39314)

Precinct character and features:

Streetscape and townscape

Design and topography

The section of Burnett Street located within the Heritage Precinct rises steadily from the intersection with Elizabeth Street to upper Murray Street. It is a split level carriageway with a paved and fenced area separating the traffic flowing east and west. The original Burnett Street alignment has been altered by the construction of a roundabout outside the precinct, where Burnett, Murray and Arthur Street meet.

Vegetation

Paved embankments, grassed strips, and street trees are outside the precinct but make contribute to the overall character of Burnett Street. Small cottage front gardens are also a feature of the southern side of the street and these enhance the area's residential character.

Views and vistas

Immediate views are of the surrounding streetscapes and built up area. There are views westerly towards Knocklofty reserve and the hillside housing along upper Burnett, and Arthur Streets. Whilst looking easterly there are views towards the intersection with Elizabeth Street and the surrounding commercial buildings and restaurants, whilst views further east look to Glebe, the bushland of Queens Domain, and the Meehan Ranges in the far distance.

Built form

Materials

The dominant houses in the precinct are of face brick construction, however there are other houses that are painted or stuccoed masonry and timber weatherboard. Corrugated iron is the most common utilised roofing material.

Architectural styles and scales

There is a diverse mix of nineteenth century and early to mid-twentieth century residential architecture within this small and compact precinct. Two storey brick terraces are a prominent and re-occurring feature of the northern side of the street; while single storey small to medium size houses dominate the southern side of the street. Architectural styles within the precinct include; Colonial Georgian, Victorian Georgian, Federation Domestic and Inter-War brick cottages.

Orientation

The setback from the street of houses built in the nineteenth century is more modest than houses built in the early to mid-twentieth century. Houses are aligned square to the street on blocks with narrower street frontages.

Building stock

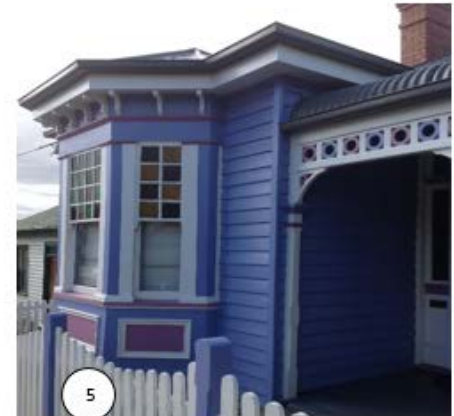
One of the most important individual buildings within the area is the Crescent Hotel. It is a landmark structure located at the major intersection of Burnett and upper Murray Street built in 1896 on the site of The Lime Kiln Inn. The cottage at 90-92 Burnett Street is also an important building and dates from the 1840s. Groups of buildings that make a valuable contribution to the streetscape of the area include the early Federation two storey brick terrace houses at 81-83 with intricate timber and ironwork featured on the upper and lower verandas, numbers 85-87 Burnett Street are also a pair of two storey brick early Federation terraces with sandstone lintels, and two storey front verandas. There are a group of late Victorian and early Federation workers cottages at 88, 94, and 96 Burnett Street.

Fencing

The fencing is generally low Victorian and Federation timber and/or masonry picket styles. There are also a number of Inter-War brick and iron fences within the precinct.

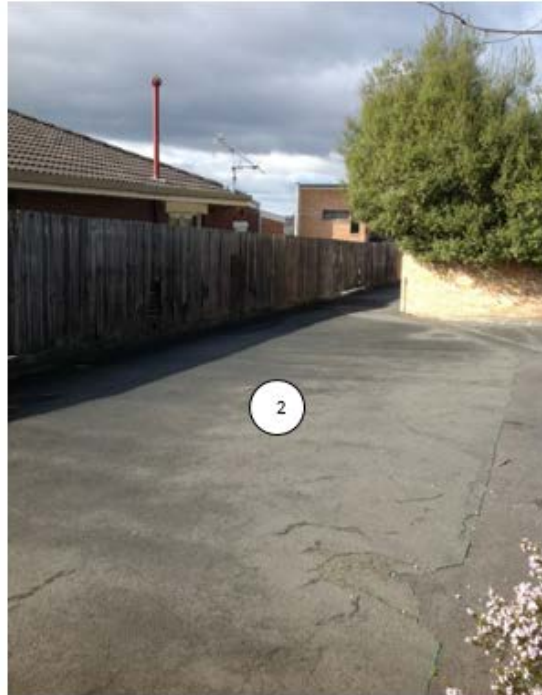
Contributory elements

1. Prominent brick chimneys
2. Painted weatherboard
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, masonry and ironwork fences
6. Two storey terraces
7. Modest cottages
8. Unpainted brickwork
9. Buildings with a consistent setback from the front boundary
10. Houses with small cottage-style front gardens
11. Sandstone window lintels
12. Street trees

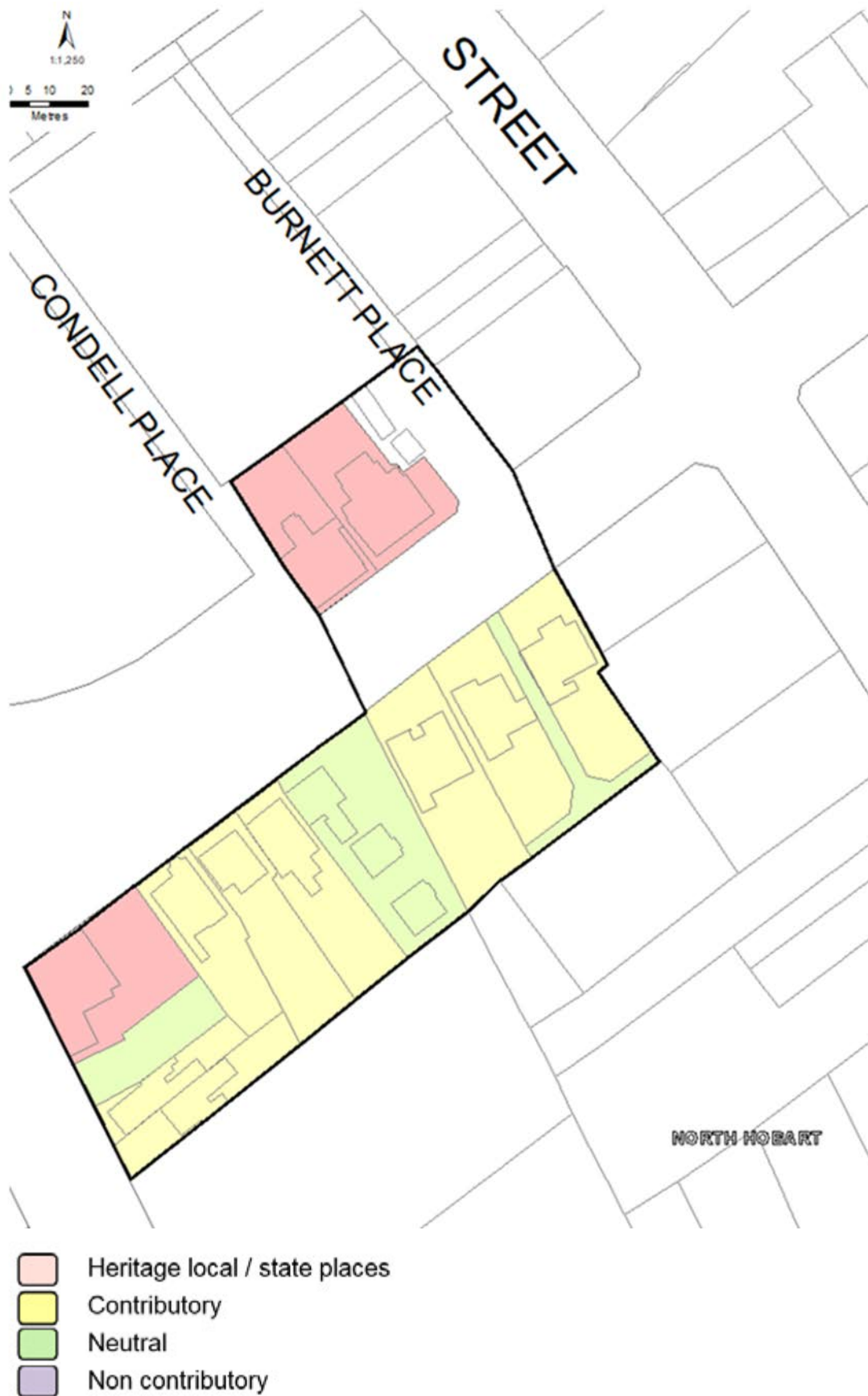


Non contributory elements

1. Large sections of hard stand areas in front of houses obscure front yards of properties and the streetscape.
2. Long drive ways that create gaps in the streetscape that detract from the quality of the precinct.
3. Painted face brickwork



HOB-C6.2.7.9 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The area contributes to the understanding of the pattern of development and early subdivisions of the suburb of North Hobart.
- The small number of Old Colonial Georgian cottages within the precinct provide evidence of Veterans Row and the early settlement pattern in this area of North Hobart.

For the representation of aesthetic characteristics:

- Individual houses that are representative examples of Old Colonial, Victorian, Federation and Inter-War architecture.
- A general uniformity of form and scale of buildings, a distinctive nineteenth century subdivision pattern that creates a consistent streetscape.
- The remaining front gardens are important aesthetic features which reinforce and contribute to the residential character of the precinct.

For the representation of a class of building or place:

- The quality and quantity of Old Colonial Georgian, Victorian, Federation, and Inter War period houses with contributory features that demonstrate the precinct's original residential nature and subsequent periods of growth and expansion within North Hobart.
- The landmark location of the 19th century public house The Crescent Hotel within the precinct contributes to the understanding of the very early development of this area into a residential neighbourhood, and the associated commercial development that followed such as public houses and inns.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket,

Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.

7. No new structures should dominate the wider setting, townscape or streetscape.
8. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
12. Driveways and hard stand areas should be located at the side of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
15. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Bennett, K. North Hobart Heritage Areas A Detailed Assessment, Prepared for Hobart City Council, 2005.

Dennison, C. 2008, Here's Cheers: A Pictorial History of Hotels, Taverns and Inns in Hobart, Hobart City Council, Hobart.

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.7.10
Tasma Street – North Hobart**



DESCRIPTION

Component streets

Murray Street

Tasma Street

Historical background

The heritage precinct is defined by the northern boundaries of properties located along Tasma Street, and the eastern side of upper Murray Street. Tasma Street was originally known as High Street and was constructed by the late 1830s. The major landholders in the street by the mid-1840s were John Addison, John Petrie and John Morgan, but none had built houses. In contrast, the smaller landholders, including John Smith, John Findlay, Mary Ann Smith and William Lawrence, had constructed small dwellings, some of which are visible on James Sprent's 1840s maps of Hobart.

The residential development within Tasma Street was directly influenced by the early urban development of upper Murray Street which was then known as Veterans Row. This road had been constructed in the early 1830s attributed to the granting of land to discharged soldiers. A row of working class cottages was subsequently built along either side of the street. Residential development continued in Tasma Street from the mid-nineteenth century to the early twentieth century, with several houses being speculatively built during this time. The commercial strip development of Elizabeth Street also a major transport route had an important impact on development in this area, as various commercial buildings were built on vacant land at the intersection of Tasma and Elizabeth Streets.



Lime Kiln Hill overlooking North Hobart, with Tasma Street to the far left, c.1880s (AOT PH3012947)

Precinct character and features:

Streetscape and townscape

Design and topography

Tasma Street slopes gently from where it intersects with upper Murray Street down to Elizabeth Street. The heavily built upon slopes of Lime Kiln Hill form a backdrop to the area, as do the colourful nineteenth century commercial buildings located along Elizabeth Street. The section of upper Murray Street included in this area is wide and steep. Roughly pecked sandstone block kerbing which is located along the northern side of Tasma Street.

Vegetation

Tasma Street has a central row of trees. The small cottage style gardens in front of residences reinforce the residential nature of the area.

Views and vistas

There are views westerly up to the hillside housing above Murray Street on Mary and Browne Street which forms a backdrop of residential housing within the precinct. There are also views easterly down Tasma Street to the Domain and Glebe.

Built form

Materials

Houses are a mixture of timber weatherboard, red brickwork and sandstone. Roofing is corrugated iron and there is an example of sheet iron in a faux tile pattern.

Architectural styles and scales

The precinct contains a buildings from the 1830s through to the early 1900s. Architectural styles present within the precinct include; Colonial Georgian, Victorian Georgian, Victorian Italianate, Federation Domestic and there is at least one Inter-War brick bungalow within the precinct. Georgian style cottages dominate the western end of Tasma Street, mid to late Victorian houses are situated along the eastern end of the street, and Federation residences are located along Murray Street. The majority of the residences are detached and single storey, some with traditional dormer windows.

Orientation

Houses within the precinct are located on narrow-fronted rectangular allotments, with houses along Murray and Tasma Street are sited square to the street. Houses in the precinct have consistent and modest setbacks, with front gardens providing a buffer zone between the footpath, road and the house frontage.

Building stock

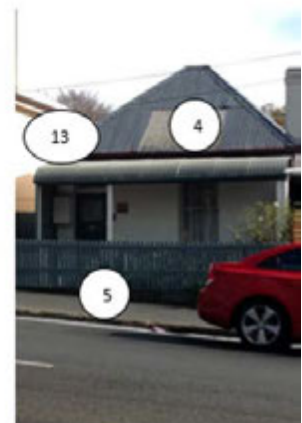
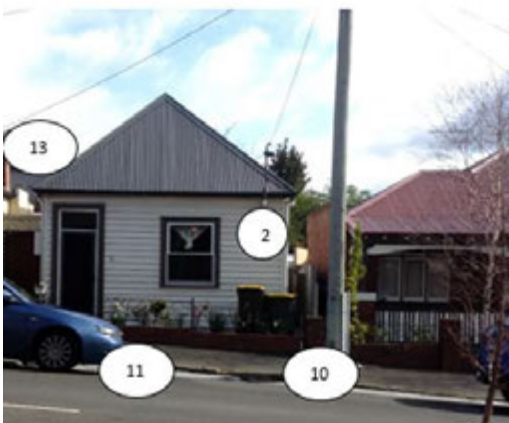
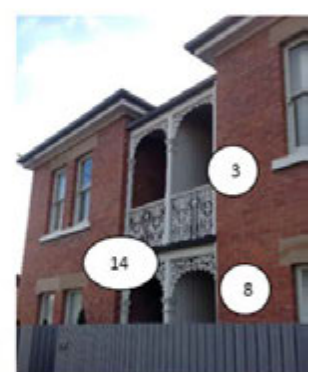
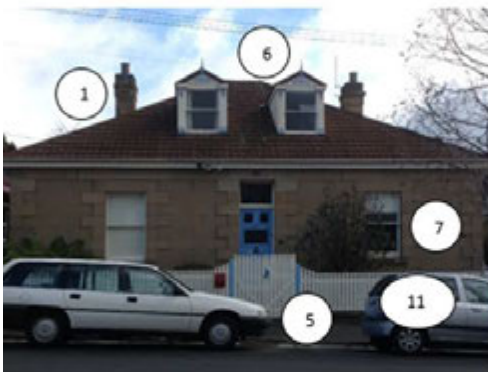
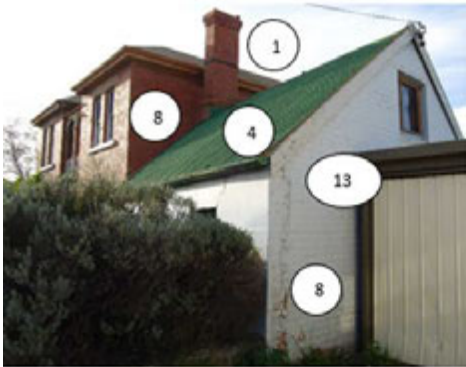
There are a number of important individual buildings and groups within the precinct, including two mid-Victorian sandstone cottages at 51 and 59 Tasma Street. The small gable roofed cottage at 295 Murray Street is thought to be one of the original Veterans Row cottages built in the 1830s. A very early group of buildings are the Georgian style cottages at 67 to 75 Tasma Street. Number 297-299 Murray Street is a Federation conjoined double storey red brick townhouse, which features decorative ironwork around the bottom and second storey balconies, sandstone window lintels and hipped galvanised iron roofs.

Fencing

The fences are low Victorian and Federation timber picket or Federation brick fencing. There are also a number of Inter-War brick and iron fences within the precinct.

Contributory elements

1. Prominent brick chimneys
2. Painted weatherboard
3. Original iron and timber detailing
4. Galvanised iron roofs
5. Low level picket, masonry, and ironwork fences
6. Dormer windows
7. Sandstone cottages
8. Red brickwork
9. Original sandstone kerbing
10. Buildings with a consistent setback from the front boundary
11. Small cottage-style front gardens
12. Large town houses
13. Small modest cottages
14. Sandstone window lintels
15. Street trees

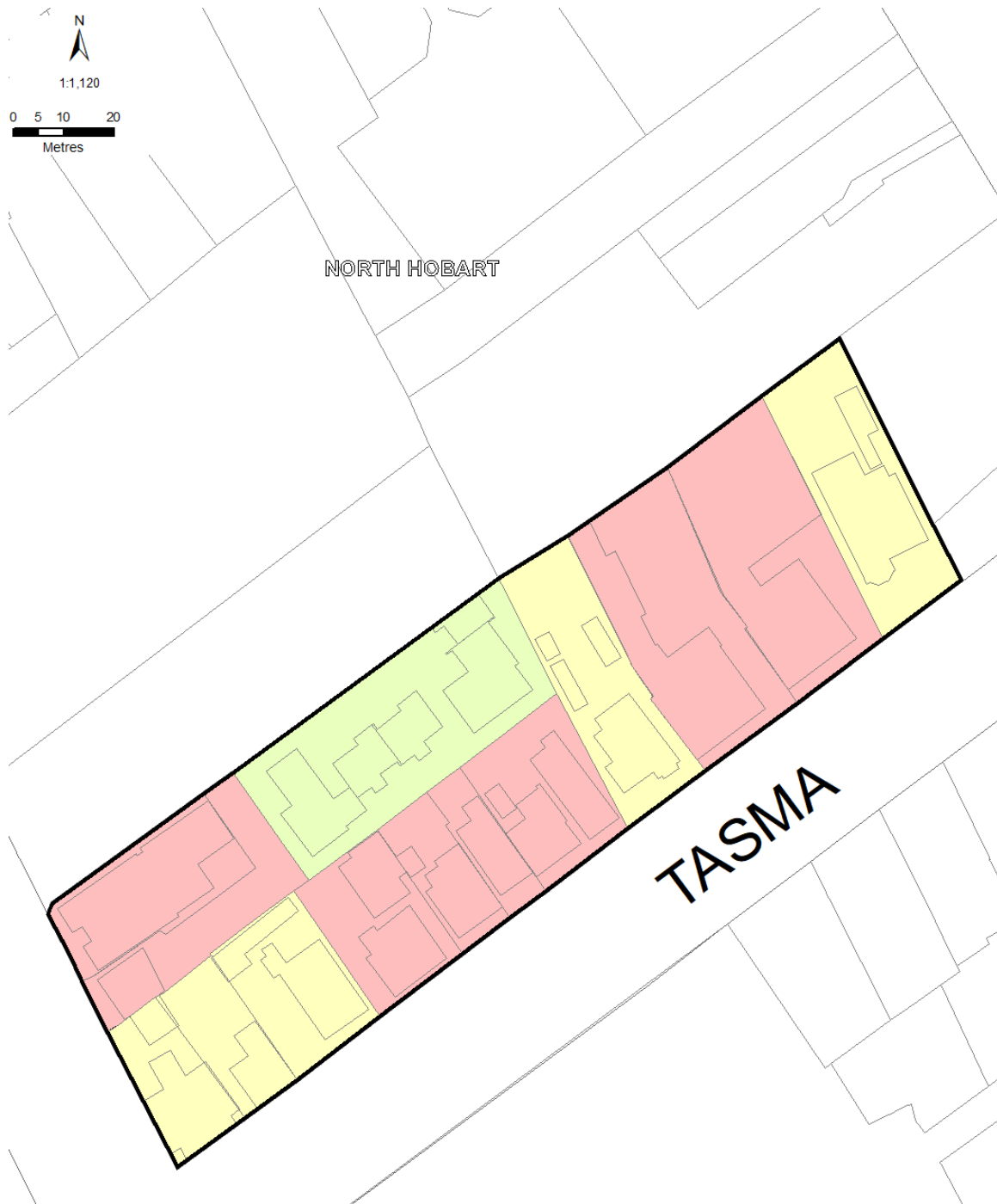






Non contributory elements

1. High fences with minimal transparency are a visual intrusion in the streetscape and prevent surveillance and views of the house.
2. The addition of unsympathetic elements to buildings such as awnings over front doors.



HOB-C6.2.7.10 Heritage Precinct – Map



-  Heritage local / state places
-  Contributory
-  Neutral
-  Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The sandstone kerbing provides evidence of the original nineteenth century drainage system used throughout North Hobart.
- The area contributes to the understanding of the pattern of development and subdivisions of the suburb of North Hobart.
- The group of Colonial Georgian cottages reflects the early nineteenth century settlement pattern of the precinct.

For the representation of aesthetic characteristics

- The small cottage style front gardens are significant aesthetic features that reinforce the residential character of the precinct.
- The precinct has a general uniformity of traditional form, scale and setback which creates a consistent and striking streetscape.
- Intact individual houses that are representative examples of early, mid and late Victorian architecture.
- The front and rear gardens and low and traditional fencing are important aesthetic features which reinforce the precinct's residential character.

For the representation of a class of building or place

- The fine quality and quantity of Colonial, Victorian, and Federation period houses with original detailing exemplify the growth of North Hobart into a popular middle distance residential suburb.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.

6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
12. Driveways and hard stand areas should be located at the side of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
15. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

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January 2019**

**HOB-C6.2.7.11
Trinity Hill and Church Street – North Hobart**



DESCRIPTION

Component streets:

Church Street
Paternoster Row
Patrick Street

Tasma Street
Warwick Street
Elizabeth Street

Historical background:

Following European Settlement, development of the Heritage Precinct began in 1826 with the designation of five acres of land at the top of Trinity Hill to allow for the construction of a church and burial ground, with additional works on laying out Warwick and Patrick Streets was also taking place at around this time. Trinity Church itself however wasn't completed until 1844, with the remaining acreage around the church subdivided into residential blocks. Paternoster Row, Tasma, and Church Streets were all constructed by the 1840s and by the 1860s the area had become one of Hobart's most desirable neighbourhoods. Street layout placed Trinity Church at the end of a long and uninterrupted view from Church Street and the elevation of the area allowed for extensive views over the city. This resulted in the area gaining a reputation as a healthy and uncrowded place to live, an important consideration for city dwellers of the 19th century.

Many early houses within the precinct were substantial in size and of brick or sandstone construction and this emphasis on quality continuing into the later 19th century, when many ornately decorated terraces and substantial houses were constructed on Church and Warwick Streets. There were however examples of smaller and more modest dwellings and workers cottages, built in the lower lying areas of the precinct such as Tasma Street and Paternoster Row.

As the population of North Hobart increased many community facilities were established within the Precinct. This included public and private schools; in 1853 the parochial school was located in the Trinity Church parish rooms, and in 1883 the first government school in Hobart was established known as Trinity Hill State School. In 1863 The Tasmanian Brewery was established by John James on the corner of Warwick and Elizabeth Streets. Successfully operated for the next 20 years, in 1883 the brewery was purchased by the Cascade Brewery and closed down to limit competition. The building has since been used as a furniture factory and antique showrooms.



The Tasmanian Brewery c.1860s (ATO PH3017165)



Church Street & Holy Trinity Church c.1860s (ATO PH30 16448)



Trinity Hill burial ground before demolition (ATO NS1231122)



Colonial Cottage on Paternoster Row c.1920 (ATO NS3302 130)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct is largely defined by the topography of Trinity Hill on which it stands. The Hill is the second highest point within North Hobart. Despite this, the grid layout of the city is largely unhindered by the topography. Church Street and Paternoster Row which run on or close to its brow are flat and wide, whilst those dissecting the area, including Tasma, Patrick and Warwick Streets run steeply on either side of Trinity Church.

Vegetation

Many houses have small to medium sized front gardens. There are numerous mature trees growing in the grounds of larger properties. Deciduous street trees are scattered throughout the area, and there is a wide and lightly vegetated nature strip along the north-western section of Church Street.

Views and Vistas:

A number of the streets within the precinct are wide and straight offering panoramic views of Trinity Church, the city, Domain, kunanyi / Mount Wellington and River Derwent.

Built form

Materials

Most houses have exterior cladding of exposed brick, painted brick, or sandstone. There are also a small number of timber weatherboard cottages within the precinct. The predominant roofing type is corrugated iron, with a smaller number of tiled roofs.

Architectural styles and scales

Representative examples of mid-nineteenth to mid-twentieth century architecture can be found within the precinct. Building scale is of one or two storey. With dwellings situated on rectangular shaped allotments which vary in width and depth. Styles present within the precinct include: Old Colonial Georgian, Victorian Georgian, Victorian Gothic, Victorian Regency, Victorian Italianate, Federation Anglo – Dutch, Federation Queen Anne, Federation Arts and Crafts. There are a number of Post-War commercial buildings within the precinct; styles include late 20th Century Stripped Classical, and late 20th Century International Styles.

Orientation

Houses are located close to the street frontage. Some large houses have slightly more generous setbacks with front gardens creating a buffer between the street and dwellings.

Building stock

There are many important individual buildings and groups. Trinity Church is one of the most historic and visible buildings. The former brewery building on the corner of Elizabeth and Warwick Streets is also important, as is the row of Victorian Georgian terraces, built in the 1840s, that are located at 45-51 Church Street. Important groups include: the late Victorian/Federation two storey houses on either side of Tasma Street; the groups of impressive intricately detailed Victorian Italianate conjoined houses located on the eastern side of Warwick Street (between Church and Elizabeth Streets) and at 8-12 Church Street; and the fine grouping of mid to late Victorian cottages staggered along the northern side of Warwick Street.

Fencing

Front boundary treatments are highly reflective of the original architecture and period of each building, with both simplistic and decorative forms. Largely throughout however, fencing is low-level and includes Victorian timber picket, Victorian masonry walling, Decorative Victorian railings, Federation timber picket and Federation brick fencing.

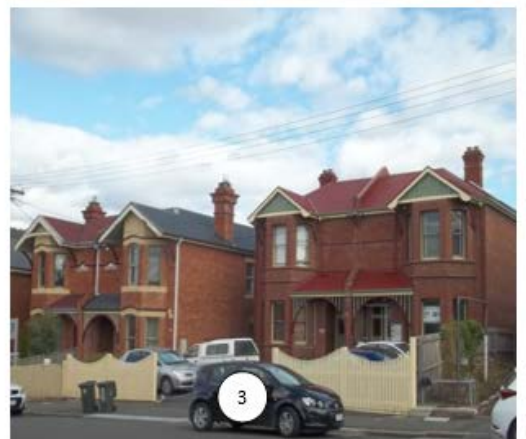
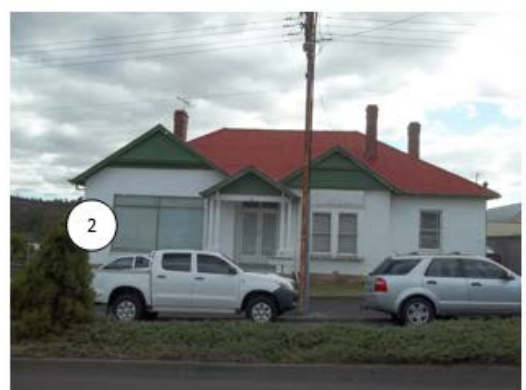
Contributory elements

1. Prominent brick chimneys
2. Sandstone buildings
3. Brick buildings
4. Original iron and timber detailing
5. Traditional corrugated iron roof forms
6. Finely detailed architectural stucco mouldings
7. Parapet roofs
8. Projecting gables
9. Fine architectural styles
9. Buildings set close to the street frontage, with a consistent setback from the front boundary
10. Small cottage-style front gardens
11. Modest workers cottages
12. Houses sharing similar features
13. Street plantings
14. Traditional colour schemes
15. Low fencing reflecting the architecture style of the main house

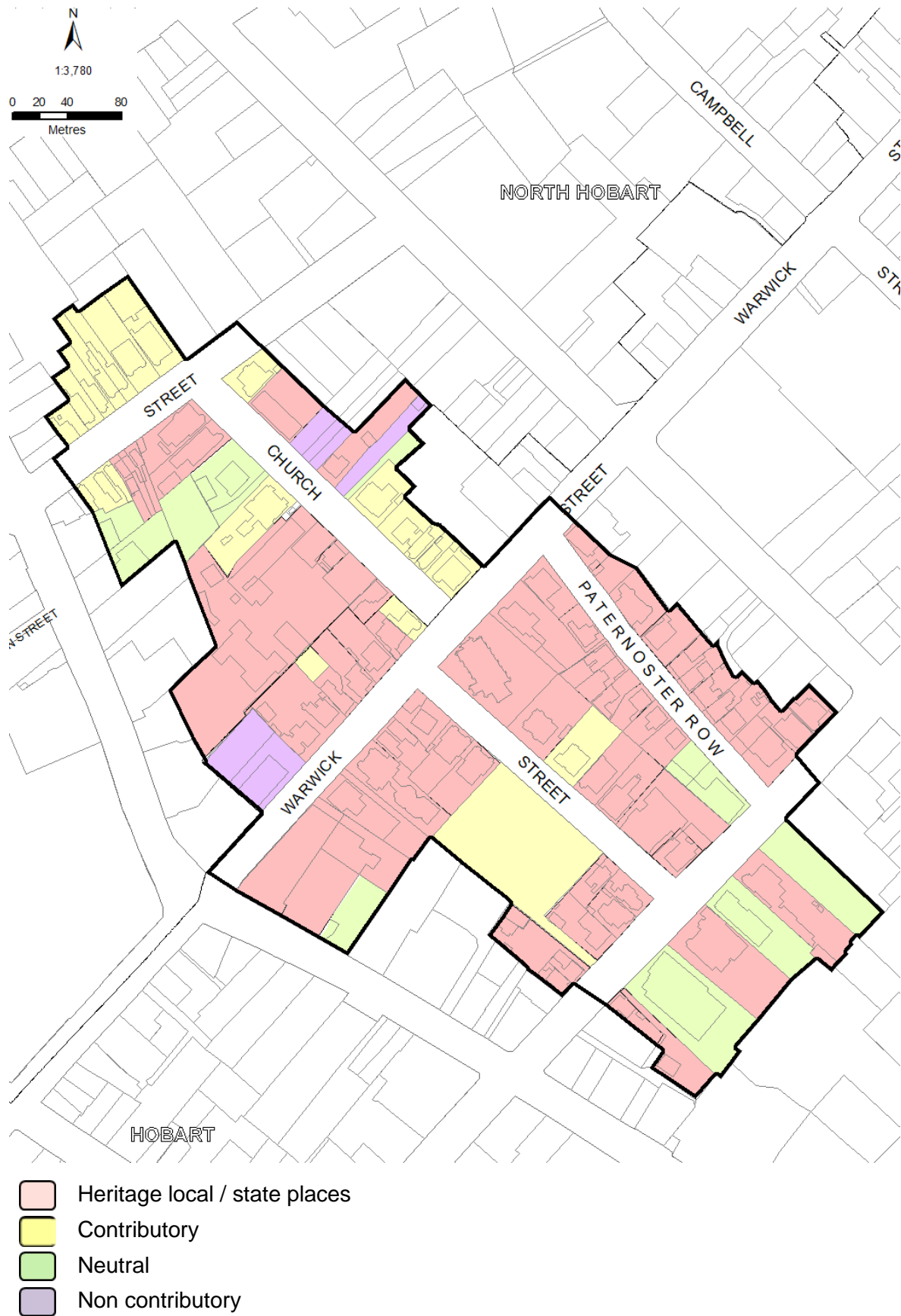


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Unsympathetic alterations and additions to buildings e.g. replacement of original windows.
3. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.
4. Large gaps that have been created for commercial / light industrial purposes are unsympathetic to the residential streetscape.
5. The alienation of some historic buildings due to extensive land uses such as car parking.



HOB-C6.2.7.11 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The extensive groups of early buildings that represent some of the first phases of development in the North Hobart area.
- The former brewery building at 247 Elizabeth Street is an intact example of the important role light industry had within the North Hobart area from the mid to late nineteenth century.

For the representation of aesthetic characteristics

- The aesthetic significance of the precincts streetscape which is enhanced by the panoramic views of Trinity Church, the City, Mount Wellington, River Derwent and the Domain, created by the distinctive topography of the area and street layout.
- The distinctive visual feature that is created by the Church Streets intersection with Tasma Street providing a picturesque vista up to the Holy Trinity Church.
- The front gardens of properties and street plantings within the precinct that are significant aesthetic features which reinforce the residential character of the area.

For the representation of a class of building or place

- The number of significant individual and significant groupings of buildings within this area that are intact representative examples of Old Colonial, Victorian, Federation, and a small number of Inter-War period architecture.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has social significance to the local and broader community due to the location of the former Trinity Hill State High School within the precinct.
- The area has spiritual significance to the local and broader community due to the location of The Holy Trinity Church within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.

4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Bennett, K. North Hobart Heritage Areas A Detailed Assessment, Prepared for Hobart City Council, 2005

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.7.12
Letitia Street – North Hobart**



DESCRIPTION

Component Streets:

Letitia Street

Historical background:

The heritage precinct features residential development from two distinct periods, the first housing developed within the precinct occurred in c.1905 with the establishment of residences near the intersection with Lewis Street. The second development of housing occurred in the early 1930s with residences built at the northern end of the precinct closer to the intersection with Boa Vista Road. Prior to the precinct being established for residential purposes the Brickfields Hiring Depot was located where the North Hobart football oval now stands and included within its boundary is the land that makes up the precinct today. The depot housed female convicts awaiting assignment for domestic work or factory industries. The facility remained operating for 10 years accommodating convicts until its closure in November 1852, Brickfields then became an immigration depot and later a pauper and invalid establishment for men.

The precinct also bordered on Boa Vista Estate, when the Brickfields site was subdivided by the government in 1859, allotments were offered for sale, several were purchased by Samuel Moses who was then the owner of Boa Vista. Moses' land was later purchased and subdivided by Mr John C. Kemsley in 1902 and he began subdividing portions of the estate in 1903 for residential lots, with the first housing development appearing within the precinct shortly after this period. A tram service was established along Letitia Street during the late-1920s, this had a direct impact on the development of the precinct and other outlying areas of North Hobart. The new public transport system resulted in a number of residences being constructed in the precinct during the 1930s, with the precinct area appearing fully built upon by 1940.



Hobart City Council Drainage Board map of Letitia and Park Street c.1946. (AOT: SD_ILS:553788)

Precinct character and features

Streetscape and townscape

Design and topography

This section of Letitia Street is positioned slightly above the road on the ridge of a small gully; the land rises steadily from the intersection of Lewis Street up to the intersection with Boa Vista Road. A number of residences are positioned on moderately elevated lots, particularly numbers 98 and 100 giving them a strong presence in the streetscape.

Vegetation

Front gardens are well vegetated the precinct features rows of established front gardens that make an important contribution to the streetscape.

Views and vistas

There are partial views westerly to Kūnyani / Mount Wellington, and views facing easterly immediately of the roof tops of the housing on the opposite side of Letitia Street, followed by background views to the Queens Domain bushland. Looking south down Letitia Street there are vistas towards the CBD and city water front.

Built form

Materials

Exterior cladding within the precinct is a mixture of timber weatherboard, and exposed brick. Roof cladding is primarily corrugated iron, the only exception is number 94 Letitia Street that has had the original corrugated iron roof replaced with tiles.

Architectural styles and scales

There are examples of asymmetrical Federation period weatherboard residences, early Inter-War residences with front porches, low hipped and gabled roofs, and bungalow features. Whilst the later Inter-War residences closer to Boa Vista Road appear more modest in both size and detailing. All residences are single storey.

Orientation

All residences are orientated towards the road, and have medium setbacks from the street, with the exception of numbers 94A, 98, and 102. Number 102 Letitia Street is set back to the very rear of its lot and features a large front garden that is visible from the road, and has a significant impact on the streetscape.

Building stock

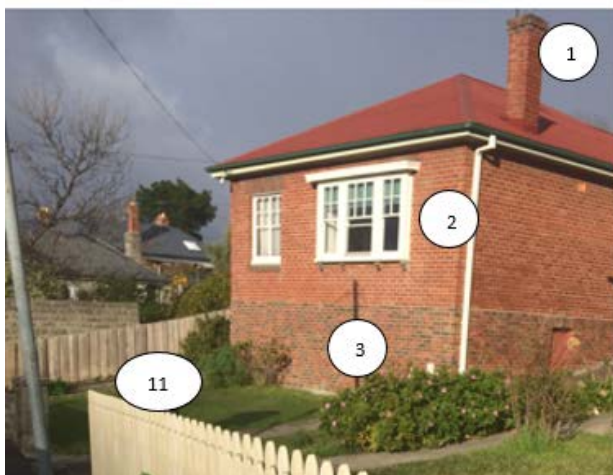
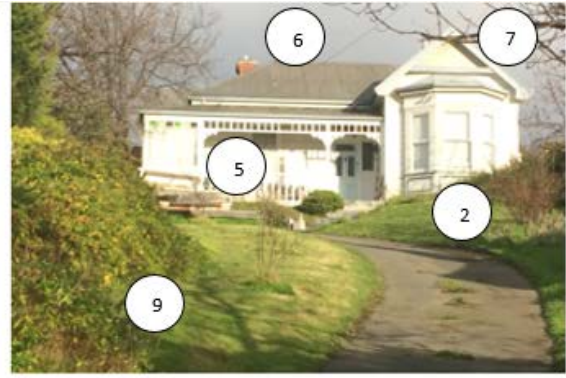
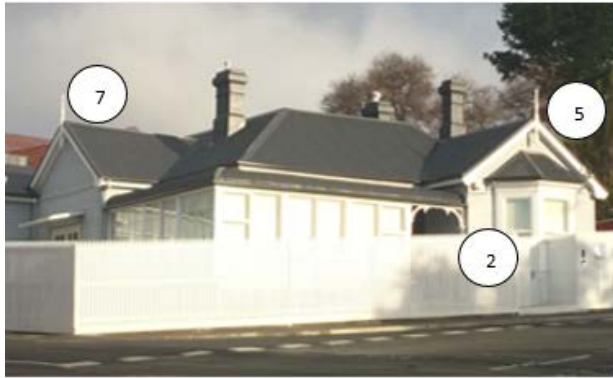
Number 90 Letitia Street is positioned on the corner of Letitia and Lewis Street, the Federation weatherboard residence features two gables both with timber bargeboards and finials. Numbers 92 and 94 are Inter-War brick residences featuring decorative brick detailing, particularly in the lintels above windows. Both residences feature porches to the front entrance doors, and both retain early low brick and ironwork fences. Number 96 and 98 are asymmetrical timber weatherboard Federation residences constructed on sandstone bases and feature front verandahs with decorative timber detailing. Numbers 100 and 102 are timber weatherboard late Victorian / early Federation residences featuring street facing gables. Numbers 104 to 112 Letitia Street are a significant grouping of modest brick Inter-War residences at the northern end of the precinct that all present similar detailing and features.

Fencing

Fencing within the precinct includes low level Federation timber picket, and low level Inter-War brick and iron work fencing.

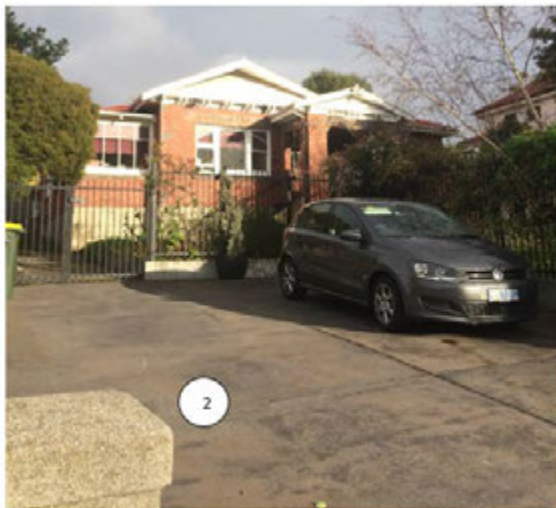
Contributory elements

1. Prominent brick chimneys
2. Bay windows
3. Detailed and unpainted brickwork
4. Timber weatherboard
5. Original timber detailing
6. Traditional corrugated iron roof forms
7. Street facing gables
8. Traditional colour schemes
9. Established front gardens
10. Groupings of houses sharing similar features
11. Low level fences

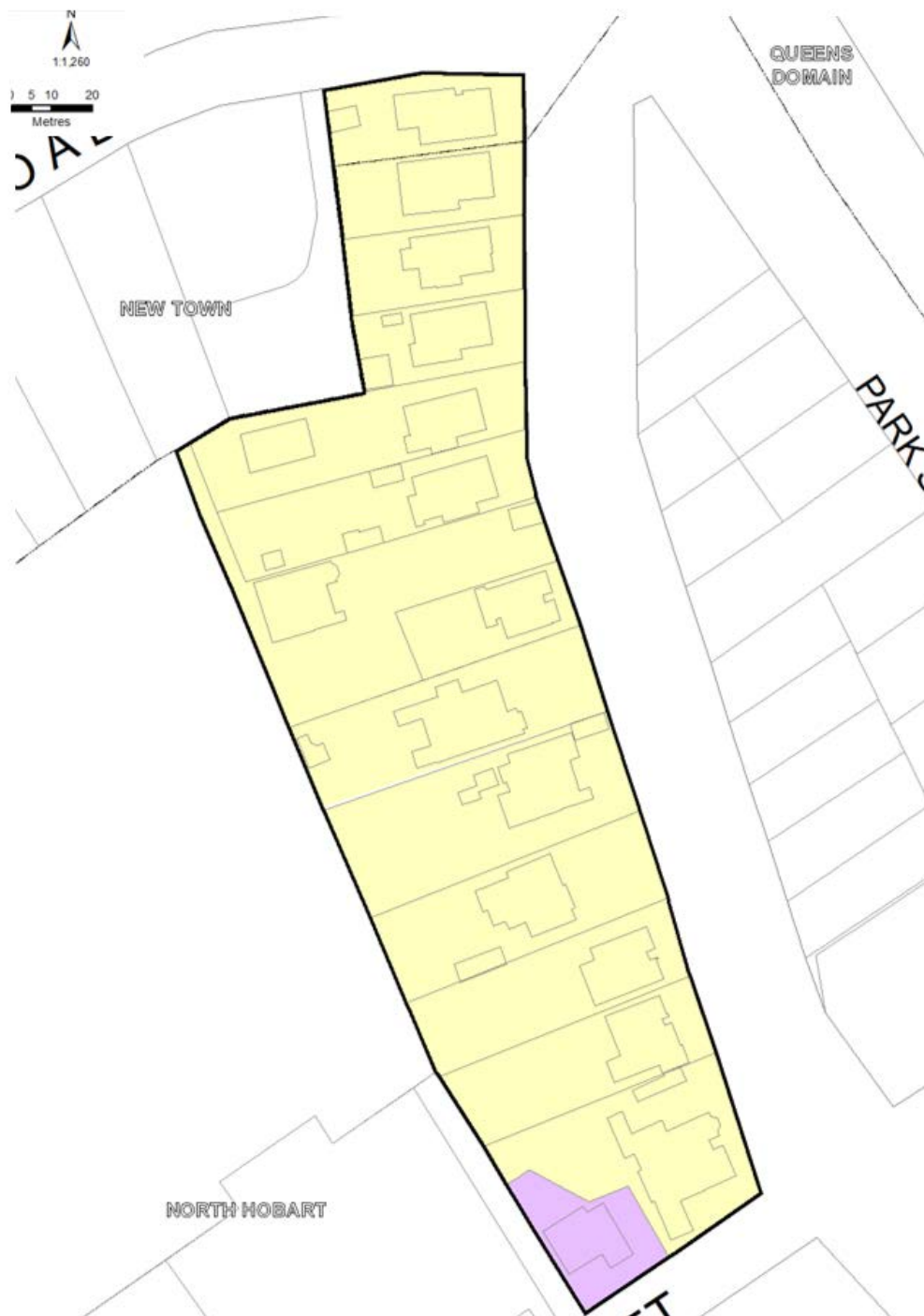






Non contributory elements

1. High fences with minimal transparency that have a negative impact upon the precinct streetscape and obscure houses and front gardens.
2. Parking bays and a large amount of hard surface area that detracts from residences within the precinct and the overall streetscape.



HOB-C6.2.7.12 Heritage Precinct - Map



-  Heritage local / state places
-  Contributory
-  Neutral
-  Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The area contributes to the understanding of the pattern of development and subdivisions of the suburb of North Hobart.

For the representation of aesthetic characteristics:

- The precinct is significant for its consistent streetscape of single storey weatherboard and brick houses some with under crofts, contribute to the general uniformity of form, scale, and orientation.
- The precinct has a distinctive and intact early twentieth century subdivision pattern, which has created a consistent and strong streetscape aesthetic.
- The front gardens of properties are important aesthetic features which reinforce the residential character of the precinct.

For the representation of a class of building or place:

- The late Victorian, Federation and Inter War period houses make a valuable contribution to the streetscape and also exemplify a distinct period of urban expansion related to the provision of a tram service to the precinct in the early twentieth century.
- The residences at the northern end of the precinct are a significant grouping of brick Inter-War residences near Boa Vista Road that all present similar detailing and features.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.

7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, and hedges should be retained.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

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**HOB-C6.2.8.1 Tower Road – New Town
HOB-C6.2.8.2 Springvale Avenue – New Town**



DESCRIPTION

Component Streets:

Bromby Street
Clarendon Street
Mercer Street

Midwood Street
Tower Road
Springvale Ave

History:

The area was originally used as agricultural land with early maps from the 1830s showing large land holdings and market gardens. This area encompasses part of the former Government Farm that was established as early as 1805, which relied on convict labour to produce and supply food to the various institutions of Hobart. The farm, comprising of 139 acres, came under the direct control of the Orphan School and a Farming Committee in 1861. There are also a number of prominent homesteads that feature within the area, which date back to the early 20th century.

A prominent feature of the precinct is the stone tower on the corner of New Town Road and Tower Road. Designed by James Blackburn it was constructed in 1845 for William Rout. William Rout purchased the land and commissioned the roadway that is today's Tower Road in May 1845. The Towers became Rout's main place of residence and he lived there until his death in December 1868.



Entrance to Tower Road showing tower and adjoining cottages c.1966 (AOT NS165-1-249)



John Harding, superintendent of the Government Farm, New Town. View of farm buildings in background c.1880 (AOT PH40-1-343)



Person standing near M.T.T. double-decker tram in New Town Road with Tower Road in background c.1900 (AOT PH30-1-1645)



Road construction team on New Town Road near Tower Road c.1900 (AOT NS392-1-162)

Precinct character and features

Streetscape and townscape

Design and topography

The area is flat and consists of straight roads and streets. There are two heritage precincts in this area. The precinct to the east of the Inner City Cycle Way (HOB-C6.2.8.2) is made up of Springvale Avenue, Clarendon Street, Midwood Street which is made up of single storey houses from the 1920s through to the 1940s set on modest block sizes. The other precinct (HOB-C6.2.8.1) to the west of the cycle way contains larger block sizes with medium scale houses that date slightly earlier than the eastern part of the precinct.

Vegetation

Bromby and Mercer Street contain rows of street trees. There are a number of large mature pine trees including a large pines in front of 25 Mercer Street, 249 New Town Road and 22 Tower Road. Both precincts have low fences that allow front gardens to be open to the street enhancing the streetscape and adding to the leafy nature of the streets within the precincts.

Views and vistas

Looking east along Tower Road are the distant hills on the eastern shore. Looking south westerly from the intersection of Tower Road with the Inner City Cycle Way are clear views towards kunanyi / Mount Wellington. The tower at the entrance to Tower Road provides a key visual landmark within the precinct. Mercer Street holds distant views towards the hills of Mount Faulkner

Built form

Materials

Dwellings in both precincts are primarily unpainted brick, stucco and painted weatherboard dwellings, some with shingled detailing. The 'Tower' is the one example of a sandstone structure. Roofs are a mix of corrugated iron and terracotta tiles.

Architectural styles and scales

Both precincts consist of a mixture of different heritage places that together contribute to the overall character of the area. The scale is predominantly single storey, with a small number of residences containing upper attic levels. Precinct (HOB-C6.2.8.1) incorporates a largely intact collection of Federation and Inter-War Bungalows. Other architectural styles within the precinct include; Old Colonial Gothick Picturesque, Victorian Domestic, Federation Free-Style, Federation Queen Anne, Federation Arts & Crafts, Federation Bungalow, Inter-War Art Deco, Inter-War Californian Bungalow, Inter-War Old English. Precinct (HOB-C6.2.8.2) has the following architectural styles; Inter-War Californian Bungalow, Inter-War Art Deco and Post War Austerity.

Orientation

The dwellings in both precincts face the street with modest setbacks with front porches and/or gardens providing a buffer from the street. In HOB-C6.2.8.1 there are a small number of larger houses which sit further off the road and relate more to their garden settings than to the street.

Building stock

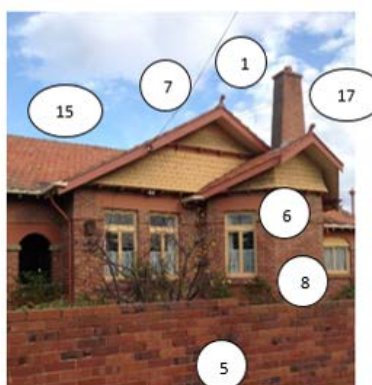
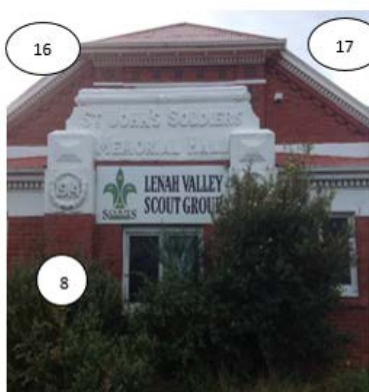
In precinct (HOB-C6.2.8.1) the St Johns War Memorial Hall features Federation Free Style design elements with a Dutch half-hipped roof, the work of architect Rudolph Koch. Numbers 8 and 10 Tower Road are Federation Queen Anne weatherboard houses set on the corners of Mercer Street. Number 12 Mercer Street features a fine example of a Federation Arts & Craft brick residence with a prominent chimney, tiled roof, and timber shingle gable infill. Number 15 Mercer Street takes a prominent corner position at the intersection with Bromby Street it features roughcast rendering, an 'eyelid' dormer window, and arts and crafts elements. 'The Tower' was designed by James Blackburn as are the adjoining timber cottages.

Fencing

Typical fencing is low Victorian and Federation timber picket, Federation and Inter-War brick, wire mesh and Post-War brick with decorative iron work panels.

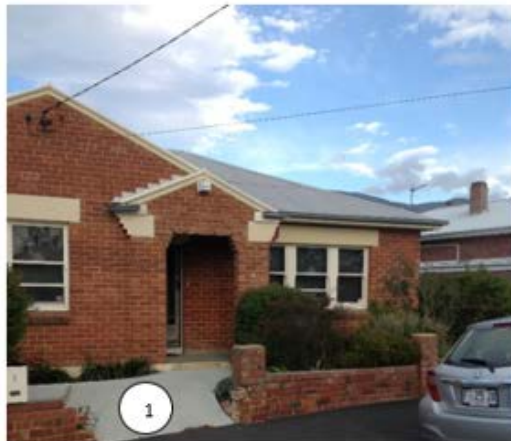
Contributory elements

1. Prominent brick chimneys
2. Upper gable infill
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, brick, wire mesh, masonry, and ironwork fences
6. Leadlight
7. Street facing gables
8. Unpainted brickwork
9. Single storey dwellings with modest front gardens
10. Exposed eave brackets
11. Projecting bay windows
12. Front porch columns
13. Well maintained and open gardens
14. Wide open streets
15. Terracotta tiles
16. Traditional colours and textures
17. Traditional architectural details



Non contributory elements

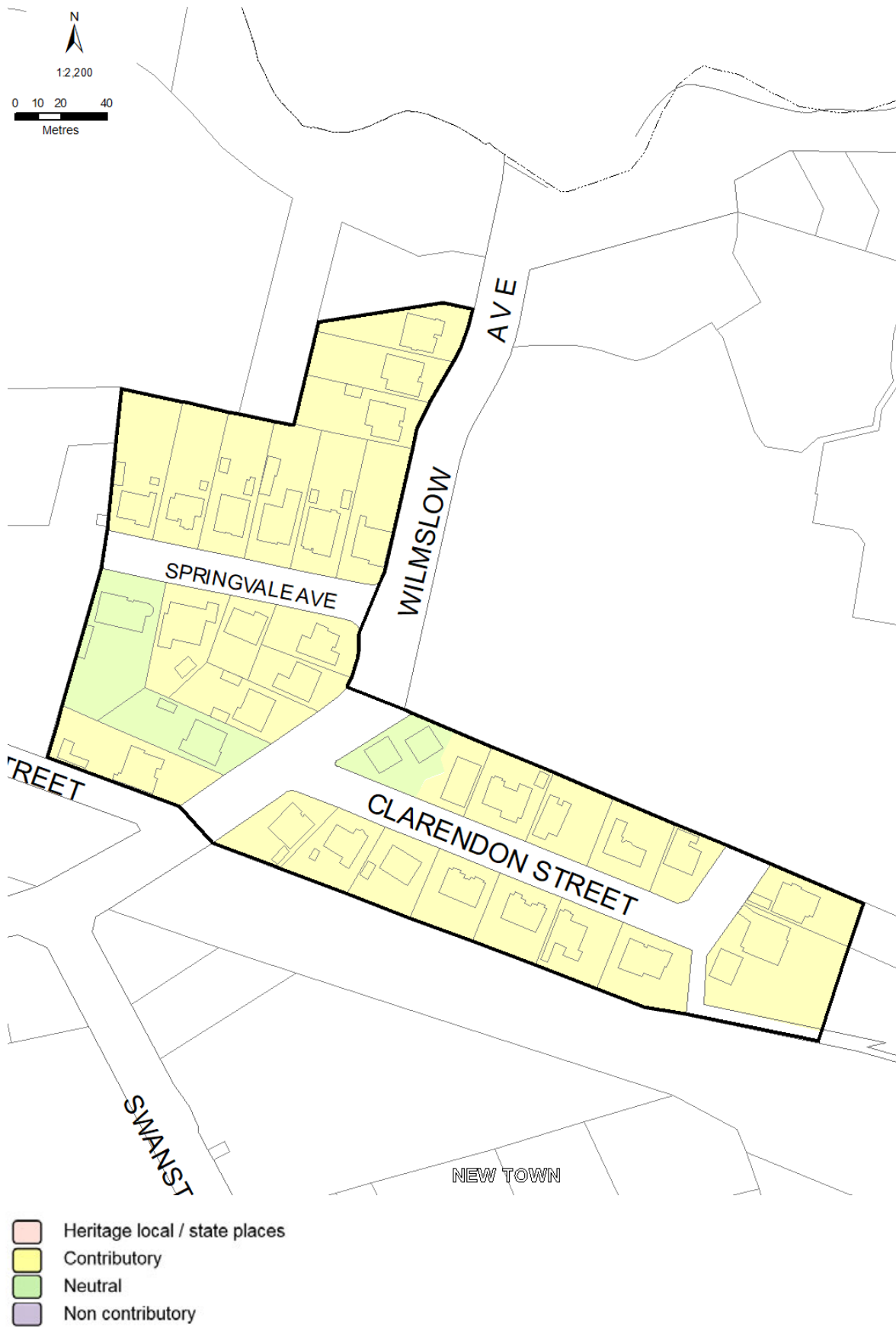
1. Large sections of hard surface area in front or adjacent to houses.
2. Large buildings such as blocks of flats that do not follow the orientation, setback, bulk, and siting of contributory buildings.
3. Materials and colour palettes that do not reflect the contributory characteristics of the precinct.
4. Solar panels to street frontages of buildings.
5. Older buildings that have been rendered and heavily altered that are no longer recognisable for their architectural style.



HOB-C6.2.8.1 Heritage Precinct - Map



HOB-C6.2.8.2 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precincts demonstrate the development and expansion of cohesive residential suburban areas located close to rail and tram routes and in close proximity to schools, churches and other major social and service infrastructure.

For the representation of aesthetic characteristics

- The precinct HOB-C6.2.8.2 contains finely detailed intact examples of modest and medium scale Inter-War and Post War housing
- The precinct HOB-C6.2.8.1 contains finely detailed intact examples of modest and medium scale Federation and Inter-War housing and landmark heritage listed dwellings. (Part B only)
- Both precincts have visually consistent streetscapes featuring primarily single storey dwellings with original external detailing, finishes and materials.
- Both precincts feature open front gardens with low front fences that reinforce the precincts residential character.

For the representation of a class of building or place

- The precinct HOB-C6.2.8.1 contains a largely intact collection of residential houses of Old Colonial, Victorian, Federation, and Californian Bungalows.
- The Springvale Ave Precinct HOB-C6.2.8.2 Inter-War and Post-War styles on original lots sizes with a consistent character, substantially single storey form, domestic scale, original external detailing, finishes and materials.
- The housing stock of both precincts demonstrate an historical pattern of housing development through the orientation of houses facing the street and carports and garages located to the rear and behind the front building line with one house per lot.

For the association with a particular community or cultural group for social or spiritual reasons

- The Tower Road Precinct HOB-C6.2.8.1 features the St John's Kindergarten and War Memorial Hall which has social significance to the local and broader community.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.

4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include: low Victorian timber picket, Federation timber picket, Federation brick, Inter-War brick and iron. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Doyle, S, et al, 2002, *New Town A Social History*, Prepared for Hobart City Council, Hobart.

GHD, 2007, *New Town Heritage Review Volume 2: Inventory*, Prepared for Hobart City Council, Hobart.

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**HOB-C6.2.8.3
Bellevue Parade – New Town**



DESCRIPTION

Component streets:

Bay Road
Bellevue Parade
Bell Street

Historical background:

Bellevue Parade takes its name from the former grand residence 'Belle Vue' that was located within the precinct area. Following European settlement, this large residence was one of the earlier significant properties within the new colony, located on a 44 acre lot granted to a George Weston Gunning in 1814. Demolished in the 1930s, the foundations of the residence are still visible in the nearby council reserve. The precinct was primarily known for its agricultural use, with Belle Vue sharing a boundary with the New Town government farm. The Precinct also formed part of a 27 acre orchard that operated until the beginning of the 20th century. The Rosella Preserving Company established a factory in Bell Street in 1934 and continued producing from the site until 1966 when the Hobart City Council purchased the land for sporting grounds and recreational facilities. A major landmark within the precinct, remnants of the factory remain today include the large brick chimney and brick walling.

Residential development took over as the main focus in the later parts of the 20th Century, largely associated with the establishment of the railway which runs through the precinct. The New Town Railway Station was located on Bellevue Parade and the railway began operation in 1876. The orchard was subdivided to create 90 housing allotments between 1914 and 1916 and a new suburban neighbourhood was developed to take advantage of the commuter service. The station remained open until December 1974, when the suburban passenger train network in Hobart ceased. Following its closure the station building on the northbound track platform was removed in a number of pieces and transported to the Tasmanian Transport Museum for reconstruction.



Passenger train on New Town line along Bellevue Parade
c.1950s (AOT: PH30_1_1652)



View over Cornelian Bay including railway station c.1940s (AOT:
NS1013-1-1943)

Precinct character and features:

Streetscape and townscape

Design and topography

The Heritage Precinct is situated along the disused train line, the inner city cycle way, the former New Town Station site, and sits adjacent to the sports and recreation grounds. The precinct encompasses the area of housing both east and west of the Brooker Avenue overpass. Bellevue Parade is situated on the southern side of the railway line and is characterised by a row of intact single storey primarily Federation houses. Bell Street is located on the northern side of the railway line and also consists of a number of Federation residences.

Vegetation

A number of houses feature front cottage gardens, whilst larger houses and houses on corner blocks feature mature gardens with established trees, these include the gardens of numbers 50, 38, 4, and 2 Bellevue Parade. The front garden of 33 Bell Street features a large Norfolk Pine that is a key visual landmark within the precinct.

Views and vistas

The intersection of Bay Road and Bellevue Parade provides views towards kunanyi / Mount Wellington. Whilst Bell Street takes in vistas of the Cornelian Bay foreshore, Queens Walk, and The Cornelian Bay Sports Grounds. Bell Street also has views looking south to the where the elevated houses on Bellevue Parade create a scenic backdrop along Bell Street below.

Built form

Materials

The majority of houses are constructed of timber weatherboard, with a small number of brick residences also present within the precinct. There are a number of weatherboard houses that sit on elevated sandstone bases with steps up to front doors and porches. Corrugated iron is the primary roofing material with a small number of tiled roofs visible along Bellevue Parade.

Architectural styles and scales

Houses are primarily single storey, with a small number of houses featuring attic room dormers. Architectural styles present within the precinct include; Victorian Domestic, Federation Queen Anne, Federation Arts and Crafts, Federation Bungalow, Inter-War Spanish Mission, and Inter-War Art Deco.

Orientation

Houses are orientated towards the road with generous setbacks from the street. Houses located on Bellevue Parade sit in a slightly elevated position above the street. Whilst houses along Bay Road sit closer to the street with small cottage gardens acting as a buffer from the street.

Building stock

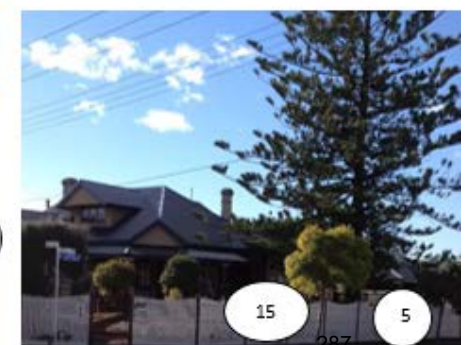
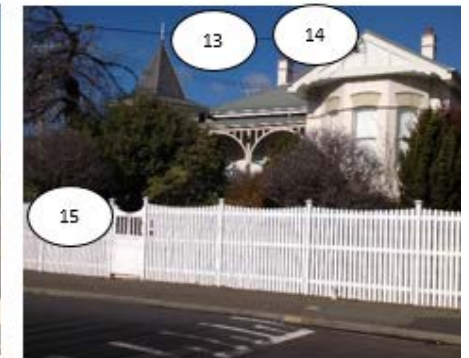
Number 8 Bell Street is a small weatherboard Queen Anne Federation timber weatherboard house, with a projecting gable and verandah to one side. 2 Bellevue Parade is a double storey late Federation Bungalow built in 1922 for one Hobart's elite business family's the Palfreyman's. Number 4 Bellevue Parade is a Federation Queen Anne residence with a corner projecting bay with a 'candle snuffer' roof form, with a prominent gable facing the street. Number 8 Bellevue is a symmetrical Federation Queen Anne weatherboard house positioned on a sandstone base, flanked by projecting gables and bay windows at either end. 52 Bellevue Parade features an Inter-War residence with Spanish Mission and Art Deco influences.

Fencing

The predominant fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, and Inter-War brick and iron work fences.

Contributory elements

1. Prominent brick chimneys
2. Painted weatherboard
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, brick, and ironwork fences
6. Views of kunanyi / Mount Wellington, and foreshore
7. Projecting gables
8. Sandstone bases
9. Timber finials
10. Buildings with generous setbacks from the street frontage
11. Small cottage-style front gardens
12. Groupings of houses sharing similar features
13. Candle snuffer roof forms
14. Gable infill
15. Mature trees and established gardens

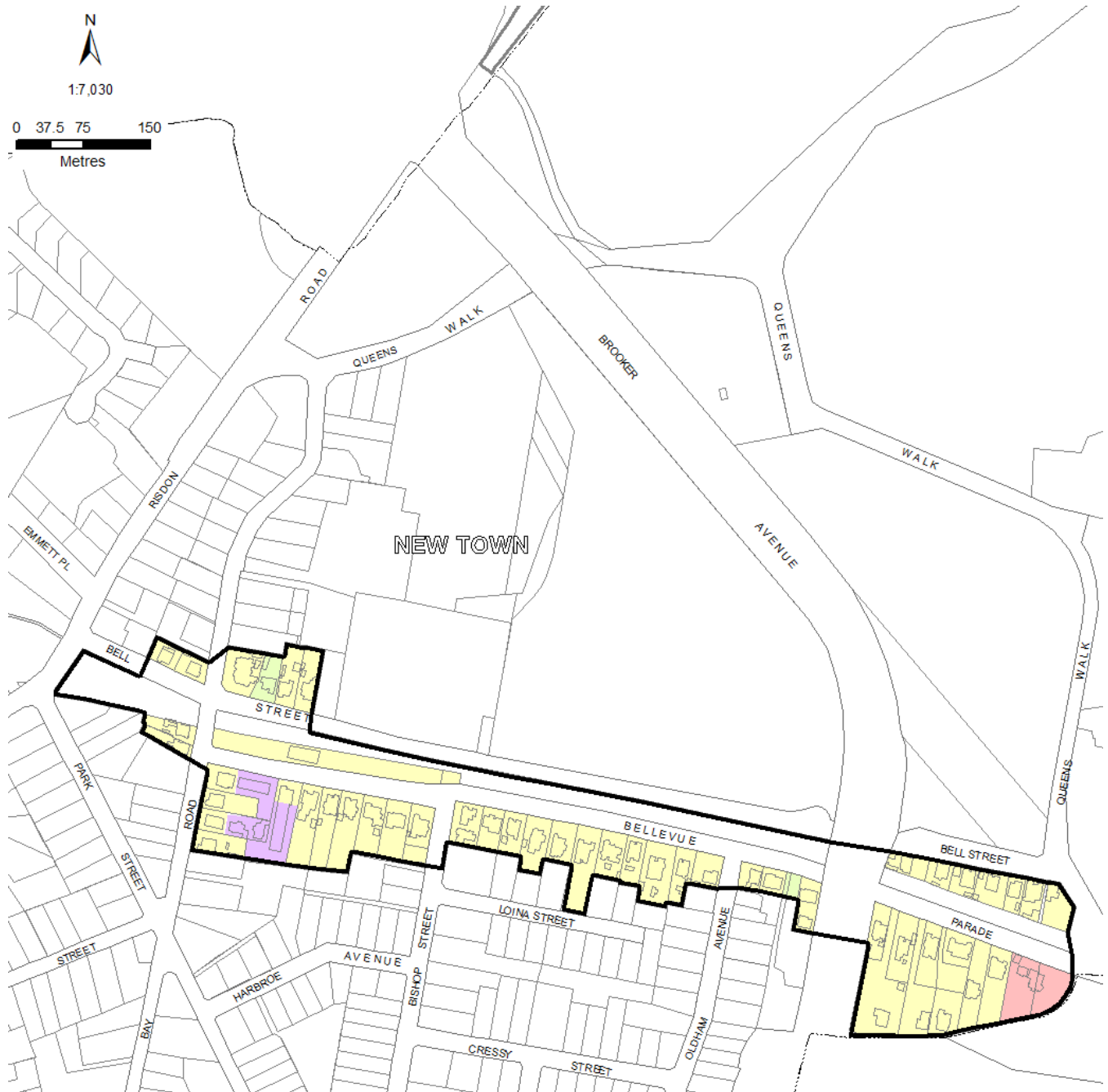


Non-contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.
3. Development of long drive ways that leave large gaps in the streetscape and create a large amount of hard surface area around buildings.



HOB-C6.2.8.3 Heritage Precinct – Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The historic residential growth pattern of the area that was supported by the introduction of train services to the area in the late 19th century.
- The area contributes to the understanding of the pattern of development and subdivisions of the suburb of New Town.

For the representation of aesthetic characteristics

- The precinct features late Victorian, Federation, and Inter-War period residences, on medium sized lots, with a general consistency of single storey scale, original external detailing, finishes, and materials.
- The front and rear gardens, and mature trees are significant visual features that reinforce the precincts residential character.

For the representation of a class of building or place

- The precinct contains a largely intact strip of predominantly weatherboard residences located along Bellevue Parade, the group of houses share consistent setbacks and are aligned to face the railway line.
- The precinct demonstrates a cohesive linear residential streetscape associated with the development of the nearby railway and close to other commercial and social infrastructure.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket,

Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.

8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Doyle, S, et al, 2002, New Town A Social History, Prepared for Hobart City Council, Hobart.

GHD, 2007, New Town Heritage Review Volume 2: Inventory, Prepared for Hobart City Council, Hobart.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.8.4
Forster Street – New Town**



DESCRIPTION

Component streets:

Carlton Street
Forster Street
Montague Street
Rattle Street
Valentine Street

Historical background:

Forster Street is a major road within New Town connecting the area to Risdon Road in the north east, and Augusta Road to the south west. The 1856 map of Newtown indicates that parcels of land along Forster Street had been subdivided at the time from the main road and extending along to the intersection with Giblin Street and Pedder Street. The 1899 map of New Town also shows The Forster Street subdivision, as well a parcel of land measuring 2 acres that had been leased for brick making purposes to Mr J E Deaken in 1854.

The precinct reflects a discrete residential subdivision of New Town portraying the growth of development and suburbanisation in the area in close proximity to transport routes. The precinct is an example of a residential neighbourhood with prominent social land marks that serviced the local area. These include New Town Primary School c1907 and a small number of commercial developments in the form of corner stores with attached residential buildings.



Students of New Town Primary School c.1960s
(AT0 - AB713-1-7368)



Exterior view of New Town Primary School on Forster Street
c.1960s (AT0 - AB713-1-7366)

Precinct character and features:

Streetscape and townscape

Design and topography

Forster Street is a main residential street, with a wide streetscape form that rises moderately in a westerly direction towards kunanyi/Mount Wellington. Forster Street intersects the smaller residential streets Rattle Street, Carlton Street, and Valentine Street. It also links with two main roads, Augusta, and New Town Road, making it a street busy with vehicular traffic.

Views and vistas

The Precinct holds views west up to kunanyi/Mount Wellington, and views east down to New Town Road. Houses located along Forster Street have vistas across to the New Town Creek Road and neighbouring nature reserve.

Vegetation

Grassed nature strips are present on Forster Street, and there are a scattering of street trees on all streets within the precinct. The majority of dwellings have small front gardens boarded by low level

fencing. There are a few examples on Forster Street of larger dwellings that sit back from the street with substantial front gardens.

Built form

Materials

Houses within the precinct are constructed from a mixture of materials. Exterior cladding includes exposed brickwork, sandstone, and timber weatherboards. The roofing material is primarily corrugated iron, with a smaller number of houses using terracotta tiling.

Architectural styles and scale

The precinct consists of single storey brick and weatherboard Federation residences of high integrity. Also present are a number of Victorian Georgian dwellings, and Inter-War housing. The heritage precinct primarily consists of single storey dwellings, there are however a small number of single storey houses that have top floor additions. Roofs are hipped or gabled in form. Windows are primarily sash in design. There are also a number of dwellings with bay windows made up of multiple window panels.

Orientation

Smaller scale houses and cottages are orientated to face the street and have minimal setbacks. Larger properties with substantial gardens are set back from the street in garden settings with varying orientations.

Building stock

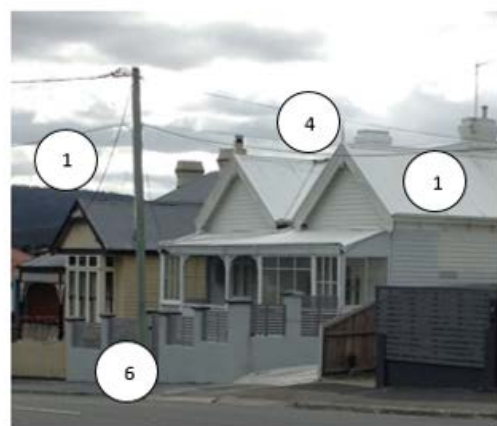
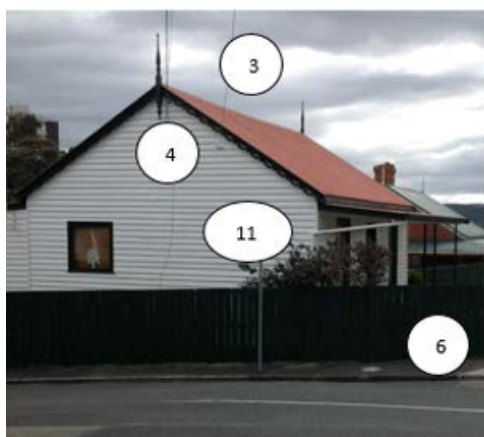
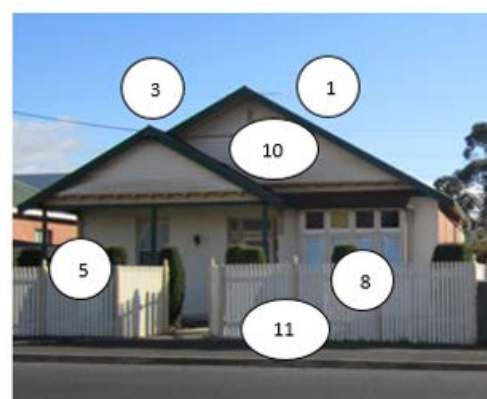
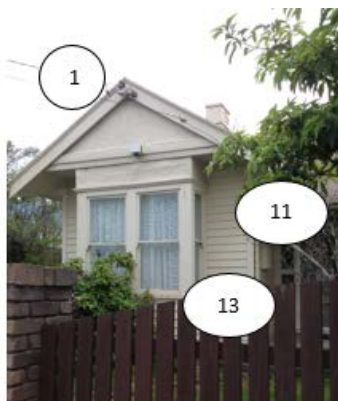
A number of modern places exist within the area, as well as older dwellings that have been modified quite substantially. However, these places are not considered to detract significantly from the heritage character of the area, as generally their setback, site coverage, height and bulk are largely consistent with their surrounds. New Town Primary School c.1907 takes a commanding place along Forster Street and is an intact example of a Federation style education facility. Also situated within the Heritage Precinct are two former stores with attached residences that occupy the corners of Rattle and Forster Street, these are relatively intact examples of traditional corner stores dating from the early to mid-20th century. 68-70 Forster Street is a pair of conjoined two storey, stuccoed Victorian Georgian domestic houses. 35 Forster Street is a large single storey stuccoed Federation Queen Anne residence set back off the street in its garden. The house features a faceted bay on the street projecting corner with a separate candle snuffer roof and double-hung windows with large panes. The verandah features a bull nosed roof and extends across the front and adjacent side of the residence.

Fencing

The desired fencing type is low level Victorian timber picket, Victorian brick, Federation timber picket, and Federation brick. There are also a number of Inter-War brick and iron work fences that are stylized to match the houses to which they relate.

Contributory elements

1. Street facing gables
2. Original chimneys
3. Traditional corrugated iron roof forms
4. Ornate bargeboards and timber finials.
5. Slender verandah posts with timber and iron detailing
6. Buildings set close to street frontage with consistent set back from the front boundary
7. Low fencing
8. Small cottage styled front gardens
9. Former corner stores that have maintained their original physical form such as ornamented facades and street entrances.
10. Decorative gable infill
11. Traditional colour schemes
12. Groupings of houses sharing similar features
13. Bay windows

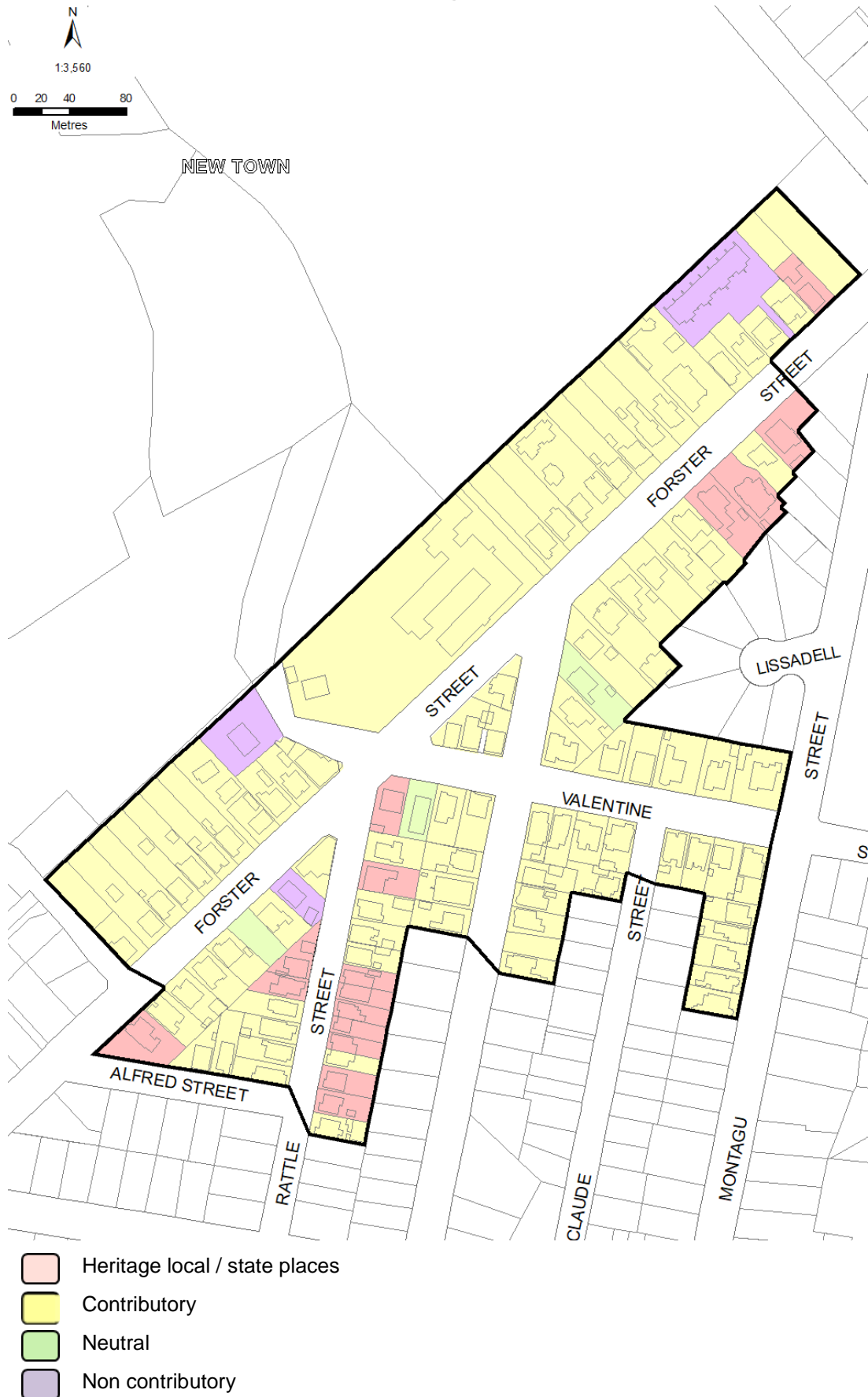


Non contributory elements

1. Unsympathetic alteration and additions to houses
2. High fences of unsympathetic designs with minimal transparency that obscure buildings and front gardens.
3. Enclosing of original front verandahs detracts from the precinct streetscape



HOB-C6.2.8.4 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and the early subdivisions of the suburb of New Town.

For the representation of aesthetic characteristics

- The quality and quantity of Victorian, Federation, and Inter War period houses that demonstrate the precincts residential nature and the periods of suburban expansion within New Town.
- The former general stores featuring ornamented facades, corner positioning, and distinctive entrances create significant landmarks on the residential streetscape.
- The established front and rear gardens of properties within the area are highly significant aesthetic features that reinforce the residential nature of the area.

For the representation of a class of building or place

- The precinct consists of two former stores occupying prominent corner positions, these former stores contribute to the understanding of shifts in consumer behaviour over the 20th century.

For the association with a particular community or cultural group for social or spiritual reasons

- New Town Primary School and the former general stores are closely associated with the local community and demonstrate the tendency to locate services within close proximity to residences.

DESIGN CRITERIA / CONSERVATION POLICY

1. To retain and conserve shop fronts and commercial structures that have heritage value or contribute to the historic character of the precinct.
2. Elements which contribute to the precinct should be retained.
3. Non-contributory elements may be removed to enhance the character of the precinct.
4. Alterations and additions should not dominate or detract from the original building.
5. New buildings, extensions or additions should be compatible with and sympathetic to contributory and heritage listed buildings and visually subservient when viewed from any road or public open space.
6. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.

7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, *New fences for old houses*.
8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

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GHD, 2007, *New Town Heritage Review Volume 2: Inventory*, Prepared for Hobart City Council, Hobart.

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.8.5
New Town Road – New Town**



DESCRIPTION

Component streets:

New Town Road
Calway Street
Pirie Street

Rooke Street
Valentine Street
Cross Street

Historical background:

The settlement at New Town was initially accessed only via the water and many supplies from Hobart were transported by ship. By 1809 there were 37 settler families living on productive farms around the New Town settlement. These settlers petitioned the government to construct a road from Thomas Hayes' farm over the New Town creek and onto Hobart Town. The road was one of the first in the colony, being established in 1807 to connect the farms at New Town with Hobart Town. The road still survives as New Town Road and Pirie Street, and the road continues to link the northern suburbs of Hobart to the central business district.

The commercial activities of New Town have been concentrated and mostly confined to New Town Road since the establishment of the settlement. As such, the buildings within this area have a rich history of commercial use and community services. One of the finest buildings in the precinct is the former New Town Methodist Church built in 1865 to a design by Edward Rowntree, it sits on the corner of Cross Street and New Town Road and serves as a landmark in the area. Another important building within the precinct is The New Town Post Office and adjoining Post Office Stores, constructed in 1891 they served the New Town community until the 1970s when the office was re-located to smaller premises.

Hobart's tramways extended north to New Town in the 1890s, making the settlement much socially closer to Hobart, and this created an ease of mobility to central Hobart for those wishing to reside away from the city. This shift in transport created an influx of people settling in New Town, consequently subdivision of land around New Town Road rapidly extended the area as a residential hub.



New Town Road looking towards Former New Town Methodist Church and Parsonage. (ATO PH30-1-5893)



The Talbot Hotel, New Town Road C.1950s (<http://www.abc.net.au>)

Precinct character and features:

Streetscape and townscape

Design and topography

The Heritage Precinct reflects the historic use of the area as a commercial centre. New Town Road presents a somewhat eclectic streetscape, relating largely to the function of the road which is characteristic of a main street within a residential area. New Town's early development was independent of Hobart, for many years it was a settlement well beyond the city boundary and the community service buildings that make up the streetscape reflect this early isolation from inner

Hobart. The Precinct demonstrates the lineal spine of development that occurred both commercially and residentially when the road now known as New Town Road and Pirie Street was established to connect Hobart to New Town. The Heritage Precinct includes the main commercial strip of New Town Road from Risdon Road, extending close to the intersection with Seymour Street and Pirie Street. The area encompasses Calway Street, the majority of Pirie Street, and extends part way into the residential areas of Cross and Roope Streets. New Town Road has a small residential pocket at the northern end of the precinct after the Cross Street intersection. These houses are located on the upper side of the road and are separated from the street by a patchwork of masonry walls along the footpath, and stepped front gardens, giving this part of New Town Road a distinctive residential streetscape. The commercial zone of the Precinct is located on a flat and wide stretch of New Town Road, here the arterial streets Roope, Cross, and Valentine provide quieter residential hubs off the busy main road. Pirie Street runs parallel to New Town Road; this is a long and narrow residential street with a slight sloping gradient.

Vegetation

The open frontage of the former Methodist Church and Parsonage provides a small grassed area with mature trees. Front gardens at the north end of New Town Road have established trees and foliage that contribute to the streetscape. Front gardens on Cross Street, Roope Street, Calway Street, Pirie Street, and Valentine Street sit close to the street and are boarded by low level front fences. The western side of Roope Street intersecting with Pedder Street has a row of established street trees. A large Norfolk Pine at the southern end of New Town Road provides a prominent landmark within the Precinct.

Views and vistas

There are views to the west towards kunanyi / Mount Wellington, and Lenah Valley. Vistas are created down New Town Road of the residential hills of West Moonah, Moonah, and Glenorchy.

Built form

Materials

The Precinct has a wide range of building materials that relate to the history and development of the area. There are examples of sandstone cottages, houses and church buildings, exposed brickwork, painted brickwork, and timber weatherboards. The majority of roofing material is corrugated iron, with a small number of tiled roof residencies.

Architectural styles and scales

The Precinct presents an eclectic array of architectural styles. These include buildings of Colonial Regency, Georgian Victorian, Victorian Gothic Revival, Victorian Italianate, Federation Queen Anne, Federation Free Style, Federation Classical, and Federation Bungalow style. Also contributory to the precinct are a number of Inter-War residences and commercial buildings. Of particular note are the significant examples of garages and petrol stations that demonstrate the historical use of New Town Road as the main transit corridor to the Northern Suburbs, and as a link to the Midlands and Northern Tasmanian prior to the establishment of the Brooker Highway. A defining feature of The Heritage Precinct is the large number of businesses along New Town Road with adjoining residences. These are important in demonstrating historical changes in small businesses, where shopkeepers and family members traditionally resided in adjoining residential buildings. Many of the commercial buildings along New Town Road have decorative parapets, and feature original details such as pressed metal awnings, original shopfront window framing, and verandah post markings still visible on the pavement. The majority of residential buildings have hipped and gabled roofs. The residential streets off New Town Road primarily consist of single storey dwellings. The Pirie Street section of the Heritage Precinct consists of a number of prominent two storey places, with a series of single storey residences between. There is also a relatively intact collection of Federation Queen Anne and Bungalow style places included in the Heritage Precinct, north of the commercial area along New Town Road, which further contributes to the heritage character of the area. Cross Street and Roope Street extend off New Town Road and include mainly single storey Federation Queen

Anne dwellings of brick and weatherboard construction. A former timber church is also situated on Cross Street. Calway Street, located between New Town Road and Pirie Streets consists of a number of small Victorian Georgian dwellings.

Orientation

Houses are aligned towards the road / street and generally have minimal setbacks from the street frontage.

Building stock

Important landmarks of New Town are located within this Heritage Precinct they include; 27A Cross Street Timber Gothic Revival Church, 131 New Town Road Talbot Hotel , 139 Council Chambers, 176 Former New Town Post Office and Stores, 21 Cross Street Former New Town Methodist Church and Parsonage. Other buildings of note include, stone Georgian buildings at 105, 107, 111, 116, a prominent two storey Tudor style residence, as well as a grouping of several Federation Queen Anne and Federation Bungalow style houses at 179-159A New Town Road.

Fencing

Pirie, Roope, Cross, and Calway Street feature low level residential fences that fall into three style categories; Victorian Picket, Federation Picket, and Inter-War timber, brick, and ironwork fencing. The housing along the upper eastern side of New Town Road feature masonry walling of stone, brickwork, and concrete. Many of these dwelling front gardens with shrubs and foliage set on top of and overhanging the walls. Whilst housing at the southern end of New Town Road have low level Victorian and Federation picket fencing, as well as examples of Inter-War fencing types.

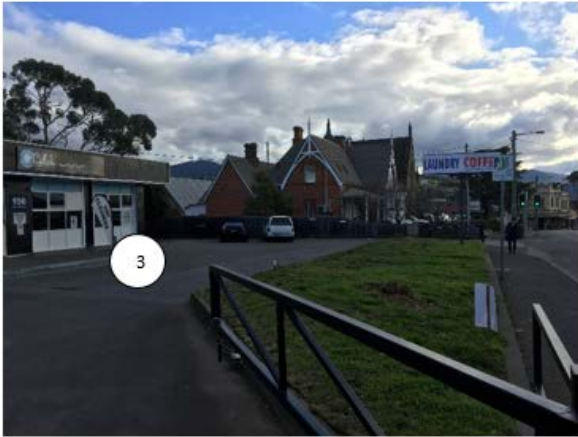
Contributory elements

1. Shops with adjoining residences
2. Decorative shopfront parapets
3. Original stucco detailing
4. Traditional corrugated iron roof forms
5. Pressed metal ceilings on shopfront awnings
6. Low fences and hedging
7. Masonry walling with overhanging foliage
8. Traditional colour schemes for buildings
9. Fine examples of architectural styles
10. Front cottage gardens
11. Minimal setback of buildings to the street
12. Mountain vistas
13. Community / public buildings
14. Original shopfront tiling
15. Original chimneys

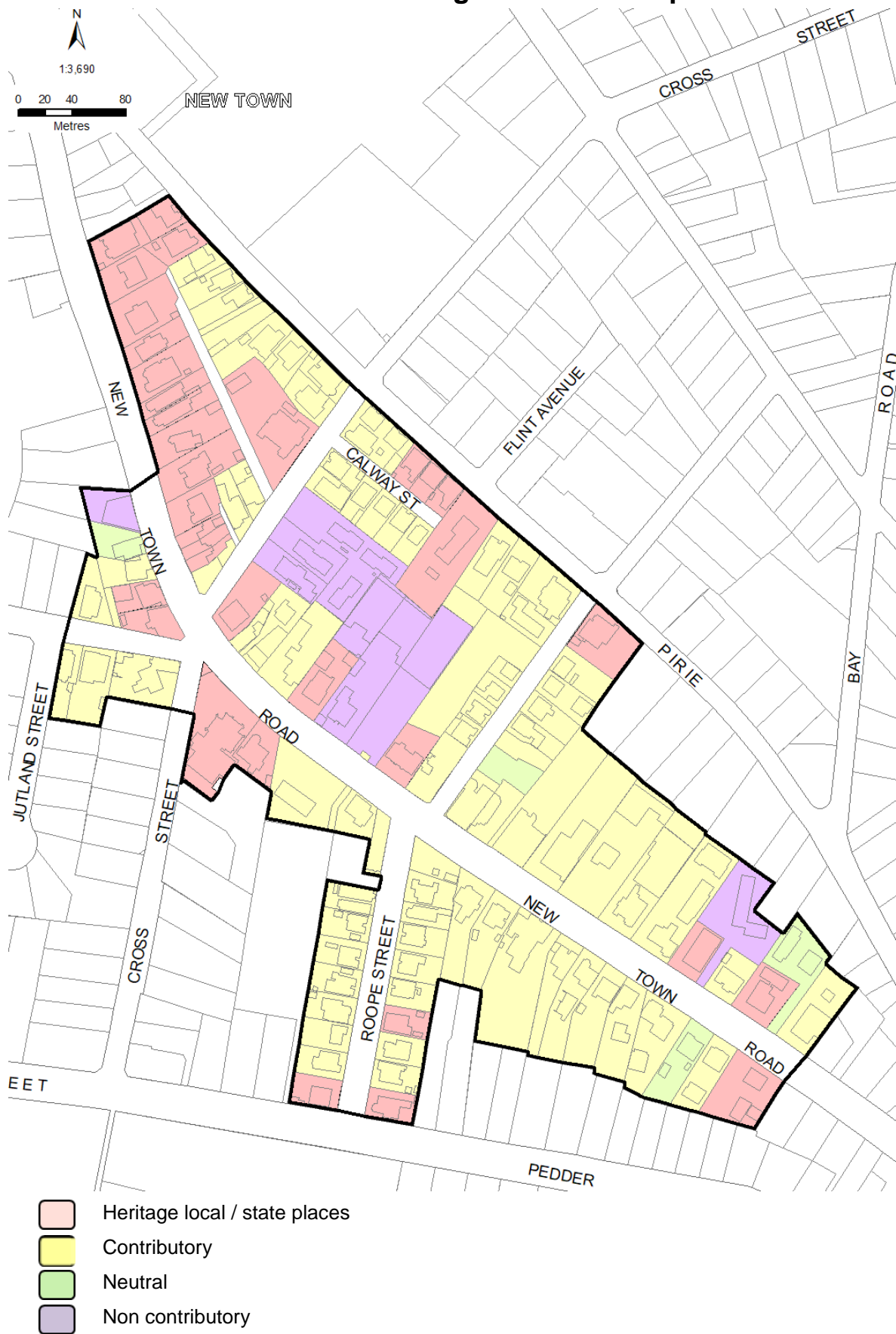


Non contributory elements

1. Unsympathetic colour schemes and signage that impacts upon buildings and the streetscape.
2. Buildings with large set back off the street to provide parking in front of the building.
3. Large gaps in main road streetscape prevent visual cohesiveness and detract from the quality of the precinct.



HOB-C6.2.8.5 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct consists of individual places of high integrity that provide evidence of the original mixed residential and commercial nature of the area.
- As New Town's Victorian and Federation-era commercial strip, that serviced the population of New Town and surrounds in the late 19th and early 20th centuries.
- The precinct contributes to the understanding of the pattern of development of New Town and the broader Hobart area.

For the representation of aesthetic characteristics:

- The variations in form and scale are characteristic of the commercial and residential nature of the area. With many of the individual places demonstrating fine examples of their architectural styles.
- The aesthetic significance of a number of commercial buildings that remain largely intact and represent retail and commercial business designs, shop fronts, and architectural detailing from the early to mid-20th century.
- The distinctive examples of Victorian and Federation architectural styles and ornamentation as evocative of the road's premier role in New Town.

For the representation of a class of building or place:

- The quality of Victorian and Federation residences along Cross Street and Roope Streets contribute to an understanding of the pattern of development of the area and relate to the tendency to reside in close proximity to commercial and community services.

For the association with a particular community or cultural group for social or spiritual reasons

- The precinct is of social significance to the local and broader community due to the location of structures that were/are places of religious worship, and community focus, and remain important landmarks within the community.

DESIGN CRITERIA / CONSERVATION POLICY

1. To retain and conserve shop fronts and commercial structures that have heritage value or contribute to the historic character of the precinct.
2. Elements which contribute to the precinct should be retained.
3. Non contributory elements may be removed to enhance the character of the precinct.

4. Alterations and additions should not dominate or detract from the original building.
5. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
6. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
13. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
16. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Doyle, S, et al, 2002, New Town A Social History, Prepared for Hobart City Council, Hobart.

GHD, 2007, New Town Heritage Review Volume 2: Inventory, Prepared for Hobart City Council, Hobart.

Hobart City Council, 1985, Heritage Listings Study; A Survey and Analysis of Existing Conservation Zones in Hobart.

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.8.6
Bay Road and Swanston Street – New Town**



DESCRIPTION

Component streets:

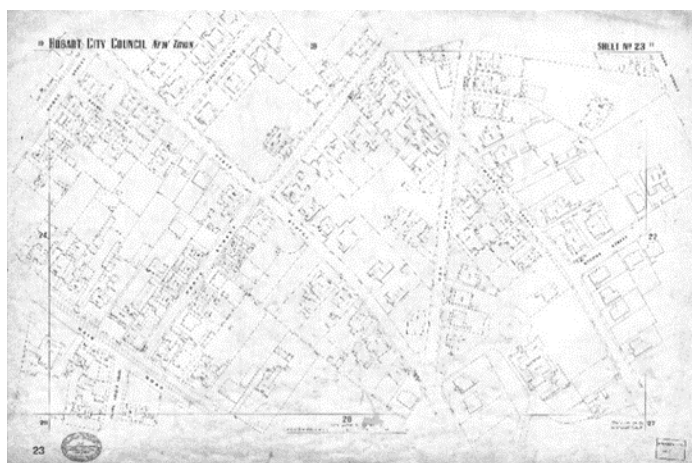
Bay Road
Cross Street
Park Street

Pirie Street
Rooke Street
Swanston Street

History:

Pirie Street was the original 'Main Road' north through the early settlement of New Town. In 1807 the settlers of New Town took a petition the government to construct a passable road from T. Hayes farm over the creek and into Hobart. This early road development evolved into to Pirie Street and remained the key transport route between Hobart and New Town and further afield for the next two decades. Pirie Street was no longer the major access north after 1832 when New Town Road was surveyed and came to be the major thoroughfare because its gradient was far less steep than that of Pirie Street.

In 1827, merchant and pastoralist, John Bell was granted land in New Town and in 1829, banker and merchant, John Swanston was also granted 157 acres. This precinct is made up of those two original land grants. The precinct includes the landmark 1887 mansion Maylands, designed by Henry Hunter for wealthy merchant John Pearce and his family. In 1925 Maylands was taken over by The Hobart Girl's Industrial School, and until recently it was the headquarters for the Salvation Army.



Hobart City Council Drainage Board map of New Town c.1946.
(AOT: SD_ILS:553788)



Photograph of Maylands in *The Mercury* 21 June 1924. (Image source: <http://trove.nla.gov.au>)

Precinct character and features:

Streetscape and townscape

Design and topography

The heritage precinct includes a number of streets, the north-eastern end of the precinct features the Park Street, Swanston Street and Cross Street, with Bay Road intersecting at an angle between Pirie and Park Street. Streets within the precinct are typically narrow and level.

Vegetation

Mature trees and expansive gardens are a feature of the larger properties, whilst more modest houses feature front cottage gardens and rear yards. There are very few street trees present within the precinct however there are a number of hedges, open gardens and over hanging foliage that contribute to the residential nature of the precinct.

Views and vistas

Pirie Street features views westerly to kunanyi / Mount Wellington and north westerly to the hills around Collinsvale. Bay Road holds views north easterly over to Mount Direction and East Risdon.

Built form

Materials

Many houses are clad in unpainted brick or stucco. There are also examples of brick houses that have been painted. There are also a number of weatherboard residences within the area, and at least one sandstone building present within the precinct. Roof cladding is a mixture of corrugated iron and tiled roofs.

Architectural styles and scales

Houses are a mixture of single and double storey. Architectural styles present within the precinct include; Victorian Georgian, Victorian Domestic, Victorian Italianate, Federation Queen Anne, Federation Arts and Crafts, Federation Bungalow, Inter-War Art Deco, Inter-War Californian Bungalow, and Inter-War Georgian Revival, the precinct also contains a small number of contributory Post-War houses.

Orientation

Houses are orientated towards the road with varying setbacks from the street. A number of houses in the precinct are on blocks that are at an angle to the street with the houses facing the street but at an angle. Blocks within the precinct vary in size with a number of large houses retaining their substantial garden settings, whilst modest houses are set on narrow blocks with front gardens.

Building stock

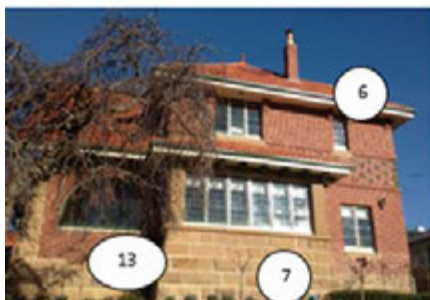
Some of the more prominent and distinctive buildings include Brightside at 4 Bay Road which is an asymmetric, single storey, Victorian Domestic weatherboard building with a hipped roof, moulded chimneys and dormer windows to each of the side and rear elevations. Number 26 Bay Road is a two storey Inter-War Georgian Revival building with a symmetrical form, featuring a stuccoed facade with prominent quoin work, slate iron hipped roof and corniced chimneys. Number 35 Bay Road is a two storey brick Victorian Italianate residence with distinctive quoins, stuccoed mouldings and a two storey decorative cast iron veranda. Number 6 Pirie Street is single storey stuccoed Victorian Georgian cottage with a corrugated iron gabled roof and is one of the earliest buildings in the precinct having been built in 1850. Maylands at 27 Pirie Street is a two storey, stucco, Victorian Italianate building with a corrugated iron hipped and gabled roof, and features a prominent four storey tower to the front elevation.

Fencing

The fencing in the precinct is a mix of low Victorian and Federation timber picket, brick, mesh Federation sandstone walling, and Inter-War brick and iron work fences.

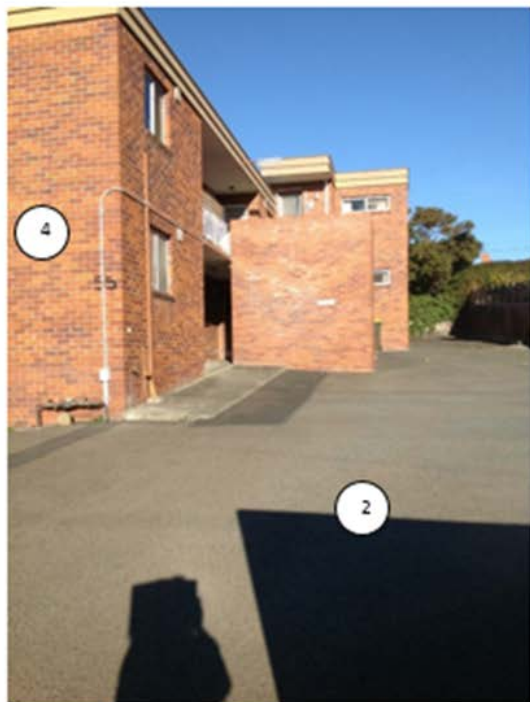
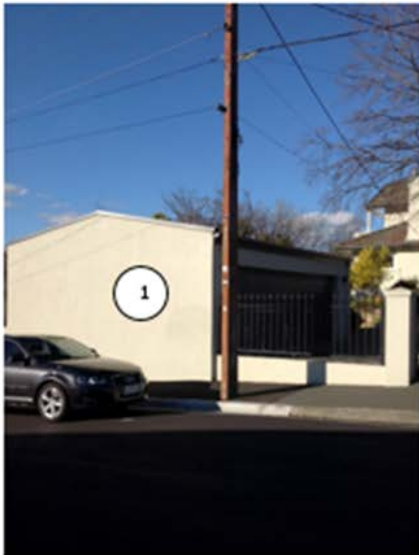
Contributory elements

1. Prominent brick chimneys
2. Unpainted brickwork
3. Timber weatherboard
4. Original iron and timber detailing
5. Corrugated iron roofing
6. Tiled roofing
7. Sandstone foundations
8. Projecting gables
9. Traditional colour schemes
10. Low and transparent fences
11. Original architectural detailing
12. Substantial setback between house and street
13. Large two storey residences
14. Small cottages
15. Bay windows
16. Gable infill with detailing
17. Modest setbacks from the street
18. Large established gardens

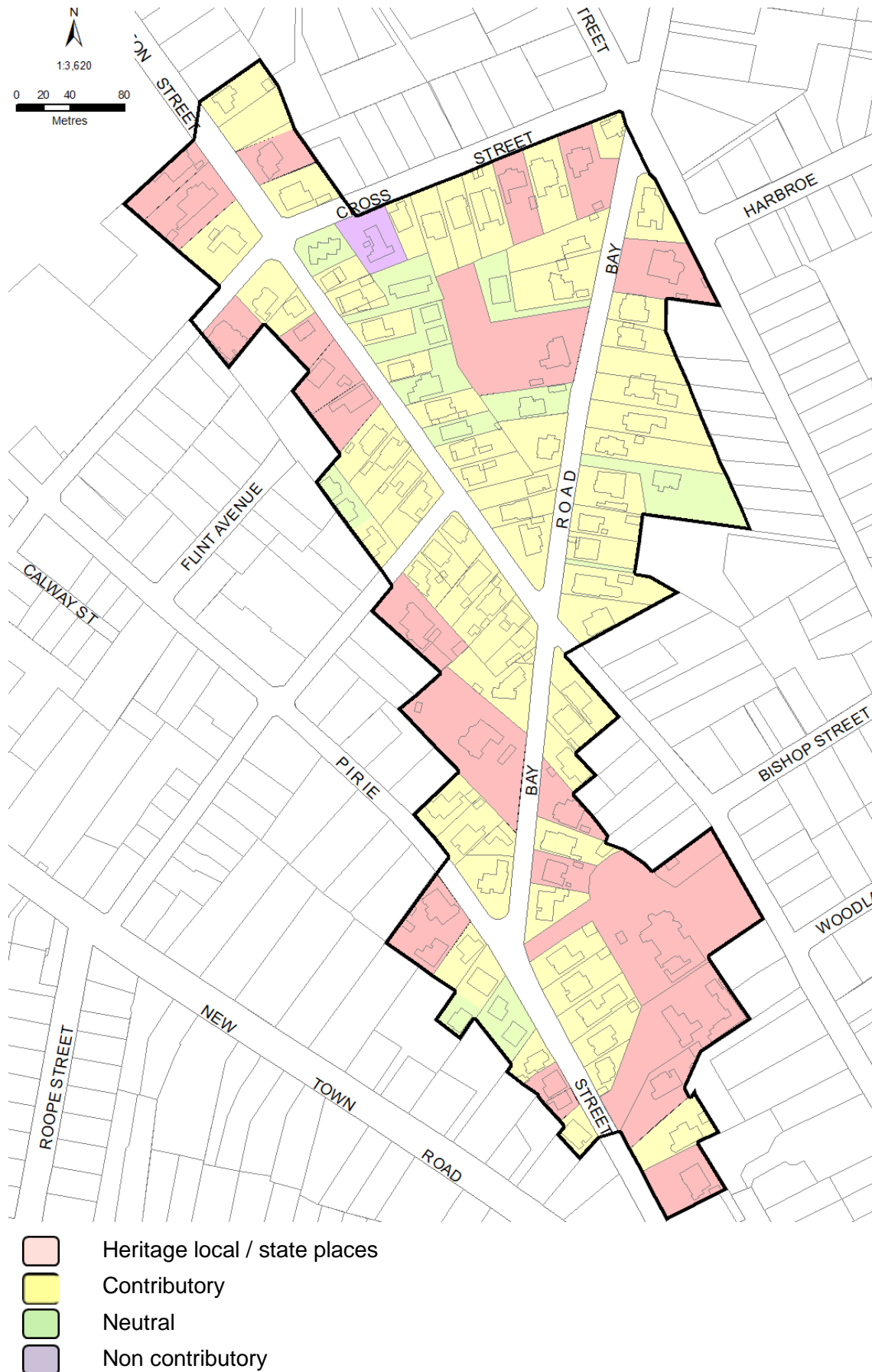


Non contributory elements

1. Off street parking and garaging, particularly large over scaled structures that have negatively impacted on the front yards of properties and the streetscape.
2. Large gaps within the streetscapes created by car parking and driveways alongside infill development that is unsympathetic in the residential streetscape.
3. High, solid fences that do not allow any visibility of the house behind.
4. Modern developments that do not complement the materials, orientation, siting and detailing of past architectural styles.



HOB-C6.2.8.6 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The area contributes to the understanding of the pattern of development and subdivisions of the suburb of New Town.

For the representation of aesthetic characteristics

- The housing within the precinct demonstrates an historical pattern of one house per lot, addressing the street with carports and garages located to the rear of the lot and behind the front building line.
- The number of houses on their original and un-subdivided lots, many of which have reached their maximum subdivision potential, give the precinct an overall cohesion.
- The precinct contains examples of prestigious and substantial Victorian, Federation, and Inter-War residences alongside smaller houses with a high degree of integrity reflects the mixed character of New Town.

For the representation of a class of building or place

- The precinct contains a number of substantial residences and gardens dating from the late 19th century through to the mid-20th century that possess landmark qualities within the streetscape.

For the association with a particular community or cultural group for social or spiritual reasons

- The precinct has social and spiritual significance to the local and broader community due to the location of 'Maylands' which was initially a private residence, and later was used for various institutions including the Hobart Girls' School and the Salvation Army.
- The precinct has social and spiritual significance to the local and broader community due to the location of the former Swanston Street Children's Centre within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.

5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, *New fences for old houses*.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Doyle, S, et al, 2002, New Town A Social History, Prepared for Hobart City Council, Hobart.

GHD, 2007, New Town Heritage Review Volume 2: Inventory, Prepared for Hobart City Council, Hobart.

Hobart City Council, 1985, Heritage Listings Study; A Survey and Analysis of Existing Conservation Zones in Hobart.

**City of Hobart Local Heritage Precincts
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**HOB-C6.2.8.7
Montagu Street – New Town**



DESCRIPTION

Component Streets:

Douglas Street
Montagu Street
Sorell Street

Historical background:

The heritage precinct boundary is shared with neighbouring suburb Lenah Valley, an 1856 surveyor's map of New Town shows that Montagu Street had been subdivided from the Forster Street and the Main Road intersection during this period. The map shows a small farm on a section of this land, south of what is now known as Hickman Street. The earliest house remaining in the precinct today dates from 1893, however the majority of development in the precinct occurred in the early years of the twentieth century.

During the 1860s and 1870s land holder and businessman Ebenezer Sims had coal mines in the vicinity of Augusta Road. Sims workings were under the management of Tim Meredith who sank a number of shafts in the area of Baker, Montagu, and Haigh Streets. Another industry that played a notable role in the development of this part of New Town were Chinese market gardens. The gardens had been in operation since at least 1900 working the mostly flat, rich land of the Derwent River plains. Most of these gardens were located around Forster, Pedder and Montagu Street and disappeared by the 1930s due to the growing demand for real estate.



Hobart City Council Drainage Board map showing Montagu, Douglas, and Sorrel Streets. (AOT: SD_ILS:553788)

Precinct character and features:

Streetscape and townscape

Design and topography

The primary street within the precinct is Montagu, and smaller sections of both Sorell and Douglas Street are included within the precinct boundary. Montagu Street is a wide, straight street that is lined with trees and grassed nature strips. The topography of the precinct slopes gently downwards towards the western intersection with Sorell Street.

Vegetation

The precinct features street plantings, which contribute to a high streetscape quality. The area includes mature plantings of cypress pines, eucalypts, and oaks. Many front gardens overhang fences and feature hedges, further contributing to the leafy nature of the street.

Views and vistas

Views and vistas north east through to Otago Bay and Mount Direction. At the intersection of Sorell and Montagu Street there are views to the west of Kunanyi / Mount Wellington and the surrounding foothills.

Built form

Materials

Houses are a mixture of timber weatherboard, and exposed, painted, and stuccoed brickwork. Roofing material is primarily corrugated iron, however there are a small number of residences with tiled roofs within the precinct. The precinct also features a number of houses that sit on sandstone bases.

Architectural styles and scales

Architectural styles present within the precinct include; include Victorian Georgian, Federation Queen Anne, Federation Arts & Crafts, Federation Bungalow, and Inter-War Californian bungalows. Housing scales range from large houses with an upper storey attics, and generous gardens, to single storey cottages on medium to small scale blocks, with front cottage gardens.

Orientation

Houses are primarily orientated towards the street, with the exception of new infill development set on battle axe blocks. Houses have medium setbacks from the street with front gardens providing a buffer between residences and the road.

Building stock

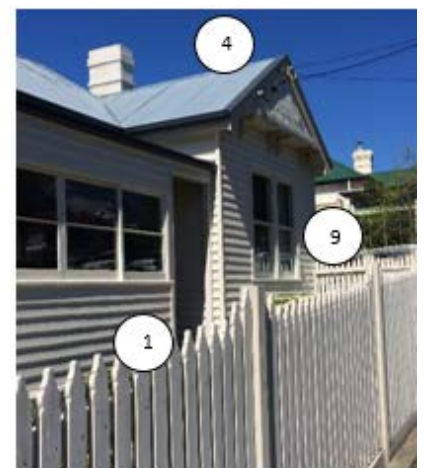
Number 52 is a large asymmetrical brick residence with dormer windows, the roof is an ensemble of varied forms clad in corrugated iron. Other prominent exterior features of the house include tall corbelled chimneys, faceted gables, and a rear and front verandah with slender timber posts and simple timber fringe. A row of cypress pines located on the boundary of the property creates a significant landmark within the precinct. 58 Montagu is a large Federation Arts and Crafts style residence that features a tiled roof, arched entrance porch, a wide tall chimney, and prominent gable verge. Number 63 Montagu Street is the oldest building within the precinct, it is a timber weatherboard Victorian Georgian cottage with a steeply pitched roof, dormer windows facing the street, and a front verandah with ornate timber detailing. Number 66 Montagu Street features a 5 pane bay window with detailed brickwork, sandstone base, projecting gables, and a prominent chimney. Number 76 Montagu Street sits in a prominent position on the corner of Sorell Street, the Federation Queen Anne timber weatherboard residence features three projecting gables with the central gable projecting diagonally from the two side gables, a sandstone base, and a central verandah with ornate timber detailing. Number 78 Montagu Street is a Federation Queen Anne timber weatherboard residence, it features a sandstone base, a projecting gable to the street, bay window, and bracketed eaves.

Fencing

The desired fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, Inter-War brick and iron work fences.

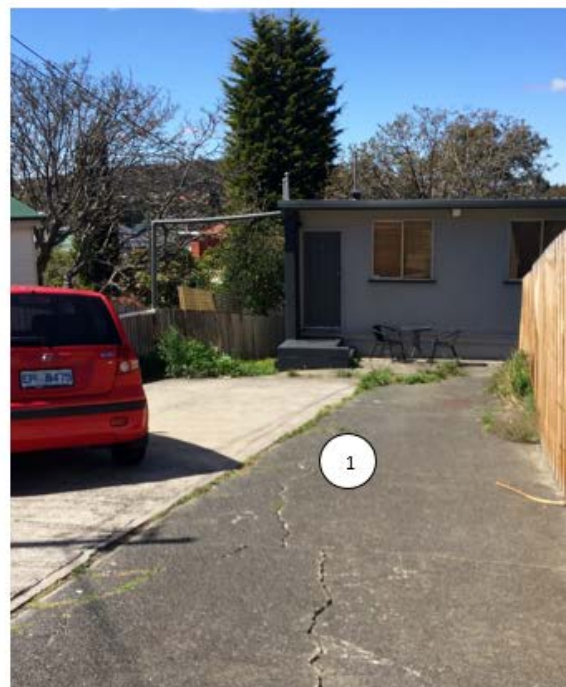
Contributory elements

1. Prominent brick chimneys
2. Large mature trees
3. Original iron and timber detailing
4. Pitched and gabled galvanised iron roofs
5. Low picket, brick, stone, and ironwork fences
6. Traditional colour schemes
7. Street facing gables
8. Exposed, painted, and stuccoed brickwork
9. Timber weatherboard
10. Front cottage gardens
11. Large houses set back in front gardens
12. Fine architectural details
13. Established trees and open gardens
14. Wide open streets
15. Three pane bay windows
16. Well maintained grassed nature strips with street plantings

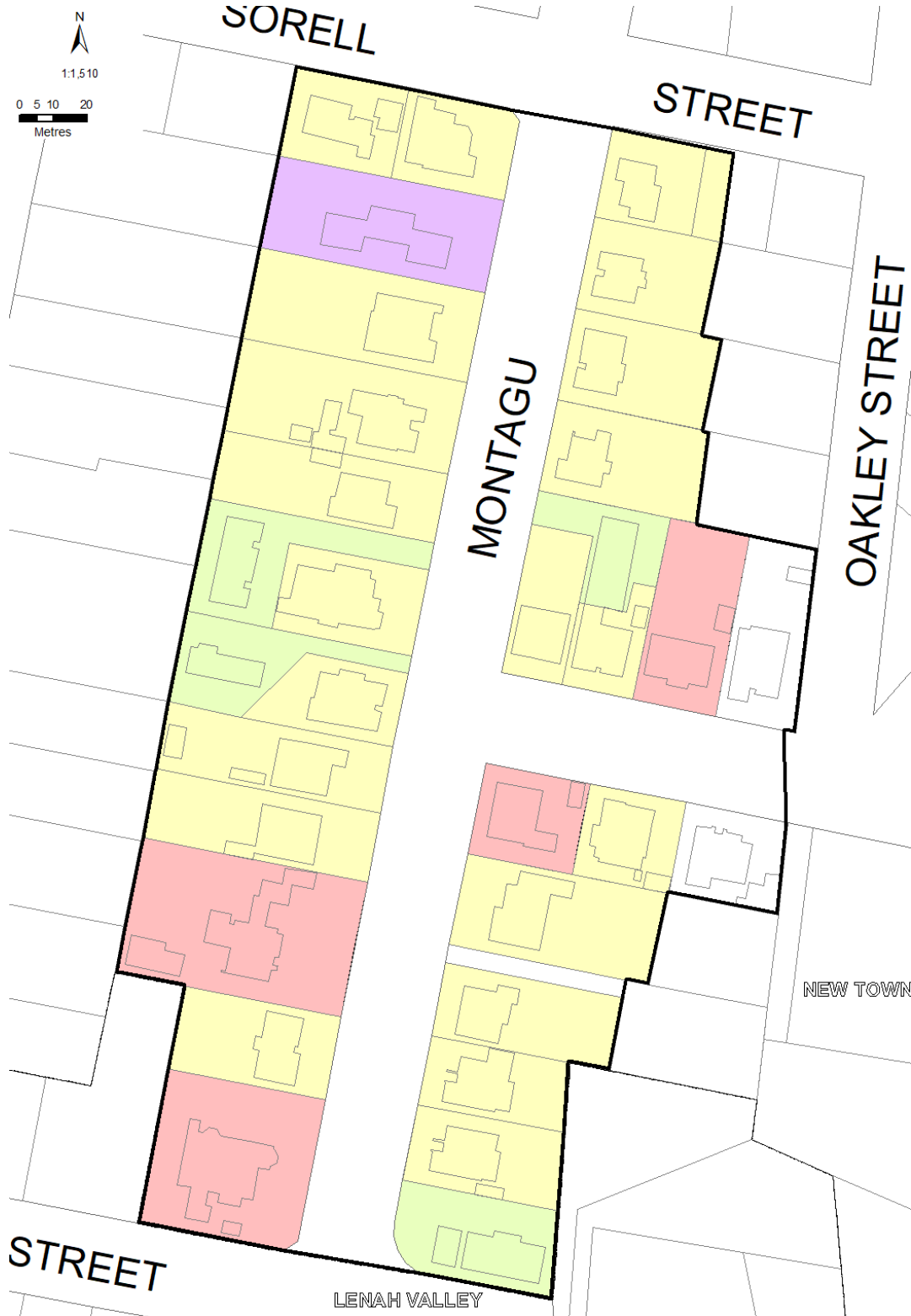


Non contributory elements

1. Large sections of hard surface area in front or adjacent to houses.
2. Large buildings that do not follow the orientation, setback, bulk, and siting of contributing buildings.
3. Unsympathetic alterations and additions to buildings e.g. solar panels.



HOB-C6.2.8.7 Heritage Precinct – Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct contributes to the understanding of the pattern of development and early subdivisions of the suburb of New Town.
- The precinct contains a largely intact collection of architectural styles from the Victorian, Federation, and Inter-War periods, reflecting the different stages of development within the area.

For the representation of aesthetic characteristics:

- The front and rear gardens of properties, mature trees, and street plantings are highly significant aesthetic features that reinforce the residential nature of the area.
- The buildings within the precinct have a high degree of quality in the streetscape and contribute to an understanding of a pattern of development where larger character homes sit on large lots, and where there is a consistency of scale, original external detailing, finishes and materials.

For the representation of a class of building or place:

- For the large number of individual buildings that are intact representations of late nineteenth/early twentieth century architecture of high quality, many with landmark qualities.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

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**HOB-C6.2.8.8
Fraser Street – New Town**



DESCRIPTION

Component streets:

Clare Street

Fraser Street

Jennings Street

Pedder Street

Hope Street

Seymour Street

Thirza Street

Historical background:

Following European settlement, the Fraser Street Heritage Precinct remained sporadically developed for much of the 19th and early 20th centuries. Being predominately used as part of large market gardens along with general agricultural activity and grazing, it was not until the first decade of the 20th century that any intense residential development occurred as early estates began to be subdivided under pressure of the city's increasing population. Hope, Fraser, and Clare Streets were created from early subdivisions and feature both late Victorian and Federation houses. A second wave of intensified subdivision took place in the Inter-war period within the surrounding area, largely triggered with improvements and expansion of public transport facilities within the area, allowing suburbanisation to reach further out from the original city boundaries. At this time, Jennings and Seymour Streets were set out and are prime examples of such Interwar subdivisions.

One notable early development contrary to the otherwise suburbanised character of the area is the Kensington Boot Factory at number 6 Fraser Street. The building, which acts as a landmark within the precinct, was first opened in 1895 by Miles and Co producing leather goods, boots, and shoes. The venture was short lived however and the factory was closed by 1903. The building then remaining vacant for a few years until it was re-established as a boot factory in 1909 by Burrows and Meek who also produced leather goods, sporting equipment, and footwear. Again, the business was not long lasting and Burrows and Meek only remained operating until 1919 when the building was converted into four flats, at which point becoming known as 'Kensington Flats'.



Map of New Town c.1900 showing streets that form the precinct centre right. (AOT: AF394/1/15)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct is bounded by Pedder Street to the North, Clare Street to the South and Hope, Fraser, Jennings, and Seymour Streets run the length of the precinct. Streets are wide and straight, with steady inclines rising from Pedder Street up to intersections with Clare Street. The north end of Seymour Street features a split in road level that provides a grassy verge between the upper and lower parts of the road. The southern end of Pedder Street also features a split road level with a landscaped verge of trees and plants separating the two street levels.

Vegetation

Seymour and Fraser Streets feature tree plantings in the centre of the road. Whilst the southern end of Pedder Street has a vegetated central verge with plantings and trees. There are also rows of fine cottage gardens and well-kept established residential gardens throughout the precinct.

Views and vistas

Looking to the east through the vistas created by the intersections of Fraser, and Jennings Streets there are views over to Mount Direction and East Risdon Reserve. Looking north westerly along Clare, Pedder, Thirza, and Seymour Streets the precinct holds views towards the hills of Collinsvale and foot hills of kunanyi / Mount Wellington.

Built form

Materials

Most houses have exterior cladding of exposed brick, or stucco, many with variances of similar brick detailing and decorative elements. There are also a small number of timber weatherboard residences within the precinct. The predominant roofing type is corrugated iron, with a number of tiled roofs also present.

Architectural styles and scales

Houses are primarily single storey, and of a modest to medium scale. Building lots are narrow with rear yards and small front gardens. Architectural styles within the precinct include Victorian Georgian, Victorian Domestic, Federation Warehouse, Federation Queen Anne, Federation Domestic, Federation Bungalow, Inter-War Art Deco, and Inter-War Bungalows.

Orientation

Houses on Jennings, Seymour, Fraser, and Hope Street have modest setbacks from the road and are aligned to face directly to the street. Whilst the houses along Clare Street are positioned at 45 degree angles to the street with slightly more generous setbacks. Houses in Thirza Street have a mixed orientation, houses face the street but have varying setbacks, and angles which the houses are positioned on their lots.

Building stock

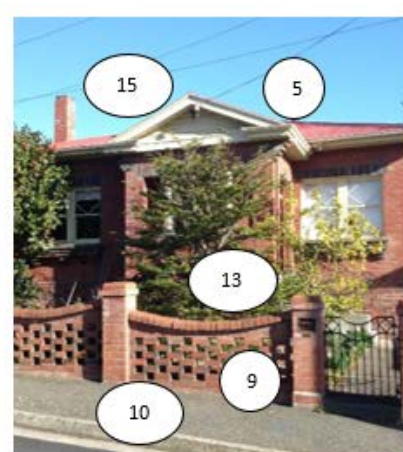
The former boot factory now known as Kensington Flats have become significant landmark within the precinct, the brick Federation Warehouse style building features a parapet roof, emphasised cornice, and arched windows. Numbers 29-35 Fraser Street features an intact grouping of Inter-War brick bungalows with double fronted timber gables. Numbers 10-16 Fraser Street is a grouping of early Victorian Georgian brick workers cottages. Whilst number 4-4a Pedder Street are a matching pair of Inter-War brick houses featuring stucco quoining and led lighting windows.

Fences

The desired fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, Federation sandstone walling, and Inter-War brick and iron work fences

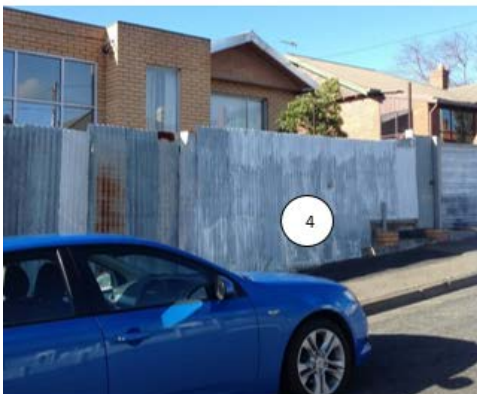
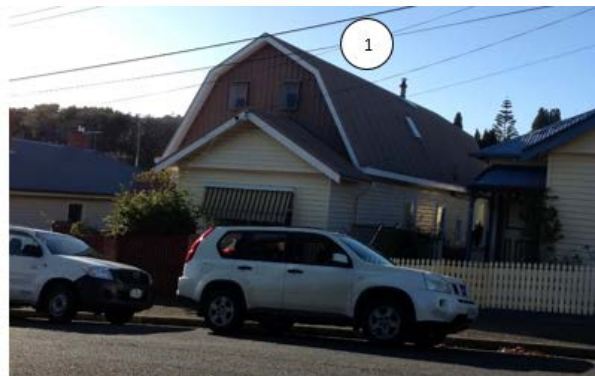
Contributory elements

1. Prominent brick chimneys
2. Brickwork unpainted or stuccoed
3. Timber weatherboard
4. Original iron and timber detailing
5. Galvanised iron roofing
6. Stucco mouldings
7. Projecting gables
8. Generally light and neutral colour schemes
9. Low level and original fencing
10. Fine architectural detailing
11. Groupings of houses sharing similar features
12. Houses with modest setback from street
13. Small cottage-style front gardens
14. Detailed brickwork
15. Gable infill
16. Mountain views
17. Decorative open porches

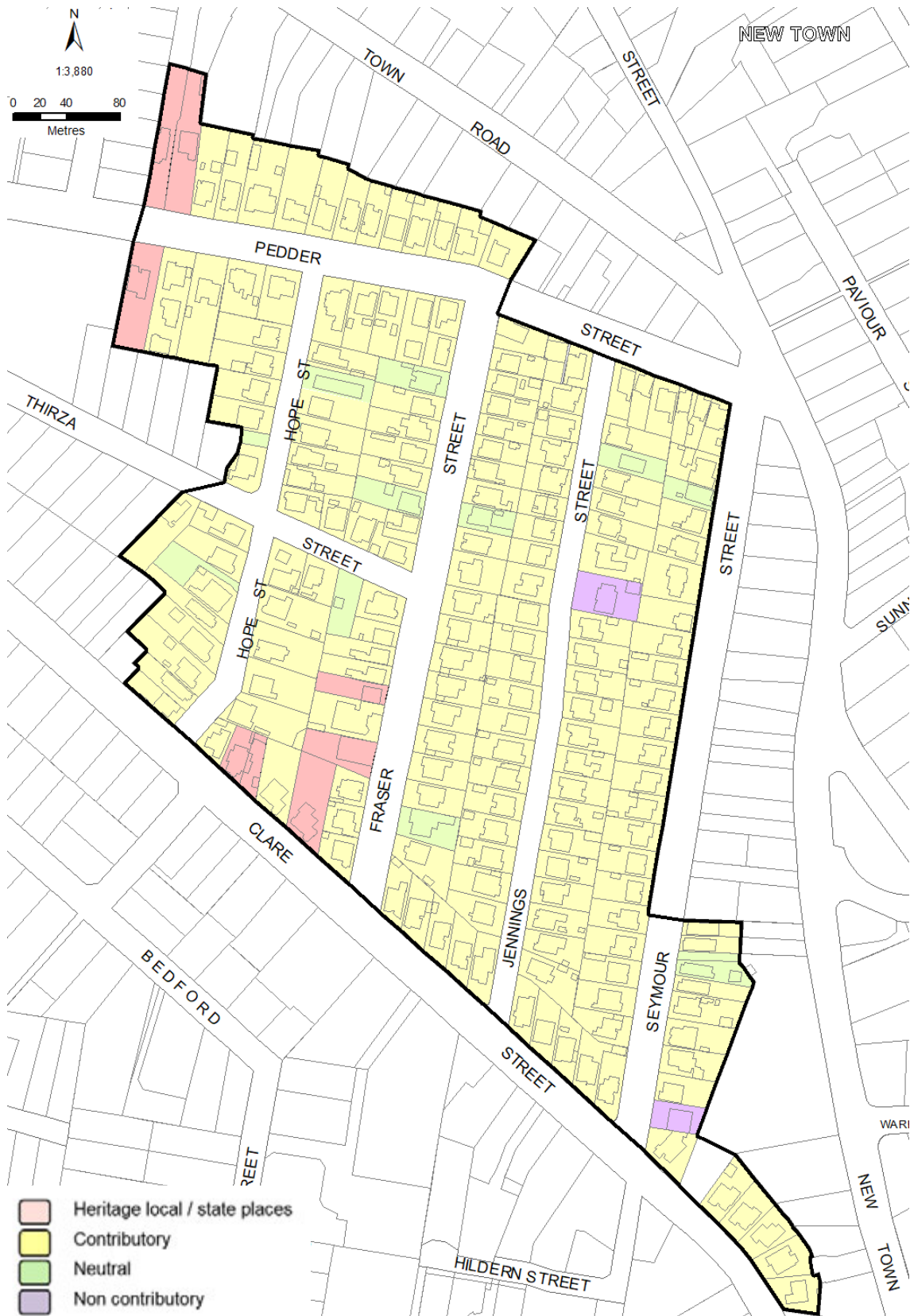


Non contributory elements

1. Unsympathetic alterations and additions to buildings e.g. solar panels and pop tops
2. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.
3. Modern developments that do not complement past architectural styles, materials, orientation, and positioning of buildings within the precinct.
4. High fences constructed of unsympathetic material that detracts from the streetscape.



HOB-C6.2.8.8 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The Victorian and Federation period residences and streetscapes that reflect a settlement pattern demonstrating early subdivisions within the precinct.
- The planned pattern of Inter-War suburban development with consistent streetscapes representing the rise of suburban expansion and housing demand in New Town during the Inter-War period.

For the representation of aesthetic characteristics

- Buildings within the precinct have a high degree of integrity and consistency, many in original condition with a strong, consistent character in terms of scale, single-storey height, materials, detailing and motifs, setback, bulk, garden setting and low front fencing.
- The front and rear gardens of properties are highly significant aesthetic features that reinforce the residential nature of the area.
- The precinct contains a collection of quality residential buildings of historic and architectural merit including Victorian Georgian, Federation, and Inter-War architectural styles, many of which are notable for the use of decorative brickwork within the façade and front porch design.

For the representation of a class of building or place

- The collection of residential buildings spanning from the first settlement of the precinct in the late 19th century through to the mid-twentieth century.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates.

Detailed design guidance may be found in the City of Hobart publication, *New fences for old houses*.

7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

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**HOB-C6.2.8.9
Stoke Street – New Town**



DESCRIPTION

Component streets

Stoke Street
Argyle Street
Boa Vista Road

Park Street
New Town Road

Historical background

This area of New Town was originally part of the large Boa Vista and Stoke House estates, dating back to the early European settlement of the area. Although the Stoke Street area includes some mid to late nineteenth century housing the area also features houses from the Federation and Inter-War periods. Stoke Street Reserve was established in 1914 after 150 ratepayers signed a petition asking that the Council retain a triangular piece of land on the corner of Argyle Street and Stoke Street. This was agreed to and a children's' playground was later constructed at the site. In the late 1940s the Council redesigned the space with lawns and garden seats and is much the same today.

Stoke House was built by Josiah Spode of the famous Spode Pottery family. Josiah was appointed Superintendent of Convicts and Chief of Police and he built the grand Stoke House complete with gate house in the mid-1840s. The house was later the long term residence of Tasmanian Attorney General Sir John Dodds and after his death in the 1920s, it was sold and sub-divided. The precinct's other former estate was Boa Vista built by Colonial Surgeon Dr. James Scott in 1827 on the southern boundary of New Town. After Scott's death in 1837 a succession of numerous wealthy and influential individuals including Dr F.R. Nixon, the first Bishop of Tasmania, and the Jewish merchant Samuel Mosses lived at Boa Vista. In 1907 the house and grounds were purchased by Samuel Clemes for educational purposes. In the 1940s Boa Vista became part of The Friends' School. Boa Vista was demolished in 1972.



Engraving of Boa Vista by Charles Bruce c.1831 (AOT SDILS 653803)



Stoke House c.1890 (AOT PH30 1138)



Hillcrest built in 1850s – Photograph c.1950s (AOT AB713-1-6095)



Stoke Street looking towards Mount Wellington showing gatehouse at Stoke House c1890 (AOT PH30-1-1067)

Precinct character and features:

Streetscape and townscape

Design and topography

Stoke Street is a distinctive street within New Town with its grand residences. It is a flat, straight and wide street running slightly downwards towards the western side. The street is lined with trees and grassed nature strips. Running parallel to Stoke Street is Boa Vista Road which is slightly undulating and curves down to the inter-section with Park Street.

Vegetation

The precinct has mature plantings both within gardens and the road reserve which contribute to a high street scape quality. The plantings include date palms, oak trees and conifers. Many plantings are close to front fences contributing to the leafy nature of the streets. Stoke Street Reserve features well maintained lawns and large established trees.

Views and vistas

Looking westerly along Stoke Street and Boa Vista Road are dominant views of kunanyi / Mount Wellington. Looking easterly, both streets have views towards bushland at the Queens Domain. Park Street holds views north east through to Otago Bay and Mount Direction.

Built form

Materials

Houses are primarily brick, stuccoed, painted or unpainted. There are a small number of painted weatherboard dwellings, some with shingled detailing. Stoke House is the one example of a stone residence within the precinct. Roofs are a mix of corrugated iron and terracotta tiles and there are also a small number of houses with slate roofing.

Architectural styles and scales

The precinct is characterised by residences of varying architectural styles. Styles within the precinct include Victorian Rustic Gothic, Victorian Tudor, Victorian Italianate, Federation Queen Anne, Federation Arts & Crafts, Federation Bungalow, Inter-War Art Deco, and Inter-War Old English. Housing scales range from double storey mansions and large houses with generous gardens, to single storey medium sized residences on moderate scale blocks.

Orientation

Houses are primarily orientated towards the street, with the exception of Stoke House and new infill development set on battle axe blocks. Houses have generous setbacks from the street with front gardens providing a buffer and an appropriate garden setting.

Building stock

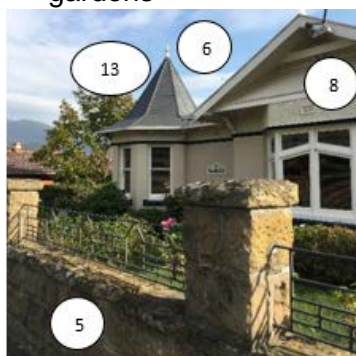
A row of intact Federation Queen Anne residences along New Town Road is situated within the precinct, on the approach to the main commercial area, demonstrating that development grew up in close proximity to a main transport route. There are two fine examples of gatehouses within the precinct. The Boa Vista gatehouse that forms part of the Friends' Junior School is a Classical styled building complete with columns, arcaded porch and gabled front pediment. The Stoke Estate gate house now subdivided from the main house, sits at an angle to the street. The Victorian Carpenter Gothic building features a steep gabled roof with elaborate bargeboards and timber finials. Some other key buildings within the precinct include the Rustic Gothic mansion "Mayfield" at 9-11 Stoke Street. Number 15 Stoke Street is a large brick Federation Queen Anne residence designed by architect Wilhelm Rudolph Koch as his family home in 1916. The house "Hillcrest" is a striking Victorian Italianate residence at 10 Boa Vista Road.

Fencing

Fencing is generally low, traditional and appropriate in materials and scale to the architectural style of the building and in some situations part of the original design. There are also example of substantial high brick retaining walls designed in conjunction with the house.

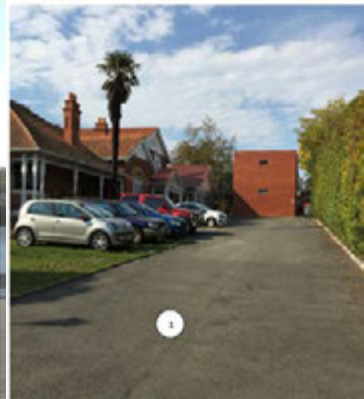
Contributory elements

1. Prominent brick chimneys
2. Large mature trees
3. Original iron and timber detailing
4. Hipped and gabled galvanised iron roofs
5. Low picket, brick, stone, and ironwork fences
6. Traditional colour schemes
7. Street facing gables
8. Stucco and unpainted brick
9. Groupings of buildings
10. Buildings set back from the street in front gardens
11. Views and vistas to kunanyi / Mount Wellington.
12. Large houses with substantial front and rear gardens
13. Fine architectural details
14. Established trees and gardens
15. Wide open streets
16. Terracotta tiles
17. Well maintained public reserve with mature plantings and lawns

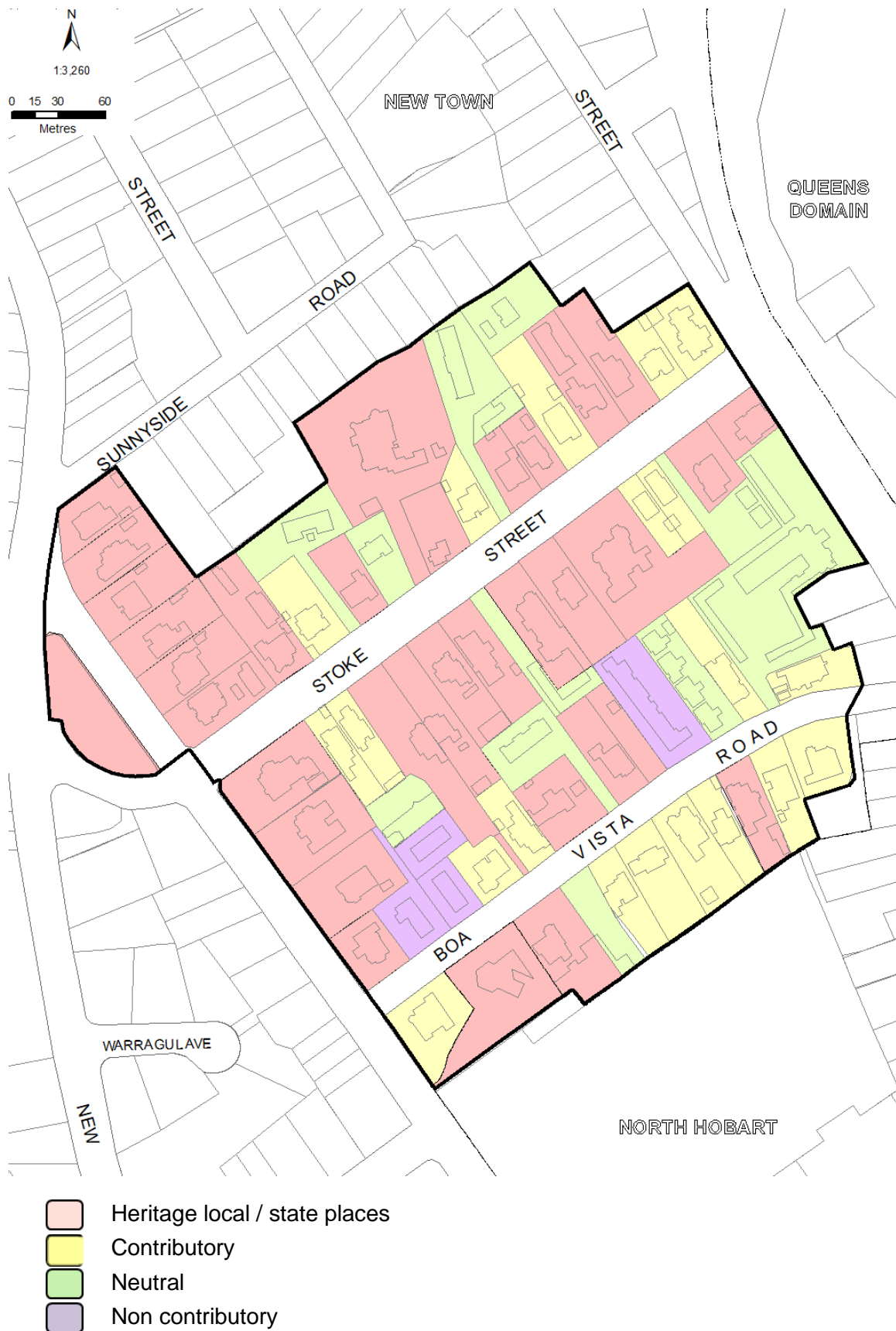


Non contributory elements

1. Large sections of hard surface area in front or adjacent to houses.
2. Large buildings that do not follow the orientation, setback, bulk, and siting of contributing buildings.
3. Material and colour palettes that do not reflect the contributory characteristics of the precinct.



HOB-C6.2.8.9 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and early subdivisions of the suburb of New Town.
- The precinct demonstrates connections with the former Boa Vista estate and Stoke House estate as evidence of early European settlement within the area.
- The precinct represents a desirable residential location in Hobart with substantial houses and gardens built by prominent and wealthy citizens of the early/mid 19th and early 20th century.

For the representation of aesthetic characteristics

- The larger, prominent buildings are intact examples of architectural styles and have a high degree of integrity.
- The mature plantings and remnant vegetation are associated with larger estates and substantial homes from the nineteenth century.
- The established front and rear gardens and street plantings are highly significant aesthetic features that reinforce the residential nature of the area.

For the representation of a class of building or place

- The precinct represents a collection of residential buildings of historic and architectural merit, with buildings displaying various architectural styles dating from the 1830s to the mid 20th century.
- The original and/or significant external detailing, finishes and materials demonstrate a high degree of integrity with a homogenous historic character.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has social significance to the local and broader community due to the location of The Friends' School and Quaker Meeting House within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.

4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, *New fences for old houses*.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Doyle, S, et al, 2002, *New Town, A Social History*, Prepared for Hobart City Council, Hobart.

GHD, 2007, *New Town Heritage Review Volume 2: Inventory*, Prepared for Hobart City Council, Hobart.

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**HOB-C6.2.8.10
Augusta Road and Bedford Street – New Town**



DESCRIPTION

Component streets

Augusta Road
Bedford Street
Westminster Avenue

Historical background

The heritage area is located at the intersection of suburbs New Town, Lenah Valley, and Mount Stuart, with the precinct formed around Augusta Road and Bedford Street. Originally a rural area, it was once characterised by orchards, dairies and market gardens. The earliest development occurred closest to New Town Road, and over time, large prestigious residences were built along Augusta Road, on what were then semi-rural allotments. The subsequent intensification of residential development along the road did not occur until the twentieth century as early estates began to be subdivided in response to population growth and advances in transport technology and the introduction of tram services during the Inter-War period.

Augusta Road became an important historical transport link connecting outlying rural areas and Hobart. Today, there are a wide variety of building types, ranging from grand houses on large estates set back from the road, to more modest suburban houses that date from the 1900s to the post World War II.



'Leyton' at 36 Augusta Road c.1900s before upper floor extension. (AOT: NS3302188)



View from Clare Street showing Roseville in the distance to the far left where Bedford Street is now located c.1890s (AOT: SDILS 682321)

Precinct character and features:

Streetscape and townscape

Design and topography

The section of Augusta Road that falls within the precinct is a wide and straight section of road that rises moderately towards the north west. The road features concreted surfaces which were constructed to withstand the weight of trolley buses and provide distinct tangible evidence of Hobart's public transport history. Augusta Road has a high traffic volumes and functions as a main arterial link between Lenah Valley and Inner Hobart. Bedford Street is a quieter residential street set below the eastern side of Augusta Road. It too is a wide street and slopes steadily to the north east before bending to the north and terminating at the junction with Clare Street Oval.

Vegetation

Mature trees and expansive gardens are a feature of properties located along Augusta Road. Those gardens on the western side of the road are elevated making them more prominent within the

precinct. There are also groupings and individual prominent trees such as Bhutan Cypress planted in rows and hedges along and at right angles to both Augusta Road and Bedford Street.

Views and vistas

There are vistas down the far end of Bedford Street that look towards Mount Faulkner and views from the Augusta Road intersection with Bedford Street that looks towards Mount Direction and East Risdon Reserve. Augusta Road north westerly holds views towards the hills of Collinsvale and foot hills of kunanyi / Mount Wellington. Whilst looking south easterly down Augusta Road there are views towards the Queens Domain.

Built form

Materials

Houses in this precinct are primarily constructed of sandstone, red brick, painted brick or stucco. The predominant roofing type is corrugated iron, with a number of terracotta and slate tiled roofs also present.

Architectural styles and scales

Houses are a mixture of single and double storey. Architectural styles present within the precinct include; Old Colonial Regency, Victorian Rustic Gothic, Victorian Italianate, Federation Queen Anne, Federation Arts and Crafts, Federation Bungalow, Inter-War Functionalist, Inter-War Art Deco and Inter-War Georgian Revival.

Orientation

Houses are orientated towards the road with generous setbacks from the street. Houses located on the western side of Augusta Road are elevated above the street, whilst those on the eastern side sit slightly below the road level.

Building stock

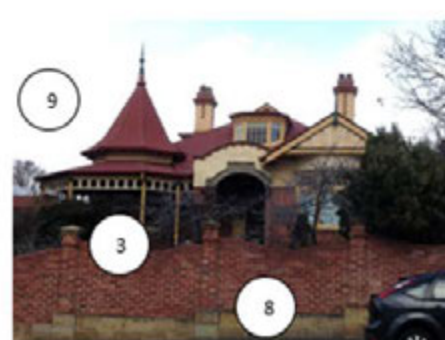
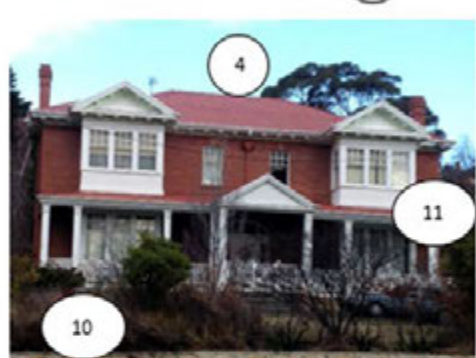
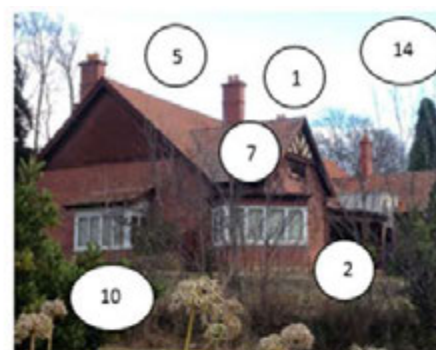
Some of the properties in this precinct include 7 Augusta Road is 'Boadicea' a single storey, painted brickwork Victorian Rustic Gothic domestic building. At 27-29 Augusta Road is 'Hildern', a sandstone Old Colonial Regency domestic building. In 1919 the residence was bequeathed to the Church of England and became the Rectory for St James Church. 'Hildern' remained the rectory for over sixty years until the 1980s. Number 36A is 'Leyton' a sandstone Old Colonial Regency building, while number 34 is a fine example of a double storey Inter-War Georgian Revival residence. Number 30 Augusta Road is a double storey Federation Arts and Crafts residence with a large arched entry porch and roughcast rendering on the upper level. 'Ashley Court' at 26 Augusta Road is an Inter-War Functionalist double storey apartment block with a symmetric rounded façade and corner windows. 'Roseville' at 11 Bedford Street was originally an Old Colonial Georgian building that had ornate Victorian façade detailing added in the 1880s such that the grand residence now demonstrates the principal characteristics of a two storey Victorian Academic Classical domestic building.

Fences

Fences are a mix of original and replacement fences including low Victorian timber picket, Federation timber picket, Federation brick fencing, sandstone retaining walls with low iron fencing on top, low rendered masonry retaining walls and Inter-War brick and iron work fences.

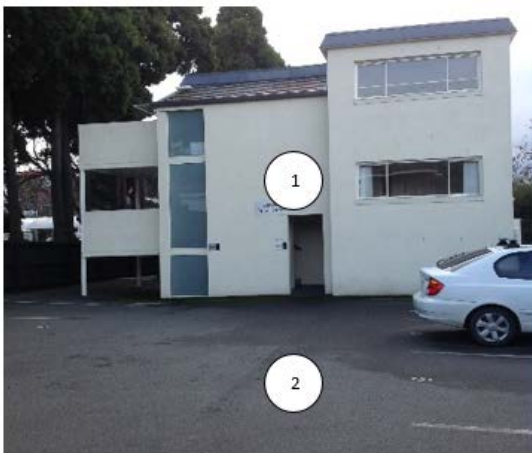
Contributory elements

1. Prominent brick chimneys
2. Unpainted brickwork and stucco
3. Original wrought iron and timber detailing
4. Corrugated iron pitched roofs
5. Tiled roofs
6. Low picket, brick, iron and mesh fences
7. Projecting gables
8. Sandstone and brick walling
9. Original architectural detailing
10. Buildings with generous setbacks from the street
11. Large two storey residences
12. Bay windows
13. Detailed and decorative brickwork
14. Mature trees and established gardens

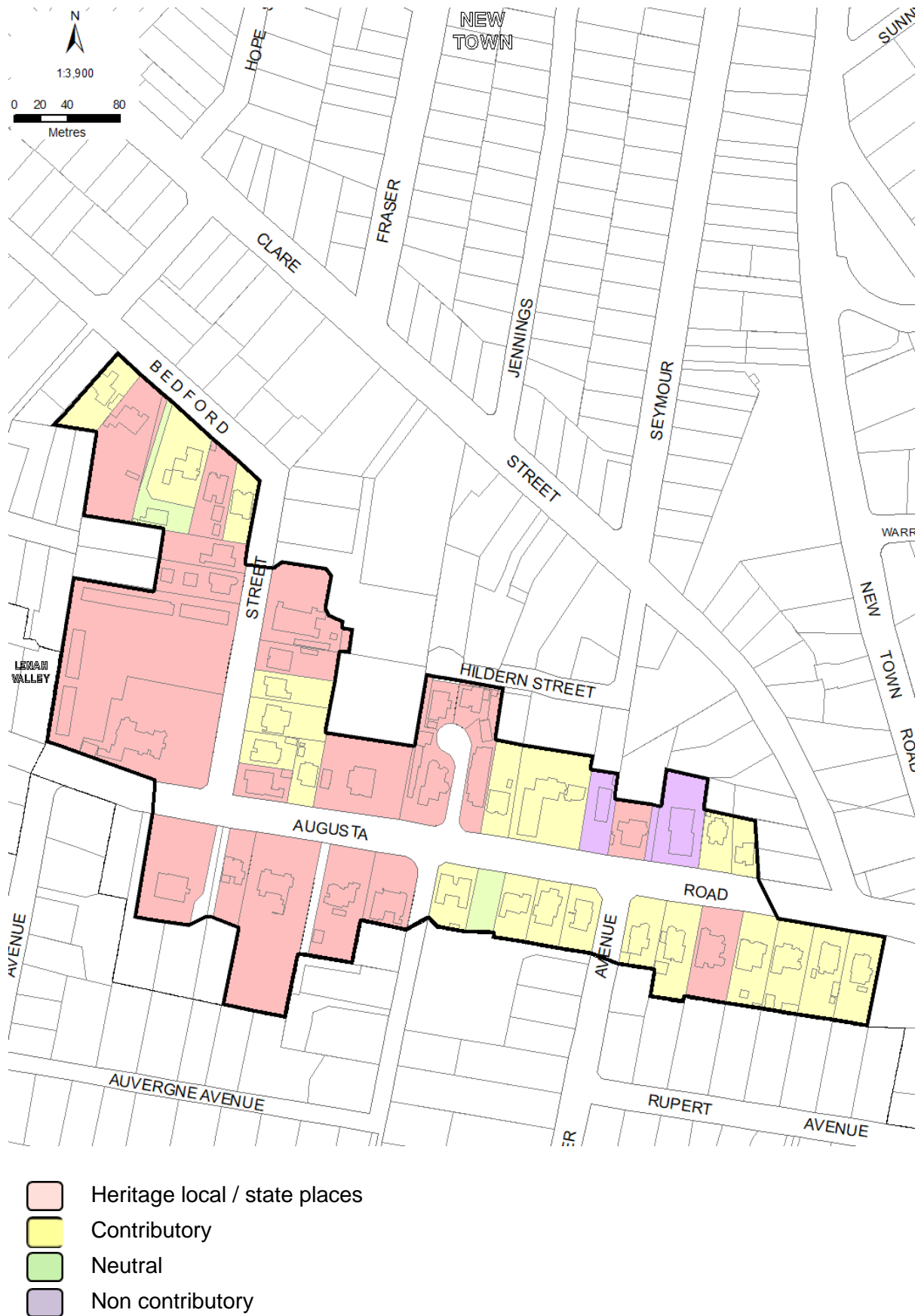


Non contributory elements

1. Buildings, structures and exterior treatments that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Long driveways that leave large gaps in the streetscape and expanses of hard surfaces around buildings.
3. Off street parking and car parks within front yards where front gardens and landscaping would have once been.



HOB-C6.2.8.10 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The larger residences and gardens provide evidence of the early semi-rural nature of the precinct and its gradual transition into a residential suburban precinct.
- The precinct contributes to the understanding of the pattern of development and subdivisions within New Town and its growth along public transport routes.

For the representation of aesthetic characteristics

- The precinct contains examples of prestigious and substantial Colonial, Victorian, Federation, and Inter-War residences, with a high degree of integrity alongside smaller scale buildings reflecting the mixed character of New Town.
- The precinct is significant for the individual quality of each of the houses in the precinct and their ability to demonstrate their particular styles.
- The front and rear gardens of properties and mature trees are significant visual features that reinforce the precincts residential character.

For the representation of a class of building or place

- The precinct contains a very fine collection of residential buildings spanning from the first settlement of the precinct to the mid twentieth century.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has buildings of social and spiritual significance to the local and broader community including 'Hildern' the former St James' Rectory, and the Russian Orthodox Church.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.

6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, *New fences for old houses*.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
12. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
13. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
14. Concreted road surfaces associated with historical trolley bus routes should be retained. Where repairs and patching are necessary new work should match the original material and finish.
15. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
16. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
17. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Doyle, S, et al, 2002, *New Town A Social History*, Prepared for Hobart City Council, Hobart.

GHD, 2007, *New Town Heritage Review Volume 2: Inventory*, Prepared for Hobart City Council, Hobart.

Hobart City Council, 1985, *Heritage Listings Study; A Survey and Analysis of Existing Conservation Zones in Hobart*.

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**HOB-C6.2.8.11
Paviour Street – New Town**



DESCRIPTION

Component Streets:

Sunnyside Avenue
New Town Road
Paviour Street

Historical background:

The precinct was originally part of the large land grant that belonged to John Bell, captain of the convict ships *The Minerva* and *The Caledonia*. He settled in Tasmania in 1827 with wife and children. Captain Bell lived in "Belle Vue", New Town, and became a major land holder in the New Town area. The mid-19th century saw large original land grants within New Town split up into smaller properties. It is thought that Pavior Sreet was created in the late 1890s with the first houses constructed in the early 1910s. The New Town Catholic tennis courts on the corner of Sunnyside Road and Paviour Street were established in the late 1940s and became the site of both local and interstate tennis tournaments. The two courts and timber weatherboard club house are still in use today.



Map of New Town c.1900 showing streets that form the precinct centre right. (AOT: AF394/1/15)

Precinct character and features:

Streetscape and townscape

Design and topography

Paviour Street reflects the topography of the area, with houses set above the street oriented towards the expansive views. The area is characterised by substantial late nineteenth and early 20th century dwellings. The few houses on the southern side of Paviour Street are generally set well below street level and do not feature prominently in the streetscape. The western side of the precinct includes houses on the southern side of the New Town Road, these residences are smaller in scale and have more modest setbacks from the road. Laneways provide pedestrian links between New Town Road and Swanston Street.

Vegetation

Houses in Paviour Street are set back off the road with front gardens featuring established trees, mass planting and hedges. The western side of Paviour Street features a grassed nature strip with mature eucalypts trees, wattles, and maple trees. The houses along New Town Road have small cottage gardens providing a buffer from the road.

Views and vistas

The precinct features westerly views over New Town, Mount Stuart, and Lenah Valley. There are also prominent views of kunanyi / Mount Wellington.

Built form

Materials

Houses are primarily of brick construction, and a small number clad in weatherboard, smooth stucco and roughcast. A number of houses have rusticated sandstone foundations. The majority of roofs are corrugated iron, however Marseille tiles also feature in the precinct.

Architectural styles and scales

Architectural styles present within the precinct include; Victorian Georgian, Federation Queen Anne, Federation Arts and Crafts, Federation Bungalow and Inter-War Californian Bungalow. Buildings are single storey, however some feature attic rooms with traditional dormers.

Orientation

Buildings are primarily orientated towards the street. A number of residences are set back from the street with front gardens partially obscuring views of buildings. Earlier major houses are sited for views and the houses on the northern side of Paviour Street are elevated above the street. The residences on New Town Road are set closer to the street.

Building stock

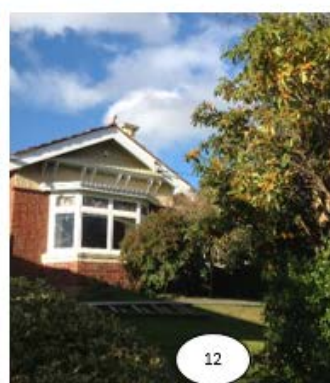
Number 1 Paviour Street is a large Federation Queen Anne brick residence that is positioned on the corner of Sunnyside Road and Paviour Street. It has a large garden and the house features projecting gables, a large veranda, prominent brick chimneys, circular 'port hole' windows, and dormer windows. Number 21 Paviour Street is a Federation Queen Anne red face brick residence with a sandstone base a projecting front gable, a tower with decorative timber detailing and a 'candle snuffer' roof. Number 23 Paviour Street is a Federation Arts and Crafts residence featuring roughcast chimneys, a tiled roof, eave brackets and veranda with sandstone and brick columns. The two houses of 81 and 83 New Town Road are matching and feature red face brick exterior and chimneys, a front dormer window, projecting gables, and 3 panel bay windows.

Fencing

Fences vary in height from low to mid-level and have a degree of transparency. Hedges and mass planting also feature as do sandstone retaining walls. Higher, solid fences interrupt views of the front gardens and the houses. The desired fencing type is low-level Federation timber picket, or Federation brick fencing. There are also a number of Inter-War brick and iron fences within the precinct.

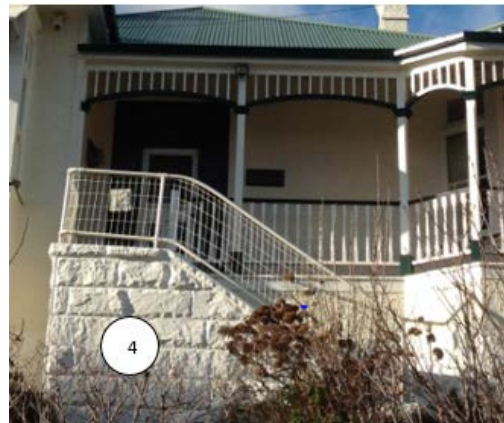
Contributory elements

1. Prominent brick chimneys
2. Painted weatherboard
3. Original iron and timber detailing and traditional colour schemes
4. Galvanised iron roofs
5. Low picket, masonry, and iron fences
6. Dormer windows
7. Projecting gables, roughcast
8. Unpainted brickwork
9. Rusticated sandstone foundations
10. Buildings with a consistent setback and orientation from the front boundary
11. Small front gardens
12. Buildings set back from the street in medium/large front garden
13. Pedestrian laneways
14. Groups of houses with similar features
15. Original and ornate architectural features
16. Houses set on the high side of street
17. Views and vistas over the city
18. Tennis courts and club facilities

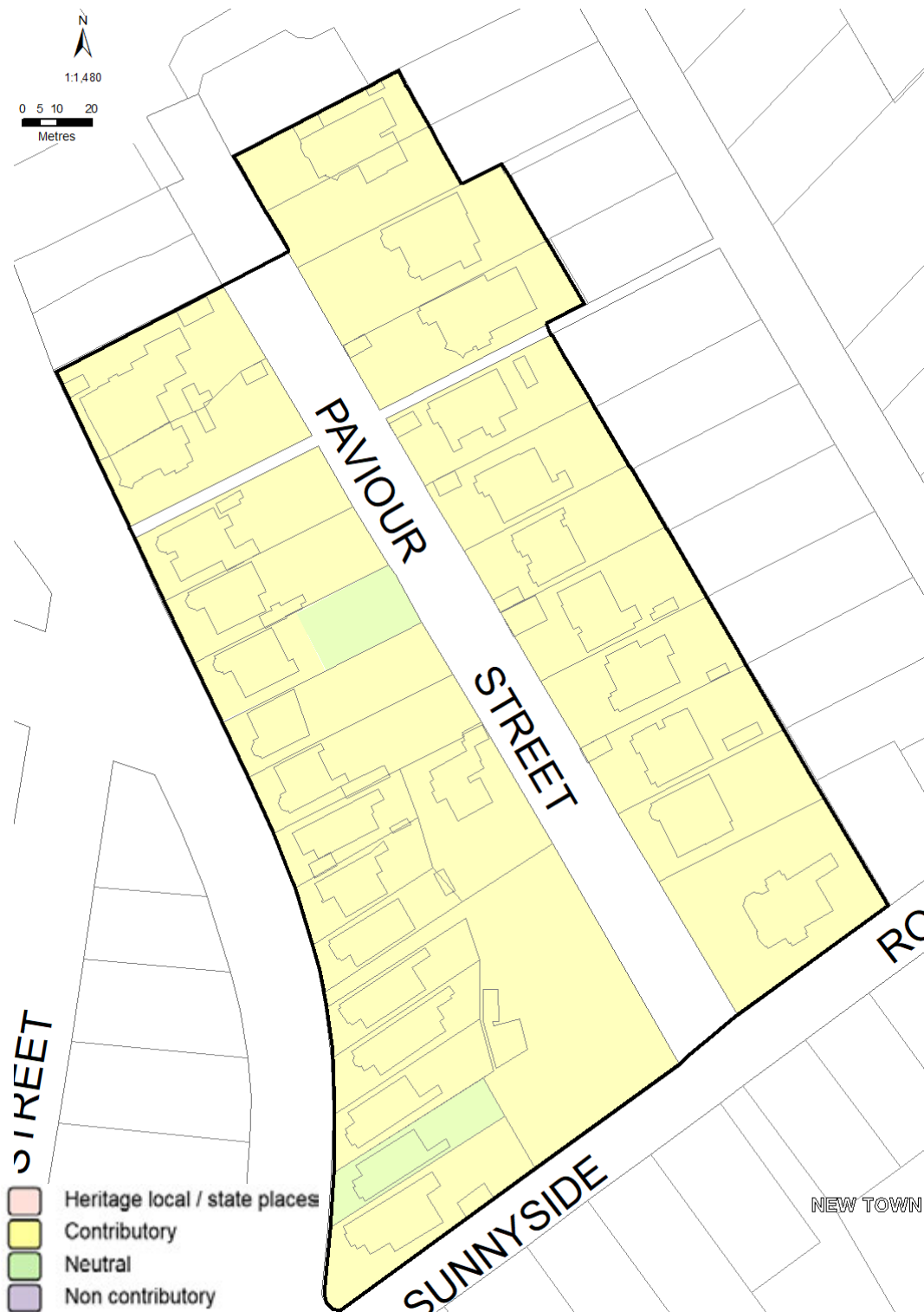


Non contributory elements

1. Areas of hard stand parking in front of houses and open to the street.
2. Large off street parking structures that dominate front yards and the streetscape.
3. Sections of solid high fences in contemporary materials lacking in transparency that do not reflect the contributory characteristics of the precinct.
4. Painted masonry



HOB-C6.2.8.11 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The area contributes to an understanding of the pattern of development and early subdivisions of the suburb of New Town with pedestrian laneways linking residential streets.
- The precinct is a collection of largely intact Federation Bungalow and Federation Queen Anne residences which contribute to the understanding of the pattern of development within New Town.

For the representation of aesthetic characteristics:

- The precinct demonstrates a strong relationship of houses designed and sited to capture views, with residences visually prominent in the street, precinct and outside the precinct.
- A general uniformity of form, scale and orientation, together with a distinctive late nineteenth century/early twentieth century subdivision pattern, has created a consistent and strong streetscape.
- The established front gardens and street plantings are aesthetic features that reinforce and contribute to the residential character of the precinct.
- Low and transparent front fences allow an appreciation of houses in their garden setting.

For the representation of a class of building or place:

- The precinct has a fine collection of late nineteenth, early twentieth century, and Inter-War houses with established gardens that form a coherent and largely intact streetscape and demonstrate the key design features, styles and forms of the time.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

7. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
8. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
12. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

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**HOB-C6.2.8.12
Harbroe Avenue – New Town**



DESCRIPTION

Component streets:

Bishop Street
Park Street
Harbroe Avenue

Historical background:

The precinct originally formed part of the estate of John Harbroe, a government official and the Collector of Customs in Hobart. Following Harbroe's death in 1918 the land was purchased by the War Service Homes Commission in 1920. The plan for a 46-lot housing project named Harbroe Estate was lodged by Geoffrey Payne, a Hobart surveyor who by 1921 was part of the Commonwealth Surveyor-General's staff. The plan divided 46 lots on over 7 acres to be developed into War Service Homes for the settlement of returned WW1 soldiers. The master plan followed a unique design, including a triangular piece of land in the middle of the settlement to be laid out as a reserve and children's playground with residents responsible for keeping the space tidy.

The majority of houses were completed by 1923 with all houses reflecting strong consistent characteristics, and architectural styles but with subtly varied details that indicate the attempts to create variety and avoid monotony in the designs. The Harbroe Estate plan also reflected the 'Garden City Movement' that was popular during this period, and reflected the overall philosophy of the Commission which intended to bring together war veterans, war widows, and their families into estates where they could live surrounded by compatriots in a somewhat communal lifestyle.

Ownership of the public land in the centre of Harbroe Estate was taken over by Hobart City Council in 1982 when the War Service Homes Commission was disbanded.

The earliest building within the precinct is the Former Toll House, which is positioned on the corner of Park and Bishop Street. In December, 1863, the government advertised that they were setting up a new toll house in Park Street to prevent the evasion of the tolls along the main road in New Town. The Toll House building has survived to this day and sits in a prominent position on the corner of Bishop and Park Street.



Hobart City Council Drainage Board map of New Town
c.1947. Sheet 11 (AOT: SD_ILS:553788)



New Town Toll House on corner of Park and Bishop
Street. C.1920 (AOT PH:3015137)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct is bounded by Harbroe Avenue, Bishop, and Park Streets, with a triangular parcel of land in the middle, houses back onto this reserve area, which includes vehicle access from Park Street 349 and 351, and Harbroe Avenue between numbers 12 and 14. Streets within the precinct are relatively narrow and straight, with Park Street and Bishop Streets running on a slight downwards gradient to intersect with Bellevue Parade and Risdon Road.

Vegetation

There is a prominent Bhutan pine in the rear garden of 343 Park Street that provides a landmark within the streetscape. There are a large number of street plantings along Bishop Street, including hedges, native gum trees, pepper trees, and waratah shrubs. Harbroe Avenue and Bishop Street feature grassed nature strips set in front of residences, whilst the central reserve of the precinct features maintained grass and a small number of young trees.

Views and vistas

Park Street features views north east towards, and the intersection of Park and Bishop Street presents views towards the Queens Domain. Bishop Street and Harbroe Avenue captures vistas of kunanyi / Mount Wellington. Whilst from Harbroe Ave looking towards the intersection of Park Street the vista along the streetscape is dominated by the landmark Victorian mansion *Louisville* at 35 Bay Road.

Built form

Materials

Buildings within the precinct are a mixture of timber weatherboard, and brick dwellings with a mixture of finishes including roughcast render, painted, and exposed. Roofing material is almost exclusively corrugated iron, with a very small number of houses that have been re roofed with tiles.

Architectural styles and scales

Houses are of a modest scale and are single storey. Houses within the precinct were primarily constructed within the late Federation and early Inter-War period. Styles featured within the precinct include Federation Bungalows some with Arts and Crafts detailing, and Inter-War Californian Bungalows. The Toll House at 343 Park Street is a Victorian Rustic Gothic building.

Orientation

Houses are orientated at a straight angle facing towards the street. The residences follow a consistent setback off the street with front yards providing a buffer from the road.

Building stock

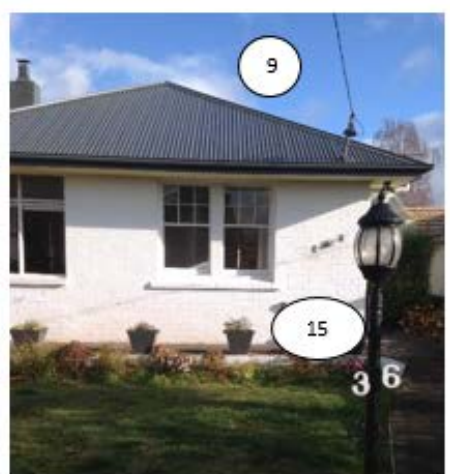
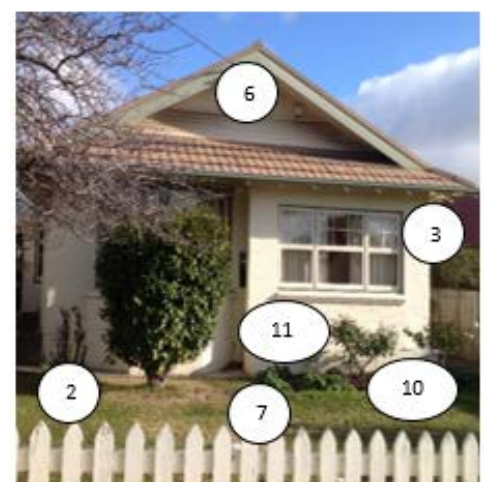
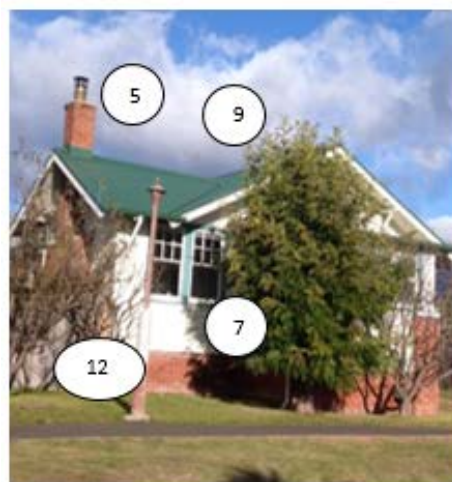
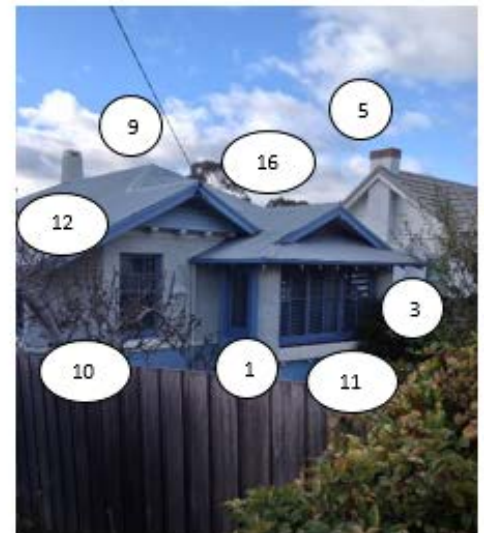
The Toll House at 343 Park Street is a single storey, weatherboard Victorian Rustic Gothic building on a corner plot, with a corrugated iron gabled roof, boxed eaves and chimneys with moulded tops. There are several projecting gabled wings. One of the gables has a double-hung window with large panes to the attic. Another, facing the corner, holds an enclosed porch with a separate gabled roof and detailed bargeboards. The 46 War Service houses built between 1920 and 1924 have consistent features and share architectural details, and styles, creating an intact grouping of houses from this period.

Fencing

The desired fencing type is low-level Federation timber picket, or Federation brick fencing. There are also a number of Inter-War brick and iron fences within the precinct.

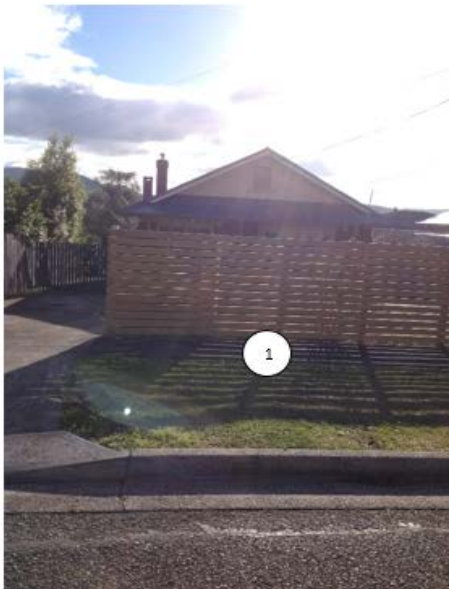
Contributory elements

1. Rough cast finishes
2. Low level fencing
3. Visible rafters under eaves
4. Public reserve
5. Original chimneys
6. Decorative gable infill
7. Well maintained front gardens
8. Timber weatherboard
9. Corrugated iron roofing
10. Neutral colours
11. Bay windows
12. Contrasting textures
13. Street trees and vegetation
14. Distant landscape views
15. Brick residences
16. Double fronted gables

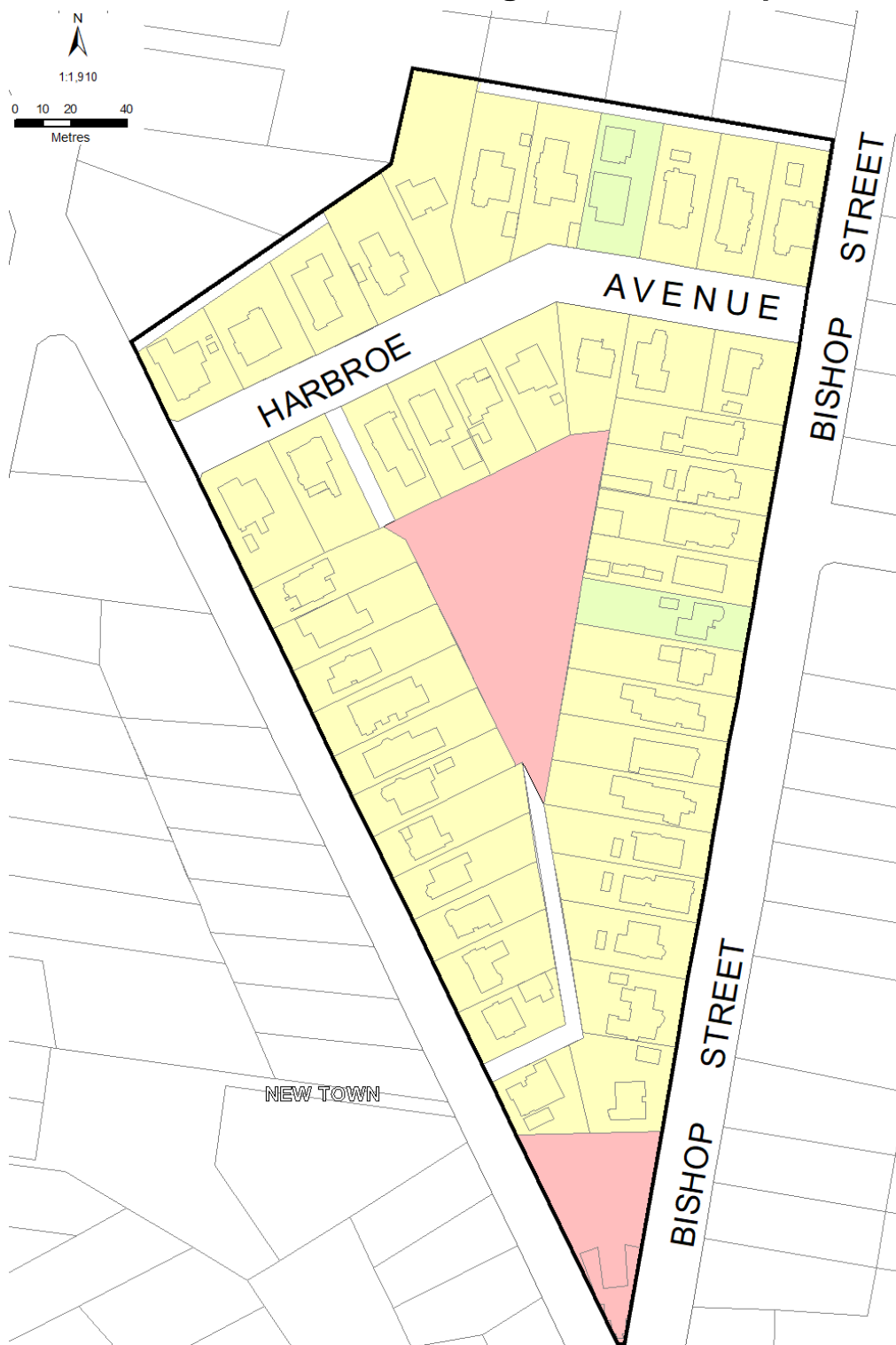


Non contributory elements

1. High fences constructed of unsympathetic material with minimal transparency obscure houses and gardens
2. Garages set close to street frontage
3. Unsympathetic additions to buildings
4. Non-traditional colours and materials that do not compliment to the character of the precinct.
5. Buildings that have been altered to a point that they no longer present significant details of an architectural style or period.



HOB-C6.2.8.12 Heritage Precinct – Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct reflects the historical links between the development of public transport routes and the patterns of suburban growth within the New Town area.
- The precinct represents one of several soldier settlement estates set up in Australia after World War One. The precinct exemplifies the provisions of the Commonwealth Government subsidised housing for returned ex-servicemen in Tasmania, the intact housing within the precinct demonstrates the type and style of houses constructed by the War Services Housing Commission during this period.

For the representation of aesthetic characteristics:

- Housing within the precinct has a high degree of integrity and consistency, residences in intact condition with strong consistent character in terms a uniform single storey scale, original materials, and constant setback and bulk.
- This precinct shows a strong and consistent streetscape, with a high degree of integrity and a reflection of garden suburb ideals with a triangular central park onto which houses back.

For the representation of a class of building or place:

- This precinct represents a cohesive collection of 46 residential buildings in the Federation Bungalow, and Interwar Californian Bungalow style developed by the War Services Homes Commission between 1920 and 1924.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.

6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, public parks, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Doyle, S, et al, 2002, New Town A Social History, Prepared for Hobart City Council, Hobart.

GHD, 2007, New Town Heritage Review Volume 2: Inventory, Prepared for Hobart City Council, Hobart.

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.8.13
Flint Avenue – New Town**



DESCRIPTION

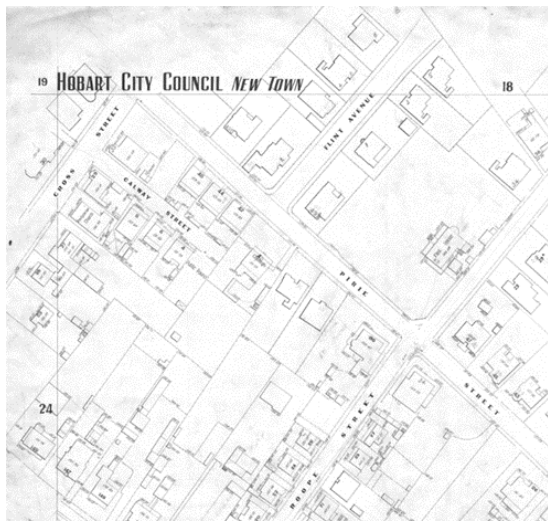
Component Streets:

Flint Avenue

Pirie Street

Historical background:

Flint Avenue was created by the subdivision of land from the neighbouring Flint House. Flint House was built in 1850 by Robert Nichol cashier of the Commercial Bank. The City of Hobart drainage plans show that 9 of the 11 houses within the precinct were constructed between 1935 and 1938 and one in 1949. This Inter-War subdivision is characterised by modest suburban houses. It is a unique example of an intact housing sub-division with houses of similar designs that create a cohesive aesthetic, rarely seen in other Inter-War housing estates. The precinct also features cottage gardens and low front fences that are typical of this era.



Hobart City Council Drainage Board map of New Town
c.1947. Sheet 19 (AOT: SD_ILS:553788)



Flint House and gardens c.1910 (AOT SD_ILS:676200)

Precinct character and features:

Streetscape and townscape

Design and topography

Flint Avenue is a short cul-de-sac that branches off Pirie Street and is flat and wide with footpaths on both sides. The precinct features just 10 brick residences, with similarities between houses, displaying a consistency in design, scale, and materials.

Vegetation

The precinct features front cottage gardens with small shrubs, lawns and flower beds with representative examples of plantings from this era.

Views and vistas

The precinct features views westerly to kunyani / Mount Wellington, and the housing on the slopes of Lenah Valley. There are also vistas to the neighbouring property, Flint House, and its established gardens and grounds.

Built form

Materials

Primary materials include red face brick with contrast detailing in grey/blue bricks, corrugated iron, and ironwork detailing.

Architectural styles and scales

Houses within the precinct are single storey brick dwellings of a small to medium scale. The key architectural style is Inter-War with the exception of number 10 which is a post war austerity residence and number 1A which dates to 2013. Architectural features that are consistent throughout the precinct include; recessed entrance porches, brick motifs, circular and diamond windows, planter box window sills, stringcourse brickwork, two-tone brickwork, corbelled brickwork, lead lighting windows, and chimneys that are expressed as a feature in the exterior walls.

Orientation

Houses are orientated to face the street and have a modest setback with front lawns and gardens of low plantings providing a setting for the house and a buffer in the street. Plots of land are generally rectangular narrow and long, with six of the houses having a narrow frontage.

Building stock

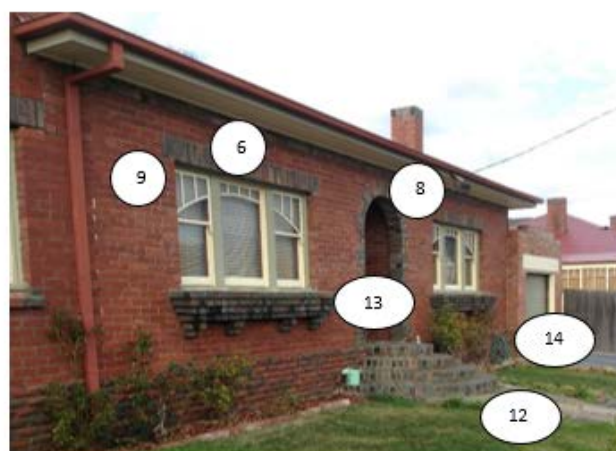
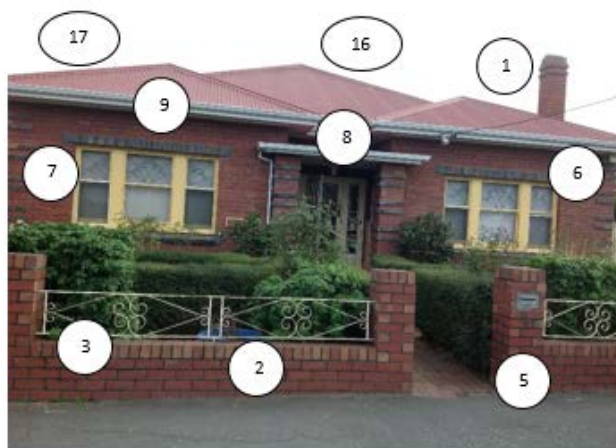
The house at 45 Pirie Street is on the corner and faces toward Pirie Street. It features a double fronted gable with prominent chimney, a rusticated brick base, and decorative brick lintels and sills. Number 1 Flint Avenue features a recessed front entrance with rounded steps, and elaborate 3 pane windows with decorative corbelled brick planter boxes. Number 6 Flint Street features a decorative brick motif above the window of the projecting front gable, a prominent brick chimney, and a small diamond window with lead lighting. 2A Flint Avenue features a projecting front gable with corbelled brick detailing, a circular port hole window and original brick and iron work front fencing.

Fences

Many of the front fences are original and constructed in brick with decorative metal panels and railings. There are also mesh and wire fences.

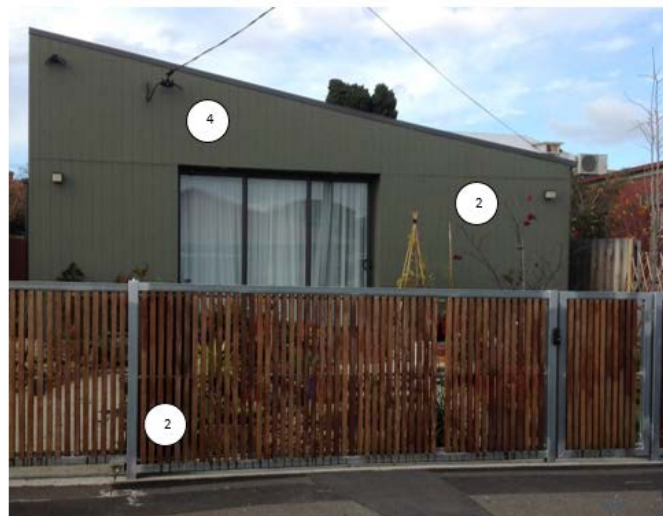
Contributory elements

1. Prominent brick chimneys
2. Circular and diamond windows
3. Original iron work detailing
4. Corbelled brickwork
5. Low brick and metal fences
6. Two and three sash windows
7. Lead lighting and decorative mullions
8. Recessed front porches
9. Dark grey/blue brick window lintels
10. Buildings with medium set backs off the street positioned in front gardens
11. Consistent use of dark red and grey/blue bricks
12. String courses of grey/blue bricks
13. Corrugated iron roofs
14. Low pitched hipped and gable roofs with enclosed eaves

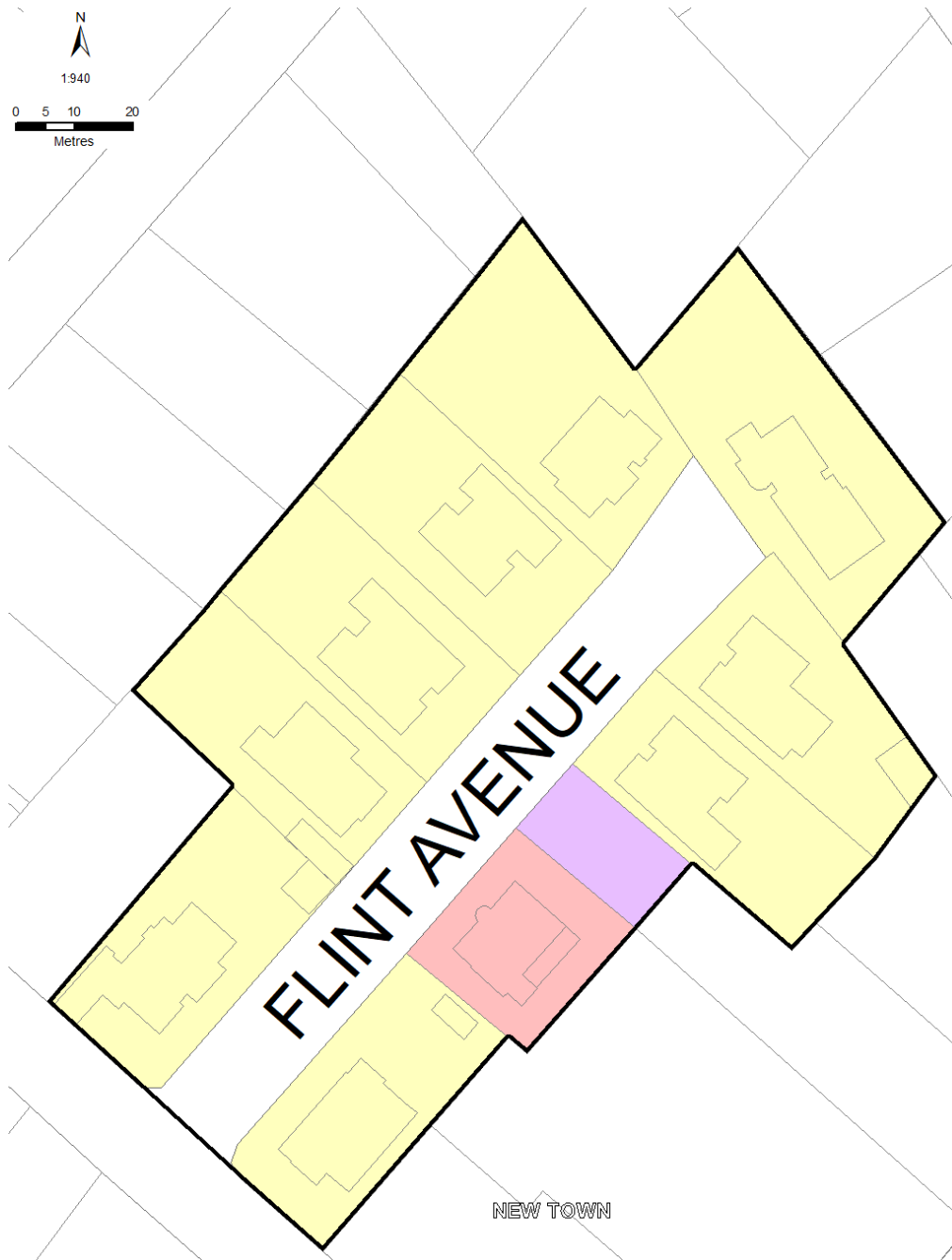






Non Contributory

1. Unsympathetic alterations and additions to buildings e.g. double storey additions to buildings that do not reflect the scale and bulk of contributory houses.
2. Materials that do not reflect the characteristics of the precinct.
3. The painting of original exterior brick work.
4. Infill development that does not relate to past architectural styles, materials, orientation and siting.



HOB-C6.2.8.13 Heritage Precinct – Map



-  Heritage local / state places
-  Contributory
-  Neutral
-  Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct contributes to an understanding of the pattern of development and 20th century subdivisions in the suburb of New Town.
- The precinct reflects the links between development and the extension of public transport lines, housing demand, and the historical patterns of suburban growth from the late 1930s to after the Second World War.

For the representation of aesthetic characteristics:

- The precinct is a cohesive collection of intact single storey brick residential houses in the Inter-War architectural style and houses from the 1930s and 1940s on the original subdivided parcel of land.
- The front gardens and low front fences are a significant aesthetic feature that reinforce the residential nature of the area.

For the representation of a class of building or place:

- The residences have a high degree of integrity and consistency, many in original condition with strong consistent character in terms of size, height, materials, fenestration pattern, roof form, setback, bulk, garden setting and fencing.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles can include Federation/Victorian timber picket, Federation brick or sandstone walling, Inter-War brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.

7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
14. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Doyle, S, et al, 2002, New Town A Social History, Prepared for Hobart City Council, Hobart.

GHD, April 2008, New Town Heritage Review Volume 2: Inventory, Prepared for Hobart City Council, Hobart.

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.8.14
Clare Street – New Town**



DESCRIPTION

Component streets

Clare Street

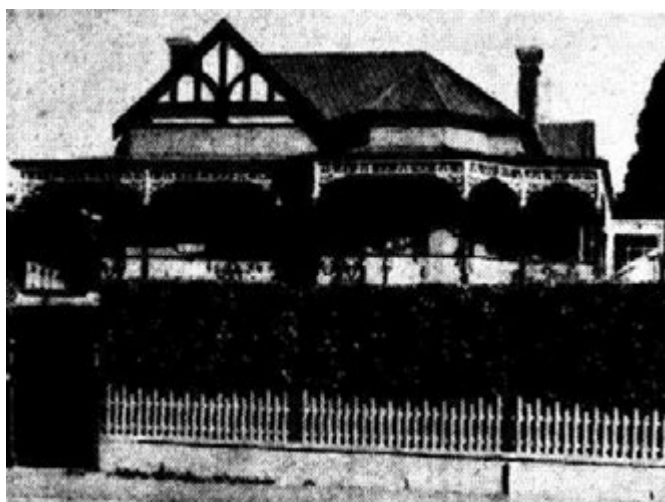
Historical background

The heritage area is located at the intersection of suburbs New Town, Lenah Valley, and Mount Stuart, Clare Street consists of a number of prestigious homes dating back to New Town's early development and to a time where New Town was still a semi-rural area. This street included a large market garden on which agricultural activity and grazing took place into the 1910s. The subsequent intensification of residential development along the street did not occur until the twentieth century as early estates began to be subdivided under pressure of the city's increasing population. More intensified subdivision took place along Clare Street and in the surrounding area during the Inter-War period coinciding with the development of public transport facilities within the area.

The precinct features a number of large houses that have served as health care facilities during the street's history, 'Clare House' at 26 Clare Street operated as a day hospital in the 1960s and continues to be run by the Department of Health today, and 'Wyadra' at 20 Clare Street also has a history of health care, functioning as a home and education facility for partially deaf children that was run by The Institute for the Blind and Deaf between 1952 and 1957.



Clare House Day Hospital at 26 Clare Street with nurses on balcony c.1960. (AOT: AA1931241)



'Wyadra' at 20 Clare Street that operated as a home and school for deaf children c.1951. (<http://trove.nla.gov.au>)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct encompasses the western side of Clare Street, with the boundary beginning at the intersection with Augusta Road and terminating at Honora Avenue. Clare Street curves slightly to the east at its intersection with Augusta Road and continues on a straight course for the length of the precinct. Clare Street is wide and slopes moderately to the north. There are a row of houses from number 20 to 34 that sit in slightly elevated positions above the street.

Vegetation

Mature trees and expansive gardens are a feature of properties located along Clare Street. There are also a number of large established hedges with notable examples at numbers 28 and 14. Street trees are present at the southern and northern ends of the street.

Views and vistas

Looking north westerly along Clare Street the precinct holds views towards the hills of Collinsvale and foot hills of kunanyi / Mount Wellington. Whilst looking to the east through the vistas created by the intersections of Fraser, Jennings, and Seymour Streets there are views over to Mount Direction and East Risdon Reserve.

Built form

Materials

Houses have exterior cladding of unpainted brick, weatherboard or stucco. A number of brick houses have been painted. The predominant roofing type is corrugated iron, with a number of tiled roofs also present.

Architectural styles and scales

Houses are a mixture of single and double storey. Architectural styles present within the precinct include; Old Colonial Regency, Victorian Italianate, Federation Queen Anne, Federation Arts and Crafts, Federation Bungalow, Inter-War Functionalist, Inter-War Art Deco, and Inter-War Georgian Revival.

Orientation

Houses are orientated towards the road with varying setbacks from the street. Houses at 2, 4, and 6 Clare Street are at right angles to the side boundaries but have a front boundary that follows the street, creating a triangular shaped front yard. Other houses are set square to the street. A number of large houses have a generous setbacks from the street and established front gardens, creating a strong presence within the streetscape.

Building stock

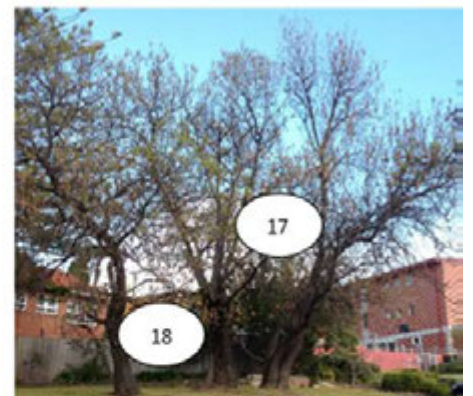
'Aberdeen' at 14 Clare Street is a Federation Queen Anne residence and forms an important element of the streetscape. Symmetrical in form the front elevation features faceted bays on both sides, and a veranda extending along the length of the residence. 'Wyadra' at 20 Clare Street is a single storey, brick Federation Queen Anne residence featuring ashlar sandstone foundations, a corrugated iron hipped and gabled roof, a large bay window and iron lace decorated veranda that wraps around the house perimeter. 24 Clare Street is an asymmetrical two storey brick Victorian Italianate residence with Juliet balconies, dormer windows, and a complex hipped and gabled roof form. 36 Clare Street is one of the earliest buildings in the street and was built in 1850. The Victorian Regency residence features a detailed stuccoed façade and decorative moulded pilasters on either side of the central door and edges of the façade, 12 pane windows and a low pitched hipped corrugated iron roof.

Fences

Fences are generally low Victorian timber picket, Federation timber picket, Federation brick fencing, Federation sandstone walling and Inter-War brick and iron work fences which allow buildings to be viewed and appreciated from the street.

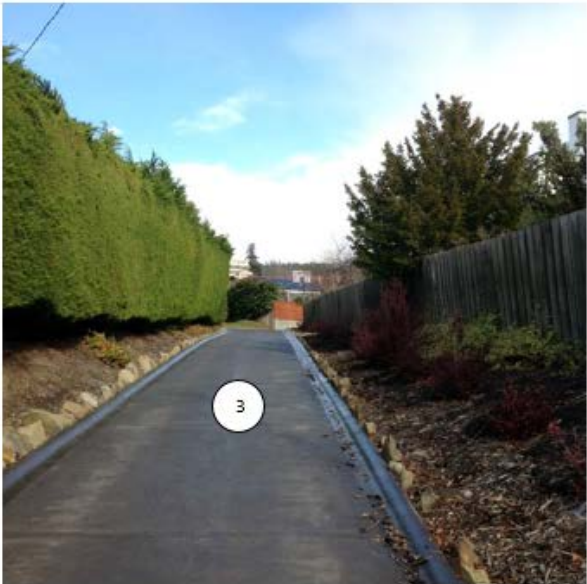
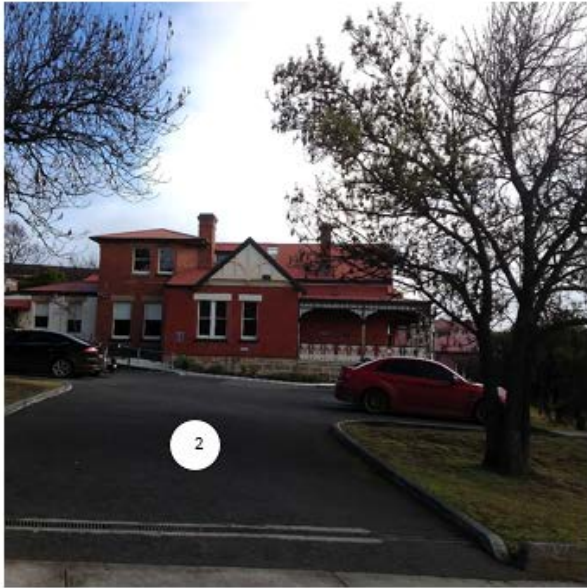
Contributory elements

1. Prominent brick chimneys
2. Buildings with stucco finish
3. Unpainted brickwork
4. Original iron and timber detailing
5. Galvanised iron roofing
6. Stucco mouldings and pilasters
7. Hedging
8. Projecting gables
9. Traditional colour schemes
10. Sandstone and brick walling
11. Original architectural detailing
12. Buildings with generous setbacks from the street
13. Large two storey residences
14. Bay windows
15. Gable infill
16. Tiled roofs
17. Mature trees
18. Large established gardens

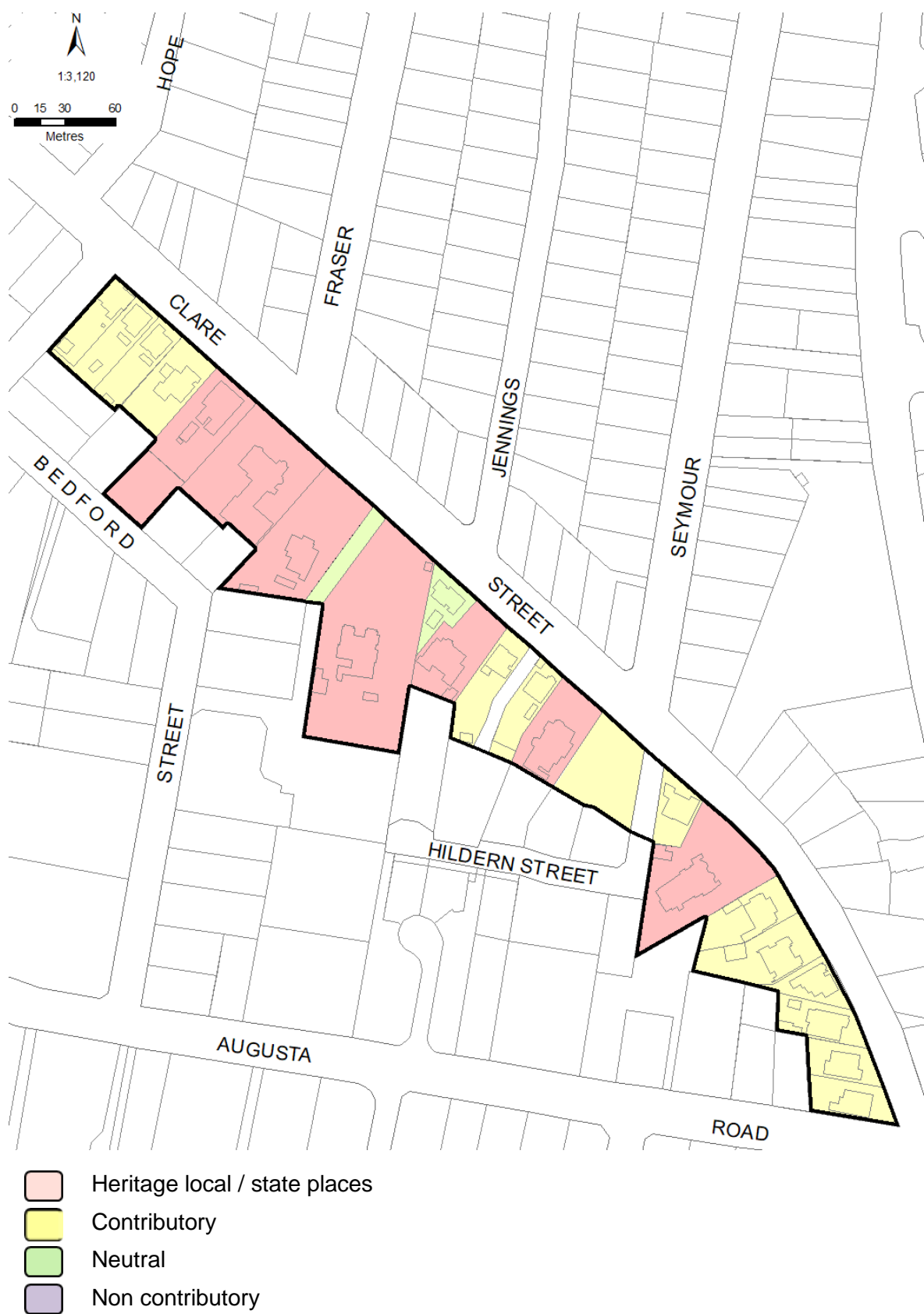


Non contributory elements

1. Unsympathetic alterations and additions to buildings such as solar panels visible from the street
2. Off street parking facilities in the front yards of properties that result in the loss of gardens and streetscape values.
3. Gaps in the streetscape from driveways to access infill housing at the rear of properties.



HOB-C6.2.8.14 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct has a mix of larger and smaller residences which provide evidence of the early semi-rural nature of the precinct and its gradual transition into a residential suburban precinct.
- The precinct contributes to the understanding of the pattern of development and subdivisions within New Town and its growth along public transport routes.

For the representation of aesthetic characteristics

- The precinct contains examples of prestigious and substantial Victorian, Federation, and Inter-War residences alongside smaller scale buildings reflecting the mixed character of New Town, all of which have a high degree of integrity.
- The individual quality of each of the houses in the precinct demonstrates their particular architectural styles.
- Front and rear gardens of properties and mature trees are important visual features that reinforce the residential character of the precinct.

For the representation of a class of building or place

- The very fine collection of residential buildings spanning from the first settlement of the precinct to the mid twentieth century.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles can include Federation/Victorian timber picket, Federation brick or sandstone walling, Inter-War brick and ironwork fences and gates. Detailed design guidance may be found in the City of Hobart publication, *New fences for old houses*.

7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
12. Driveways and hard stand areas should be located at the side of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
15. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
16. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Doyle, S, et al, 2002, New Town A Social History, Prepared for Hobart City Council, Hobart

GHD, 2007, New Town Heritage Review Volume 2: Inventory, Prepared for Hobart City Council, Hobart

Hobart City Council, 1985, Heritage Listings Study; A Survey and Analysis of Existing Conservation Zones in Hobart

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.8.15
Baker Street – New Town**



DESCRIPTION

Component streets:

Baker

Meredith

History:

The precinct originally formed part of part of 242 acres granted to Edward Samuel Bedford, a successful physician and Assistant Colonial Surgeon; and William De Gillern a retired German mayor, and later a captain in the British military who arrived in Van Diemens Land in 1823.

During the 1860s and 1870s James Baker, James Smart, Rosetta Moses, and Ebenezer Sims had coal mines in the vicinity of Augusta Road. Sims workings were under the management of Tim Meredith who sank a number of shafts in the locality of Baker, Montagu, and Haigh Streets. Another industry that played a notable role in the development of New Town were Chinese market gardens, land including the precinct area was worked by Chinese market gardeners from 1899 up until the land was sold for housing development in the early 1920s.

A post WW1 housing boom saw Baker Street fully developed by 1926, with the street being home to a number of residences constructed by the War Service Home Commission, a commonwealth agency that provided homes for returned soldiers. Both Baker Street and neighbouring Gant Street were located in close to proximity to Augusta Road and the newly opened tram line, by 1926 the two streets had 21 War Service Homes between them. Meredith Street was developed slightly later with houses dating from the late 1930s and early 1940s.



Hobart City Council Drainage Board map showing Baker Street in late 1920s. (AOT: SD_ILS:553788)



Hobart City Council Drainage Board map showing Meredith Street c.1947. (AOT: SD_ILS:553788)

Precinct character and features:

Streetscape and townscape

Design and topography

Baker and Meredith Streets are wide and straight with pedestrian footpaths on either side. Baker Street is lined with trees and grassed nature strips. Meredith Street is a no through road and provides a prominent vista towards Mount Direction on the eastern shore. The topography of Baker Street is flat, whilst Meredith Street slopes gently downwards in a north easterly direction.

Vegetation

Baker Street features street trees and grassed nature strips on the western side which contribute to a high street scape quality. Meredith Street does not have street trees however low level fences and front cottage gardens contribute to the leafy nature of the street.

Views and vistas

The Baker Street section of the precinct features north westerly views towards Pottery and Creek Road, and the hills of Lenah Valley. There are also glimpses of kunanyi / Mount Wellington from Baker Street and the top of Meredith Street. Meredith Street features views to the east over to the Catholic Diocesan Centre and the housing on the New Town boarder with Moonah, in the distant background are views of Mount Direction.

Built form

Materials

The majority of roofs are clad in corrugated iron, and houses are primarily of timber weatherboard construction. There are however a small number of infill buildings that are clad in brick, and a number of timber weatherboard buildings that sit on brick bases, with front porches and columns are also of masonry construction.

Architectural styles and scales

Architectural styles present within the precinct include; Inter-War Cottages, Inter-War Californian Bungalows, and Post War Austerity timber weatherboard residences, houses are single story and generally of a small scale.

Orientation

Houses in Baker Street have a medium setback from the road and buildings sit on narrow long blocks with houses orientated towards the street. Residences along Meredith Street have more modest setbacks and slightly smaller block sizes, with houses also orientated to front the street.

Building stock

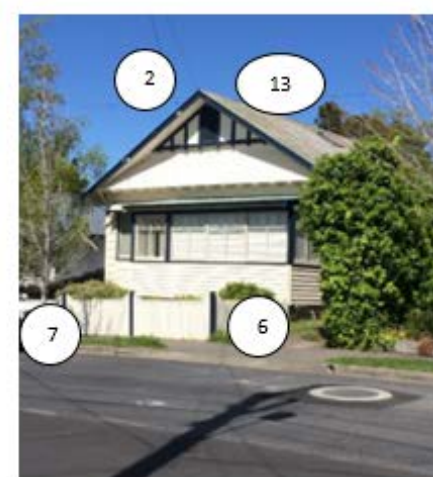
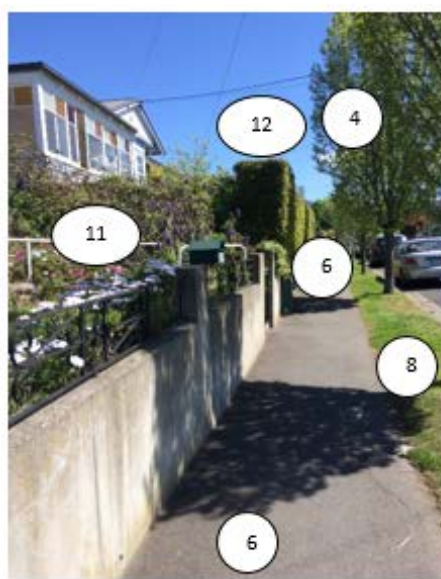
Housing within the precinct was developed in two stages. Baker Street features Inter-War Bungalows dating from 1926, many of which were constructed for returned soldiers. Whilst Meredith Street features housing from the Late Inter-War and Early Post War period with construction dating from late 1930-1950. The precinct features many groupings of houses sharing similar features. Features of houses within the precinct include front porches with masonry columns, bracketed eaves, and low pitched roofs.

Fencing

The desired fencing type is Inter-War timber picket, Inter-War masonry fencing, Inter-War brick and iron work fences

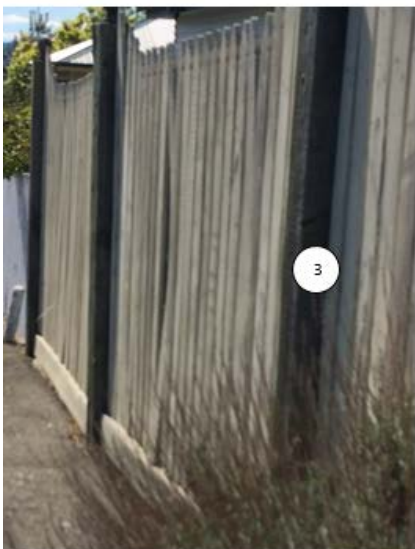
Contributory elements

1. Timber weatherboard
2. Original iron and timber detailing
3. Traditional corrugated iron roof forms
4. Street trees
5. Projecting gables
6. Traditional colour schemes
7. Low and original fencing
8. Grassed nature strip
9. Groupings of houses and cottages sharing similar features
10. Houses with medium setback from the street
11. Cottage-style front gardens
12. Hedging
13. Gable infill
14. Low pitched roofs

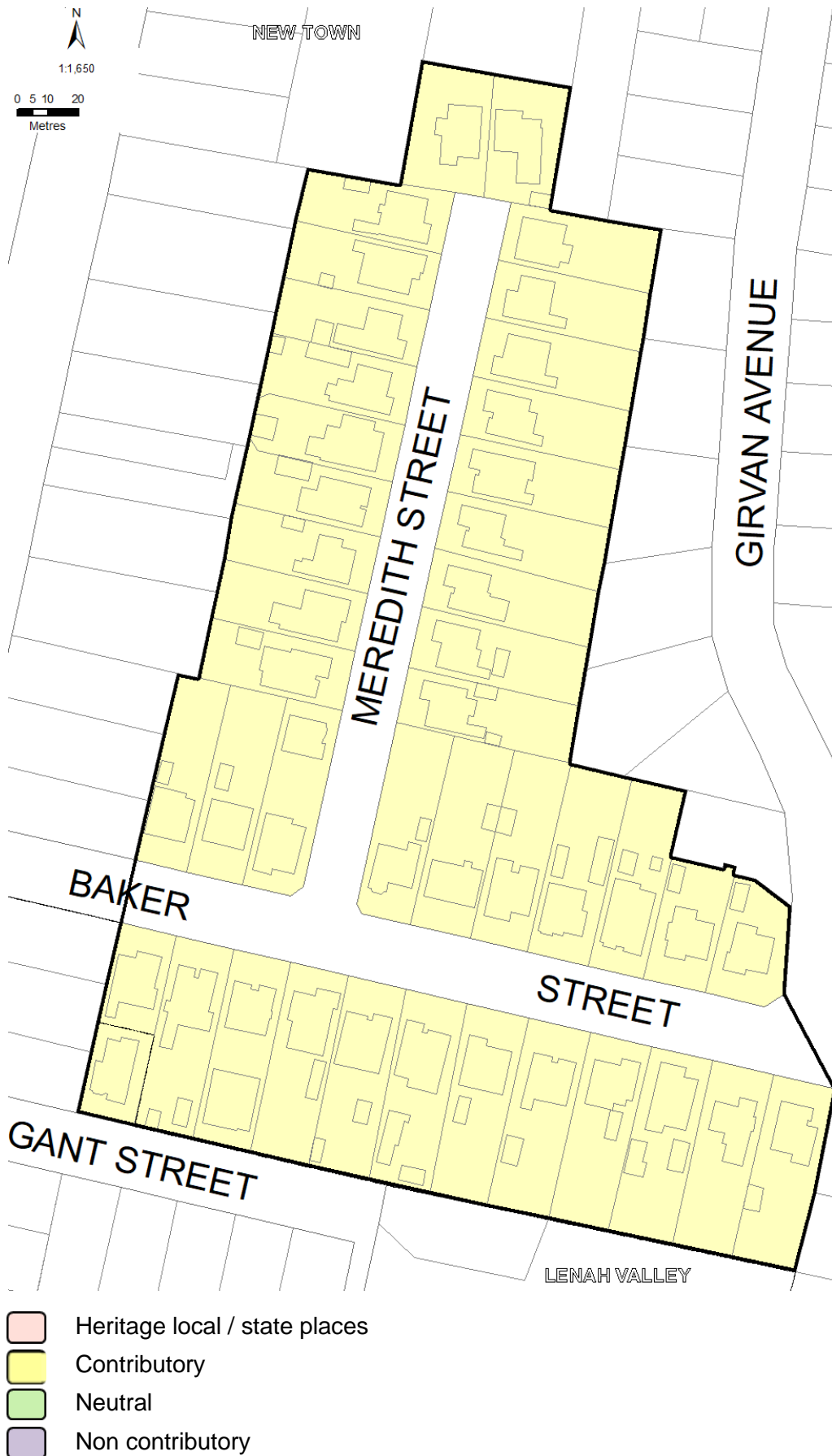


Non contributory elements

1. Unsympathetic alterations and additions to buildings e.g. solar panels
2. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.
3. High fences that detract from the quality of the streetscape and obscure houses and gardens.



HOB-C6.2.8.15 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct reflects the links between the development and extension of public transport lines, post war housing demand, and the historical patterns of suburban growth.
- The precinct was one of several soldier settlement estates set up in Tasmania after World War One. It represents the provisions of the Commonwealth Government subsidised housing for returned ex-servicemen in Tasmania, and the intact housing within the precinct demonstrates the type and style of houses constructed by the War Services Housing Commission.

For the representation of aesthetic characteristics:

- The precinct has a strong and consistent streetscape with a high degree of integrity that reflects and demonstrates a 20th century pattern of suburbanisation.
- The front gardens of properties, and street plantings are significant aesthetic features that reinforce the residential nature of the area.
- Buildings within the precinct have a high degree of integrity and consistency, many in original condition with strong consistent character in terms of single storey scale, material palette, setback, bulk, garden setting, and fencing.

For the representation of a class of building or place:

- Houses within the precinct form a cohesive collection of buildings representing architectural styles dating from early Inter-War, late Inter-War, and Post-War periods.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.

6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Doyle, S, et al, 2002, *New Town A Social History*, Prepared for Hobart City Council, Hobart.

GHD, 2007, *New Town Heritage Review Volume 2: Inventory*, Prepared for Hobart City Council, Hobart.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.9.1
Quayle and King Street – Sandy Bay**



DESCRIPTION

Component streets:

Balmoral Street
King Street
Marsden Street

Nixon Street
Osborne Street
Princess Street

Quayle Street
Queen Street
Sandy Bay Road

Historical background:

This precinct occupies land forming part of the early Beaumont Farm which was acquired by Frederick Bell in the late 1830s. Bell lived near the water frontage at the end of King Street and by 1839 had commenced sub-division of his substantial land holding. He also acquired part of Ashfield Estate on which he built his swimming baths. Bell lay out the street pattern and intermittently but mostly unsuccessfully tried to sell his sub-divided allotments. The major suburban development of the area took place between 1890 and 1920 with some small pockets being developed into the 1930s and 1940s which is evident from the examples of Inter-War housing within the precinct.

The water forms an important historical feature of the precinct, and it was Frederick Bell that established the Sandy Bay baths along the beach front of Marieville Esplanade in 1840. The baths remained a popular community facility over the next century, with Sandy Bay swimming carnivals being a successful annual event with both local and inter-state swimmers competing.

Between early European settlement in 1804 and the late 19th Century, most of Hobart's population was centred in the immediate Hobart district. The Sandy Bay Rivulet formed Hobart Town's southernmost boundaries, with all outlying areas were primarily used for farming purposes. The Sandy Bay area surrounding the rivulet became known as a district for market gardens, nurseries and orchards. Many of the early properties were described as having water on three sides, bounded by the Sandy Bay Rivulet and Marieville Esplanade beach frontage. The heritage associated with the early settlement around this catchment remains evident in some of the older homes and historic buildings that still remain in the precinct today.



View of Sandy Bay from Quayle Street showing Sandy Bay Baths
(ATO NS1013-1-181)



Photograph - View of Sandy Bay from Battery Point showing the
Rivulet and Baths - T Crawford Photo (AOT NS1013-1-379)



Marieville Esplanade - view of houses near King Street Intersection - rowers on the river (AOT PH30-1-8747)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct is passed through by the Sandy Bay Rivulet which forms a natural barrier, and is characterised by three long descending streets leading from the main road. King and Queen Streets are the earliest streets which are crossed by Russell and Princess Streets. The early housing is found in these streets with the later streets including Quayle Street reflecting the various stages of development of the area. The Heritage Precinct is defined by the following boundaries: The steep hill at the back of Quayle Street which separates Battery Point from Sandy Bay visually and physically, King Street which formed the boundary of the former Ashfield Estate, the now reclaimed waterfront of Marieville Esplanade, and the natural division of Sandy Bay Road and the retail commercial area fronting it.

Vegetation

Quayle Street contains mature street trees which give it much of its character along with the random level changes and split carriageway. Marieville Esplanade features a grassed foreshore reserve with a small number of established gum trees and street plantings.

Views and vistas

On the lower sections of King Street and Queen Street there are views down the street to the water front along Marieville Esplanade. Balmoral Street slopes down to the north with a vista to the slopes of Battery Point, and Nixon Street holds slot views to the water front. Quayle, Queen, and King Street all hold views westerly back towards kunanyi / Mount Wellington.

Built form

Materials

Houses are of brick and timber construction. Roof cladding is predominately corrugated iron, with a small number of terracotta tiled roofs. Much of the brickwork is exposed dark red, and timber weatherboards are painted in neutral colours.

Architectural styles and scales

Housing styles within the precinct include Victorian Domestic, Victorian Georgian, Victorian Townhouse, Victorian Regency, Victorian Italianate, and Victorian Terraces. Federation and Inter-War styles include Federation Bungalow, Federation Italianate, Inter-War Californian Bungalow, and Inter-War Modern. There are a number of brick constructed Post War houses located primarily in Osborne Street and at the bottom end of Princess Street that contribute to the older architectural styles in the precinct in form, scale, and material. Housing scales ranges from single storey, single storey with upper storey attic rooms, and double storey residencies. There are at least two examples of mid-late Victorian weatherboard stables, with corrugated iron roofing and loft doors. These are rare surviving examples of stables and demonstrate the agricultural land use dating from Sandy Bay's initial settlement.

Orientation

Houses are orientated towards the road with modest setbacks from the street. Some houses on Quayle Street sit high up off the road and tuck into the hillside with steps leading up to the front entrances.

Building stock

The precinct contains fine examples of various periods of housing with relatively few intrusive elements. Buildings of note with the precinct include the row of Victorian Terraces on the corner of Nixon Street numbers 12-16. Number 34-36 Queen Street is a c1862 Victorian Town House one of the oldest buildings in the precinct, it forms an important part of the 19th century streetscape.

Numbers 18, 20, and 22 Marieville Esplanade forms an important group of 3 residences, all houses are double storey Federation Italianate residences featuring large verandas with timber balustrades, posts, and friezes. Numbers 37-57 Quayle Street are fine examples of double storey conjoined Victorian domestic buildings with dormer windows and decorative timber bargeboards. A small group of two storey early twentieth century townhouses line Sandy Bay Rd from number 116-128, the houses are on small lots, have a strong relationship to the street and show cohesiveness in style and proportion.

Fencing

The desired fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, Inter-War brick and iron work fences.

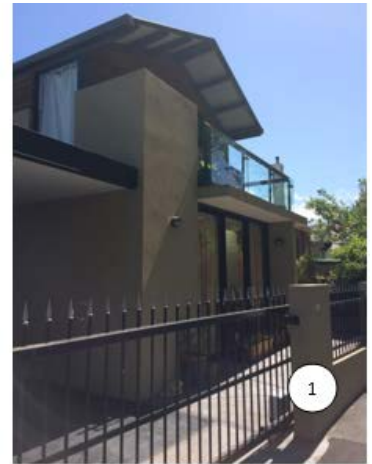
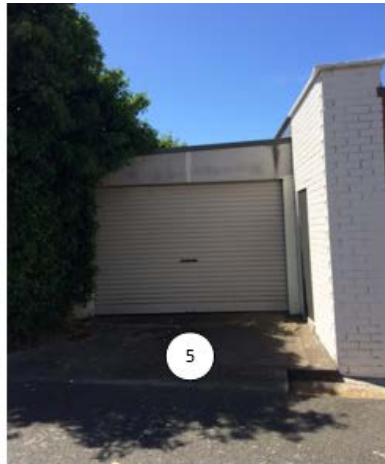
Contributory elements

1. Original chimneys
2. Water views
3. Small front cottage gardens
4. Low fencing
5. Traditional exterior colour schemes
6. Grouping of buildings sharing similar features
7. Established street trees
8. Laneways and street steps
9. Decorative timber detailing
10. Sandy Bay Rivulet
11. Early buildings dating from the mid-19th century
12. Rare examples of out buildings and stables
13. Gabled dormer windows
14. Houses on Quayle Street positioned up high with stairs to entrance
15. Traditional corrugated iron roof forms

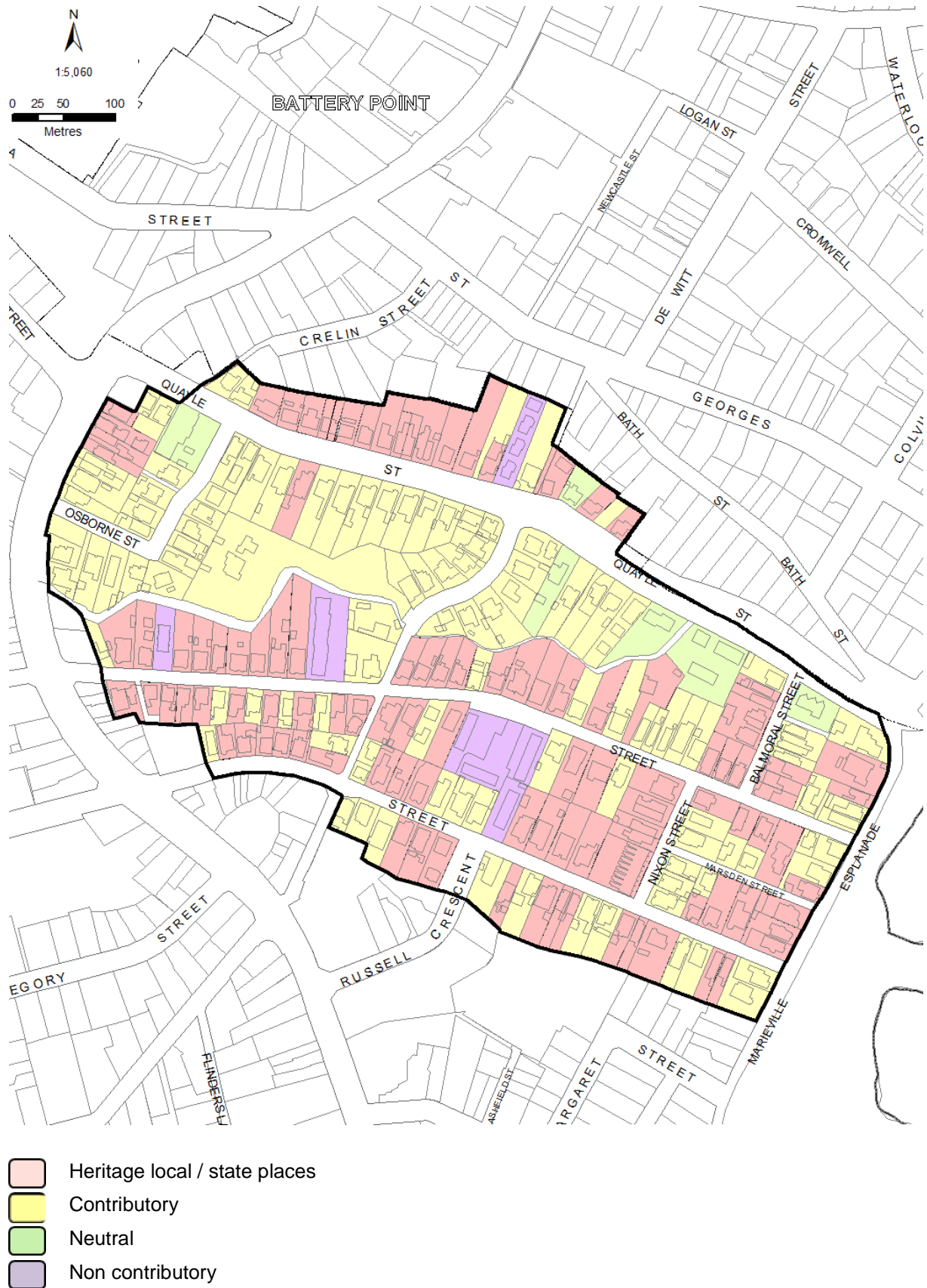


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Unsympathetic alterations and additions to buildings.
3. Buildings that have fallen into a state of disrepair.
4. High fences with minimal transparency and unsympathetic materials that obscure buildings and front gardens
5. Development of off street parking facilities that have greatly impacted on the front yards of properties
6. Front yards with a large percentage of hard surface area e.g. concrete or paving.
7. Intrusive additions to buildings such as solar panels or sky lights.



HOB-C6.2.9.1 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of early sub-division of the main streets within the precinct, which are enhanced by the later street additions to form a coherent area of high integrity.

For the representation of aesthetic characteristics

- The front gardens of properties and street plantings within the precinct that are significant aesthetic features which reinforce the residential character of the area.
- The precinct features sections of continuous single-storey painted weatherboard and brick facades that form significant streetscapes within the area.
- For the significant views and vistas of the River Derwent foreshore which are afforded by the topography of the precinct and historical layout of the streets.

For the representation of a class of building or place

- The number of significant individual and significant groupings of buildings within the precinct that are intact representative examples of Old Colonial, Victorian, Federation, and Inter-War period architecture.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates (choose as appropriate) Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.

8. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
9. Driveways and hard stand areas should be located at the side of the house.
10. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
11. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
12. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
13. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
14. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
15. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
16. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Davies, P., et al, 1998, Sandy Bay Heritage Study Conservation Area Policies, Prepared for Hobart City Council, Paul Davies Pty Ltd in association with Ian Terry, Hobart.

Goc, N., 1997, Sandy Bay: A Social History, Gentrax Publishing, Sandy Bay.

State Library Victoria, <http://handle.slv.vic.gov.au/10381/142394>

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.9.2
Duke and Princes Street – Sandy Bay**



DESCRIPTION

Component streets:

Baden Street
Duke Street
Flinders Lane
Gregory Street
Greenlands Avenue

Grosvenor Street
Lincoln Street
Lord Street
Parliament Street
Powell Street

Princes Street
Queen Street
Randall Street
Regent Street

Historical background:

Many of the first land grants within the Sandy Bay area were established within Sandy Bay Heritage Precinct 2. The area at the time was primarily serving as market gardens, farms, and pastoral area and major landowners at the time included Frederick Bell, William Proctor, David Lambe and David Lord.

From 1830, the process of sub-division began, with a number of buildings from this period still surviving in the precinct today. Significant periods of development occurred in the 1870s and then between 1900 and 1935. Outside of these key periods development occurred primarily only in the form of infill, with the subdivision of large lots for the construction of apartment blocks, units, and small townhouse developments. One typical feature of such residential areas were the small neighbourhood stores serving the local community needs. Several such stores operated in the Parliament and Princess Street area. Whilst now mostly converted to residential use, a number are still visible today.

1922 saw the creation of a new tramway extension running along Parliament and King Street with a later 1934 extension taking it as far as the top of View Street to a terminus at Proctors Road. This ran until the phasing out of the tram line in 1945.



Workers laying drains in Proctors Road, c.1940s.
(AOT: NS1029 168)



Sandy Bay Radio Service, near corner of Sandy Bay Road and Princes Street c.1950s. (AOT: PH30 13910)



100 King Street 'Selborne' designed by architect Henry Hunter
c. 1880s. (AOT: NS1013 1540)



Workers digging on Proctors Road, c.1940s. (AOT: NS1029 169)

Precinct character and features:

Streetscape and townscape

Design and topography

This is a large heritage precinct bounded by Sandy Bay Road, upper King Street, Pillinger Street, Lord Street and the Sandy Bay Rivulet. The area falls into a number of smaller areas that reflect periods and styles of development and sub-division from the earliest sub-division and construction to the present day. The area is characterised by a strong grid pattern of streets only broken by upper King Street as it follows the ridge and rivulet to Proctors Road, the lower end of Princes Street as it curves towards the Sandy Bay shops, and the subsequent creation of Gregory Street to accommodate the change in pattern of Princes Street. The grid layout is determined irrespective of the topography, with the area below Regent Street being relatively flat with gentle undulations while above Regent Street the roads climb more steeply. Proctors Road, King Street, and Parliament Street feature sections of concreted road which were constructed to withhold the weight of trolley buses, and now provide distinct tangible evidence of Hobart's public transport history.

Vegetation

Greenlands Avenue has a small number of trees lining both sides of the road. Whilst both the long line of established centrally planted street trees on Lord Street and Parliament Street Park sit just outside the boundary of the heritage precinct, both make considerable contributions to the green context to and vistas from within the precinct. Many of the larger residences within the precinct feature mature gardens and plantings that add a vegetated and green element to the precinct.

Views and vistas

Many streets feature views of kunanyi / Mount Wellington. The top of King Street, Lord Street, Princes Street, and Proctors Road have views towards the River Derwent.

Built form

Materials

The most common exterior cladding material is timber weatherboard; there are also a number of brick residences within the precinct, and a small scattering of stone buildings. Roof cladding is primarily corrugated iron, and tiled or slate roofs are also utilized in the precinct.

Architectural styles and scales

The styles identified include: Victorian Georgian, Victorian Domestic, Victorian Gothic, Victorian Regency, Federation Bungalow, Federation Arts and Crafts, Federation Queen Anne, Federation Italianate, Federation Freestyle. The precinct also contains examples of Inter-War architecture; this includes Inter-War Functionalist and Inter-War Georgian Revival. The predominant building form is single storey with some two storey buildings interspersed, the precinct is a reasonably dense urban development with modest small to medium scale houses on tight lots.

Orientation

The majority of houses are orientated towards the street with modest setbacks. Some larger residences have more generous setbacks with large front gardens and there are a number of examples of larger properties orientated to their own gardens setting as opposed to the street.

Building stock

22a and 24 Princes Street are a brick Federation Gothic Methodist church and its respective Parsonage with original outbuildings and stables. Princes Street Primary School, located at 113 Princes Street, is a purpose built Federation Arts & Crafts school building built in 1922. 62 Princes Street and 42 Parliament Street are both former corner stores. 50 Lord Street was the site of the McGuinness Dairy with the original farm house still surviving on site. 117 King Street features a substantial two storey Inter-War Georgian Revival house set in a large established garden. 100 King

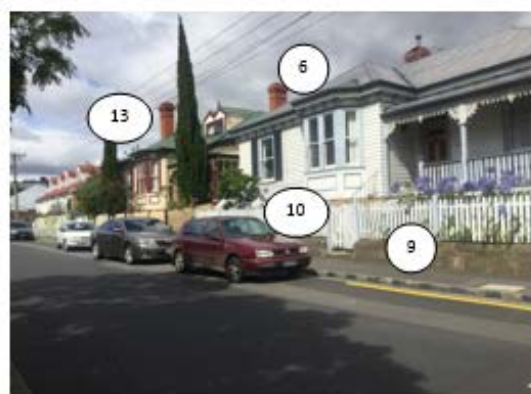
Street features the prominent two storey brick residence 'Selborne' designed by acclaimed Tasmanian architect Henry Hunter in 1884. 3 Lasswade Avenue Sandy Bay is a Queen Anne Federation double storey house featuring polychrome brickwork. Powell and Baden Streets feature significant late nineteenth century streetscapes of small domestic workers cottages.

Fencing

The primary fencing type within the precinct is low level Victorian timber picket, Federation timber picket or brick, and Inter-War timber picket or brick and iron work.

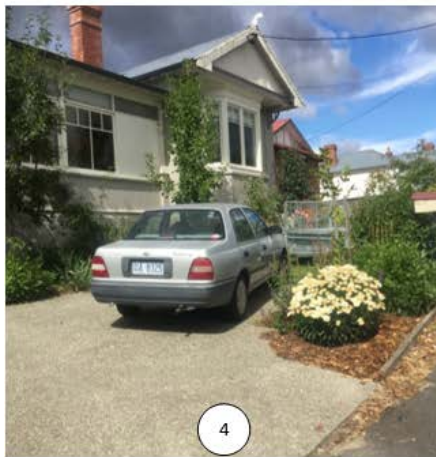
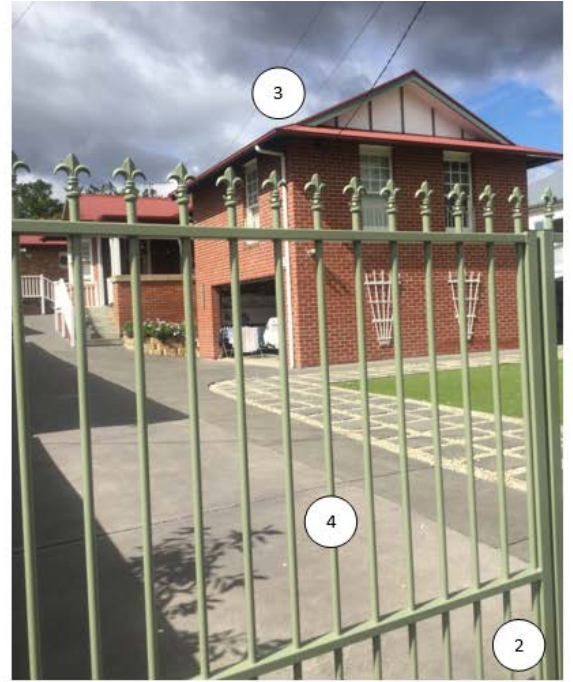
Contributory elements

1. Low front fences
2. Traditional roof forms
3. Street facing gables
4. Front cottage gardens
5. Fine examples of architectural styles and details
6. Groupings of houses of the same style and period
7. Corrugated iron roofing
8. Small and medium scale houses have minimal setbacks from the street
9. Neutral colour schemes
10. Timber weatherboard exterior
11. Face brick exterior
12. Views to kunanyi / Mount Wellington
13. Original chimneys
14. Fine examples of early workers cottages
15. Street trees and plantings
16. Larger early residences sit back from the street in established gardens

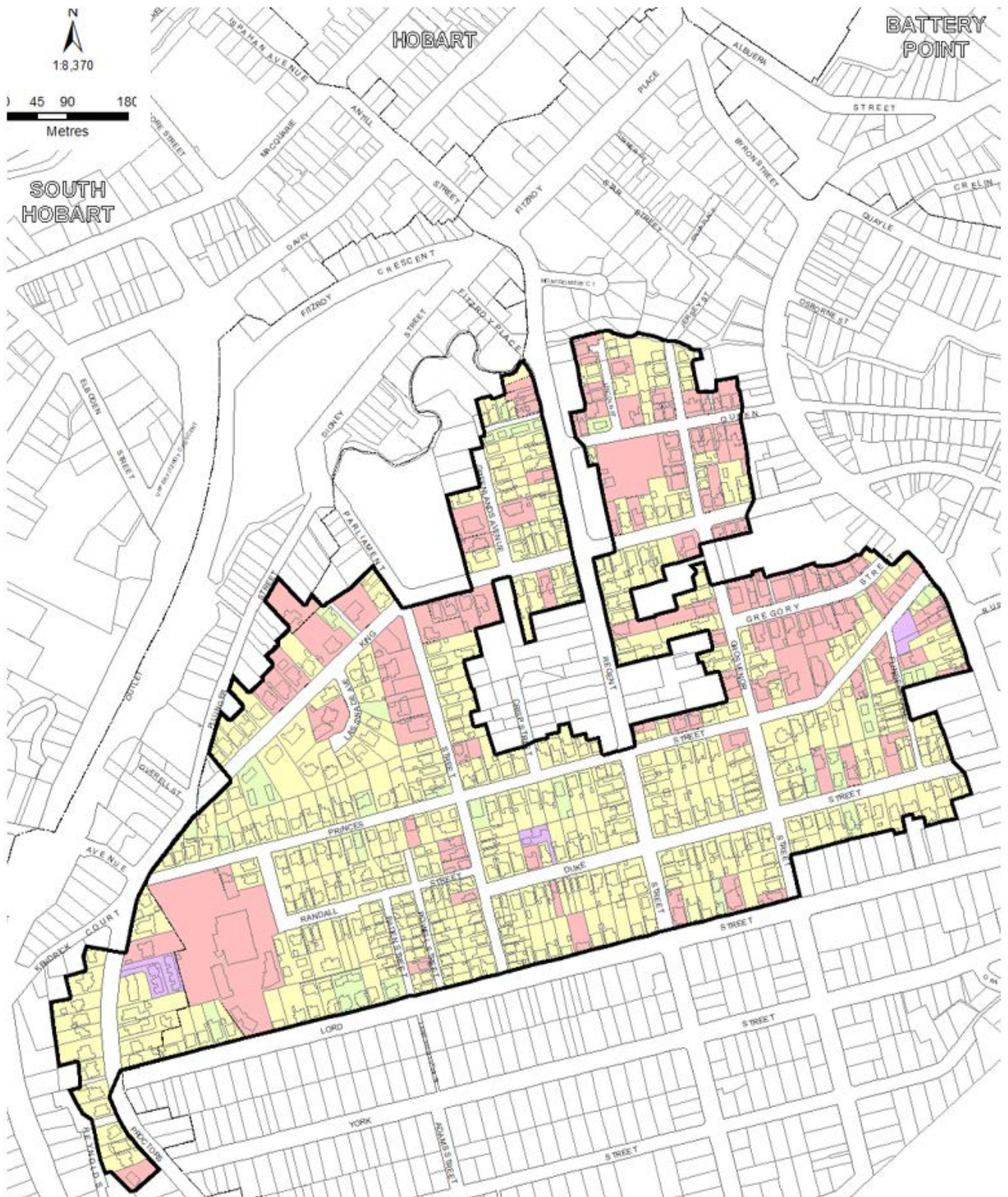


Non contributory elements

1. Intrusive additions such as pop tops visible from street frontage
2. The introduction of unsympathetic high fences and fencing materials that detract from houses and gardens
3. Infill development that does not contribute to the significant characteristics of the precinct
4. Front yards with a large amount of hard surface area



HOB-C6.2.9.2 Heritage Precinct – Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The early subdivision pattern of the main streets enhanced by the later street additions to form a coherent precinct of high overall heritage integrity.
- The extensive group of early buildings that represent the first phase of development in the precinct.

For the representation of aesthetic characteristics

- The high visual integrity of the streetscapes and the mix of development that allows the historical layers and development of the precinct to be visually read and understood.
- The front gardens of properties and street plantings within the precinct that are significant aesthetic features which reinforce the residential character of the area.

For the representation of a class of building or place

- The number of significant individual and significant groupings of buildings within this area that are intact representative examples of Old Colonial, Victorian, Federation, and Inter-War period architecture.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has social significance to the local and broader community due to the location of the Princess Street Primary School within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.

6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates (choose as appropriate) Detailed design guidance may be found in the City of Hobart publication, New fences for old houses.
7. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
8. Driveways and hard stand areas should be located at the side of the house.
9. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
10. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
11. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
12. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
13. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
14. Concrete road surfaces associated with historical trolley bus routes should be retained. Where repairs and patching are necessary new work should match the original material and finish.
15. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
16. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Davies, P., et al, 1998, Sandy Bay Heritage Study Conservation Area Policies, Prepared for Hobart City Council, Paul Davies Pty Ltd in association with Ian Terry, Hobart.

Goc, N., 1997, Sandy Bay: A Social History, Gentrx Publishing, Sandy Bay.

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**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.9.3
Pillinger Street – Sandy Bay**



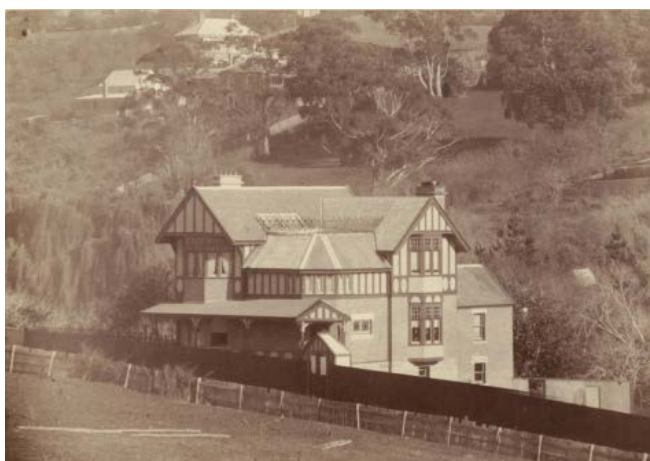
DESCRIPTION

Component streets:

Pillinger Street

Historical background:

Although Pillinger Street appears on early plans of Hobart as a track leading from the end of Fitzroy Place through to Proctors Road, the land around it remained largely undeveloped until the late 19th Century. An 1845 plan of Hobart shows only some brick makers' huts adjacent to The Sandy Bay Rivulet below Fitzroy Gardens, (likely the first buildings in the area), whilst the 1858 Jarman map shows only two buildings of any size on where Pillinger Street now stands. During this period therefore the area was characterised by scattered buildings in a predominantly rural setting. However, the 1880's saw the sub-division of the high side of King Street, with large blocks of land extending through to Pillinger Street, many of these blocks later sub-divided to form frontages to Pillinger Street. There appears to have been three sub-divisions on the lower side of the street backing onto the rivulet, and that by the early 20th Century, a series of further subdivisions had resulted in Pillinger Street being nearly fully developed with medium scale houses and more modest cottages lining the street as we largely see it today.



30a Pillinger Street 'Nun'Oyne' shortly after construction c.1903 (NS2860 1 1)



Fitzroy Gardens with views toward the River Derwent c.1930 (Hobart City Council)



The Sandy Bay Rivulet running past the rear yard of 30a Pillinger Street, 'Nun'Oyne' c.1903 (AOT NS2860 10)



Fitzroy Gardens and Pillinger Street after snow fall July 1921 (NS1013 1 1996)

Precinct character and features:

Streetscape and townscape

Design and topography

This residential area is characterised by the long curving form of the street and the differing relationships of lots and buildings to the street. This is seen in the oblique blocks at either end of the street and the more regular and large lots in the centre. The urban form is determined by the sloping topography enhanced by the curved road form with houses stepping down the hillside towards The Sandy Bay Rivulet.

Vegetation

The precinct backs onto Fitzroy Gardens which provides the area with a leafy and picturesque backdrop. Running along the rear boundaries of the properties is The Sandy Bay rivulet providing a lush environment for vegetation. Whilst the precinct does not contain any urban street trees, many houses have small cottage styled front gardens that sit close to the street frontage and provide the precincts streetscape with a foliated appearance.

Views and vistas

The southern end of the street provides views up towards Proctors Road and Tolmans Hill. Whilst the northern end of the precinct has views down to Fitzroy Gardens and Parliament Park.

Built form

Materials

Construction material for exterior wall cladding is primarily timber weatherboard, with a smaller number of houses utilizing face brick. Roofing material consists of corrugated iron, and a small number of houses within the precinct have tiled roofs.

Architectural styles and scales

The houses at the northern end of the street are modest and small in scale. Whilst further up the hill towards the southern end of the precinct the residences increase in size and scale with several particularly good examples of turn of the century houses. There are two predominant architectural styles present in the precinct, Federation Queen Anne, and Domestic Federation houses. The precinct also features one Inter War house at number 28 and a large scale Post War residence at 28a.

Orientation

Houses are fronted to the street with minimal setback from the street, with exceptions of the two larger southern-most houses which sit further off the street in their own garden settings. Houses also relate to the rivulet behind with long gardens and views overlooking the small valley.

Building stock

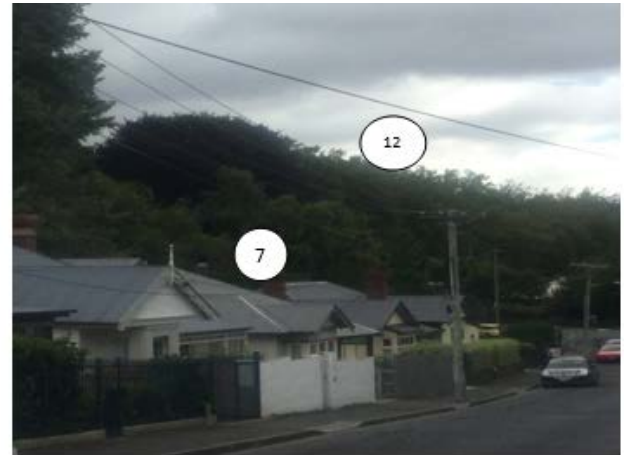
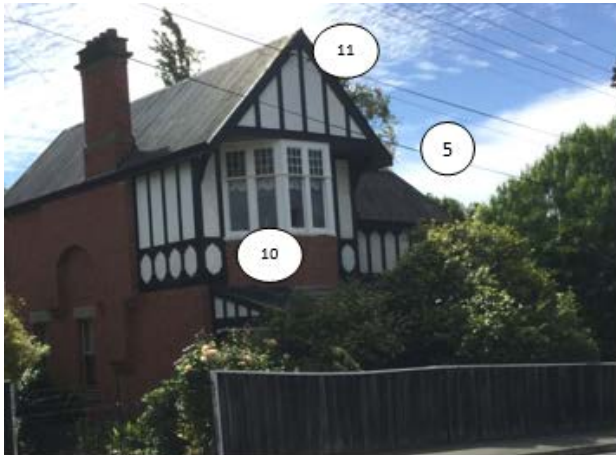
The larger residence at 30 Pillinger Street was built in 1897 for Curzon Allport and named Nun'Oyne, it is a fine example of a picturesque Federation Queen Anne house set in an established garden. Numbers 4-16 are a grouping of Federation cottages that contribute greatly to the precincts streetscape.

Fencing

The northern properties have low level federation picket and federation brick, considered to be the most appropriate for the precinct. There are also fine examples of low level Inter-War masonry and metal work fencing within the precinct.

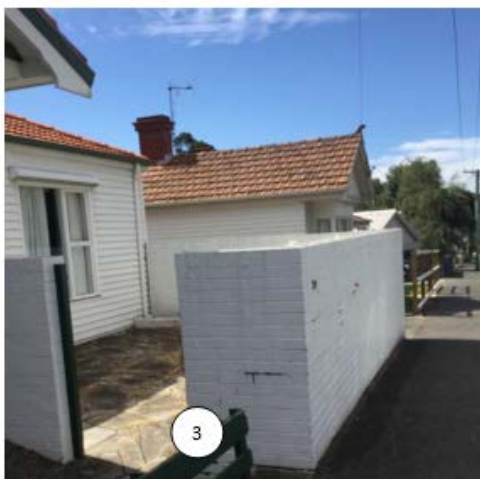
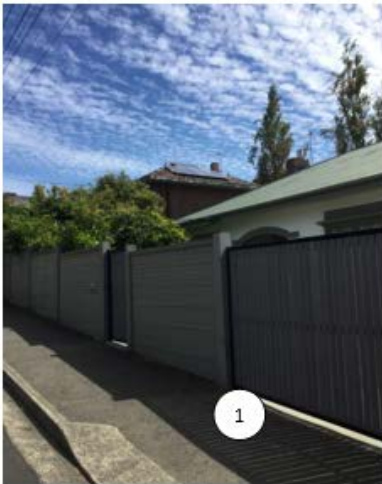
Contributory elements

1. Low level front fences
2. Hipped roofs
3. Street facing gables
4. Front cottage gardens
5. Fine examples of architectural styles and details
6. Groupings of houses of the same style and period
7. Corrugated iron roofing
8. Neutral colour schemes
9. Timber weatherboards
10. Bay windows
11. Half-timbered effect in gable
12. Views to Fitzroy Gardens

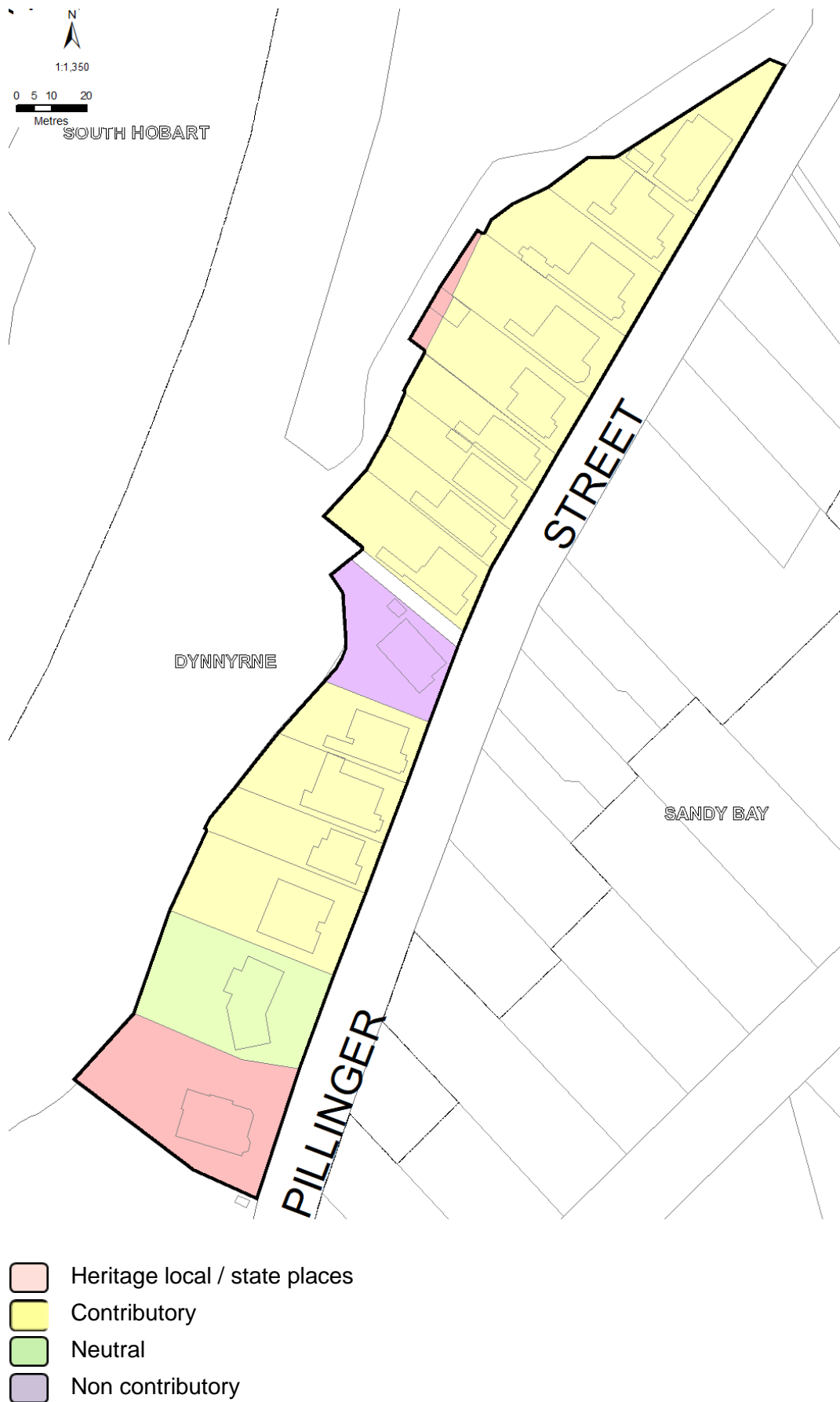


Non contributory

1. High fences with minimal transparency
2. Intrusive additions such as solar panels visible from street frontage
3. Large percentage of hard surface area in front yards
4. New intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct
5. Large garages set onto the street with a dominating presence



HOB-C6.2.9.3 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- Pillinger Street's function as an early route to Proctors Road contributes to the understanding of the pattern of development in Sandy Bay.
- The precinct is important in understanding the early Sandy Bay subdivision of King Street took place that took place during the 1880s.

For the representation of aesthetic characteristics

- The precincts strong curving form and the stepped housing defines the streetscape with the houses relating to the Sandy Bay Rivulet behind.
- The street plantings, and front and rear gardens of properties many of which have reached their subdivision capacity, are significant visual features that reinforce the precincts residential character.
- The consistent groupings of houses and the general uniformity of modest scale in the precinct creates a distinctive visual impression of an attractive and cohesive streetscape.

For the representation of a class of building or place

- For the intact individual and groupings of houses that are representative examples of late Victorian, Federation, and Inter-War architecture.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include Federation/Victorian timber picket, Inter-

War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.

7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Davies, P., et al, 1998, Sandy Bay Heritage Study Conservation Area Policies, Prepared for Hobart City Council, Paul Davies Pty Ltd in association with Ian Terry, Hobart.

Goc, N., 1997, Sandy Bay: A Social History, Gentrax Publishing, Sandy Bay.

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.9.4
Ashfield Street – Sandy Bay**



DESCRIPTION

Component streets:

Ashfield Street
Margaret Street

Marievile Esplanade
Stanley Street

Historical background:

The namesake of the precinct Ashfield was built in c1835 by David Lambe who was Colonial Architect of Van Diemen's Land from 1824-1827. After this period Lambe became largely involved with farming and horticulture and the 12 acres of land at Ashfield was planted with a great number and variety of fruit trees, with this land today encompassing much of the precinct. The original homestead was extended considerably by subsequent owners and the property became one of the most desirable in Sandy Bay. The property was sub-divided in a number of successive stages from the late nineteenth century with the last major sub-divisions occurring in the 1940s to create the sub-division in Queechey Place and the excision of rear land on which Ashfield's tennis court was sold off to construct a block of units.

The area of the precinct comprising of Ashfield Street, Stanley Street, and the bowling club was originally owned by Horace Watson of Keen's Curry fame, who manufactured the nationally marketed product. 'Barton Hall' was built by Watson, the property which no longer exists once stood on the corner of Sandy Bay Road and Ashfield Street, with the only remnant of the once large estate being the stables now located at the rear of 16 Ashfield Street. Watson sub-divided part of his estate in the 1890s including providing the land for the Sandy Bay Bowling club.



1930 aerial photograph of 'Ashfield' and its gardens in the foreground and surrounding neighbourhood of Upper Sandy Bay (AOTNS892/71)



Photograph of group of women having a cup of tea outside the Sandy Bay Bowling Club c.1900 (AOT PH30-1-9498)



Photograph of Fanny Cochrane Smith recording songs in the rear yard of Barton Hall c.1903 (<http://www.tmag.tas.gov.au>)



Photograph of External view of the Sandy Bay Bowling Club and bowling green c.1900 (ATO PH30-1-9497)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct is characterised by a small plateau overlooking the River Derwent with the land gently sloping to the north and steeper to the east overlooking the reclaimed foreshore areas. The urban form and road pattern of the precinct has been determined by the successive sub-divisions of 'Ashfield' from the late 19th century through till the 1940s. Land reclamation projects in the 1950s established the current shoreline and road alignment between Margaret Street and Sandy Bay Road. Ashfield Street runs off Sandy Bay road and is flat and wide with a slight curve towards the north. Stanley Street, a street of small scale extends from Ashfield Street to the bowling club; it contains an unusual group of Victorian domestic workers cottages and demonstrates the development of workers cottages in Sandy Bay in the late nineteenth century. Margaret Street is wide with a slight decline downwards towards the Sandy Bay Bowling Club, where the street then has a sharp turn to the north before intersecting with Marieville Esplanade.

Vegetation

Small residential front gardens are a major landscape feature. Street plantings are not common within the precinct, however two peppercorn trees planted in front of 10-12 Margaret Street with the larger of the two trees having a landmark presence within the precinct. Also contributing to the area is the grassed nature strip with small eucalyptus trees along the Marieville Esplanade section of the precinct. Ashfield House features an extensive garden with hedges and mature plantings that can be viewed from within the precinct.

Views and vistas

The area features vistas towards the hillside housing on Bath and Napoleon Street in Battery Point as well as views over the water to Hobart's eastern shore. Whilst looking westerly to Sandy Bay Road there are views towards kunanyi / Mount Wellington.

Built form

Materials

The precinct contains a mix exterior cladding types including timber weatherboard, timber shingles, and brickwork both painted and exposed. Roof cladding consists primarily of corrugated iron, with a small number of houses featuring tiled roofs within the precinct.

Architectural styles and scales

Styles featured in the precinct include; Old Colonial Georgian, Victorian Georgian, Victorian Italianate, Victorian Domestic, Federation Queen Anne, Inter-War Art Deco, and Inter-War brick bungalows. Also of note is a Late 20th Century International style curved unit block, it is a very good example of a unit development from this period. The scale of houses is a mix of double storey townhouses and terraces, and single storey houses and small conjoined cottages.

Orientation

Houses within the area are primarily orientated two ways; with some buildings facing towards the streetscape, whilst others are orientated towards the water to take in the foreshore views. With a minimal setback from the street frontage.

Building stock

Buildings of note within the precinct include; Ashfield located at 11 Margaret Street, a single storey Old Colonial rendered brick home with later verandah additions, this residence is the original estate of the precinct, and dates from 1835. Numbers 10-12 Margaret Street are a pair of two-storey conjoined weatherboarded houses with gabled pediment, and arches over the front entrance. Numbers 4-8 Ashfield Street are 3 conjoined Victorian Georgian weatherboard terraces, the upper

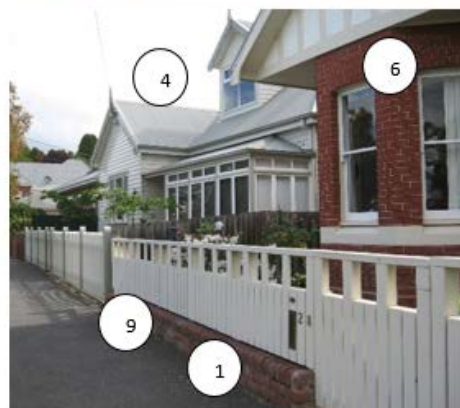
storey verandahs featuring decorative ironwork. A former two storey weatherboard stable at number 2 Ashfield Street is a rare surviving example of a late nineteenth/early twentieth century timber stable.

Fencing

The desired fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, and Inter-War brick and iron work fences.

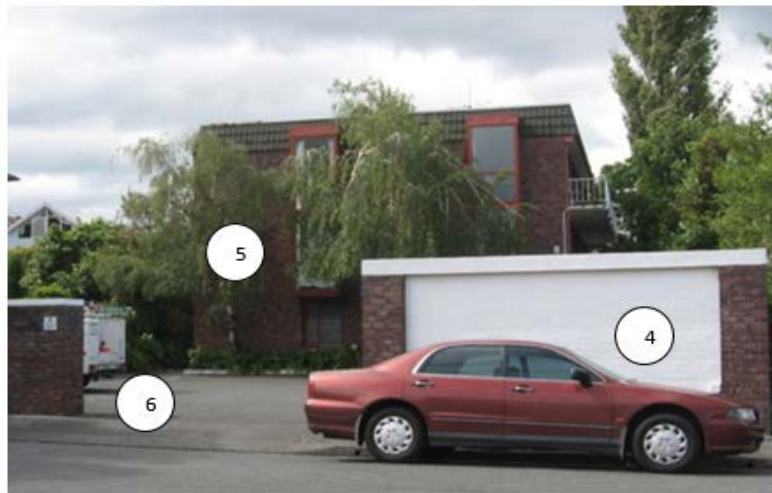
Contributory elements

1. Front gardens boarded with low fences
2. Original chimneys of brickwork or stucco finishes
3. Roof cladding of corrugated iron
4. Traditional roof forms
5. Timber weatherboard residences
6. Exposed brick residences
7. Two storey terrace houses
8. Single storey houses and cottages
9. Residences with modest street set backs
10. Established gardens
11. Front verandahs and porches with timber and ironwork detailing
12. Original out buildings and stables
13. River views
14. Mountain views
15. Traditional colour schemes

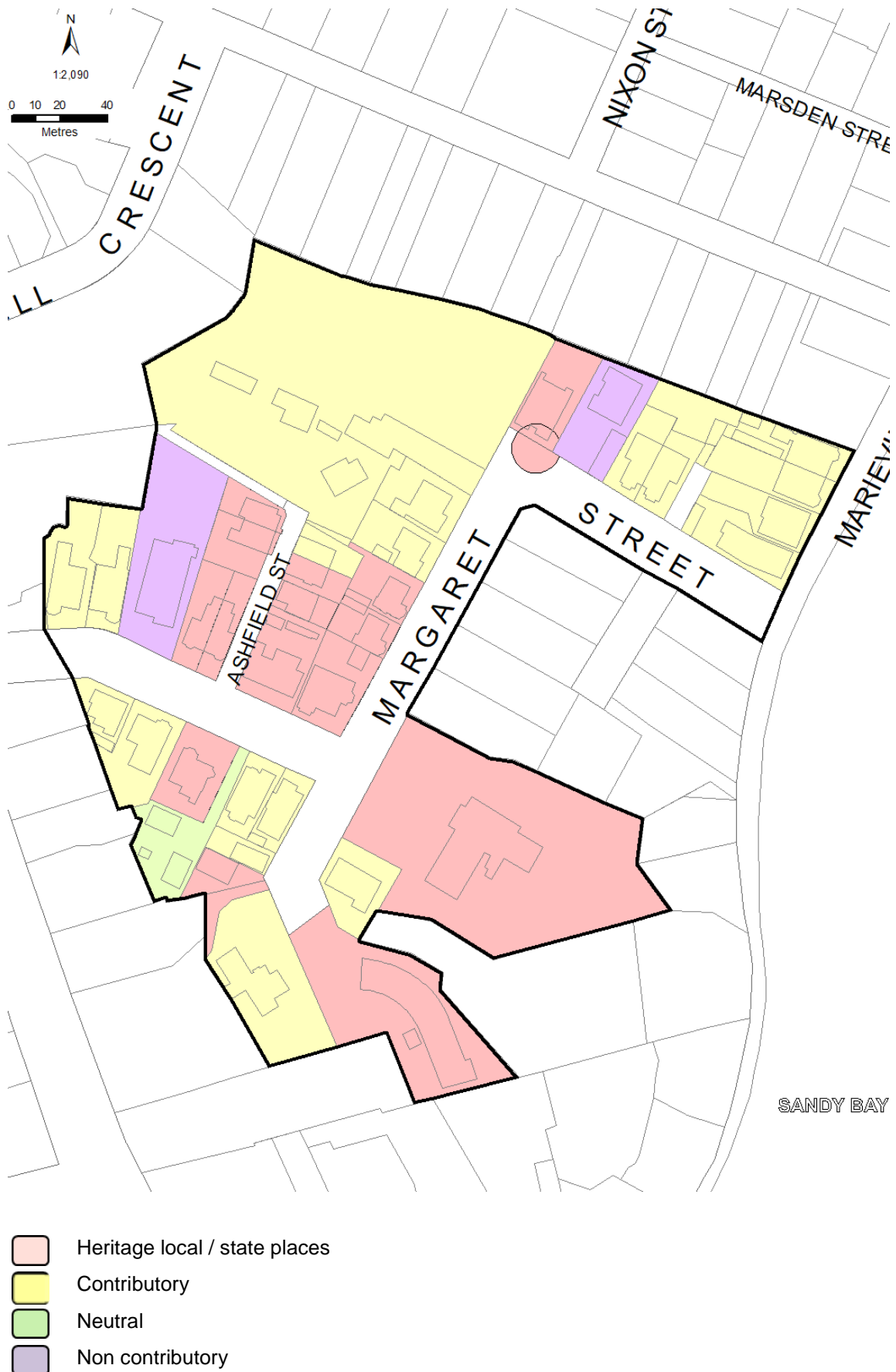


Non-contributory elements

1. Unsympathetic alterations to houses
2. Front verandah enclosures
3. Heritage items that have been left derelict
4. Development of off street parking facilities that have greatly impacted on the front yards of properties and the overall streetscape.
5. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
6. Large percentage of hard surface area in front of buildings.



HOB-C6.2.9.4 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct is of historical significance for the strong connection with the original property Ashfield. Ashfield has contributed to the pattern of development within the precinct and has produced a strong urban form resulting from the numerous sub-divisions of the former estate.

For the representation of aesthetic characteristics:

- The precinct has high aesthetic significance due to the vistas and views of the River Derwent that is provided by a small plateau at the intersection of Margaret and Ashfield Streets.
- The street plantings, and established gardens are significant visual features of the precinct that reinforce the areas residential character.
- The very fine collection of residential buildings spanning from first settlement of the precinct to the mid-twentieth century.

For the representation of a class of building or place:

- The precinct is significant for the important examples of Old Colonial, Victorian, Federation and Inter-War period houses and building stock.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
7. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
12. Driveways and hard stand areas should be located at the side of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
15. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
16. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Davies, P., et al, 1998, Sandy Bay Heritage Study Conservation Area Policies, Prepared for Hobart City Council, Paul Davies Pty Ltd in association with Ian Terry, Hobart.

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**City of Hobart Local Heritage Precincts
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**HOB-C6.2.9.5
Sandy Bay Road A – Sandy Bay**



DESCRIPTION

Component streets:

Sayer Crescent

Sandy Bay Road

Lord Street

Historical background:

In the years following European settlement, the area of Sandy Bay remained largely free of major development, utilised as farmland to meet the agriculture needs of the colony. One of the larger estates was occupied by Henry James Lord. Spanned 3 acres from what is now Ashfield Crescent to Mariville Esplanade, it contained the now demolished grand residence of 'Bayswater' which stood on what is now 1 Sayer Crescent, the original sandstone entrance gates visible at 300 and 320 Sandy Bay Road.

Following complaints that the poor local roads were leading to difficulties transporting goods to Town and encouraging nefarious activities such as smuggling, in 1825 it was announced that a government road gang was to make a road 8 miles long from Sandy Bay through to Brownes River in Kingston. The rate of progress was slow however, with those running the gangs noted for their harsh treatment of the convicts. Augmented by a notable number of American political prisoners from the Hunter Patriots Movement, deported to Australia after invading Canada intent on bringing about a Republican Revolution, it took over ten years until Sandy Bay had a passable road. The establishment of Sandy Bay Road, and the introduction of a tramway way in the 1890s saw the increased development of the Sandy Bay Road area and it's desirability as a place to live. The precinct became an area where significant business men and government officials built large residences overlooking the river and Sandy Bay Road. Today the importance of Sandy Bay Road in the history and development of Hobart is visible through the consistency of major residential buildings, and community facilities seen along this main transport route.



View of Sandy Bay Road from Lord Street with 'Brentwood' visible in the background c.1950s. (AOT PH30 1 1343)



'Clysdale' at 292 Sandy Bay Road c.1950 (AOT PH30 1 3742)



Early view of Sandy Bay Road from Lord Street looking south c.1890s (AOT: PH30-1-6799)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct stretches from Ashfield Street to Marieville Esplanade on the eastern side, and from Duke Street to York Street on the western side. As Sandy Bay Road is one of the earliest routes through the suburb of Sandy Bay, it contains some of the areas earliest developments. The precinct also features one of the most intact groups of substantial houses situated on large allotments facing onto Sandy Bay Road, with buildings from the late Victorian period through to the Inter-War period.

Vegetation

The precinct is characterised by houses set in large and established garden settings with mature trees including oaks and pines. Whilst street trees do not feature, the precinct does contain a notable number of well-maintained front boundary hedges which make a significant contribution to the residential nature of the precinct.

Views and vistas

From Sayer Crescent onwards looking south there are water views to Wrest Point and Marieville Esplanade. The intersections of Duke, Lord, and York Streets provide vistas towards kunanyi / Mount Wellington, Tolmans Hill and the hills of Dynnyrne.

Built form

Materials

Houses are primarily of brick construction of exposed, stuccoed, and painted varieties. Roof cladding varies between corrugated iron, slate tiles and Marseille tiles.

Architectural styles and scales

Houses are predominately double storey with a smaller number of single storey houses also scattered throughout the area. Architectural styles featured in the area include; Victorian Italianate, Victorian Georgian, Federation Queen Anne, Federation Arts & Crafts, Federation Bungalow and Inter-War Mediterranean.

Orientation

Houses within the precinct are orientated towards Sandy Bay Road with generous setbacks from the street. A number of houses sit on slightly rising ground set behind sandstone walling, giving these residences visual prominence when viewed from Sandy Bay Road.

Building stock

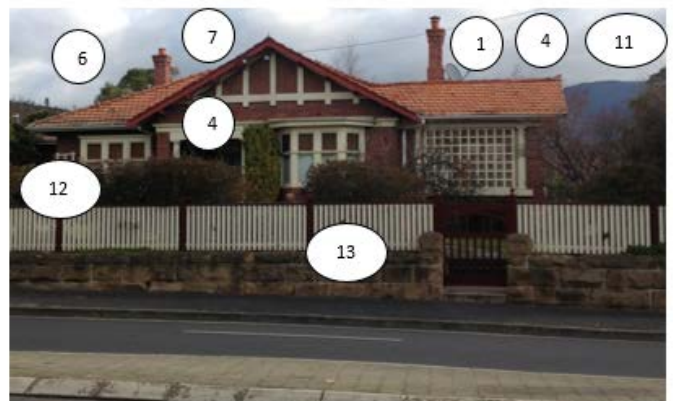
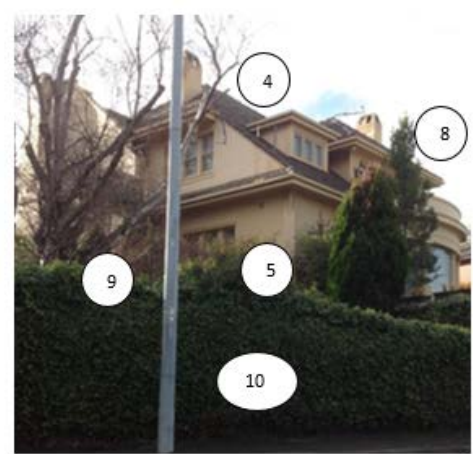
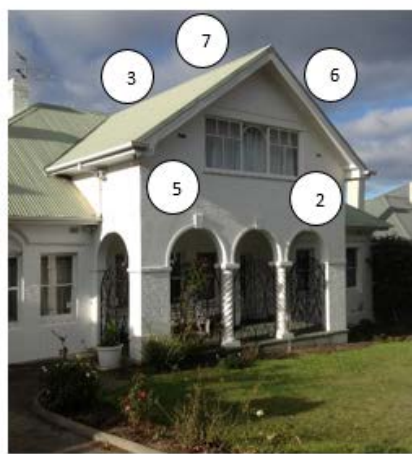
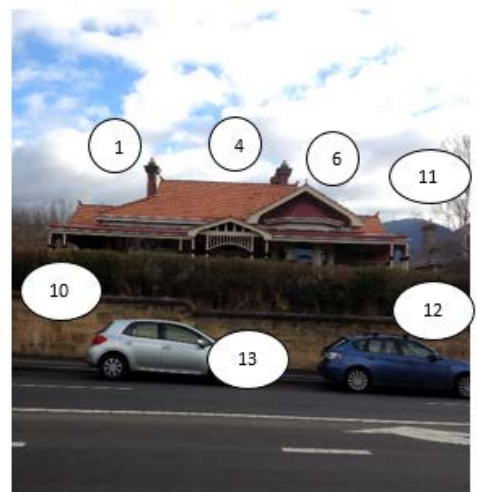
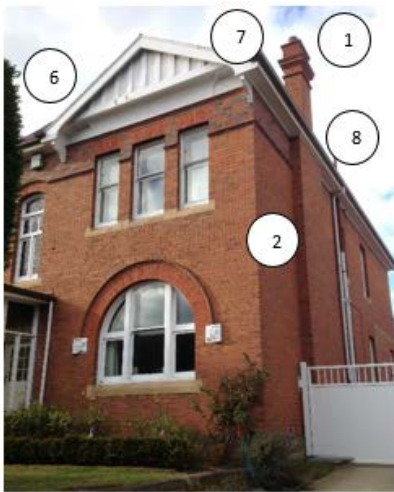
296 Sandy Bay Road, known as 'Brentwood' was designed by prominent Tasmanian architect Henry Hunter and is a Victorian stuccoed two storey house with a gabled roof and arched semi-dormer window. It features a curved corrugated iron roof over the verandah on two sides, and a fine stone wall and entrance steps facing the street. 'Bayswater' at 1 Sayer Crescent is a two storey brick Victorian Italianate house with hipped roof, eaves brackets, and projecting window bay with moulded string courses. The two storey verandah has been partly enclosed, and entrance is via a pair of timber gates with fine gateposts that possibly date to the 1918 subdivision of the property. 'Clysdale' at 292 Sandy Bay Road was originally known as 'Arnleigh', and is a large two storey Victorian Georgian residence with a hipped roof, stuccoed exterior, and large established garden. Number 279 is a late single storey Federation Bungalow featuring exposed brick, wide eaves with exposed rafters, prominent central gable, and masonry columns flanking the entrance porch.

Fencing

The desired fencing type is low-level Victorian picket, Federation picket, Federation brick or masonry, and Inter-War timber, brick, and ironwork. The precinct also features a number of houses with intact sandstone and iron fences that are of high significance.

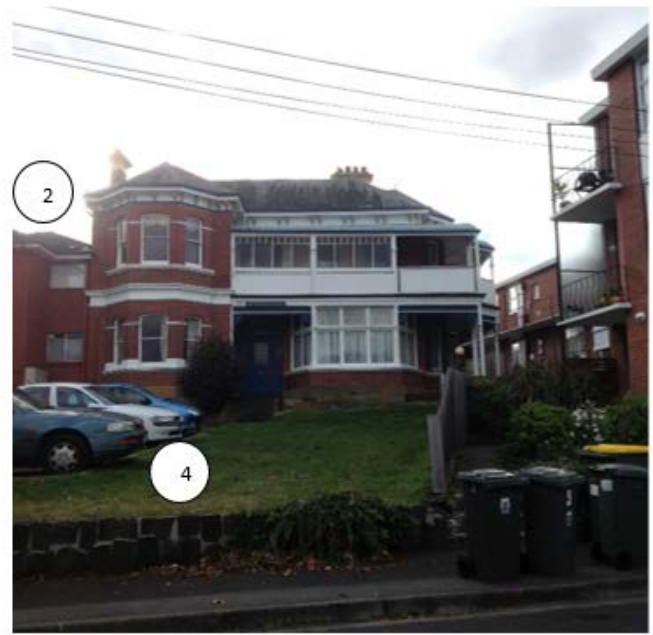
Contributory elements

1. Prominent brick chimneys
2. Brick buildings exposed, stuccoed, and painted
3. Corrugated iron roofing
4. Tiled roofing
5. Traditional colour schemes
6. Fine examples of architectural styles
7. Street facing gables
8. Large houses on substantial blocks
9. Established gardens
10. Hedges
11. Mountain views
12. Buildings positioned slightly above the road are set back to take commanding positions
13. Sandstone walling

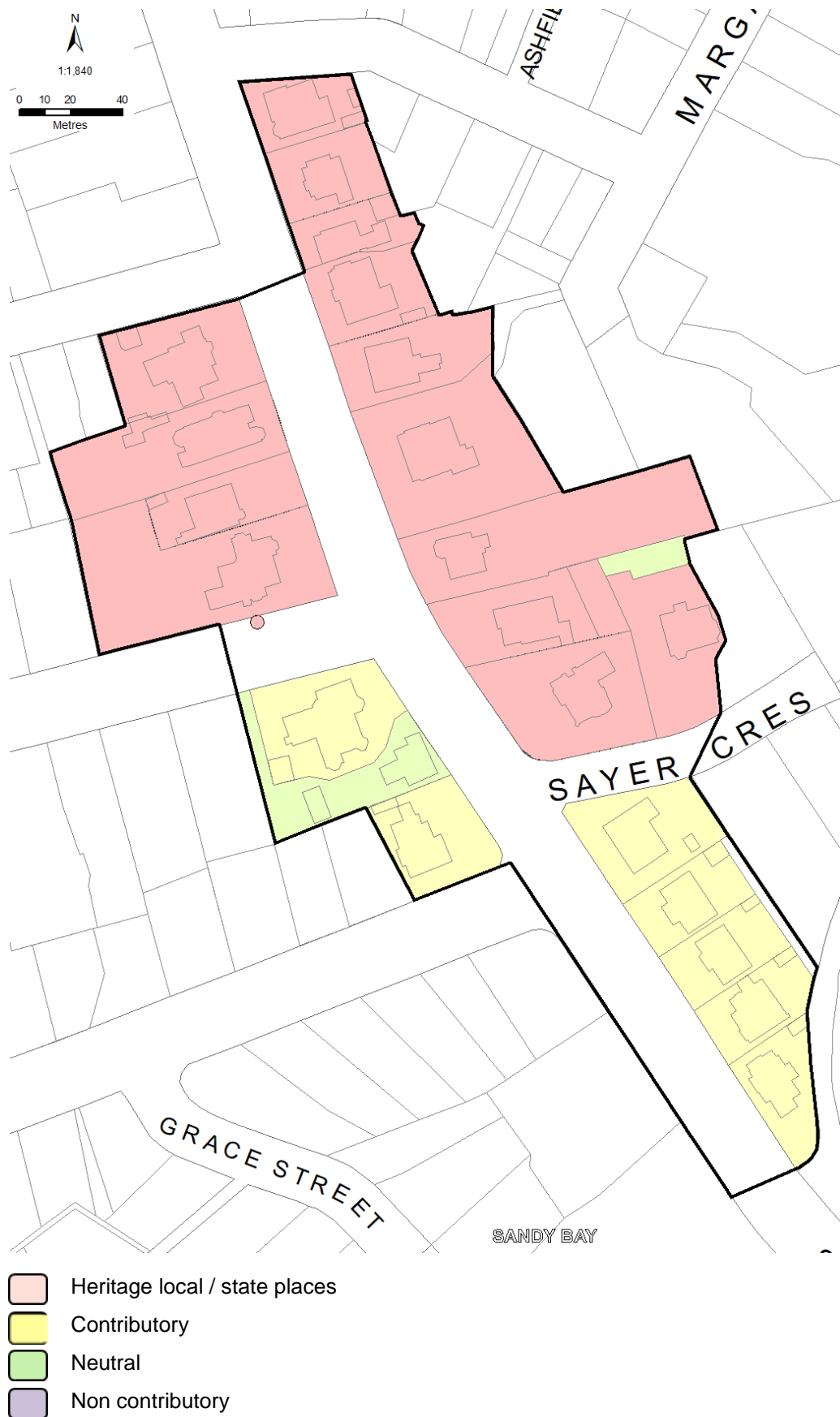


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Unsympathetic alterations and additions to buildings.
3. High fences with minimal transparency that obscure buildings and front gardens.
4. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.



HOB-C6.2.9.5 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The key historical role of Sandy Bay Road in the development of the precinct and the buildings and features that demonstrate this history.
- The historical importance of Sandy Bay Road as a convict built transport route

For the representation of aesthetic characteristics

- Front and rear gardens are important aesthetic features which reinforce the precincts residential character.
- A streetscape that features large houses set in established gardens with houses located on rising ground giving the residences prominent positions to be viewed from the road.
- The large number of exceptionally fine residences dating from the mid-19th century through to the mid 20th century.

For the representation of a class of building or place

- The very fine groups of residential buildings representing varying phases of development and demonstrating attitudes to subdivision, styles of building, landscaping and the social importance of properties with high levels of exposure.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include *Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates (choose as appropriate)* Detailed design guidance may be found in the City of Hobart publication, *New fences for old houses*.
8. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
9. Driveways and hard stand areas should be located at the side of the house.
10. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

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**HOB-C6.2.9.6 & HOB-C6.2.9.7
Sandy Bay Road B & C – Sandy Bay**



DESCRIPTION

Component Streets:

Sandy Bay Road

Historical background:

Photographs, sketches, and paintings of the areas encompassing Sandy Bay Road B & C show that for most of the nineteenth century the area consisted of scattered farms, with small clusters of buildings behind Wrest Point and along Sandy Bay Road. Pubs like the Travellers Rest traded in sly grog brought ashore nearby and the area was a haven for smugglers to unload their bounties. Travellers Rest was opened in 1836 and was owned and operated by William Chaffey for over 40 years. Sandy Bay Road was originally the work of convict labour.

Like many scenic areas on the urban fringes of cities the views and beachside amenity attracted wealthy citizens to the area and by 1893 when the tram service was established along Sandy Bay Road there were many villas and substantial houses along the length of Sandy Bay Road. Sandy Bay Road B sits on land that formed part of David Lord's estate with buildings dating from the late 19th to mid-20th century. Numerous 19th century jetties dotted the banks of the Derwent in this area of Sandy Bay and photographs from the period show yachts moored off the foreshore and boat houses with jetties lining the river. Sandy Bay Road C located adjacent to Lambert Avenue is small and relates to the subdivision of Lambert Avenue. The buildings that form this precinct were formerly waterfront buildings including the former Travellers Rest Hotel, but the precinct now sits on the land that was reclaimed for Wrest Point in the 1970s.



Aerial photograph of Sandy Bay showing Sandy Bay Road and Wrest Point before tower construction. c.1960s. (AOT AB713-1-11270)



View from bottom of Lord Street looking south down Sandy Bay Road c.1890s. (AOT PH30-1-6799)



Hobart City Council Drainage Plans c.1946 showing Sandy Bay Road C in the centre and part of Sandy Bay Road B to the far left. (AOT SD_ILS:553788)



Site of Wrest Point Casino looking towards Hobart Town c.1890 (AOT NS1013-1-1100)

Precinct character and features:

Streetscape and townscape

Design and topography

The form of the road meanders around the water and it takes in a range of topographical forms from gentle slopes on the western side of Sandy Bay Road to seawalls on the eastern side. The road in the two precincts remains relatively flat. Buildings on the eastern side of Sandy Bay Road C were formerly waterfront buildings but now sit on the land reclaimed for Wrest Point in the 1970s.

Vegetation

The precinct of Sandy Bay Road C features established gardens with large trees and shrubs which overhang fences and add to the leafy character of the streetscape. Hedges are also a prominent feature of the precinct to provide privacy from the roadway. Precinct Sandy Bay Road B have smaller cottage gardens and larger rear gardens backing onto the river.

Views and vistas

The precinct features vistas of kunanyi / Mount Wellington to the west, and views to the River Derwent, and foreshore areas to the east. Wrest Point is also visible from various areas within the two precincts.

Built form

Materials

Face brick is the most common building material, with a smaller number of timber weatherboard dwellings. A small number of buildings utilise sandstone as a material for bases, stringcourses, and quoining. Roofing is a mix of corrugated iron, terracotta tiles and slate.

Architectural styles and scales

Architectural styles present within the two precincts include; Victorian Italianate, Federation Queen Anne, Federation Arts and Crafts, and Inter War Functionalist. Building scales range from large two storey houses to single storey medium scale residences.

Orientation

The houses on the western side of the road are generally set well back on slightly rising ground giving them prominent positions from the road. The buildings in Sandy Bay Road B on the eastern side have major elevations to the water.

Building stock

St Alva at 362 Sandy Bay Rd is an Inter-War Functionalist block of flats built by W.L. Merchant in 1939. Built in brick with a flat concrete roof concealed by a parapet, the structure is a simple rectangular shape with curved balconies on the river frontage and corner metal framed windows. Number 356 Sandy Bay Rd is a Federation Arts and Crafts house that directly addresses Sandy Bay Road. It has a slightly elevated position and a strong presentation to the River Derwent at the rear. Built in 1913 the one and a half storey residence features roughcast rendering, a corrugated iron gabled roof, tall battered roughcast chimneys with diamond decorative motifs, diamond decorative motifs in the street façade and date of construction in Art Nouveau lettering on a rain head. Amberley House at 391 Sandy Bay Rd is a prominent Victorian Italianate residence set back from the road the house forms a pair with its neighbour at 393 Sandy Bay Rd. The residence is two storey brick building with a slate hipped roof and tall brick faceted chimneys. The house features a two storey bay to the street with arched windows and a moulded string course between the storeys, and a return veranda over both levels.

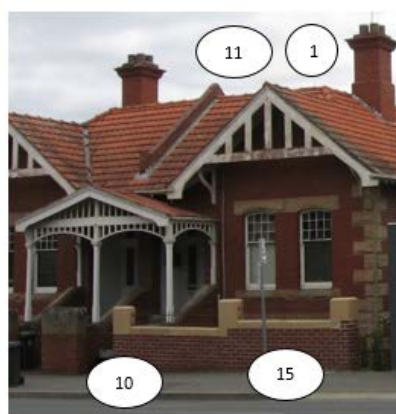
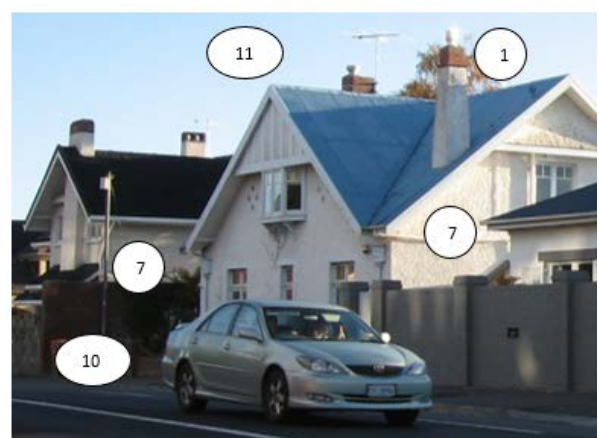
Fencing

Fences are a mix of low Victorian timber picket, Victorian stone and brick walling, Federation timber picket, Federation brick walling, Inter-War brick and iron work fences.

Contributory elements

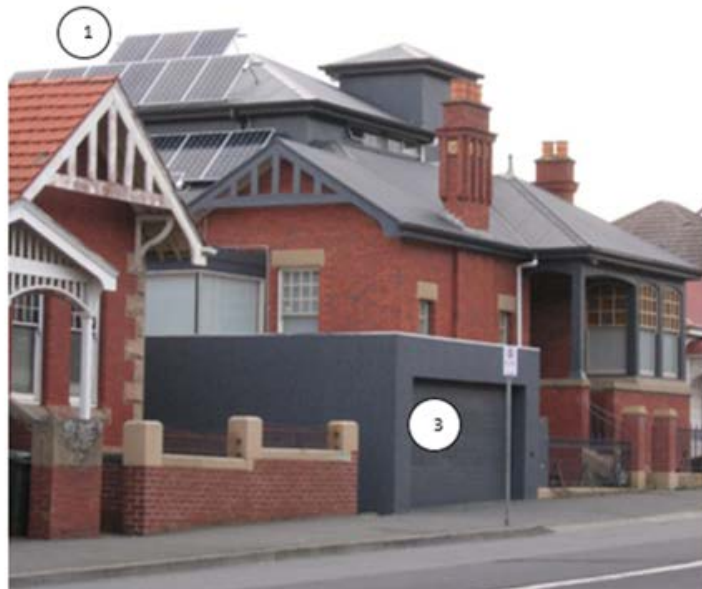
1. Prominent brick chimneys
2. Unpainted brickwork
3. Timber weatherboards
4. Galvanised iron roofing
5. Tile roofing
6. Slate roofing
7. Rough cast render
8. Bay windows
9. Landmark buildings
10. Houses on the eastern side of the road are close to the street frontage.

11. Gable roof forms
12. Buildings on the western side of the road are set back in gardens
13. Large houses on substantial blocks
14. River views
15. Low and open fences
16. Residences backing on the water frontage

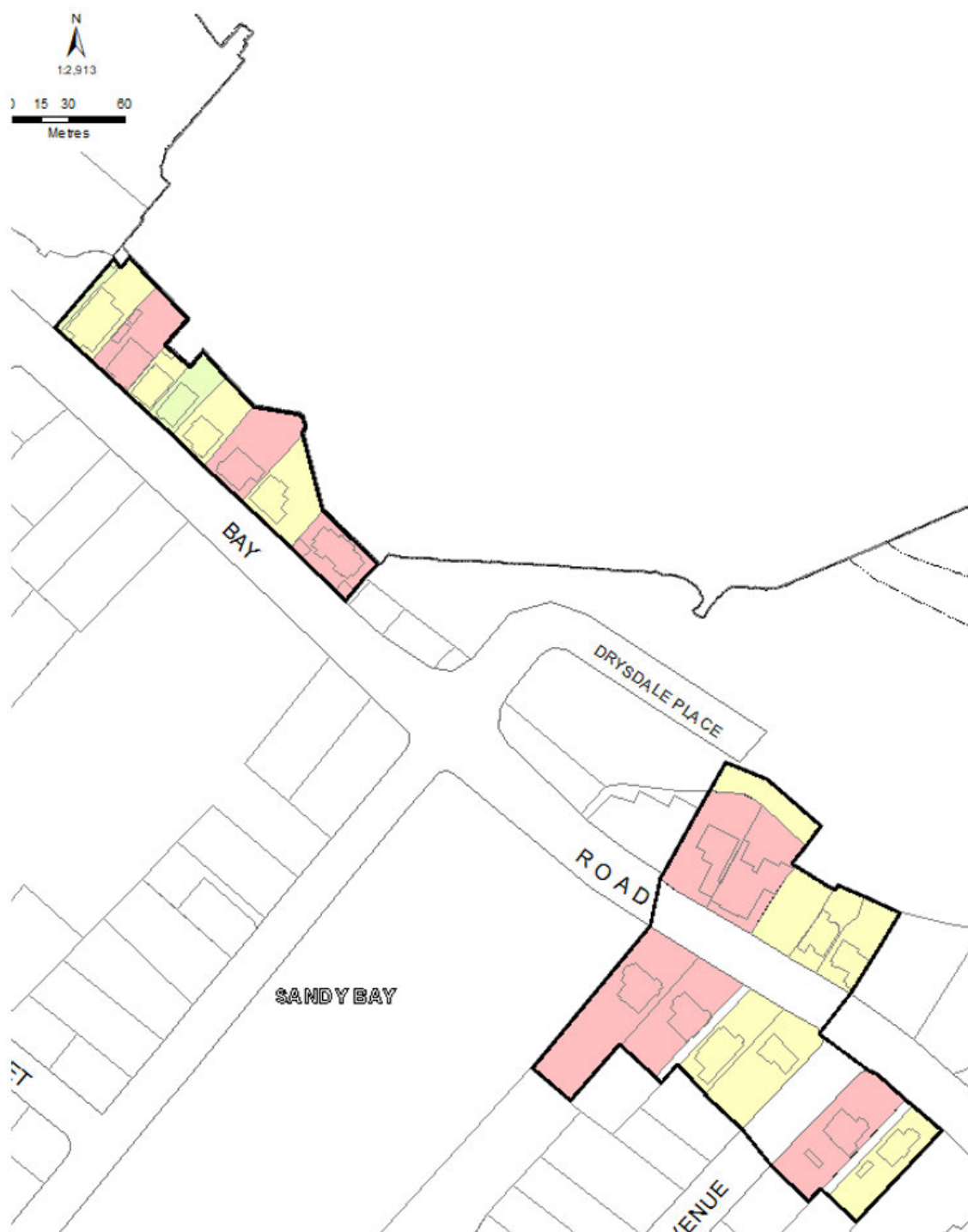


Non contributory elements

1. Additions such as solar panels and lift overruns visible from the street frontage.
2. High and non-transparent fence designs.
3. Large off street parking structures that dominate front yards and the streetscape.
4. The painting of original exterior face brick work.



HOB-C6.2.9.6 & HOB-C6.2.9.7 Heritage Precincts – Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The key historical role of Sandy Bay Road in the development of the precincts and the buildings and features that demonstrate that history.

For the representation of aesthetic characteristics:

- The groups of residential buildings representing varying phases of development and demonstrating attitudes to subdivision, styles of building, landscaping and the social importance of properties with high levels of exposure.
- Sandy Bay Road C is a streetscape that features large houses set in established gardens. With houses set back in prominent positions to be viewed from the road.
- Sandy Bay Road B features buildings on the eastern side having prominent positions to the water and small front gardens.

For the representation of a class of building or place:

- The large number of exceptionally fine residences dating from the late 19th century through to the Inter-War period.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
8. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.

9. Driveways and hard stand areas should be located at the side of the house.
10. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Davies, P., et al, 1998, Sandy Bay Heritage Study Conservation Area Policies, Prepared for Hobart City Council, Paul Davies Pty Ltd in association with Ian Terry, Hobart.

Dennison, C. 2008, Here's Cheers: A Pictorial History of Hotels, Taverns and Inns in Hobart, Hobart City Council, Hobart.
Goc, N., 1997, Sandy Bay: A Social History, Gentrax Publishing, Sandy Bay.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.9.8
Sandy Bay Road D – Sandy Bay**



DESCRIPTION

Component Streets:

Sandy Bay Road
Harveys Lane
Manning Avenue

Mawhera Avenue
Red Chapel Avenue
Lipscombe Avenue
St. Candice Avenue

Historical background:

From early settlement the little coves along the coast line between Sandy Bay and Lower Sandy Bay offered secluded landing places for smugglers. By the 1820s Sandy Bay was home to a number of farms that extended south of Hobart for 5 miles, however the only transport route through the district was a rough bush track. In 1825 a convict road gang constructed a road 8 miles long from Sandy Bay through to Brownes River (Kingston). Over ten years later the blood and sweat of more than five thousand convicts from England, Scotland, Ireland, Canadian, and American gave the settlers of Sandy Bay a passable road and the foundations of Sandy Bay Road today.

The establishment of Sandy Bay Road, and the introduction of a tramway way in the 1890s saw the increased development of the Sandy Bay Road area and its desirability as a place to live. The precinct became an area where prominent and wealthy individuals built large residences overlooking the river. Today the importance of Sandy Bay Road in the history and development of Hobart is visible through the consistency of major residential buildings, and community facilities seen along this main transport route today.



St Stephens also known as Red Chapel c.1910s (AOT NS3921770)



'Warinilla' at 491 Sandy Bay Road c.1910s (AOT PH3016806)



A group of women and children outside St Stephens's c.1920 (AOT NS101311924)

Precinct character and features:

Streetscape and townscape

Design and topography

The road meanders around the water and it takes in a range of topographies from gentle slopes to escarpments and retaining walls. The physical form of the road tells the story of the development of the district. The western waterfront features a steep escarpment and a 1920s concrete retaining wall to the river provides open and extensive views over the river and beyond. Public access to the beach and waterfront is via laneways and stepped pathways through public parks. Sandy Bay Road features concreted surfaces which were constructed to withhold the weight trolley buses, and now provides distinct tangible evidence of Hobart's public transport history.

Vegetation

At 480 Sandy Bay Road adjacent to the Manning Reef apartments is a very large oak tree with a wide canopy overhanging Sandy Bay Road. There are several parks, including Manning Reserve and Red Chapel Reserve next to St Stephens Anglican Church.

Houses on the high side of the road and set are in established gardens with vegetation on sloping banks often screening houses from the roadway. Houses along the river side of the road tend to have smaller front yards and larger back gardens adjacent to the water frontage. Hedges and substantial trees are a prominent feature of the precinct which create privacy and separation from the roadway.

Views and vistas

The precinct holds views north westerly towards kunanyi / Mount Wellington. There are expansive views and vistas of the River Derwent and foreshore areas.

Built form

Materials

Face brick work is the most common building material with a smaller number of timber weatherboard dwellings. Some houses have sandstone foundations and stringcourses. Roofing is a mix of corrugated iron, terracotta tiles and slate.

Architectural styles and scales

The precinct has houses from the 1900 to 1920s and earlier houses dating from 1890-1900 including some of the finest individual houses in Sandy Bay. They are set on large lots, many of which have been sub-divided. Houses are set well back and have commanding views and are set in established gardens. Later development are situated on slightly smaller lots with substantial but more modest buildings.

Orientation

The houses on the high side of the road are generally set well back on steeply rising ground giving them prominent positions above the road and water. The buildings on the lower side excluding modern infill have major elevations to the water with little streetscape presence from the road.

Building Stock

Weston at 507 Sandy Bay Road was designed by architect Henry Hunter in 1885, Preana at 487 Sandy Bay Road is large Inter-War Georgian Revival house, and Warinilla a large Federation Queen Anne residence at 491. The foundation stone for St Stephens Church was laid in 1847 when it earned the name Red Chapel. It was enlarged and modified in 1896. At 535 Sandy Bay Road is the restrained but unusual Telstra Exchange building, next door at 531 is a double storey Victorian Georgian building formerly a corner store, now operating as a real estate agency. On the corner of Sandy Bay Rd and Manning Avenue is an Inter-War service station Jet, and at 550 Sandy Bay

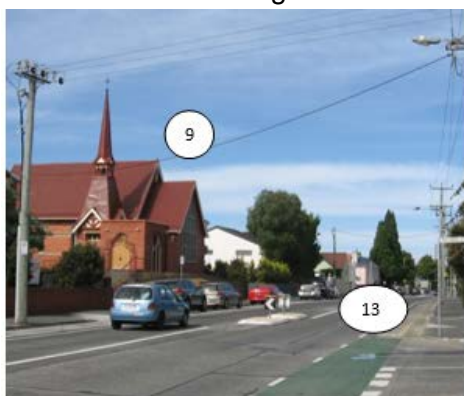
Road is a 19th century Victorian Georgian building and former public house known as The Beach Tavern.

Fencing

Fences on the western side of Sandy Bay Road are generally masonry retaining walls, some of which have timber or metal elements. On the eastern side of Sandy Bay Road fences are a mix of timber, brick and masonry. Many are recent higher and solid fences that obscure and prevent visibility of gardens, houses and the river beyond. Notable exceptions are the low red brick fence at 500 Sandy Bay Road and the metal fence at 544 Sandy Bay Road.

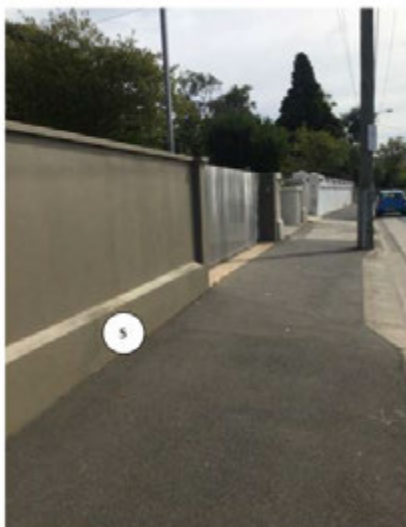
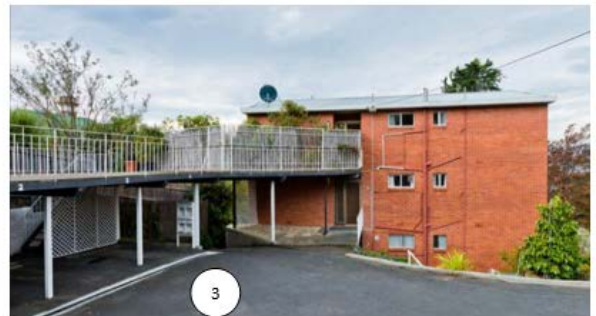
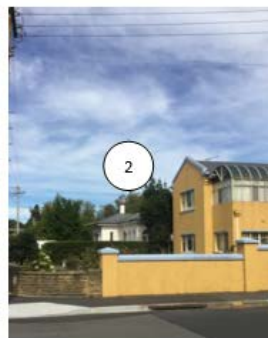
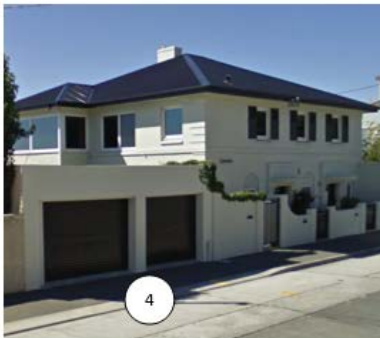
Contributory elements

1. Prominent brick chimneys
2. Unpainted brickwork houses
3. Timber weatherboard
4. Traditional corrugated iron roof forms
5. Terracotta tile and slate roofing
6. Traditional colour schemes
7. Original detailing and features from a range of architectural styles
8. Houses set in large gardens
9. Landmark buildings
10. Buildings on the river side of road have a consistent setback from the front boundary
11. Buildings on the high side of road are set back and higher on the block
12. Large houses on large blocks
13. Prominent and large plantings
14. River views
15. Low fencing
16. Pedestrian walkways to the waterfront
17. Buildings addressing the water frontage

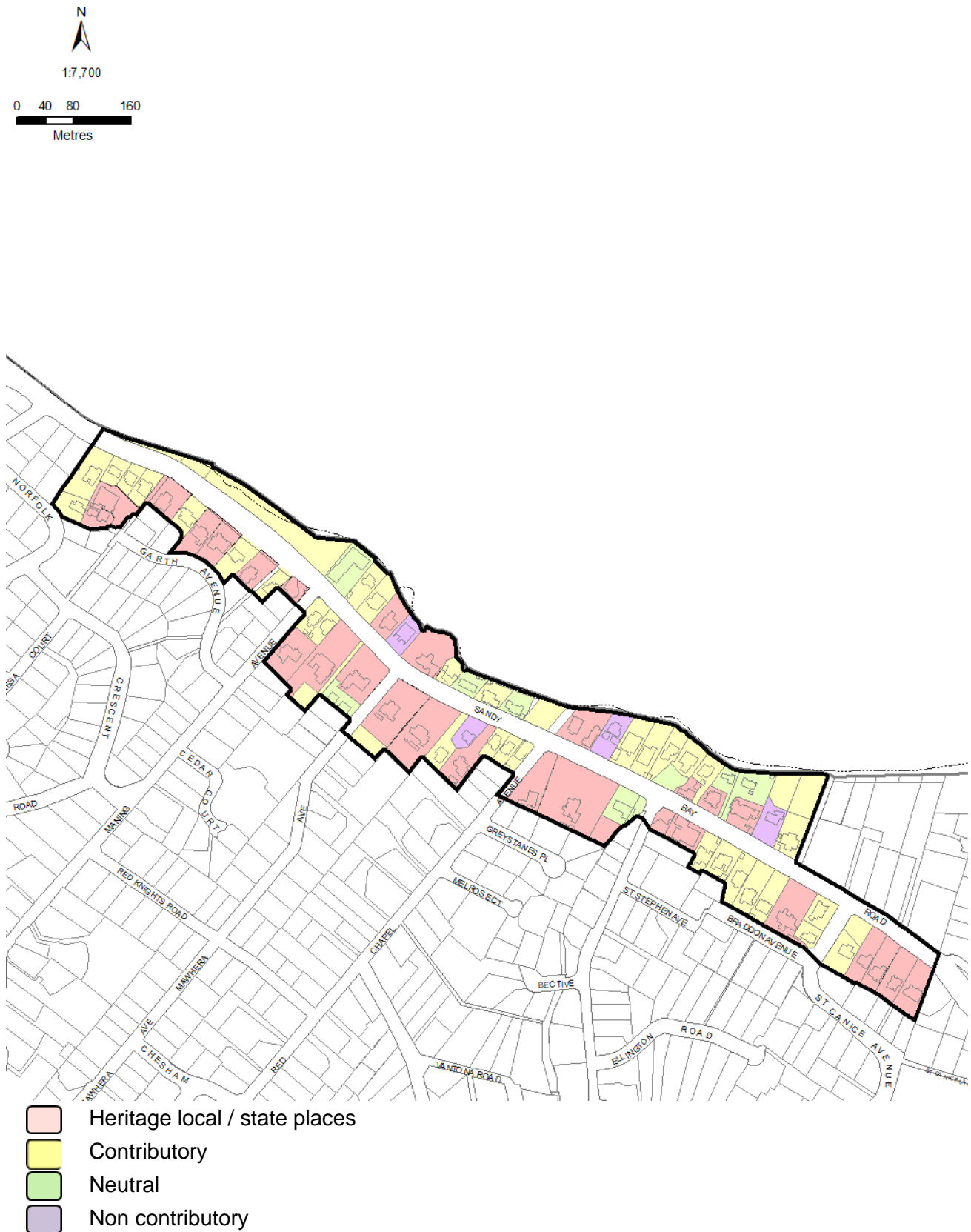


Non contributory elements

1. Large buildings that do not follow the orientation, setback, bulk and siting of contributing buildings.
2. Materials and colour palettes that do not reflect the contributory characteristics of the precinct.
3. Large buildings such as blocks of flats that do not follow the orientation, setback, bulk and siting of contributory buildings.
4. Large off street parking structures that dominate front yards, the streetscape and obscure views from the road.
5. Solid high fences in contemporary materials lacking in transparency that do not reflect the contributory characteristics of the precinct and obscure houses and gardens.



HOB-C6.2.9.8 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct is significant for the key historical role of the road in the development of the precinct and the buildings and features that demonstrate this history.
- The precinct is significant for the subdivision patterns that reflect the original land grants and the last major subdivisions along the lower section of Sandy Bay.
- The convict built road contributes to the historical importance of Sandy Bay Road.

For the representation of aesthetic characteristics:

- The precinct is significant for the large number of exceptionally fine residences contained within it dating from the 1830s through to the Inter War years with original features and architectural detailing being a strong and prominent presence.
- The precinct is significant because it features a streetscape with large houses set in established gardens. It is characterised by houses on the high side of the road set back behind larger front gardens on rising ground giving the houses prominent positions over the road and water while houses on the lower side overlook the water.

For the representation of a class of building or place:

- The precinct is significant for the very fine groups of residential buildings representing varying phases of development including Victorian, Federation, and Inter-War architectural styles, landscaping and substantial gardens and properties with high levels of exposure.

For the association with a particular community or cultural group for social or spiritual reasons:

- The presence of St Stephens Church contributes to the social and spiritual significance of the precinct and its importance to the local and broader community.
- A small number of commercial buildings are significant for having historically serviced the precinct and create a low key village character.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.

5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates and low retaining masonry walls on the western side of Sandy Bay Road. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
8. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
9. Driveways and hard stand areas should be located at the side of the house.
10. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
11. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
14. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
15. Concrete road surfaces associated with historical trolley bus routes should be retained. Where repairs and patching are necessary new work should match the original material and finish.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Davies, P., et al, 1998, Sandy Bay Heritage Study Conservation Area Policies, Prepared for Hobart City Council, Paul Davies Pty Ltd in association with Ian Terry, Hobart.

Goc, N., 1997, Sandy Bay: A Social History, Gentrx Publishing, Sandy Bay.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2021**

**HOB-C6.2.9.9
Golf Links Estate – Sandy Bay**



DESCRIPTION

Component streets:

Adams Street
Alexander Street
French Street

Grace Street
Grosvenor Street
Lord Street

Proctors Road
Regent Street
View Street

York Street

Historical background

Following European Settlement, the land on which the Heritage Precinct sits was originally granted to Norfolk Islanders John Hall, Zachariah Chaffey, and Henry Hathaway. In 1818 these were later merged into a single dairy farm by a David Lord. Shortly thereafter the homestead 'Blink Bonney' was constructed, which still stands as one of the earliest houses in the Sandy Bay area. By 1900, public interest in Golf led to the purchase of much of the land for the laying out of an 18 hole links course, tennis and croquet lawns which proved highly popular with the general public. However, rising costs and demand for land led to the selling of the course to the Golf Links Estate in 1915 for residential development. Sub-divisions occurred between 1915 and 1922, with additional areas being added by 1928. The initial area was divided into 270 lots of 60' x 140' and laid out in a regular pattern in accordance with reference to the garden city philosophies. This became the largest single sub-division in Sandy Bay and forms one of the most consistent large groups of Federation housing in Hobart. A slightly later addition to the Golf Links Estate was the extension to the southern side of Alexander Street, this occurred between 1923 -1928, and by 1928 seventeen houses had been constructed along the southern side of Alexander Street.



House at bottom of Lord Street c.1930
(AOT NS10131)



Auction sale advertisement for Golf Links Estate
c.1917 (Lord, G. 1998.)



Worker laying the foundations of a new house on Lord
Street c.1919. (Lord, G. 1998.)



The Mariners Church on Franklin Wharf before
relocation to Lord Street in 1917. (AOT PH30-1-
2959)

Precinct character and features:

Streetscape and townscape

Design and topography

The Golf Links conservation area is marked by long uninterrupted grid street layout and steadily rising topography with streets falling more steeply at the top of the Estate. This creates extensive and sweeping views down streets from the upper sections. Changes in topography running south to north also effect street features and a number of properties are located above or below the street level, most prominently within parts of York Street, Alexander Street, and Proctors Road. The southern side of Alexander Street backs onto Proctors Creek and features a sloping gully with native vegetation.

There are a network of pedestrian links through the estate, footpaths are wide and generous and several lines of street trees all indicate the influence of the garden suburb movement in its original layout. The road at the top of View Street features a concreted surface which was constructed to withhold the weight of trolley buses, and now provides distinct tangible evidence of Hobart's public transport history.

Vegetation

Streets are wide and there are long areas of central lawns with important street tree plantings. Of particular note are the mature street plantings on both Lord and York Streets. The established native plantings and trees along Proctors Creek provide a vegetated backdrop for the southern side of Alexander Street.

Views and vistas

Many streets feature views of kunanyi / Mount Wellington. The tops of View and Lord Street have particularly sweeping views across Sandy Bay towards the River Derwent.

Built form

Materials

External cladding materials within the precinct are an even mix of brick, and timber weatherboard residences. Roof cladding is primarily corrugated iron roofing, with a number of dwellings featuring terracotta tile roofing.

Architectural styles and scales

Although the precinct is characterised by several areas of differing development, it is notable that the built form is predominantly single storey. The upper slopes are characterised by modest weatherboard cottages on smaller allotments, whilst the lower slopes of the precinct contain more substantial Californian bungalow style houses, along with some very limited apartment blocks. The lower section of Lord Street contains the grandest of properties, notably containing properties that weren't built as part of the original Estate. Architectural styles within the precinct include: Victorian Georgian, Victorian Carpenter Gothic, Federation Queen Anne, Federation Bungalow, Inter-War Old English, and Inter-War Californian Bungalow.

Orientation

Small houses on small allotments are generally orientated towards the street with a modest setback. Larger houses on bigger blocks have a more generous setback, whilst early houses often relate and are orientated more within their garden setting than towards the street.

Building stock

Consistency and coherency is one of the defining qualities of the Precinct with most of the housing stock being fine examples of minor variances within identifiable single storey styles. Buildings of note within the precinct include; No.15 Lord Street is a stone Victorian Gothic church, relocated from Franklin Wharf in 1917 and known as the Mariner's Church. Within View Street, No.1, once part of

the Friends School, was built in 1925 by architect Bernard Walker; No.2 was the original Golf Club House, now used as a residence; No.32 features a large Federation Queen Anne house and No.34 is the original homestead, 'Blink Bonney'. No.7 Lord Street is a fine example of a Federation Queen Anne house, and 15a Lord Street is a shingle clad Federation Bungalow. Number 85 York Street features a small 1920s timber Federation Gothic styled church now converted into a house.

Fencing

The desired fencing type is low-level Victorian picket, Federation picket, Federation brick or masonry, and Inter-War timber, brick, and ironwork.

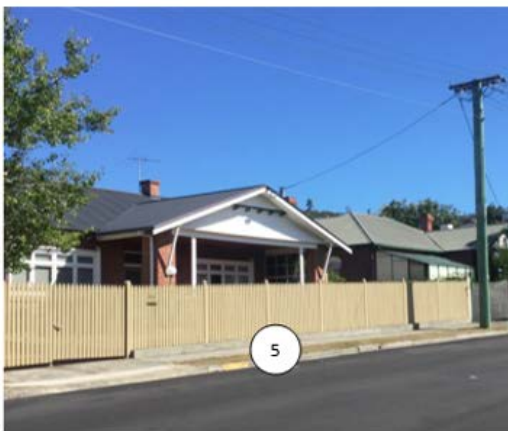
Contributory elements

1. Prominent brick chimneys
2. Unpainted brickwork
3. Timber weatherboard houses
4. Original iron and timber detailing
5. Traditional corrugated iron roofing
6. Projecting gables
7. Generally light and neutral colour schemes
8. Fine examples of architectural styles
9. Small cottage style front gardens
10. Buildings set close to the street frontage, with a consistent setback from the front boundary
11. Small scale cottages
12. Large houses on substantial blocks
13. Groupings of houses sharing similar features
14. Street plantings
15. Wide streets
16. Low fencing

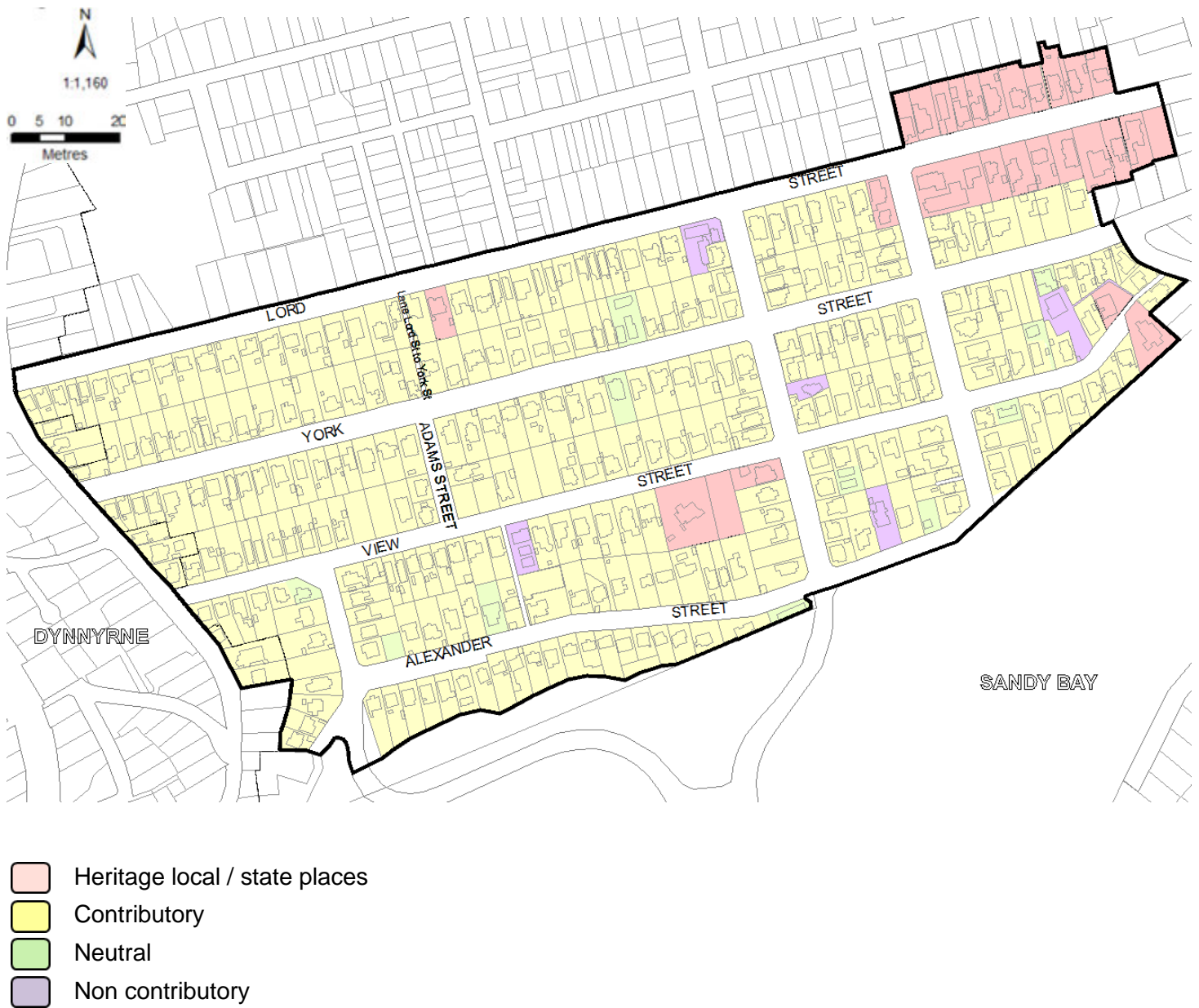


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Development of car parking facilities that are unsympathetic to the streetscape
3. Development apartment blocks with large off street parking facilities that have greatly impacted on the streetscape.
4. 'Pop top' or roof extensions that detract from original features of houses.
5. High and solid fences are an intrusive element within the precinct and obscure houses and gardens.
6. Introduction of unsympathetic materials e.g. synthetic roof tiles, and grey brickwork.



HOB-C6.2.9.9 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- Its significance as the largest single sub-division in Sandy Bay with a very fine group of 1915 -1930 period houses, the best such group in Hobart.
- The connection of the site with the former golf links and the local interpretation of the then popular garden city movement which is still readable in the sub-division pattern.

For the representation of aesthetic characteristics

- The street plantings, and front and rear gardens of properties are significant visual features that reinforce the precincts residential character.
- The significant streetscape elements such as kerbing, grass road islands, split street levels and pedestrian laneways

For the representation of a class of building or place

- The predominantly intact building stock and groupings of houses sharing architectural styles, features, and original external finishes and detailing.
- The significant grouping of large, finely detailed Victorian and Federation residences positioned along Lord Street between Grosvenor Street, and Sandy Bay Road.
- The predominantly single storey Federation and Inter-War character of the precinct with fine examples of variances within the Federation cottages and Californian Bungalow styles, producing a coherent and cohesive intact street and townscape.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has significance to the local and broader community due to the location of two major structures that were/and are currently places of social and spiritual gathering; St Peters Anglican Church / Well Spring Church (formerly The Mariners Church), and the former Friends School at Number 1 View Street.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.

3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include *Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates (choose as appropriate)* Detailed design guidance may be found in the City of Hobart publication, *New fences for old houses*.
8. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
9. Driveways and hard stand areas should be located at the side of the house.
10. Maintain a curtilage/usable open space should provide an appropriate setting to the scale of the house.
11. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained.
15. Concrete road surfaces associated with historical trolley bus routes should be retained. Where repairs and patching are necessary new work should match the original material and finish.
16. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Davies, P., et al, 1998, Sandy Bay Heritage Study Conservation Area Policies, Prepared for Hobart City Council, Paul Davies Pty Ltd in association with Ian Terry, Hobart.

Goc, N., 1997, Sandy Bay: A Social History, Gentrax Publishing, Sandy Bay.

Lord, G., 1998, Sandy Bay: A History of the Golf Links District, Published by Richard Lord and Partners, Hobart.

City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy

January 2019

HOB-C6.2.9.10
Dynnyrne Road –Sandy Bay



DESCRIPTION

Component streets:

Dynnyrne Road

Historical background:

Following European settlement, the route of Dynnyrne Road formed part of the land originally granted to Robert Lathrop Murray, editor of both the *Hobart Town Gazette* and the *Colonial Times*. Granted to him shortly after his arrival to Hobart in 1821, the area was described as an isolated steep valley with scattered farms and huts. Due to the lack of refrigeration and the growing demand for milk products from the rapidly expanding Hobart, the Sandy Bay area became largely associated with dairy farming. By 1900 there were several dairies in the district, from Lower Sandy Bay to Upper Sandy Bay and Dynnyrne, and in the late 19th century, John Gibbs Tolman operated a dairy farm in the area now covered by the Dynnyrne Road Heritage Precinct.

Although occurring later than other parts of the city, when finally subject to sub-division, the area of the heritage precinct represented the first such significant development in the Tolmans Hill area. It occurred in two phases'. The first took place in the early twentieth century on the eastern side of the road with medium scale houses constructed along the lower hillside of the precinct. The second stage of development within the precinct was more modest, with spec houses erected on the upper western side of the road in the 1910s. Those medium sized properties constructed on the lower hillside were later to have their gardens notably reduced by way of compulsory purchase to make way for the construction of the Southern Outlet in the 1960s, severely impacting both their garden size and residential setting.



View of Dynnyrne from Huon Road, c.1920s. (AOT: PH30 194)

Precinct character and features:

Streetscape and townscape

Design and topography

This residential area is characterised by the steep slope along and across the road. This variance in the gradient has contributed to defining the differing styles of building stock on either side of the street, with houses stepping down the hillside towards the Southern Outlet. The steep allotments has also determined the relationship and orientation of the houses to the street.

Vegetation

There are no street trees in the precinct; however front gardens are well maintained with established trees and shrubs that enhance the streetscape of the precinct.

Views and vistas:

The picturesque setting of the Heritage Precinct with its views to the Derwent and the backdrop of kunanyi / Mt Wellington makes an important contribution to its significance.

Built form

Materials

The primary exterior cladding of houses is timber weatherboard although a very small number of face brick residences are also present. Predominantly, roof cladding is of corrugated iron, although again, at least one roof is tiled within the precinct.

Architectural styles and scales

Architectural styles present in the precinct include Federation Queen Anne and Federation Edwardian. The dwellings on the eastern side of the street are medium sized double fronted weatherboard residences, often with dormer windows and predominantly with corrugated iron roofs. Despite being reduced through compulsory purchase, many still stand on good sized allotments, directly overlooking the Southern Outlet, and beyond to the Derwent. The houses on the western side are more modest single storey weatherboard cottages, slightly elevated, with typical gabled wings projecting to the street and adjacent timber verandas.

Orientation

Houses tend to be orientated towards the extensive views afforded of the Derwent. On the western side of the road, whilst facing the street, properties have generous setbacks and sit up from the roadside. Houses located on the eastern side of the street are set below road level and are difficult to see from the street. These houses are orientated to capture views of the River Derwent and Sandy Bay.

Building stock

Number 16 is a large Federation Queen Anne brick and tiled roof house set on the eastern side of the road; 11-3 are a highly intact grouping of Edwardian Federation cottages; number 10 is a large weather board Edwardian house featuring a projecting low level faceted tower entrance with a pyramid roof form that is visible from the street.

Fencing

Properties on the western side have largely low level federation timber picket or federation brick.

Contributory elements

1. Low front fences
2. Hipped roofs
3. Street facing gables
4. Front cottage gardens
5. Fine examples of architectural styles and details
6. Groupings of houses of the same style and period

7. Traditional corrugated iron roof forms
8. Neutral colour schemes
9. Timber weatherboards
10. Views to kunanyi / Mount Wellington
11. View towards the River Derwent
12. Original brick chimneys

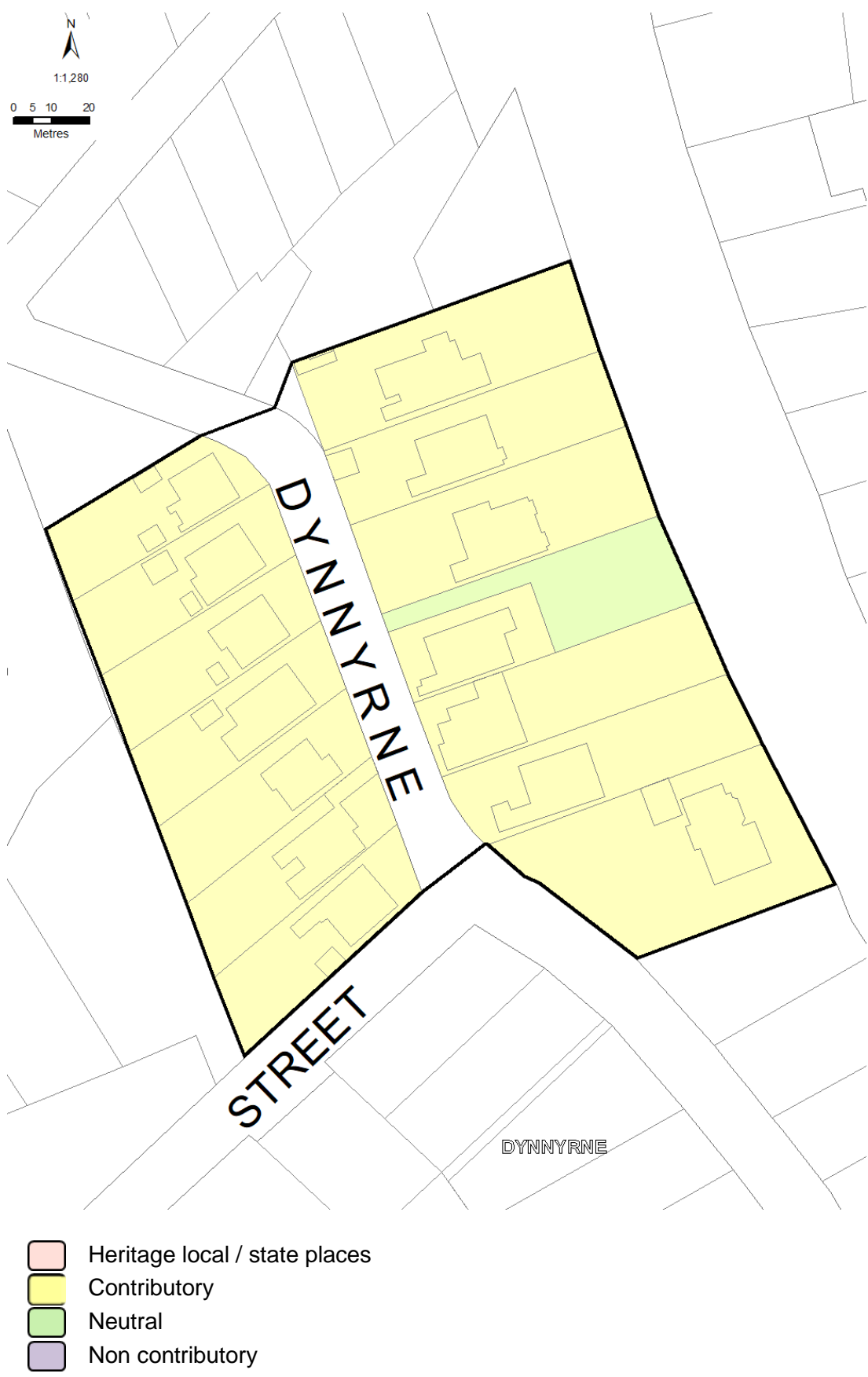


Non contributory elements

1. High fences with minimal transparency
2. Intrusive additions such as sky lights visible from street frontage
3. Large percentage of hard surface area in front yards
4. Additions to buildings that are unsympathetic to the streetscape and contributory characteristics of the precinct
5. Large parking spaces set onto the street with a dominating presence



HOB-C6.2.9.10 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct holds historic value as the first residential subdivision to be developed on Tolmans Hill. The area contributes to the understanding of the pattern of the early development and sub-division of Dynnyrne and Upper Sandy Bay.

For the representation of aesthetic characteristics

- For the highly intact and fine examples of Victorian, Federation, and Inter-War housing located in key positions and garden settings.
- The precinct has steep terrain and the stepped housing defines the streetscape with its setting in relation to the Derwent River and kunanyi / Mt Wellington.

For the representation of a class of building or place

- The fine examples, both unusual and typical modest and medium scale Victorian, Federation, and Inter-War housing and for the groups of consistent housing stock.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house
8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket,

Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.

10. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
12. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

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**HOB-C6.2.9.11
Quorn Street – Sandy Bay**



DESCRIPTION

Component Streets:

Quorn Street
David Avenue
Nelson Road
Earl Street

History:

The early development in Sandy Bay was slow with the pattern of suburban expansion reflected in the different stages of population growth. Lower Sandy Bay became a popular residential area for wealthy Hobartians and the introduction of tram services in 1893 along Sandy Bay Road also prompted new development.

This precinct is located on land granted to Ann Hussey in 1808 which was subsequently purchased by the Lord family in the 1820s. They owned a considerable amount of property and agricultural land and there was a road station on this property in 1835. The precinct remained largely farmland until the late nineteenth century with the house *Lauramont* built in the 1870s. Today is located just outside the precinct and is now part of Mount Carmel College. Initial house construction in the precinct was along Nelson Road and Earl Street. With the construction of Quorn Street and David Avenue by the 1920s a new phase of housing development occurred during the Inter-War period.



Sandy Bay Rifle Range formed in 1909, later became the site of the University of Tasmania. In the background are houses on Earl Street. (NS1418-1-27)



View of early tram in Sandy Bay in the late 1890s. (PH30-1-4398)



Landscape view of the Queenborough Cemetery at Sandy Bay before demolition (AOT PH30-1-9928)

Precinct character and features:

Streetscape and townscape

Design and topography

The subdivision of the precinct is a regular grid pattern with slightly larger than normal blocks, particularly on Earl Street and the eastern side of Quorn Street. The land rises slightly from the north and south to peak at David Avenue.

Vegetation

Earl Street contains many mature street trees and a heritage listed hedge provides a boundary between Earl Street and the neighbouring University sports grounds. Both Quorn Street and David Avenue contain grassed nature strips on both sides of the road with some small street trees. Although outside the precinct, Nelson Road contains grassed nature strips and street plantings on the north side of the street, the southern side features tall and well maintained hedging along the boundary line of Queenborough Oval, all of which contribute to the character of the precinct.

Views and vistas

The precinct is defined by strong physical and visual boundaries with open reserves to the south, north and west. There are north westerly views toward kunanyi / Mount Wellington from Earl Street and David Avenue. Nelson Road provides easterly views towards the waterfront and Wrest Point.

Built form

Materials

The majority of houses in Quorn Street and David Avenue are constructed of face brick, with decorative brickwork detailing. Terracotta tiled roofs are the most common, with a smaller number of corrugated iron roofs.

Architectural styles and scales

Houses in lower Earl Street are substantial brick residences of one and two storeys with terracotta tile roofs, bay and oriel windows and roughcast upper courses. Upper Earl Street residences are slightly later and less substantial dark brick Inter-War houses. Nelson Road houses are a mix of Federation and Inter-War residences and are varied in scale. Styles present within the precinct include: Federation Arts and Crafts, Federation Bungalow, Inter-War Californian Bungalow, Inter-War Moderne, Inter-War Old English, and a small number of Post War houses. Scale of residences range from modest one storey houses to substantial two storey houses. Many of these houses are intact examples of the Federation Arts & Crafts style and are picturesque and are set in established gardens on large allotments.

Orientation

The buildings are set in established gardens with a strong suburban character. Houses are orientated towards the street frontage with generous setbacks from the road.

Building stock

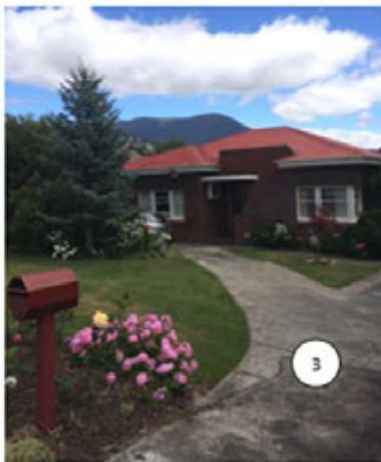
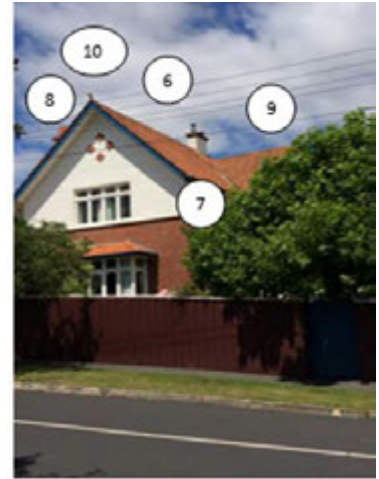
Buildings of note include the Federation Arts & Crafts residences at 6 Earl Street, 16 Earl Street, and *Craignish* at 2 Quorn Street. Number 16 Nelson Road is a fine example of a Federation Bungalow and 8 Earl Street features an Inter-War Californian Bungalow. 15 Quorn Street was built in 1960 by Architect Dirk Bolt built from clinker brick and timber it reflected Sydney housing design trends of the period.

Fencing

Fences in the precinct include Federation picket, Federation brick and Inter-War brick and ironwork. There are also a number of established hedges within the precinct that form boundaries between properties and the street.

Contributory elements

1. Established gardens
2. Groupings of houses sharing similar features
3. Generous setbacks from street
4. Tree lined streets
5. Grassed nature strips
6. Neutral and traditional colour schemes
7. Roughcast upper finishes
8. Detailed and unpainted brickwork
9. Tiled roofs
10. Traditional roof forms
11. Low and transparent fences with established and complementary gardens
12. Original chimneys
13. Mature hedges
14. Mountain views

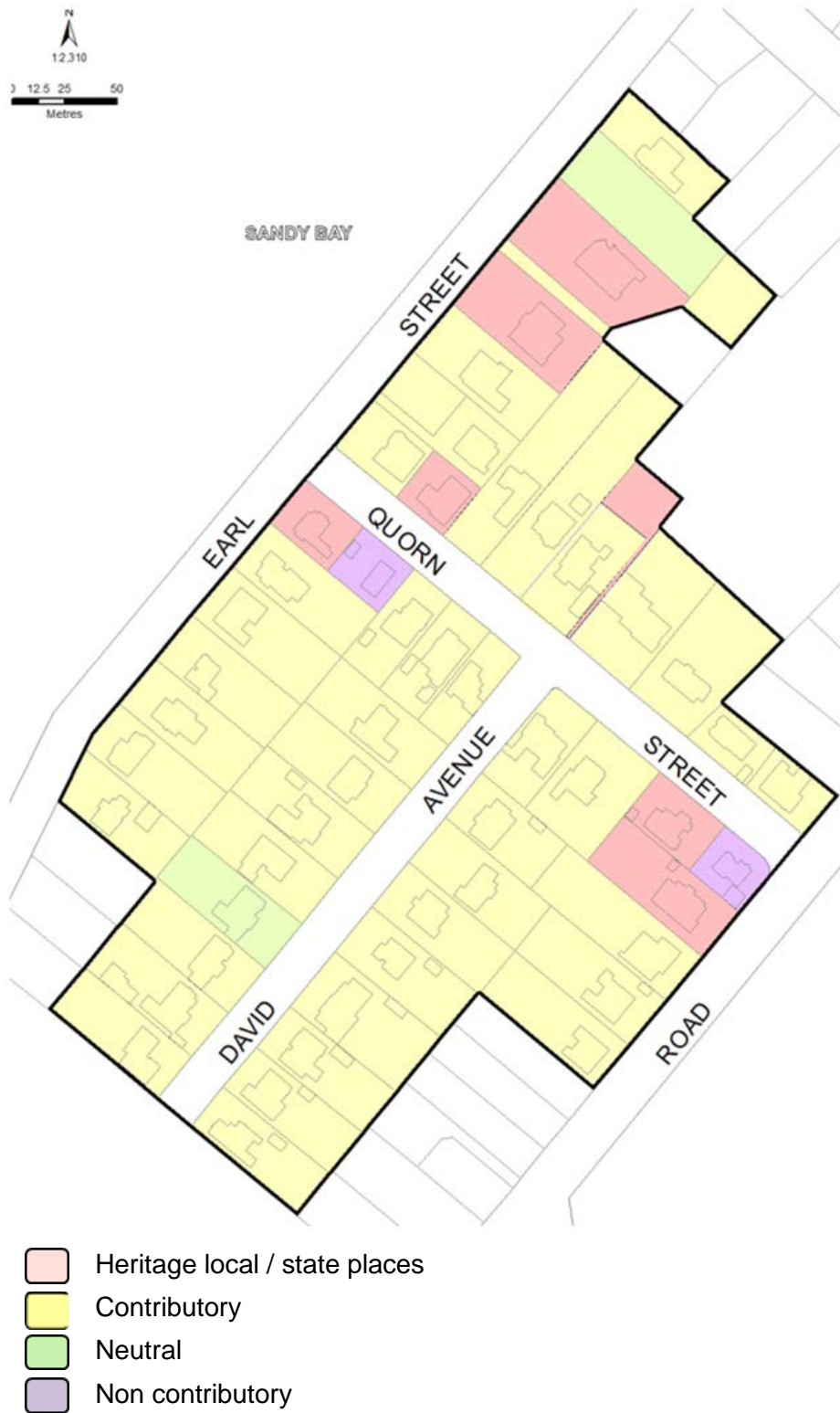


Non contributory

1. Materials and detailing that does not reflect the contributory characteristics of the precinct.
2. Unsympathetic alterations and additions to buildings e.g. pop top extensions.
3. High fences with minimal transparency and finishes that obscure buildings and front gardens and do not reflect the contributory characteristics of the precinct.
4. Large sections of hard surface area in front or adjacent to houses.
5. Face brick work that has been painted or rendered and lost original detailing.



HOB-C6.2.9.11 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development, original land grants, and early subdivisions of Sandy Bay.

For the representation of aesthetic characteristics

- For the highly intact and fine examples of both Federation and Inter-War housing located in key positions and garden settings.
- The street plantings, and front and rear gardens of properties are significant visual features that reinforce the precincts residential character.
- The intactness of the streetscape and building stock, including groupings of houses sharing architectural styles, features and original external finishes and detailing.

For the representation of a class of building or place

- The predominantly intact building stock and groupings of houses with original and sympathetic architectural styles, details and features.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house
8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.
10. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
12. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

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**HOB-C6.2.9.12
Lambert Avenue – Sandy Bay**



DESCRIPTION

Component streets:

Lambert Avenue

Historical background:

In December 1896, Sir Lambert Dobson, Chief Justice of Tasmania, wrote to the Queenborough board advising that he had arranged for 10 acres of land to be signed over to them to be used as parkland and recreation space. The town board thanked Sir Lambert Dobson for his generous gift and it was agreed to name the new park Lambert Park in his honour. The park was taken over by the Hobart City Council as part of the 1914 council amalgamation and Lambert Park today is an unusual pocket of relatively undisturbed native bushland in the midst of suburban Sandy Bay.

Serving the entrance of the park, Lambert Avenue was created at the same time. At that point Upper Sandy Bay ended at Duke St, beyond which were paddocks, the golf course and rifle range. Post Federation optimism and prosperity saw an increase in building reflected in the architecture of infill housing in Upper Sandy Bay, particularly east of Sandy Bay Rd, and the upper section of the Lambert Avenue was sub-divided for large housing around 1910. With the commencement of such substantial houses, it marked the beginning of Lower Sandy Bay as a centre for wealthier neighbourhoods, with Lambert Avenue seen as one of the first, becoming the home for a number of prominent successful business men and government officials and features a number of residences designed by prominent Hobart architect Bernard Ridley Walker. A smaller recognisable spike in house construction during the Inter-War period.



Sandy Bay residents preparing for a working bee to tidy up Lambert Park, 1913. (Goc, N., 1997)



S.F Tinning's residence at 12 Lambert Avenue 1911. (Goc, N., 1997)



Sir Lambert Dobson 1900c. (AOT: PH 30 1 147)

Precinct character and features:

Streetscape and townscape

Design and topography

Lot sizes are large and contain a number of substantial properties. The urban form is determined by the sloping topography with the houses on the high side of the road set well back and at an angle to the road to obtain extensive views. The pattern of development in the lower section of the road is more regular with houses fronted towards the street.

Vegetation

The precinct has a fine streetscape of mature street trees. Many established gardens within the precinct contain large trees and shrubs which overhang fences and add to the leafy character of the streetscape. Lambert Park provides a native bushland setting on the upper northern side of the precinct.

Views and vistas

The houses in the upper part of the street enjoy views across Queenborough Recreation Area and Lambert Park. Vistas of kunanyi / Mount Wellington, as well as the River Derwent and Wreast point are visible from various areas within the precinct.

Built form

Materials

Most houses have brick chimneys with terracotta chimney pots. Roofs are mostly intact terracotta tile with a smaller number of original slate roofs, and a scattering of houses having corrugated iron roof cladding. The buildings are generally constructed of face brickwork with brick or sandstone bases, often with stucco and pebble dash upper courses above projecting string courses and Federation detailing. The more modest cottages on the upper northern side of the street which are set down slightly from the road are of timber weatherboard construction.

Architectural styles and scales

A number of dwellings are large, freestanding and set in often extensive and well maintained gardens. Buildings are a mixture of single and two storey constructions. Architectural styles within the precinct include Federation Italianate, Federation Bungalow, Federation Arts and Crafts. Inter-War styles are also present in the precinct, with fine examples of Inter War Functionalist, and Inter War Old English buildings.

Orientation

Larger scaled houses are set well back along the eastern side and the lower part of the western side of the street, with a number of these houses set at an angle to the road. The more modest buildings on the northern side of the street are orientated to face the road.

Building Stock

The area demonstrates substantial integrity. Most of the original housing stock has survived largely intact and the infill buildings from the Inter-war period are of a high quality. An interesting feature of the street is the pair of Post-War apartment buildings dating from 1941-2 built by HC Ikin. The buildings feature curved fronts and parapet forms which are excellent examples of the style. House numbers 10, 14, and 16 are all designed by prominent Tasmanian architect Bernard Walker. Numbers 18 and 20 are highly intact examples of Federation Arts & Craft residences and greatly contribute to the precinct's streetscape.

Fencing

The precinct contains a number of low to medium level Federation picket, or Federation brick. There are also a number of Inter-War brick and iron work fences that are stylized to match the houses to which they relate.

Contributory elements

1. Established gardens
2. Groupings of houses sharing similar features
3. Generous setbacks from street
4. Mature tree lined streets
5. Neutral colour schemes
6. Wide flat streetscape
7. Tiled roofs
8. Roughcast finishes
9. Traditional corrugated iron roof forms
10. Gable roofs
11. Low level fences with cottage gardens
12. Original chimneys
13. Mature hedges
14. Projecting bay windows
15. String course detailing

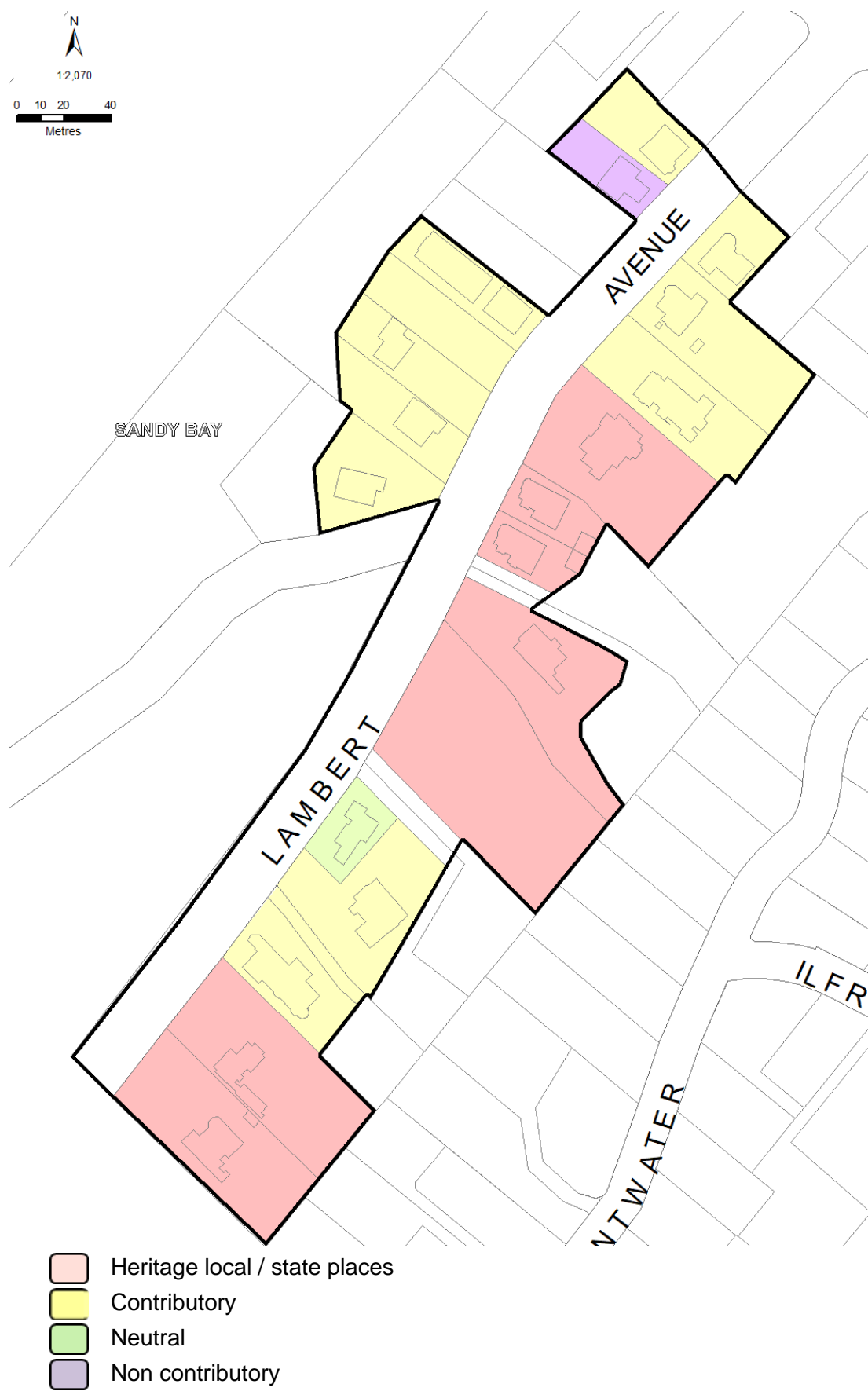


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Unsympathetic alterations and additions to buildings e.g. pop top extensions and large rear additions that are visible from the street.
3. High fences with minimal transparency that obscure buildings and front gardens.
4. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.



HOB-C6.2.9.12 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development, original land grants, early subdivisions of Sandy Bay and its development as a sought after desirable suburb.

For the representation of aesthetic characteristics

- The street plantings, and front and rear gardens of properties are significant visual features that reinforce the precincts residential character.
- The intactness of the streetscape and building stock, including groupings of houses sharing architectural styles, features and original external finishes and detailing.
- The precinct represents a subdivision geographically defined by the topography of the area and the views afforded, demonstrated in both the stepped and elevated housing forms, and their orientation in relation to the street within the precinct.

For the representation of a class of building or place

- The precinct has a high level of integrity as an early subdivision which has maintained its predominant large lot sizes, and impressive Federation and Inter-War housing stock. Its setting against a park and recreation grounds remains virtually unchanged since the subdivision was created.
- The high quality and consistency of the building stock that extends away from Sandy Bay Road where most of the major housing groups were located at this period.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house

8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.
10. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
12. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

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**HOB-C6.2.9.13
Nutgrove – Sandy Bay**



DESCRIPTION

Component streets:

Nutgrove Avenue
Sandown Avenue

Elma Road
Heathorn Avenue

Beechworth Road

Historical background:

The farm known as Nutgrove was purchased in the 1880s by John Read, Read built the timber weatherboard Victorian farm house Nutgrove that was named after a small grove of walnut trees on the property. The adjacent property Sandown, was the holiday retreat and residence of the Heathorn family from the 1890s. The two substantial residences formed the early settlement of the area. Sandown was sub-divided in 1919 and Nutgrove in the 1930s. Much of the existing housing stock dates from these two periods of subdivision. The boundary of Nutgrove and Sandown Estates is marked by the rear boundaries separating the properties fronting Nutgrove and Heathorn Ave. The new land owners along Nutgrove Beach were quick to build jetties and fences along the foreshore for their own personal use, which ensured battles for pedestrian right of way access to the beach for a number of years. The precinct's beach and surrounding recreation areas was a major attraction for the people of Hobart Town with many wealthy families owning summer houses in the area. The extension of the Sandy Bay tram system to include Long Beach and Nutgrove beach in 1913 resulted in an increased number of people using the beach. In 1919 further developments of the Sandy Bay foreshore were made with the construction of croquet lawns, bathing boxes which are located adjacent to the precinct today.



Nutgrove Estate subdivision land sale advertisement for 22 building allotments. c.1930s. (ATO AF394/1/145)



V. Ikin bathing with dog at Nutgrove Beach c.1920. Note Fences boarding on water's edge. (Goc, N., 1997)



Circa 1906. Private fences down to the water's edge at Nutgrove beach, these fences were not removed until the government purchased land to the low water mark in the 1940s. (Goc, N., 1997)



RAAF Seaplanes land on Nutgrove Beach in 1925 as part of a survey to establish air mail service between the mainland and Tasmania. The aircraft visited various locations to decide on the most suitable areas for emergency landings. (Goc, N., 1997)

Precinct character and features:

Streetscape and townscape

Design and topography

The sub-division pattern within the precinct takes a regular form with 3 streets running easterly down towards the foreshore, and two streets laid out in a slightly off a grid pattern reflecting the relationship of the land to Sandy Bay Road. The land topography is flat which is unusual for Sandy Bay, this being one of the very few sub-divisions built around flat land. The immediately adjacent Sandown Park and beachfront gives the northern edge of the area a strong recreational appeal and enhances the amenity of the precinct. This also isolates the area from other residential development giving the precinct a village character.

Vegetation

The houses are set in established gardens with mature trees, adding to the precincts strong residential character. There are a large number of established street trees present on all streets within the precinct. There are also examples of fences covered in foliage and hedging that contribute to the streetscape.

Views and vistas

The precinct holds views west up towards to Churchill Avenue, and has vistas through to kunanyi / Mount Wellington. The flat nature of the precinct allows only glimpses and narrow vistas to the River Derwent and Nutgrove Beach foreshore.

Built form

Materials

Most houses have exterior cladding of exposed brick, some with stucco or burnt brick detailing. There are also a small number of timber weatherboard houses within the precinct. Roof cladding is a mix of terracotta and ceramic tiles, and corrugated iron.

Architectural styles and scales

The precinct is characterised by Federation brick homes on the Sandown Estate area and Inter-war brick homes on the Nutgrove Estate and small sections of the Sandown Estate. A number of the houses are very intact examples of the various architectural styles they represent. Architectural styles within the precinct include; Victorian Georgian, Federation Cottages and Bungalows with Art and Crafts elements, Inter-War Californian Bungalows, Inter-War Old English, and Streamline Modern. Contributory to the precinct are a small number of post war 1960s single storey residences that complement in form and scale of earlier housing styles in the precinct. Houses within the area are predominantly single storey, with a scattering of two storey houses, and original single storey dwellings with upper floor extensions. Roof forms consist of small parapeted roofs, gables, long sloping roofs, and low pitched roofs with wide eaves. Buildings are predominately single storey, and un-symmetrical in form, with fenestration also irregular.

Orientation

Houses are predominately orientated towards the street frontage with generous setbacks from the road. Lot sizes vary from small to medium, with corner lots tending to be the largest within the precinct.

Building stock

There are sections of streetscape within the precinct where the integrity and consistency of the building stock is very high. Buildings of note within the precinct include; Number 2 Nutgrove Avenue a two storey Inter-War Old English brick residence, featuring projecting gables, a long roof plane with tile cladding, prominent brick chimney, and original brick fence and garage. Number 16 Nutgrove Avenue is the earliest building within the precinct, the 1880s two storey Victorian Georgian weatherboard features include a hipped corrugated iron roof, and verandahs on both levels with

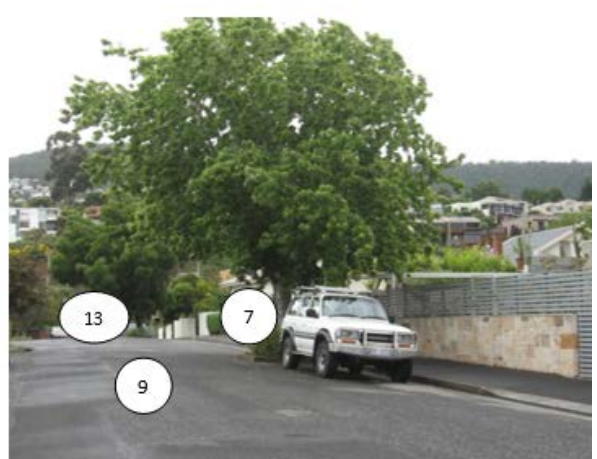
decorative timber friezes and posts. 2 Heathorn Avenue is a single storey brick Federation Bungalow residence that features battered chimneys, a front verandah supported by masonry piers with timber posts, and the house retains the original brick fence.

Fencing

The desired fencing types is; Federation timber picket, Federation brick fencing, and Inter-War brick and iron work fences.

Contributory elements

1. Original Chimneys
2. Low fencing
3. Tiled roofs
4. Traditional roof forms
5. Long sloping roof lines
6. Decorative and unpainted brickwork
7. Mature trees
8. Established gardens
9. Wide streets
10. Generous setback from street
11. Bay windows
12. Original unpainted/unrendered brickwork
13. Open vistas created by width and form of street
14. Smaller houses with front cottage gardens
15. Larger houses setback in gardens

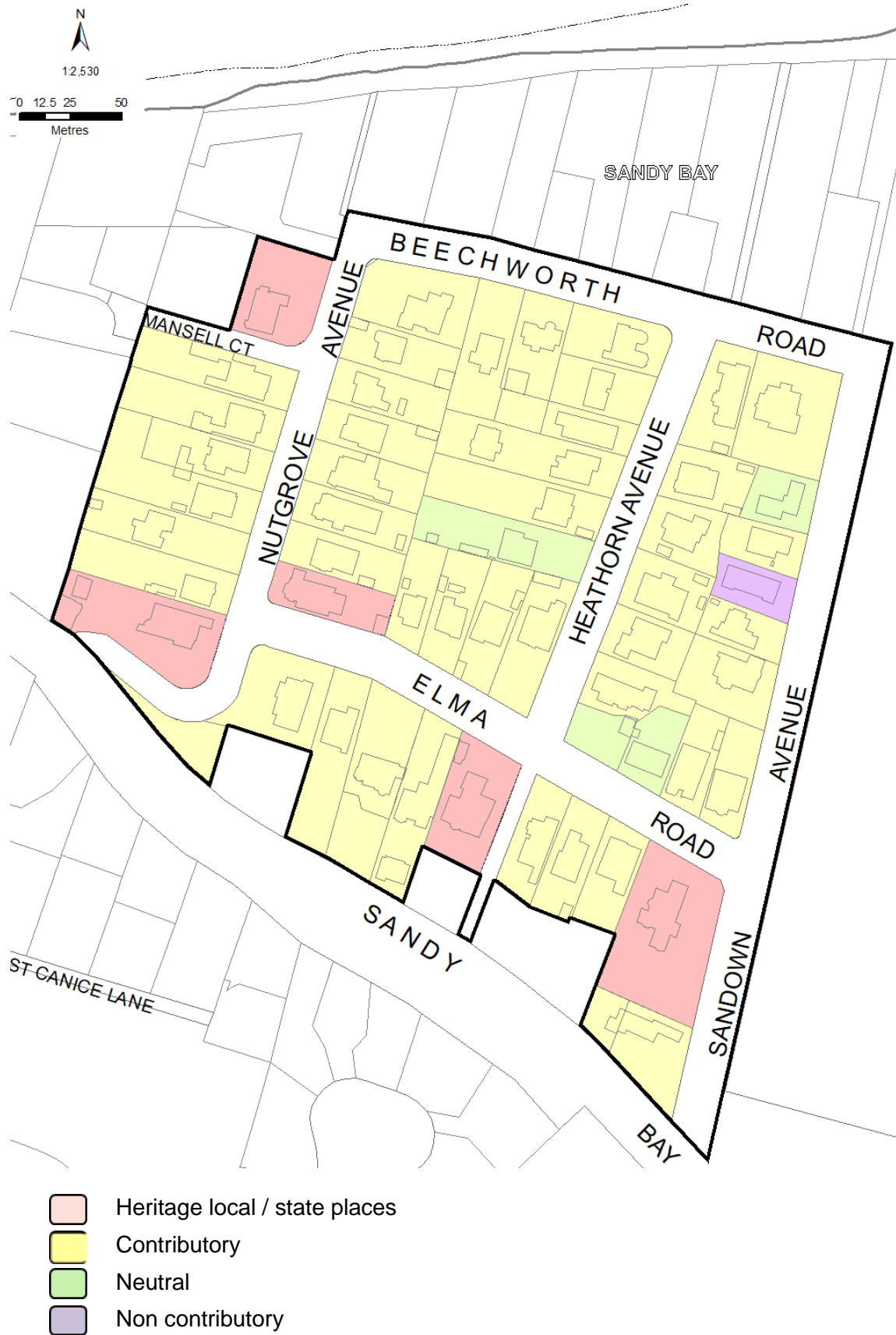


Non contributory elements

1. High fences with minimal transparency that obscure buildings and front gardens
2. Development of off street parking facilities that have greatly impacted on the front yards of properties, or the streetscape of the precinct.
3. Long stretches of streetscape that are dominated by high solid fencing.
4. Flat roofs detract from the consistent streetscape of traditional hipped and gabled roof forms.
5. Unsympathetic alterations and additions to buildings



HOB-C6.2.9.13 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the original Lower Sandy Bay land grants of Nutgrove and Sand Down, and the sub-division patterns that reflect the major 20th century sub-divisions of both estates.
- Its high level of integrity as a subdivision which has maintained its lot sizes, and impressive Federation and Inter-War housing stock. Its setting against a park and recreation grounds remains virtually unchanged since the subdivision was created.

For the representation of aesthetic characteristics

- For the highly intact examples of Federation and Inter-War housing styles located in key positions within the precinct.
- The intactness of the streetscape and building stock, including groupings of houses sharing architectural styles, features and original external finishes and detailing.
- The street plantings, and gardens of properties are significant visual features that reinforce the precincts residential character.

For the representation of a class of building or place

- The general uniformity of Federation and Inter-War style, and scale of residences create a distinctive visual impression and strong streetscape character.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house.

8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.
10. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
12. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

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Maning Avenue Sandy Bay HOB-C6.2.9.14



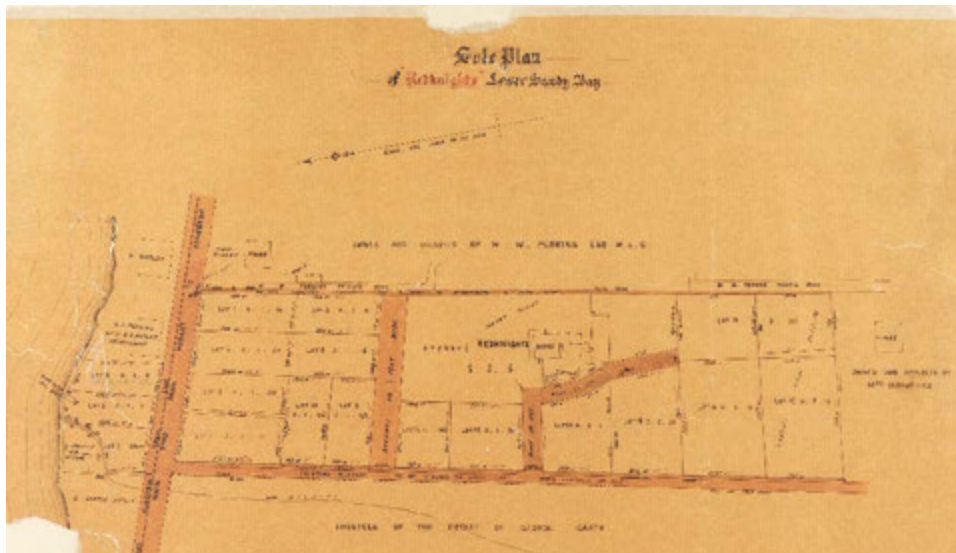
DESCRIPTION

Component streets:

Maning Avenue

Historical background:

The Maning Avenue Heritage Precinct is located on land that was acquired by Irish shipping merchant and art dealer Frederick Maning in 1850. On this land he constructed the family residence a single storey sandstone Georgian building, Redknights. The estate was first sub-divided in 1895 around the Redknights house, and properties in the Heritage Precinct were formed from the lots fronting the newly created Maning Avenue. The sub-division used lots 10 to 13 (see map below) which were re-sub-divided in the 1900s to form the 5 lots that reflect the Heritage Precinct boundary today. The original Redknights homestead was demolished in 1911 when Henry Allport a lawyer and public benefactor bought the property and in its place commissioned Melbourne Architect Christopher Cowper to construct 'The Gables', a large Federation Queen Anne residence that today sits behind the precinct. Houses within the precinct were constructed over a short 9 year period, the first house built within the precinct was number 8 in 1915, with the final houses being constructed by 1924.



Subdivision plan For Red Knights Sandy Bay, shows lot areas, streets, and some buildings.
(ATO NS972-1-1)



Photograph of Red Knights taken between 1880 and 1900 (AOT SD_ILS:682566)

Precinct character and features:

Streetscape and townscape

Design and topography

Maning Avenue is located immediately adjacent to Sandy Bay Road with views to the River Derwent to the east. The small Heritage Precinct is characterised by consistent medium scaled houses on generous lots, set well back and along the southern edge of Maning Avenue. Residences are positioned slightly above the street and the avenue rises moderately towards the west. Immediately adjacent to Sandy Bay Road with views to the river to the east.

Vegetation

Houses are setback in large front gardens that feature established trees and plantings. A number of residences feature mature hedges and vine covered walling and fences.

Views and vistas

The precinct features views easterly towards Maning reef and the River Derwent foreshore, westerly towards Churchill avenue, and views north feature the immediate housing located on the northern side of Maning Avenue, Garth Avenue, and Norfolk Crescent.

Built form

Materials

The buildings are constructed of brickwork with some featuring stucco and roughcast finishes. A number of residences are constructed on sandstone bases, and timber infill is utilized in the upper gables of houses. Roofing material is primarily Marseille tiles, however number 12 features slate styled roofing, and numbers 6 and 10 have corrugated iron roofs.

Architectural styles and scales

The area demonstrates considerable integrity with housing stock dating from 1915-1924. Residences feature typical Federation detailing with Arts and Crafts, Queen Anne, and Bungalow style influences. Houses are mix of single storey with many featuring upper attic levels. Residences are of a medium to large scale and are set on generous allotments. Houses feature street facing gables houses, and brick chimneys with terra-cotta chimney pots feature as formal composition. Number 6 is a good example of a modest 1960s infill residence that was constructed on land subdivided from number 4.

Orientation

Houses are orientated towards the street and have generous setbacks from the road with front gardens providing an appropriate garden setting. A number of houses feature gables facing to the east to capture views of the River Derwent.

Building stock

Number 4 Maning Ave is a substantial one and a half storey Federation Bungalow, the rendered brick bungalow features a tiled hip roof with several gables projecting to various elevations. Numbers 8 and 12 are one and a half storey Federation residences with Queen Anne detailing featuring prominent gabled roofs, and detailed brick chimneys. Whilst 14 Manning Avenue 14 is a single storey residence with Californian Bungalow styling.

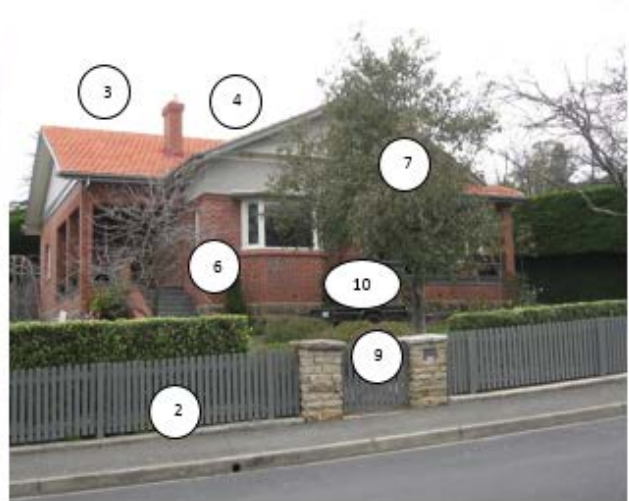
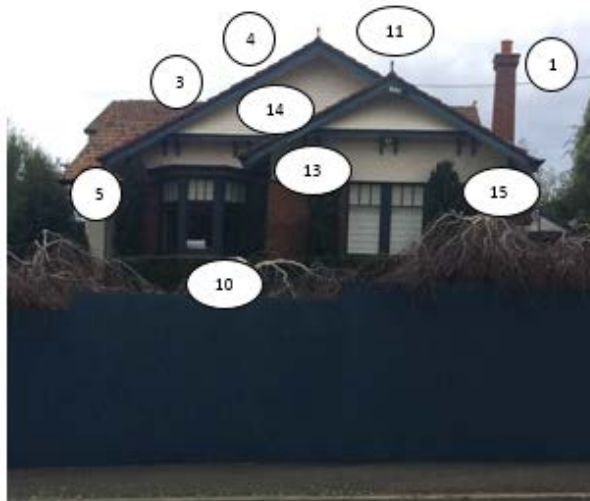
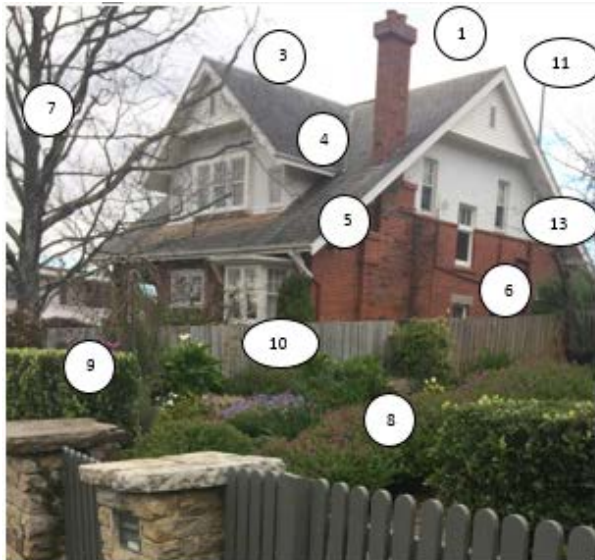
Fencing

Fencing is generally low, traditional and appropriate in materials and scale to the architectural style of the buildings.

Contributory elements

1. Prominent brick chimneys
2. Low fencing
3. Tiled roofs
4. Gabled roofs
5. Long sloping roof lines
6. Unpainted brickwork
7. Mature trees and plantings

8. Established gardens
9. Generous setback from street
10. Bay windows
11. Neutral colour schemes
12. Hedging
13. Roughcast render
14. Decorative gable infill
15. Brackets under eaves

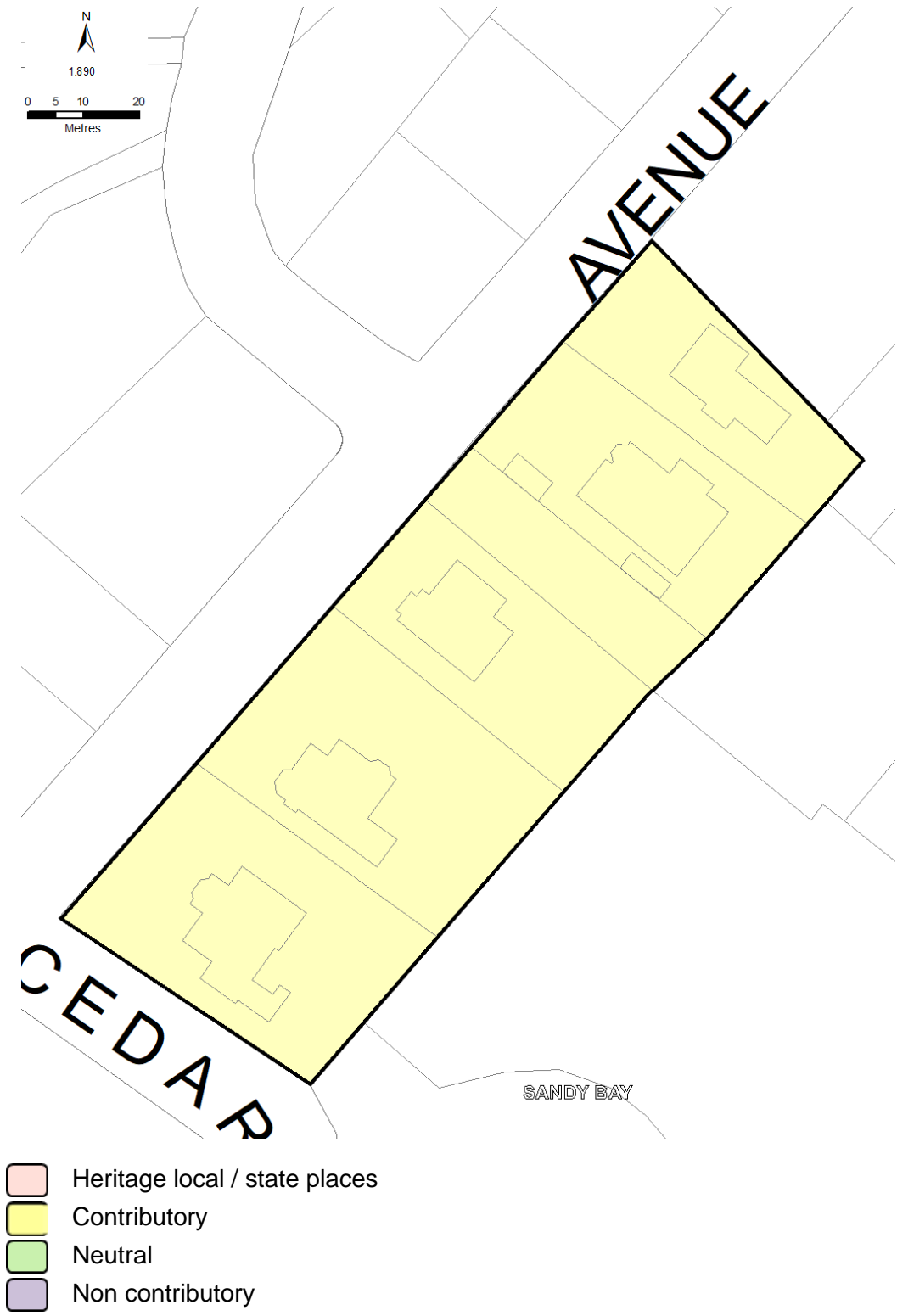


Non contributory elements

1. High solid fences and gates
2. Unsympathetic use of materials e.g. horizontal timber fencing
3. Unsympathetic alterations and additions to residences that impact upon the streetscape e.g. pop top extensions.



HOB-C6.2.9.14 Heritage Precinct - Map



Statement of Significance

The Sandy Bay 14 Heritage Precinct is of local historic cultural heritage significance for the following reasons.

For contributing to the understanding of local history:

- Constructed on the sub-division of a major early property in the Sandy Bay district 'Red Knights' the Heritage Precinct demonstrates changing patterns of development and the suburbanisation of Sandy Bay during the early 20th century.

For the representation of aesthetic characteristics:

- For the highly intact examples of Federation and Inter-War housing styles located in key positions within the precinct and display a general uniformity in form and scale.
- The established plantings, hedges, and front and rear gardens of properties that form a significant visual feature that reinforces the precincts residential character.

For the representation of a class of building or place:

- As a small intact group of late Federation and Inter-War houses of medium scale residences positioned on generous lots create a distinctive visual impression and strong streetscape character.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house
8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.
10. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
12. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Davies, P., et al, 1998, Sandy Bay Heritage Study Conservation Area Policies, Prepared for Hobart City Council, Paul Davies Pty Ltd in association with Ian Terry, Hobart.

Goc, N., 1997, Sandy Bay: A Social History, Gentrx Publishing, Sandy Bay.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
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January 2019**

**HOB-C6.2.10.1
Ispahan Avenue – South Hobart**



DESCRIPTION

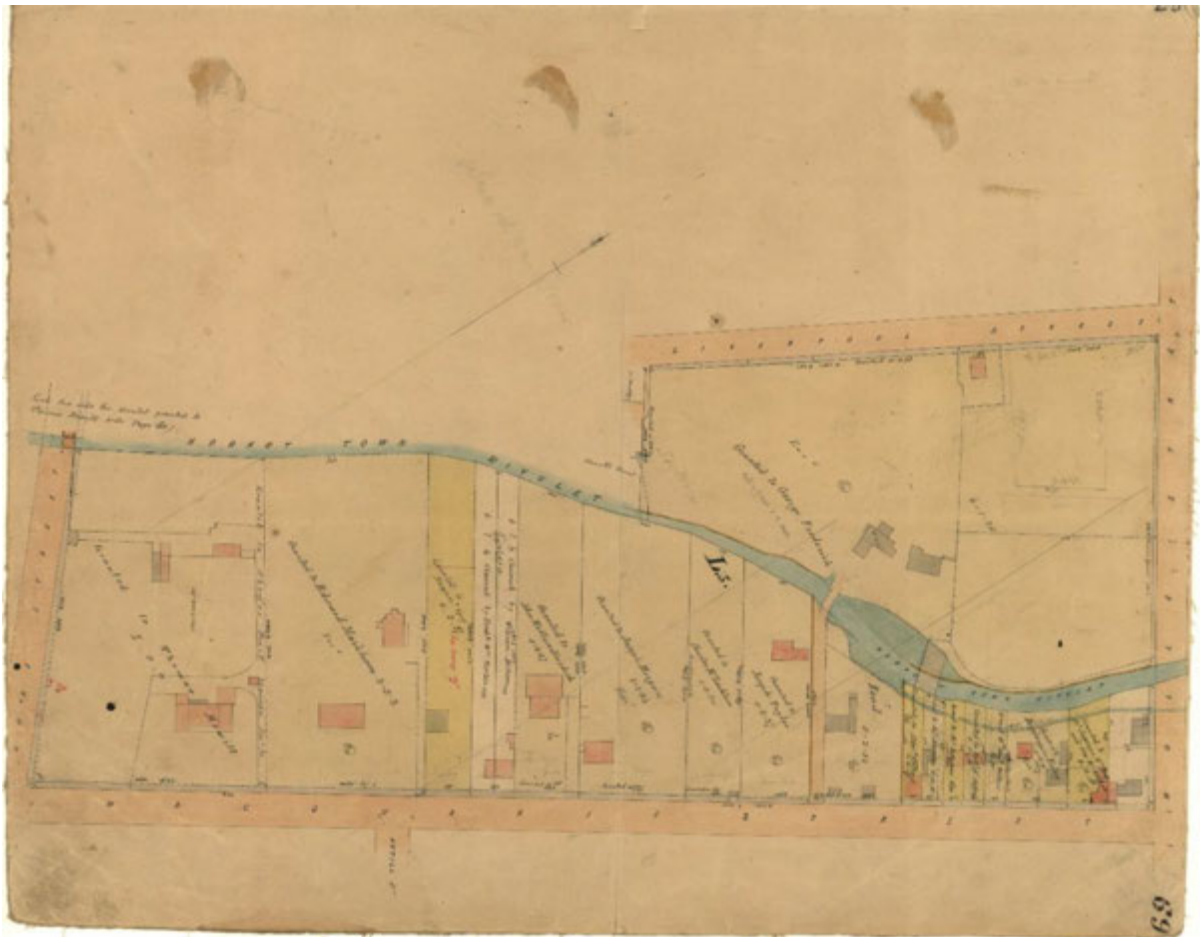
Component streets:

Ispahan Avenue

Historical background:

Ispahan Avenue is located on merchant Thomas Hewitt's original 1830 land grant, Vaocluse Estate. Thomas Hewitt's vast gardens at Vaocluse in the 1830s were the cause of much excitement in Hobart, with the garden including conservatories, an ornamental lake, and white swans.

In 1901 an outbreak of scarlet fever raised awareness of the need for an infectious diseases hospital in Hobart. Thomas Hewitt's 1830 property, Vaocluse, was subsequently bought by the government to create such a hospital in 1907. It was opened in 1908 and Vaocluse remained a hospital until the 1990s. Ispahan Avenue was developed as a residential area in 1938-39 when most of the existing houses were erected. The dwellings are consequently very similar in design and scale with contiguous original fencing. Many of the houses within the precinct and remaining structures of Vaocluse were redeveloped as part of the Vaocluse Gardens retirement complex in 1996.



Surveyor General James Sprent's Map c.1841, showing land grant of Thomas Hewitt that would later be subdivided to form Ispahan Avenue. (AOT: AF393166)

Precinct character and features:

Streetscape and townscape

Design and topography

Ispahan Avenue is a small precinct that is located off the northern side of Macquarie Street, and slopes gently down to the banks of the Hobart Rivulet. The design of the street is of interest for its curved irregular shape with the houses set in a regular grid sub-division that the street intersects obliquely, following the style established by the garden suburb movement of the 1930 period.

Vegetation

The precinct has a number of dwellings with front cottage gardens, and small scale hedges bordering properties which contribute to the streetscape quality. The precinct also features a vegetated outlook onto the Hobart Rivulet and surrounding reserve.

Views and vistas

Looking south from the precinct views are limited to the buildings on the southern side of Macquarie Street. There are views to the west of kunanyi / Mount Wellington. Whilst looking to the north the Hobart Rivulet provides a strong visual element within the precinct.

Built form

Materials

Buildings within the precinct are exclusively of brick construction. Brickwork is unpainted and dwellings feature burnt brick detailing including motifs, chimneys, and window lintels and sills. Roof cladding is corrugated iron, however there is at least one tiled roof visible within the precinct.

Architectural styles and scales

The houses have a high level of consistency in design and detailing are a complete and representative group of buildings from the same period. Houses are single storey with the exception of 313 Macquarie Street a large interwar Georgian Revival residence.

Orientation

Buildings on the western side of the precinct feature allotments that are of a consistent size, and rectangular shape. Whilst housing on the upper eastern side of the precinct is less consistent with wide driveways and parking spaces interrupting the otherwise consistent streetscape. Setbacks of buildings within the precinct are also consistent with houses modestly positioned off the street, a number of residences retain front gardens that provide a buffer from the road.

Building stock

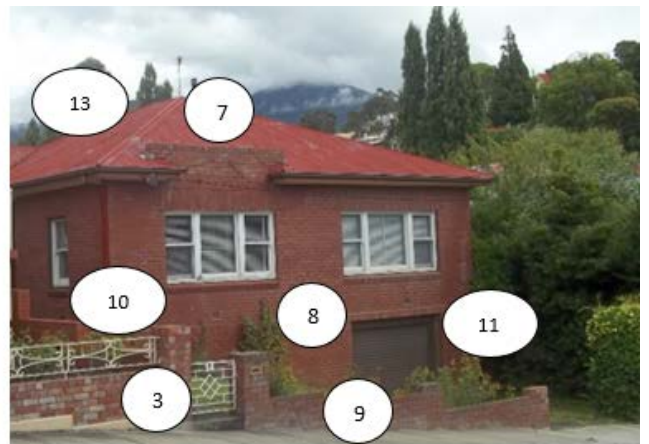
The precinct was developed as a residential area in 1938-39 and most of the existing housing dates to this period. One residence number 18 is a slightly later addition to the street dating from 1948. The precinct is a cohesive grouping of houses sharing similar features. Features of houses within the precinct include decorative parapets, asymmetrical façade arrangement, and consistent use of dark red/brown bricks.

Fencing

The desired fencing type within the precinct is low level Inter-War masonry fencing, Inter-War brick and iron work fences.

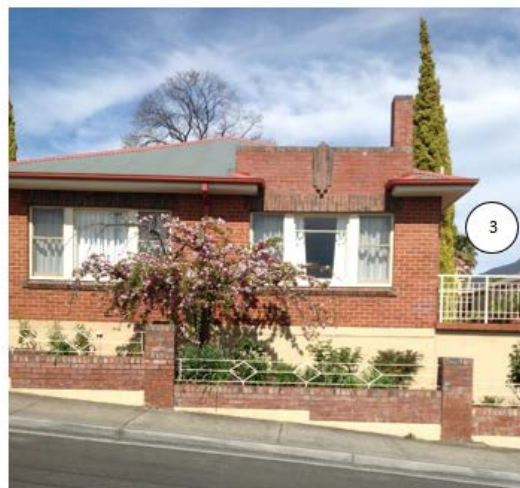
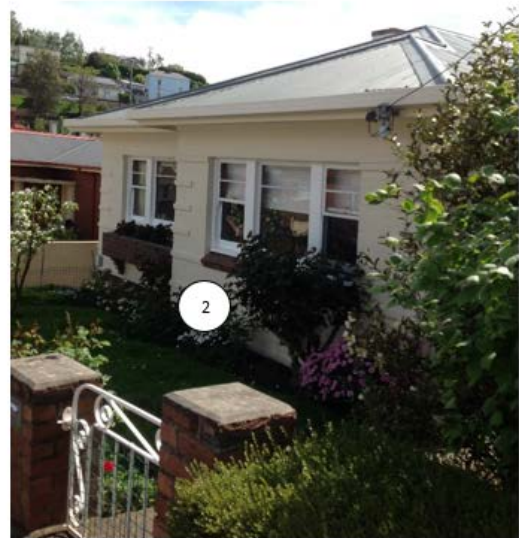
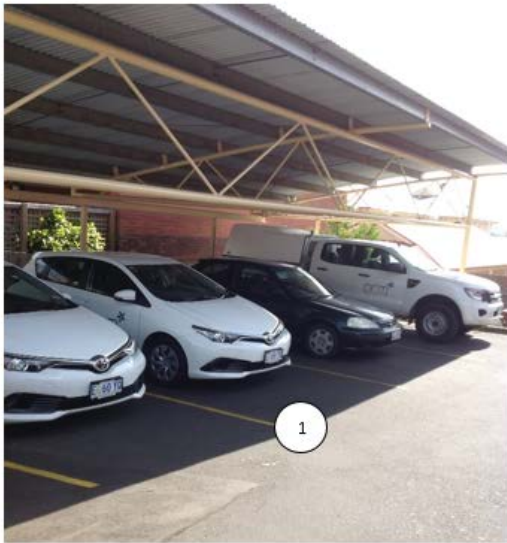
Contributory elements

1. Prominent brick chimneys
2. Arched entrance ways
3. Original iron work detailing
4. Asymmetrical façade arrangement
5. Low brick and ironwork fences
6. Decorative brick window lintels and sills
7. Decorative parapet
8. Neutral colour schemes with unpainted brickwork
9. Front cottage gardens
10. Consistent use of dark red/brown bricks
11. Designs include provisions for car access
12. Decorative motifs using burnt bricks
13. Corrugated iron roofs
14. Low pitched roof forms
15. Views to kunanyi / Mount Wellington
16. Views of housing in Upper Liverpool and Mackellar Street

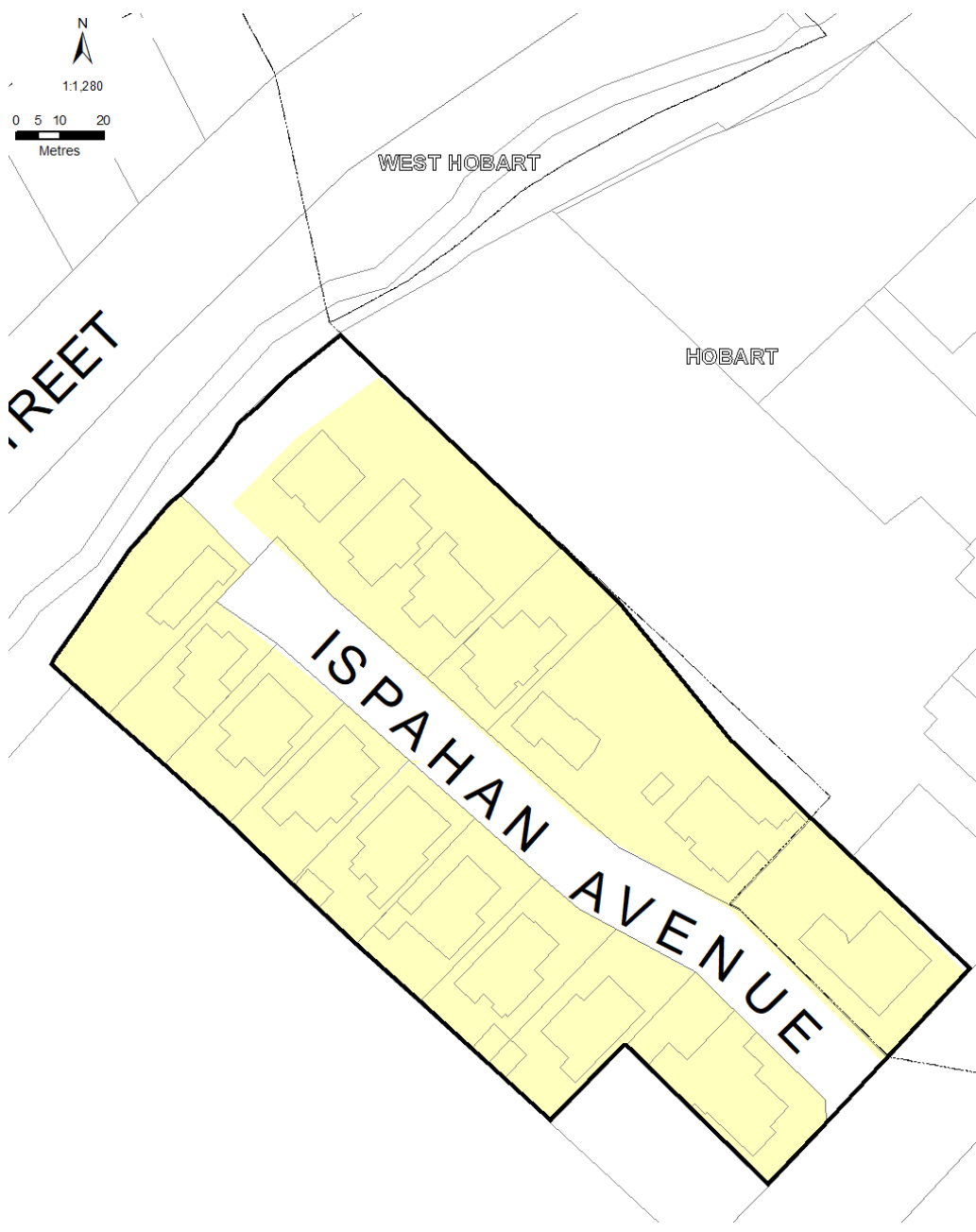






Non contributory elements

1. Development of off street parking facilities that have greatly impacted on the streetscape of the precinct.
2. The painting of exterior brick work that has resulted in loss of original detailing.
3. Unsympathetic alterations and additions to buildings e.g. patios.



HOB-C6.2.10.1 Heritage Precinct - Map



-  Heritage local / state places
-  Contributory
-  Neutral
-  Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The area contributes to the understanding of the pattern of development and is a representation of a distinctive Inter-War period subdivision with the suburb of South Hobart.

For the representation of aesthetic characteristics

- The precinct has a high consistency of the housing stock, the continuous one storey brick Inter-War facades, and the general uniformity of scale in the area creates a significant visual impression and strong streetscape qualities.
- Open front gardens with low fences are significant visual and aesthetic features that reinforce the precinct's residential character.

For the representation of a class of building or place:

- The precinct is significant a representative and largely intact example of a housing estate development from the Inter-War period.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house.
8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and

gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.

10. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

- Alexander, A, *Beneath The Mountain: A History of South Hobart*, South Hobart Progress Association, 2015.
- Archives Office of Tasmania Subject Index, AOT, Hobart
- Davies, P, Terry, I. *South Hobart Heritage Study: Final Report*. Hobart City Council, 1999.
- Terry, I. 'A Favourable Progression' *Thematic History of South Hobart*, Hobart City Council, 1999.

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.10.2
Macquarie Street and Cascade Road – South Hobart**



DESCRIPTION

Component streets:

Weld Street
Macfarlane Street
Excell Lane

Wentworth Street
Downie Street

Historical background:

Until 1826 South Hobart was located beyond the town boundary and the first settlers to these fringe areas lived in harsh conditions, usually in very plain and humbly assembled log huts. By 1826 a rough track followed the alignment of Macquarie Street through the William Birch's farm to Peter Degraives' industrial brewing complex at the Cascades. The track was upgraded in 1827 following the colonial government's decision to purchase Lowes's distillery and convert it to the Cascade Female Factory. The upgraded road subsequently encouraged suburban development and, along with Davey Street, became the major access into the future suburb of South Hobart. Davey Street quickly became Hobart's most prestigious residential street, where as Macquarie Street became the home of working class families. Birch's farm was subdivided in 1838, with 24 allotments offered for sale along Macquarie Street between Elboden and Darcy Streets.

As South Hobart developed Macquarie Street became the main commercial and retail strip of the suburb. With its striking backdrop of Mount Wellington it acquired a distinctive quality. Retailing developed on Macquarie Street during the nineteenth century. Shops concentrated around areas of high residential density, the majority of shops were clustered on Macquarie Street near Elboden Street, whilst a smaller number of shops were dotted up Macquarie St and Cascade Rd as far as the gardens where shops operated near the tram terminus and along Darcy Street at the turn of the century.



Hobart Town from Cascade Road c.1862 (AOT SD_ILS:132151)



All Saints Church on Macquarie Street c.1870 (AOT PH1-1-6)



kunanyi / Mount Wellington from the top of Macquarie Street
c. 1873 (AOT SD_ILS:152030)



South Hobart Homeopathic Hospital now St Johns c.1900 (AOT
PH30 15641)

Precinct character and features:

Streetscape and townscape

Design and topography

The precincts topography creates change in street level with a number of houses located well below street level. Macquarie Street and the lower section of Cascade Road forms the main spine of South Hobart. The road has maintained its early alignment with a number of early elements such as retaining walls surviving from its earliest use. It retains a high number of its early buildings and provides one of the best groups of historical mixed development in the Hobart area. The road features concreted surfaces which were constructed to withhold the weight of trolley buses, and now provides distinct tangible evidence of Hobart's public transport history.

Vegetation

There are rows of street trees in the upper area of the precinct. Many houses feature front cottage gardens that soften the streetscape. The densely vegetated backdrop of the mountain and hills behind the rivulet also contribute to the character of the precinct.

Views and vistas

There are views across the precinct and down the short streets leading to the rivulet and the slopes beyond. There are also easterly views towards the CBD at the lower end of the precinct, and views facing west to kunanyi / Mount Wellington are enhanced by the gentle curving form of the road.

Built form

Materials

The majority of buildings within the precinct are of brick, or timber weatherboard construction. There are also a smaller number of stone cottages that feature within the precinct. Roofing materials are primarily corrugated iron.

Architectural styles and scales

The precinct contains a number of fine individual and significant buildings, and represents a range of significant architectural styles dating from the mid-19th century through to the mid-20th century. Architectural styles within the precinct include: Victorian Georgian, Victorian Gothic Revival, Federation Domestic, Federation Queen Anne, Federation Free Style, Federation Carpenter Gothic, Interwar Georgian Revival, Inter-War Old English, and Post-War Functionalist.

Orientation

Houses on the rivulet side of Cascade Road and Macquarie Street are positioned slightly below street level, and in some sections of the precinct only the roof forms of these houses are visible from the road. Houses are aligned to the street with modest setbacks, front cottage gardens provide a buffer between the road and residences.

Building stock

The precinct has a mix of residential development, commercial development, and institutional buildings. At 339 Macquarie Street is All Saints Church, designed by Henry Hunter in the Gothic Revival Style in 1861. Number 354 Macquarie Street features a Victorian Georgian small single storey rendered cottage with a low corrugated iron hipped roof. Number 359 is a weatherboard building featuring two parallel gabled wings, with attic windows, and bargeboards. Numbers 356-360 Macquarie Street features five Interwar Georgian Revival conjoined two storey brick shops with a corrugated iron gabled roof, double hung sash windows to upstairs flats and original shopfronts with display windows, and the shop awnings featuring pressed metal ceilings. At 377 Macquarie Street is a Post- War Functionalist two storey house with a parapet roof the façade is dominated by a large semi-circular wing with porthole windows, it is set off the street in a large front garden. At 404-406 Macquarie Street are a pair of Victorian Georgian conjoined weatherboard cottages with a

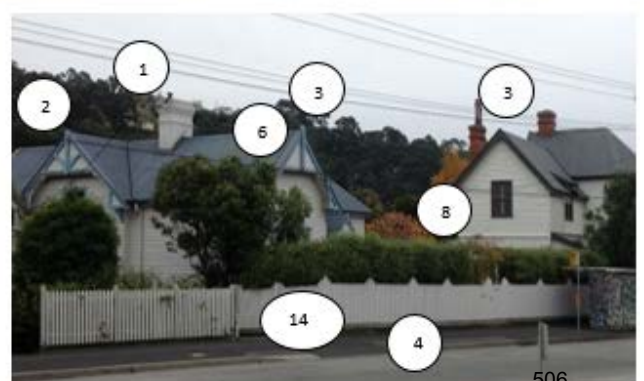
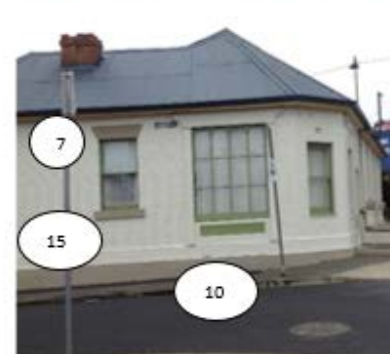
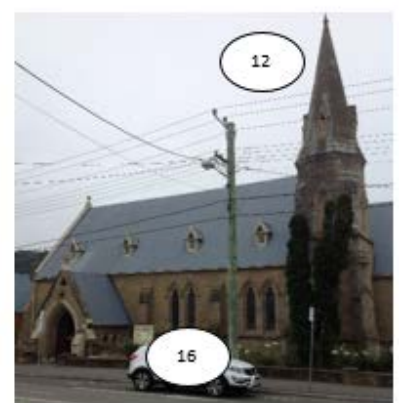
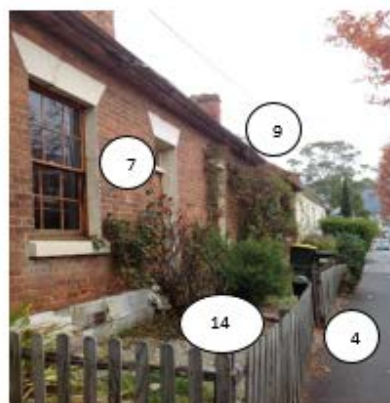
corrugated iron hipped roof and a single dormer in each cottage. 407 and 433 Macquarie Street are shops with adjoining residences in Federation Free Style, number 433 features a parapet with rich rendered detailing conceals the roof of the flat above. At 408 is the former Macquarie Street State School, a single storey Federation stone building with prominent gables at either end. Number 413 Macquarie Street is a Victorian Georgian brick cottage with a corrugated iron hipped roof. At 333A is an Old English style dark brick house with a double gable frontage, arched entrance porch, and large chimney.

Fencing

The desired fencing type within the precinct is low level Victorian timber picket, Federation timber picket or brick, and Inter-War timber picket or brick and iron work.

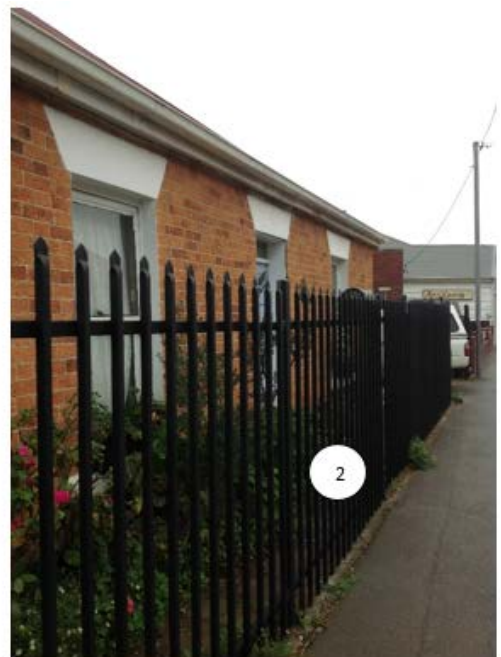
Contributory elements

1. Prominent brick chimneys
2. Original iron and timber detailing
3. Traditional corrugated iron roof forms
4. Low level picket, brick, stone, and ironwork fences
5. Hipped roofs
6. Street facing gables
7. Exposed brickwork or stuccoed brickwork
8. Timber weatherboard
9. Groupings of buildings
10. Buildings with modest setbacks from street
11. Views and vistas to kunanyi / Mount Wellington.
12. Fine architectural details
13. Street trees and views to densely vegetated areas
14. Front cottage gardens
15. Shops with adjoining residences or upper level flats
16. Community buildings







Non contributory elements

1. Large percentage of hard surface area (e.g. concrete and asphalt) at the entrance to buildings detracts from the streetscape and character of the precinct.
2. High fences with minimal transparency or fences constructed in non-traditional styles.
3. Modern developments that do not complement past architectural styles, materials, orientation, and positioning of buildings within the precinct.
4. Established buildings that have been highly altered and no longer recognised as contributing to the precinct.



HOB-C6.2.10.2 Heritage Precinct - Map



-  Heritage local / state places
 Contributory
 Neutral
 Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- For the major role of Macquarie Street in defining the commercial, retail, and many of the social functions of the South Hobart precinct.
- The intact early streetscape elements and buildings that demonstrate the precinct as being an historical commercial, retail, and residential route.
- The precinct contributes to the understanding of the pattern of development and early subdivisions of the suburb of South Hobart.

For the representation of aesthetic characteristics:

- The large number of views and vistas both to and from the precinct that are characteristic of the South Hobart streetscape and townscape.
- The front gardens and street plantings that are significant visual features that reinforce the precincts residential character.

For the representation of a class of building or place:

- The very fine collection of residential buildings spanning from first settlement of the precinct to the mid twentieth century.
- The very fine collection of commercial and retail buildings some with adjoining residences, dating from the late nineteenth to the mid twentieth century.

For the association with a particular community or cultural group for social or spiritual reasons:

- The area has social significance to the local and broader community due to the location of former early education institution The Macquarie Street State School within the precinct.
- The area has social and spiritual significance to the local and broader community due to the location of All Saints Church, and St John's Hospital within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. To retain and conserve shop fronts and commercial structures that have heritage value or contribute to the historic character of the precinct.
3. Non contributory elements may be removed to enhance the character of the precinct.

4. Alterations and additions should not dominate or detract from the original building.
5. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
6. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
7. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
8. Driveways and hard stand areas should be located at the side of the house.
9. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
10. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
11. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
12. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
17. Concrete road surfaces associated with historical trolley bus routes should be retained. Where repairs and patching are necessary new work should match the original material and finish.

References

- Alexander, A, *Beneath The Mountain: A History of South Hobart*, South Hobart Progress Association, 2015.
- Archives Office of Tasmania Subject Index, AOT, Hobart
- Davies, P, Terry, I. *South Hobart Heritage Study: Final Report*. Hobart City Council, 1999.
- Terry, I. 'A Favourable Progression' *Thematic History of South Hobart*, Hobart City Council, 1999.

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**HOB-C6.2.10.3
Washington Street – South Hobart**



DESCRIPTION

Component streets:

Nevada Street
Washington Street

Wellesley Street
Wentworth Street

Historical background:

Before the establishment of the Cascade Female Factory in 1827 residential development in Hobart reached only as far as Molle Street, with the exception of a small scattering of cottages and farms. The Female Factory's construction assisted the subsequent subdivision of Robert Lathrop Murray's South Hobart estate in 1835. Three years later William Birch's farm which was largely undeveloped was also sold and subdivided. These two subdivisions imprinted on the South Hobart landscape and created the basic street pattern that is still present today. Major streets such as Adelaide, Weld, Angelsea, Darcy, Washington, Wellesley, Wentworth and Congress were surveyed at this time, although not all roads were created through streets until the early twentieth century. As residential development increased dairies were located further up the slope in Washington and Wellesley Streets. A survey in 1916 shows the precinct as well established with Washington Street containing 16 residences including Mrs Crowle's Dairy, and Wellesley Street containing a further 18 houses.

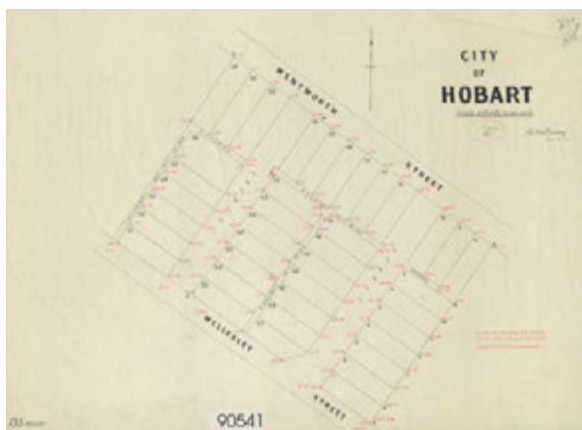
A major community facility within the precinct is the South Hobart Recreation Ground in Washington Street although marked on 1890s maps of Hobart it appears that the ground was not formed until after 1904. The most prominent sports have been cricket and soccer, both of which continue to be played at the ground. The allotment had initially been sold to the Minister of Lands in 1890 by E. Fisher, but was vested to the Hobart City Council by an Act of Parliament in 1913.



Intersection of Wentworth and Washington Street after 1967 bushfires (AOT NS2297 151)



Soccer team at South Hobart Oval c1915 - shows 'Keen Curry' sign on hill in background (AOT NS392-1-210)



c.1914 Survey map of Wentworth and Wellesley Street (AOT AF394-1-136)



South Hobart Oval and surrounds c.1960 (AOT AB7 131 9373)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct is marked by steep streets rising up the hillside with extensive views over the suburb and back to the northern end of the rivulet. The main road of Macquarie Street intersects with Washington Street which continues to rise steadily south westerly through the precinct until it terminates at Congress Street. Wellesley Street is narrow and also rises steeply in a more north westerly direction towards Congress Street. A flat section of Wentworth Street makes up a small part of the precinct encompassing the South Hobart Oval and a small distinctive row of houses is located opposite.

Vegetation

There are rows of street trees in the Wellesley Street and upper Washington Street area of the precinct. Many houses feature front cottage gardens that soften the streetscape. The densely vegetated backdrop of the mountain and hills behind the rivulet also contribute to the character of the precinct.

Views and vistas

Views and vista from the precinct extend beyond the boundary of South Hobart to the wooded slopes and grassed knolls of the hills to the north and north-west which are an integral part of the landscape and significance of the area. Washington Street also contains the major sports facilities of the area on the flatter lower ground, this open space provides broad views from the lower parts of Wentworth Street. Views to the City and across to the eastern shore are also present.

Built form

Materials

The majority of buildings within the precinct are of brick, or timber weatherboard construction. There are also a smaller number of stone cottages that feature within the precinct. Roofing materials are primarily corrugated iron, with a small number of slate tile roofs also present within in the precinct.

Architectural styles and scales

The precinct represents a range of significant architectural styles dating from the mid-19th century through to the mid-20th century. Styles present within the precinct include: Victorian Georgian, Victorian Italianate, Federation Queen Ann, Federation Domestic, and Inter-War Brick Cottages and Bungalows. Buildings are primarily single storey detached residences, although there are examples of double storey detached residences, double storey co-joined townhouses, and single storey co-joined cottages.

Orientation

Houses are primarily orientated towards the road with short setbacks from the street, however there are a small number of Inter-War houses that have slightly more generous setbacks. There are also examples of houses orientated at irregular angles to the street, demonstrating the earlier nature of these buildings within the precinct.

Building stock

South Hobart Oval Grandstand on Wentworth Street was built in the Inter-War period, it constructed of vertical boarding with a corrugated iron hipped roof. Number 5 Washington Street is a Victorian Georgian residence constructed in c1850-60 when a number of residences were erected in the Wentworth and Washington Street precinct, it is a two storey rendered house with a hipped corrugated iron roof. Number 9 Washington Street is the residence 'Sunnyside' built in c1860 it is a fine single storey rendered house with a corrugated iron hipped roof and a later Victorian bull nosed verandah with timber posts and cast iron filigree. Ivy Cottage at 13 Washington Street c1860 is a

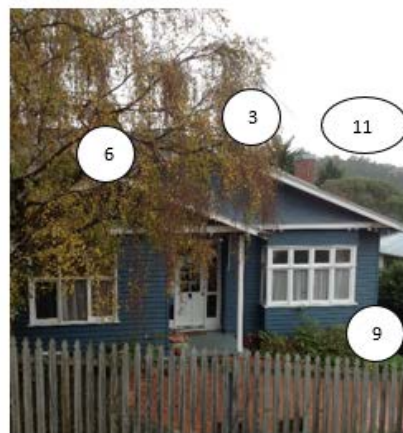
fine single storey weatherboard cottage with a corrugated iron hipped roof, and verandahs on two sides. Number 34 Washington Street is a c.1890 Victorian Italianate weatherboard house with a hipped corrugated iron roof, built on a stone base it features polychromatic brick chimneys, a prominent bay window in the gable, finial, ornate timber barge boards. Number 58 Wellesley Street is a fine 1.5 storey weatherboard house with a corrugated iron gabled roof with two dormers, the house has a rear skillion with tall brick chimney.

Fencing

The desired fencing type within the precinct is low level Victorian timber picket, Federation timber picket or brick, and Inter-War brick and iron work.

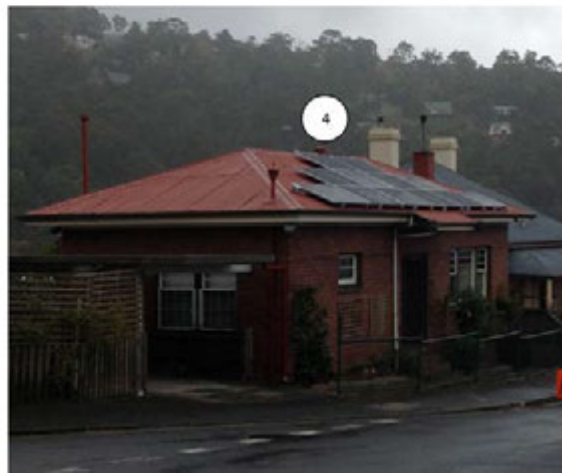
Contributory elements

1. Prominent brick chimneys
2. Original iron and timber detailing
3. Traditional corrugated iron roof forms
4. Low picket, brick, stone, and ironwork fences
5. Hipped roofs
6. Street facing gables
7. Brickwork residences
8. Groupings of buildings sharing similar features
9. Timber weatherboard
10. Buildings with modest setbacks from street
11. Views and vistas towards the city and northern hillside
12. Dormer windows
13. Street trees
14. Front cottage gardens

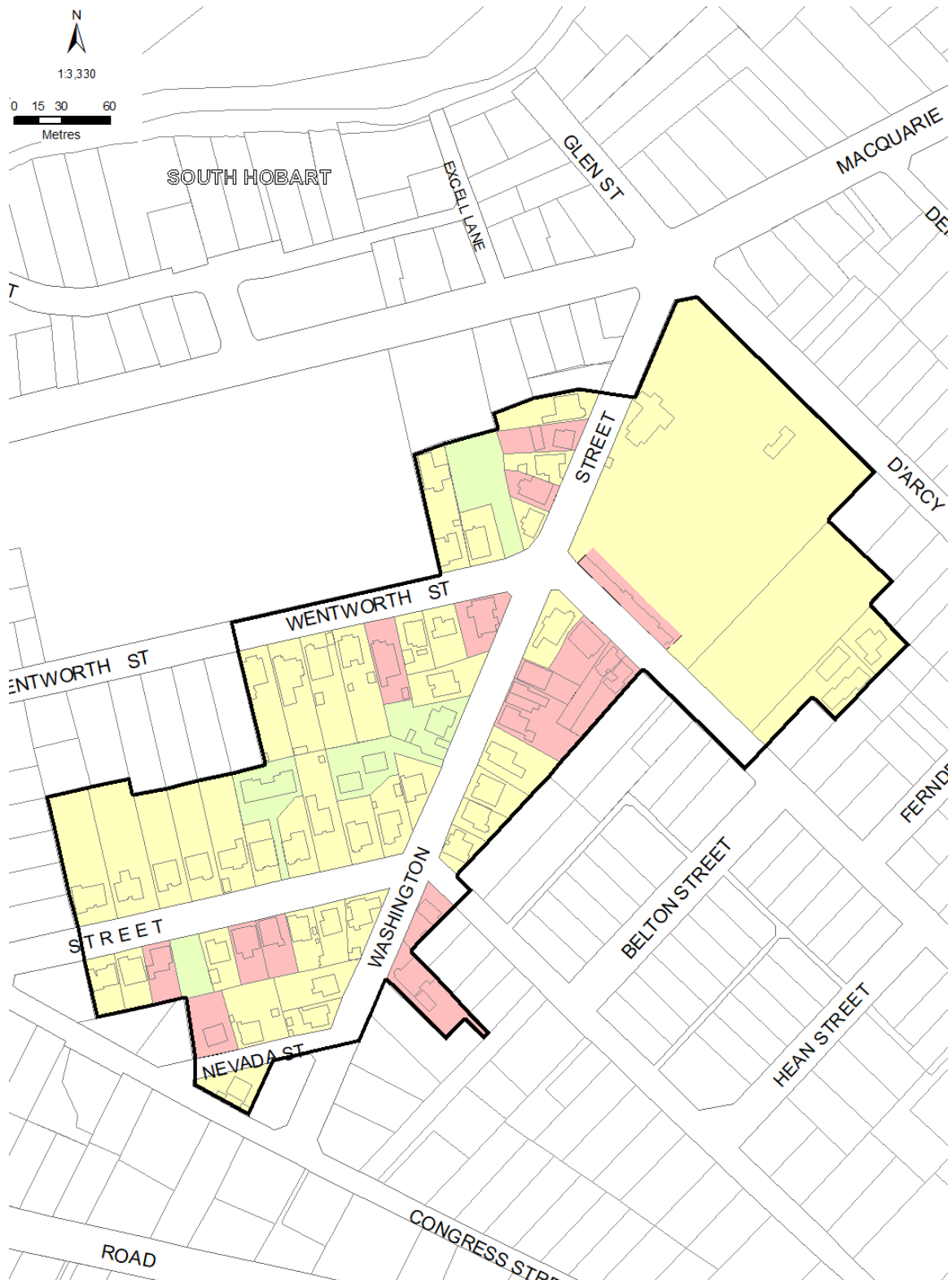


Non contributory elements

1. The development of off street parking facilities that have greatly impacted on the front yards of properties and the overall streetscape.
2. Modern developments that do not complement past architectural styles, materials, orientation, and positioning of buildings within the precinct.
3. Older buildings that have been highly altered, including pop top extensions.
4. Modern additions to buildings that do not contribute to the character of the precinct e.g. large street facing solar panels.



HOB-C6.2.10.3 - Heritage Precinct



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The intact streetscapes provide evidence of early settlement patterns of South Hobart dating from the mid-19th century.
- The precinct is significant as a principle residential area in South Hobart which demonstrates most architectural periods, and patterns of development, that contribute to South Hobart's unique character and history.

For the representation of aesthetic characteristics

- For the very fine collection of residential buildings spanning from first settlement of the area through to the mid twentieth century.
- For the views and vistas, seen principally down the slopes and focussing on the hill to the north of the rivulet, and lower slopes of the mountain.
- The front and rear gardens and street plantings are significant visual features that reinforce the precincts residential character.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has social significance to the local and broader community due to the South Hobart Oval being located within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house.

8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.
10. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
15. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.

References

- Alexander, A, *Beneath The Mountain: A History of South Hobart*, South Hobart Progress Association, 2015.
- Archives Office of Tasmania Subject Index, AOT, Hobart
- Davies, P, Terry, I. *South Hobart Heritage Study: Final Report*. Hobart City Council, 1999.
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**HOB-C6.2.10.4
Wentworth Street – South Hobart**



DESCRIPTION

Component streets:

Belton Street
Hean Street

Ferndene Avenue
Wellesley Street

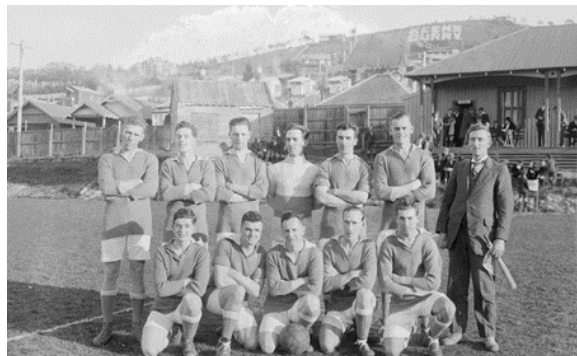
Wentworth Street

Historical background:

Whilst Wentworth Street had been laid out as early as the 1830's, development was limited to a row of small workers cottages, with the area primarily composed of struggling working class families living in largely rental accommodation known colloquially as 'Wellington Hamlets'. In 1863 the Mercury newspaper observed that no part of Hobart had 'progressed so favourably of late years', noting that the area now comprised a large population 'composed principally of the middle and working classes'. Even so, residential development appears to have been sporadic and despite later sub-divisions formed by the laying down of Hean and Belton Streets, by the early 1900's the area was principally home to orchards, dairy farms, and the Hobart Brick, Tile and Pottery Company, a large complex including a boiler, engine, machinery houses, stables, sheds, blacksmith's shops, brick kilns, chimneys, tramways and roads sited at what is now the South Hobart Oval just to the north of the precinct. Despite the capital investment it seems to have lasted only a few years. 1915 however saw what would be the first of a wave of new development of 'social' housing. The first state funded public housing in Hobart were built at Wentworth St between Hean and Belton Street. Rents were 14 shillings a week for 5 room cottages, 12 shillings a week for 4 room cottages (criticised as being too high, the front and rear verandas and ornate timber detailing in particular identified as unnecessarily features). 1919 saw the construction of seven 5 room Government War Service Homes for returned WW1 service men in Wentworth, Belton, and Hean Streets. By 1939 the number of residents in the precinct had nearly doubled, with Belton Street growing from 2 to 13 houses, Wentworth from 46 to 75, and Wellesley increased from 19 to 35. As such, by the end of WW2 the precinct was largely as we see it today.



The governor of Tasmania about to turn the first sod of the first War Service home for returned soldiers, in Wentworth Street, 1919. (Alexander, A, 2015)



South Hobart Soccer Team at the Wentworth Street Sports Ground. Note Keens Curry sign in background. (AOT:NS3921212)



Hobart City 1914 Map of allotments. (AOT: AF3941135)

Precinct character and features:

Streetscape and townscape

Design and topography

Wellesley Street has a long undulating form that slopes downwards from Huon Road towards Washington Street with extensive views over the hills of South Hobart and much of the neighbouring streets within the precinct including Wentworth and the upper parts of both Hean and Belton Streets. Wentworth Street is predominantly flat and wide with the smaller arterial Belton and Hean Streets along the southern side and the Ferndene Ave intercepting on the north. These streets are narrow, short, and gently sloping in form.

Vegetation

Wentworth Street and Ferndene Avenue are lined by established street trees that add significantly to the streetscape of the precinct. The surrounding streets of Wellesley, Hean, and Belton are marked by later street plantings and many residences have well-established front cottage gardens.

Views and vistas

Views extend across the townscape to the rivulet and hills to the north of South Hobart, along with exceptional views looking westerly towards kunanyi /Mount Wellington.

Built form

Materials

Exterior cladding is primarily timber weatherboard, with a smaller number of brick residences both painted and unpainted. The predominant roofing material is corrugated iron, with a smaller number of houses utilising tiled roofs.

Architectural Styles and Scales

The upper section of Wentworth Street contains several substantial houses that relate to the Davey Street precinct. However the majority of the precinct consists of single storey, small to medium sized houses. Architectural styles within the precinct include Victorian Georgian, Federation Queen Anne, Federation Bungalow, Federation Italianate, and Inter-War housing.

Orientation

Houses are orientated towards the road with modest setbacks from the street frontage. There are a small number of houses at the Davey Street end of Wentworth Street that are early and large residences, these are set back from the road and relate more to their garden settings than to the street.

Building Stock

One of the earliest buildings in the precinct is the Victorian Georgian farm house dating from the 1850s located at 14 Wentworth Street. Also significant to the precinct is the grouping of 7 cottages 30-38 Wentworth Street and 2-4 Belton Street that were built in 1915 as Hobart's first public housing. The cottages feature paired offset gables projecting to the street and another gable to the side. There are small front verandas to the main entrances with timber posts and railings, oriel double hung sash windows in the main street facing gable, pressed metal gable infill and timber brackets. They are on brick bases and feature roughcast rendered chimneys with terracotta pots.

Fencing

Fencing type is predominantly low-level Federation timber picket, Federation brick, and Inter-War timber picket or brick.

Contributory elements

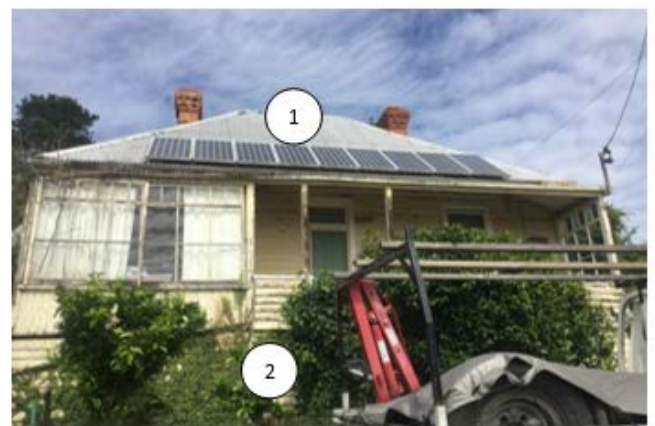
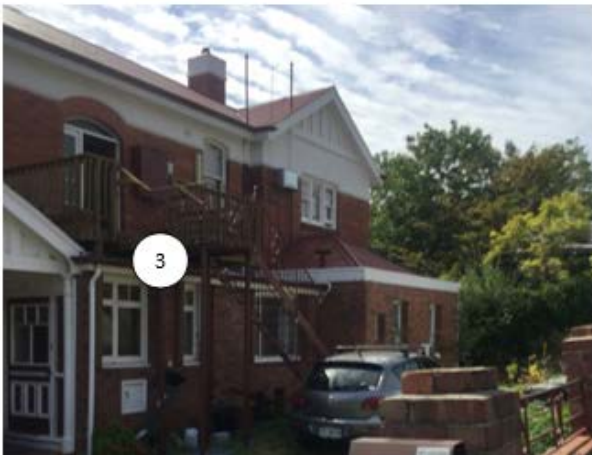
1. Low front fences
2. Traditional corrugated iron roofs
3. Street facing gables
4. Front cottage gardens
5. Fine examples of architectural styles and details
6. Groupings of houses of the same style and period
7. Corrugated iron roofing
8. Neutral colour schemes
9. Timber weatherboard exterior
10. Unpainted brickwork
11. Views to kunanyi / Mount Wellington



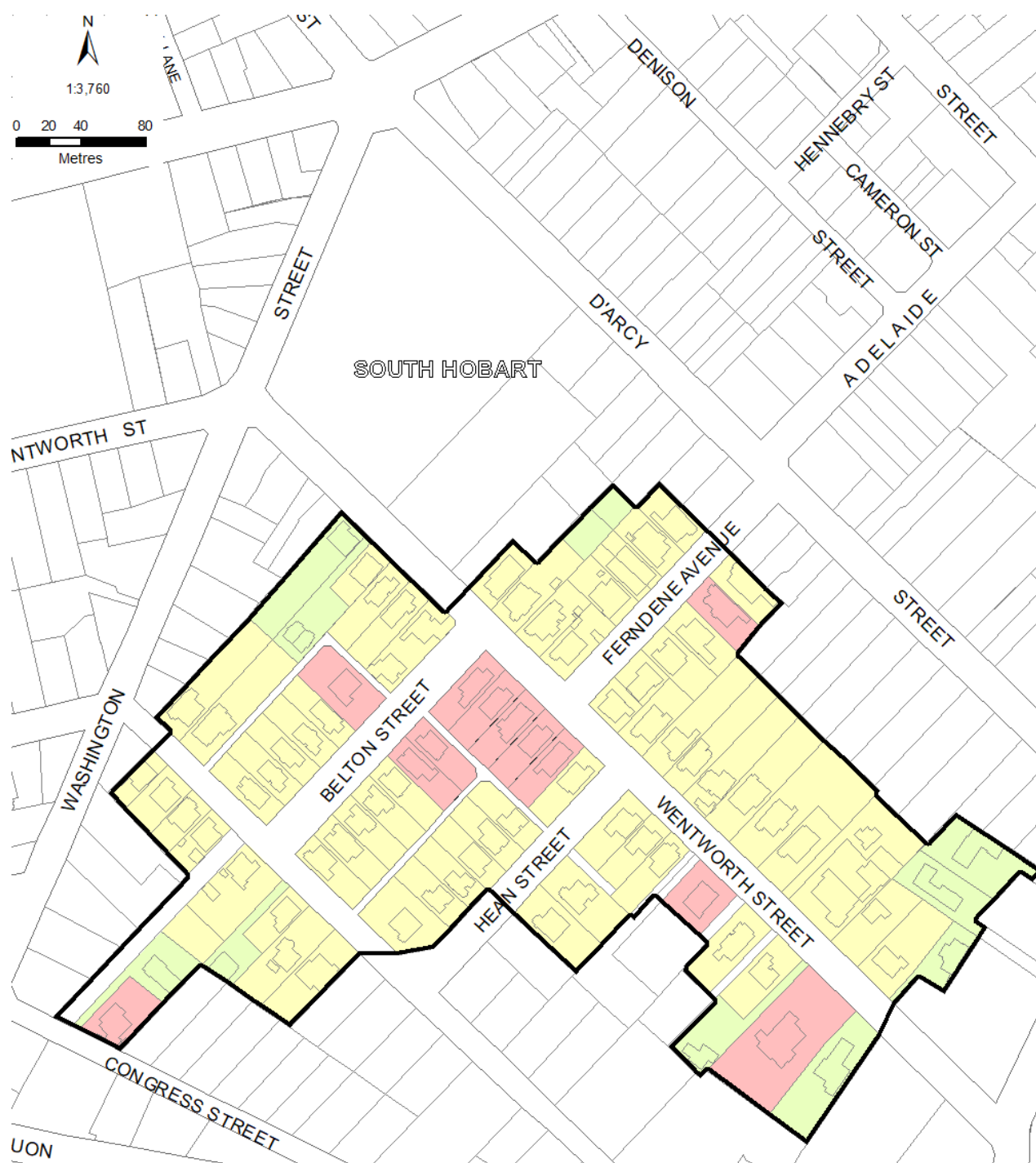
Non contributory elements

1. Intrusive additions such as solar panels visible from the street frontage
2. Buildings that have fallen into a state of disrepair
3. Unsympathetic additions to buildings e.g replacement of window frames, addition of exterior

- staircases, roof or 'pop top' extensions, and rendering of original materials
4. Modern garages and carports set onto the street with a dominating presence.



HOB-C6.2.10.4 Heritage Precinct – Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and the early subdivisions of the suburb of South Hobart.

For the representation of aesthetic characteristics

- The very fine collection of residential buildings spanning from first settlement of the precinct to the mid-twentieth century.
- The intact streetscapes that provide evidence of early settlement patterns in the South Hobart area to the mid-twentieth century.
- For the views and vistas, seen principally down the slopes and focussing on the hill to the north of the rivulet and kunanyi / Mount Wellington.
- The front and rear gardens are important aesthetic features which reinforce the precinct's residential character.

For the representation of a class of building or place

- For the collection of the first state sponsored public housing in Hobart, and the Government War Service Homes located within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.

6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house.
8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.
10. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
15. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.

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**HOB-C6.2.10.5
D'Arcy Street – South Hobart**



DESCRIPTION

Component Streets:

D'Arcy Street
Adelaide Street
Ferndene Avenue

Historical background:

This precinct lies on land initially part of both the Birch and Murray estates. It was mainly used for farming and market gardening until it was extensively developed as a residential area during the first two decades of the twentieth century. The first major subdivision that encompassed D'Arcy Street dates back to 1835 when 100 acres of Robert Lathrop Murray's holdings was sold. This was followed by William Birch's estate that was released in 1838 that offered 24 house and garden allotments for sale along Macquarie Street including where D'Arcy Street is today. Chinese market gardeners worked allotments in D'Arcy Street from the 1890s to the 1920s.

During the mid-19th century South Hobart evolved into a residential area with views of an enclosed and densely settled valley, with development thinning up toward the forested backdrop of kunanyi / Mount Wellington. Davey Street quickly became one of Hobart's most prestigious residential streets made up of large houses and estates, whereas Macquarie Street became the home of working class families with many working at industries located along the Hobart Rivulet and living in small domestic cottages. D'Arcy Street, links the two streets and is a transition in scale and housing history with medium scale houses on long narrow allotments forming a consistent streetscape with an overall high level of integrity.



South Hobart from near D'Arcy Street, looking towards Davey Street c.1870. (AOT SD_ILS:630638)



South Hobart - view of Ander's Farm looking across the D'Arcy Street area. (AOT PH30-1-8719)



Plan of Hobart from Hobart Rivulet to Holbrook Place, D'Arcy Street to Elboden Place c.1894. (AOT AF394-1-109)

Precinct character and features:

Streetscape and townscape

Design and topography

The pattern of development is regular with consistent setbacks and street treatments. D'Arcy Street is flat and wide, following a straight path from Davey Street to intercept with Macquarie Street. D'Arcy Street connects these two main roads and as such is busy with vehicular traffic. Speed bumps have been installed along this residential street.

Vegetation

Street trees form a strong visual element of the street. Front gardens are generally well maintained and contribute to the leafy setting of the area. Some front gardens have hedging along boundaries that helps to soften the street edges and provide screening.

Views and vistas

The street views are terminated by the dominant grassed hill to the north with wooded hills beyond. Mountain views can be seen looking to the south-west of the precinct. There is a strong rhythm of roof forms that also unifies the streetscape.

Built form

Materials

Exterior cladding is predominately face brick, with a smaller number of timber weatherboard houses, as well as scattered examples of painted brick and sand stone buildings. Corrugated iron is the most utilized roof cladding, with a small number of tiled roof buildings present in the precinct. Houses constructed on stone foundations are also a common feature within the precinct.

Architectural styles and scales

Architectural styles within the precinct include Victorian Domestic, Victorian Georgian, and Victorian Italianate. 20th Century styles include Federation Queen Anne, Federation Bungalow, Federation Italianate, Federation Arts and Crafts, Inter-War Anglo Dutch, and Inter-War Californian Bungalows. There are a small number of post war houses such as 5 D'Arcy Street that contribute to the precinct and compliment the earlier architectural styles in both scale and form.

Orientation

Buildings are orientated to align to face the street, with houses set modestly back from the street; this consistent setback creates a cohesive streetscape.

Building stock

Buildings of note within the precinct include number 2A D'Arcy Street a Federation Queen Anne House, number 4 is a Federation Bungalow with an unusual castellated widow's walk in front of the attic dormer window, number 6 is a Federation Italianate house with decorative timber veranda posts and freezes, number 7 'Edenhope' is a fine example of a Arts and Crafts Federation style house. Number 11 D'Arcy Street is a double storey Inter-War Dutch Anglo residence with a large Dutch style gable parapet facing the street, number 28 is a circa 1850s Georgian Victorian Cottage and represents a building from the early subdivision of the area. Number 40 'Fairlie' is a double storey Victorian Italianate building that forms an important element of the streetscape, the property was used as a flock factory by A.K. Guilline after 1886, number 53 and 55 consists of a co-joined sandstone Victorian Domestic building, on the ground floor of the building there is an arched carriageway through the middle of the two houses leading to the rear of the site.

Fencing

Fence types within the precinct includes low Victorian picket, Federation picket, Federation brick, Inter-War picket, Inter-War brick and ironwork and hedging.

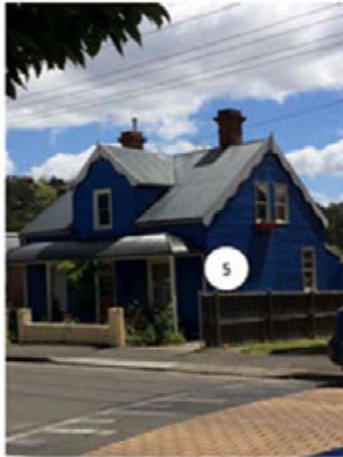
Contributory elements

1. Street trees
2. Hipped roofs
3. Gables facing the street
4. Front cottage gardens
5. Intact, original and authentic examples of architectural styles and details
6. Original chimneys
7. A consistent setback from the front boundary
8. Low front fences and trimmed hedges
9. Mountain views
10. Groupings of houses representing the same style and built in the same period.
11. Traditional corrugated iron roof forms
12. Traditional colour schemes
13. Building materials with contrasting textures
14. Timber gable details

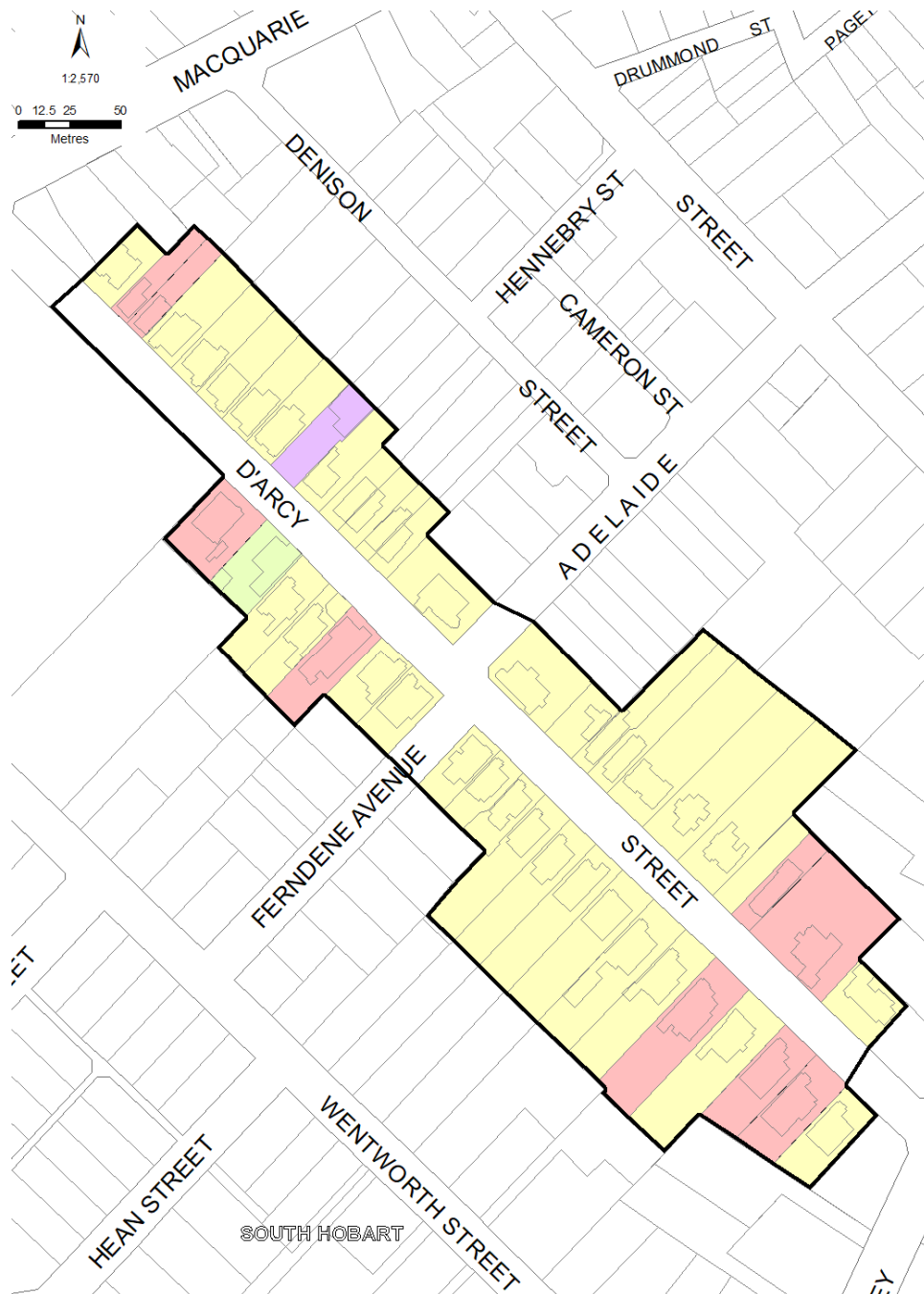






Non contributory elements

1. Sections of solid high fences in contemporary materials lacking in transparency that obscure houses and front gardens
2. Windows of a non-traditional form and skylights that are visible
3. Highly altered houses that no longer have a recognisable style
4. Large sections of hard stand parking areas in front of or adjacent to houses
5. Materials and colour palettes that do not reflect the contributory characteristics of the precinct
6. Garages set forward of the front building line



HOB-C6.2.10.5 Heritage Precinct – Map



-  Heritage local / state places
-  Contributory
-  Neutral
-  Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The area contributes to the understanding of the pattern of development and early subdivisions of the South Hobart area.
- As a principle residential area in South Hobart which demonstrates most architectural periods and patterns of development, that contribute to South Hobart's unique character and history.

For the representation of aesthetic characteristics

- For the very fine collection of residential buildings spanning from first settlement of the area to the mid twentieth century.
- The intactness of the streetscape and building stock, including groupings of houses sharing architectural styles, features and original external finishes and detailing.
- For the views and vistas, seen principally down the slopes and focussing on the hill to the north of the rivulet.

For the representation of a class of building or place

- The predominantly single storey Victorian, Federation, and Inter-War character of the precinct produces a coherent and cohesive intact streetscape.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
7. Driveways and hard stand areas should be located at the side of the house.

8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
10. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
12. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
13. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
14. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
15. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.

References

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**HOB-C6.2.10.6
Adelaide Street – South Hobart**



DESCRIPTION

Component streets:

Adelaide Street
Anglesea Street
Cameron Street
Denison Street

Downie Street
Drummond Street
Elboden Street

Hennebry Street
Paget Street
Weld Street

Historical background:

The European history of the precinct starts with the area being granted to William Birch, who sought to establish a 100 acre farming estate. Whilst the area proved largely unsuitable for farming, its flowing water and abundance of timber made it a good site for local industries, and by the 1820's land was being leased for industrial purposes. The Anglesea Street Tannery operated from 1827-1907, joined later by the Weld St Tannery (1877 till 1920). These tanneries produced leather for shoes, book binding, and hat making from kangaroo, cattle and sheep skins. They proved to be a lucrative business, exporting to the mainland colonies.

The largely unsuccessful Birch's farm was sub-divided in 1838. Seventy-five lots were created, bounded by Davey Street to the south-east, Macquarie Street to the north-west, D'Arcy Street to the west, and Elboden Street to the east. The original intention of the subdivision was to create half-acre house and garden allotments, however, due to economic depression, lots were sold off and further subdivided, leaving a townscape of varying plot sizes; from large mansions, with spacious gardens, to small conjoined workers' cottages.

The precinct also became the focus of community establishments, such as the Anglesea Street Free Kindergarten. St Luke's Ragged School on the corner of Hennebry Anglesea Street was opened in 1868, by the Catholic Sisters of Charity. The charity school averaged 50 students a year and remained open until the early 1900s. St Francis Xavier Church was built in 1933 on land formerly part of the grounds of 61 Adelaide St. The church was designed by A.T. Johnston of Walker and Johnston Architects and built by Charles Dunne at a cost of 600 pounds and provides a key visual element in the Adelaide Street streetscape.



South Hobart c.1870s with Denison Street in middle distance AOT PH30 17172



Anglesea Street Pre School c.1970s AOT AB713-1-7534



Adelaide Street in snow with mountain in background c.1950 AOT PH40-1-59



Adelaide Street with mountain in background c.1950 AOT PH40-1-58

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct is made up of two main streets; Adelaide Street that runs the length of the precinct parallel to Macquarie Street, and Anglesea Street that runs its width. The precincts topography is primarily flat with Anglesea, Denison, and Weld Streets all sloping slightly west towards Macquarie Street. Adelaide Street essentially runs along the contours rather than down the slopes of the area, giving the street a more enclosed and contained form. The south western corner of the precinct features small and narrow Victorian era streets lined with modest workers cottages. Original sections of stone kerbing can still be found in Downie and Adelaide Street, demonstrating some of the principal characteristics of Victorian era urban street construction.

Vegetation

Adelaide, Anglesea, Weld and Elboden Streets all feature a number of semi-mature street trees and many properties have planted front cottage gardens. Several properties have large established gardens, Number 20 Adelaide Street in particular featuring significant Cyprus Tree hedging.

Views and vistas

Adelaide Street features clear views of Keen's Curry Hill. Vistas of kunanyi / Mount Wellington are visible from most parts of the precinct, and Denison, Anglesea, and Weld Streets also feature views of the hills of West Hobart and Knocklofty reserve.

Built form

Materials

The majority of buildings within the precinct are of brick or timber weatherboard construction with notable exceptions being several stone cottages. Roofing materials are primarily corrugated iron, with a small number of slate tile roofs also present.

Architectural styles and scales

The precinct represents a range of significant architectural styles dating from the mid-19th through to mid-20th century. Styles present within the precinct include: Victorian Domestic, Victorian Georgian, Victorian Italianate, Federation Domestic, Federation Queen Ann, Inter-War Romanesque, and Inter-War Brick Cottages and Bungalows. Buildings are primarily single storey detached residences, although there are examples of double storey detached residences, double storey co-joined townhouses, and single storey co-joined cottages. Generally speaking, those buildings on higher ground tend to be larger, so that buildings closer to the lower Macquarie Street side of the precinct tend to be more modest than those bordering on the higher Davey Street edge of the precinct. This reflects the working class and industrial nature of the western side of South Hobart and the upper / middle class nature of the Upper Davey Street area.

Orientation

Houses along Adelaide and Anglesea Street are orientated towards the road with short setbacks from the street, the exception being two early cottages at 39 and 37 Adelaide Street which have large front gardens. Small former workers cottages on Paget, Drummond, and Downie Street are set right on to the street with cottages orientated at various angles to the street. This irregular street pattern demonstrates the early nature of these smaller streets in the precinct.

Building stock

Number 20 Adelaide Street is a double storey Federation Queen Anne brick house with a fine Cyprus tree hedge and was the former home of three consecutive Tasmanian Directors of Education in the early 20th Century. 37 Adelaide Street features a Victorian Georgian cottage built in 1845. 61 Adelaide Street was built in 1891 and later became the Catholic Presbytery, providing

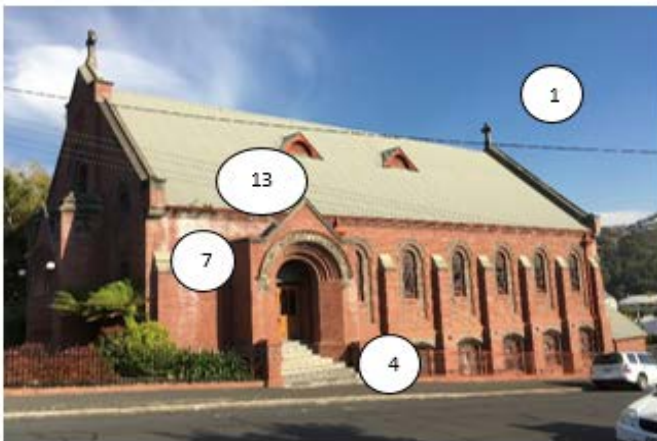
accommodation for priests serving at the neighbouring St Francis Xavier's Church from the 1930s. Number 30-34 Anglesea Street is the aforementioned St Francis Xavier Church, an Inter-War Romanesque church built in 1933. Numbers 1 and 5 Drummond Street are small Victorian Georgian cottages which together with the narrowness of the street form an integral element of the working class Victorian streetscape of the precinct. Numbers 2 and 4 Paget Street are a pair of similar early Victorian Georgian cottages with timber posted verandas and filigree ironwork.

Fencing

The principal fencing type within the precinct is low level Victorian timber picket, Federation timber picket or brick and Inter-War timber picket or brick and iron work.

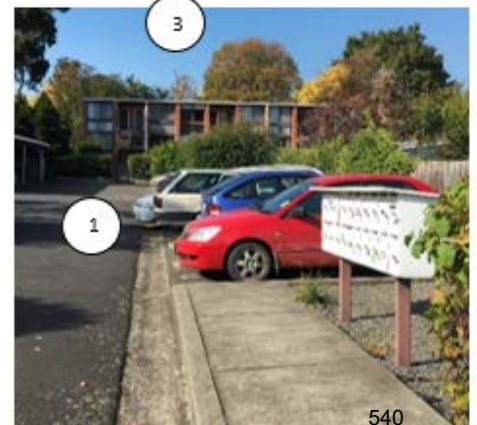
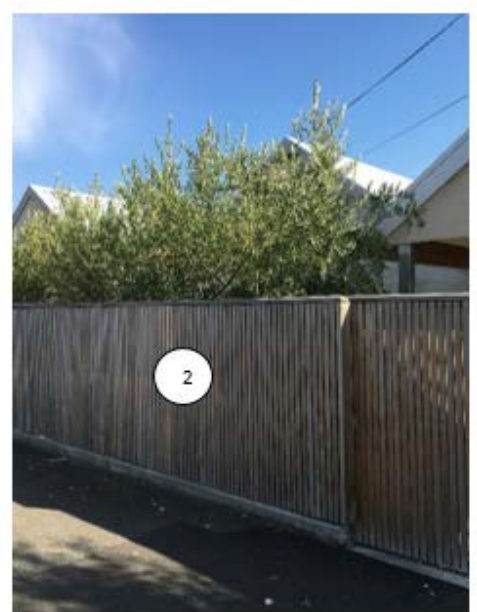
Contributory elements

1. Prominent brick chimneys
2. Original iron and timber detailing
3. Traditional corrugated iron roof forms
4. Low picket, brick, stone, and ironwork fences
5. Neutral colour schemes
6. Street facing gables
7. Unpainted brickwork
8. Timber weatherboard
9. Stone buildings
10. Groupings of buildings
11. Buildings with modest setbacks from street
12. Views and vistas to kunanyi / Mount Wellington.
13. Fine architectural details
14. Street trees
15. Front cottage gardens
16. Original sandstone kerbing



Non contributory elements

1. Large percentage of hard surface area (e.g. concrete and asphalt) at the entrance to buildings detracts from the streetscape and character of the precinct.
2. High fences with minimal transparency and constructed in non-traditional styles that obscure houses and gardens.
3. Modern developments that do not complement past architectural styles, materials, and colours.
4. Development of off street parking facilities that detract from the streetscape and character of the precinct.



HOB-C6.2.10.6 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and early subdivisions of the suburb of South Hobart.
- The intact streetscapes provide evidence of early settlement patterns of South Hobart dating from the mid-19th century.

For the representation of aesthetic characteristics

- The streetscape has high aesthetic value with open vistas towards kunanyi / Mount Wellington, Keens Curry Hill, and the hill to the north of the rivulet.
- The street plantings, and front and rear gardens of properties are significant visual features that reinforce the precincts residential character.
- The uniformity of form and scale, and a distinctive nineteenth/early twentieth century subdivision pattern that forms significant streetscapes within the precinct.

For the representation of a class of building or place

- The very fine collection of residential buildings spanning from first settlement of the precinct to the mid twentieth century.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has social significance to the local and broader community due to the two former early education institutes; St Luke's Ragged School, and Anglesea Street Free Preschool located within the precinct.
- The area has social and spiritual significance to the local and broader community due to the location of St Francis Xavier's Church within the precinct.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the single storey scale, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.

6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
8. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
9. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
10. Driveways and hard stand areas should be located at the side of the house.
11. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences/gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
12. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
13. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

- Alexander, A, *Beneath The Mountain: A History of South Hobart*, South Hobart Progress Association, 2015.
- Archives Office of Tasmania Subject Index, AOT, Hobart
- Davies, P, Terry, I. *South Hobart Heritage Study: Final Report*. Hobart City Council, 1999.
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**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.10.7
Upper Davey Street – South Hobart**



DESCRIPTION

Component streets:

Upper Fitzroy Crescent
Davey Street

Davey Place
Lynton Avenue

Elboden Street

Historical background:

South Hobart is one of the oldest suburbs in Hobart, it has a rich history and retains many of its historic buildings and significant streetscapes. With upper Davey Street providing Hobart's most sought after residential addresses since the 1830s when the first major houses were constructed along what was originally known as Holbrook Place. Many of these large residences captured views over Sandy Bay to the River Derwent, and back towards kunanyi / Mount Wellington. In the late Victorian period the street was the favoured address of numerous influential citizens and prominent public servants of the colony, many of whom commissioned Hobart's best known Victorian architect, Henry Hunter, to design their homes. Consequently Upper Davey Street has one of the city's best collections of Henry Hunter residences.

Major residences continued to be constructed along Davey Street up until World War II.

Unfortunately since this period several nineteenth century residences have been lost to fire, major road constructions, and other redevelopments, while a number of the original large allotments have been subdivided into smaller blocks. Nonetheless the street retains a large number of significant gardens and trees that reflect the early Davey Street resident's preference for European plantings in an attempt to beautify the colony's native landscape and vegetation. Many of the substantial homes in the precinct dating from the mid-nineteenth century include servant's quarters and demonstrate Victorian domestic arrangements. Upper Davey Street represented clear social stratification in early Tasmania, with its preserve of wealthy residents and grand mansions, whilst neighbouring South Hobart streets were a stark contrast containing humble workers cottages located nearby to the industries on the Hobart Rivulet.



Lebrena 294 Davey Street, residence of Morton Allpoty designed by Henry Hunter c.1880 (ATO SD_ILS:681867)



The Dobson Family enjoying a picnic in the gardens of Holbrook House with view of neighbouring property The Priory in the background during the mid/late 20th century (ATO - PH30-1-9815)



The Islington C.1880-1890 at 321 Davey Street built by Sarah and Edmond Hodgson in 1847. (AOT SD_ILS:1073610)



Photograph of The Dobson family on the garden steps in front of Holbrook House mid/late 20th century. (ATO PH30-1-9813)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct has mostly maintained large lot sizes and many of its early substantial houses. As a result the Upper Davey Street Heritage Precinct presents an almost complete Victorian through to early Twentieth Century streetscape. Davey Street extends from the main spine road of Hobart, and is a main thoroughfare to the heart of South Hobart. Although parts of the precinct now overlook the intrusive Southern Outlet the precinct has retained a separate and unique character from the rest of the South Hobart area. Davey Street is characterised by the substantial size of allotments and housing that has been developed along the ridge reflecting the status of the precinct as the most salubrious and prestigious address in Hobart from early last century.

Vegetation

The precinct is characterised by substantial and significant gardens and tree plantings, many dating from the nineteenth century. These gardens are essentially British with roses, elderflowers, oak trees, pines, and hawthorn hedges. They reflect nineteenth century efforts to beautify Tasmania's landscape and reflect the nostalgia early residents had for British tradition.

Upper Fitzroy Crescent and Elboden Street feature a row of London Plane Trees that were planted in 1969 during the construction of the Southern Outlet. Davey Street has very few street plantings but maintains a foliated appearance due to the substantial gardens with established and well maintained trees and shrubbery of the residences in The Precinct.

Views and vistas

Davey Street provides excellent views over Hobart and the river from many of the properties and from some vantage points along the road. Residents on the southern slope have spectacular views to the river and westerly towards kunanyi / Mount Wellington.

Built form

Materials

Many of the houses within the precinct reflect the best quality materials that were available in the region at the time of development. Sandstone, exposed brickwork, painted brickwork, and brickwork with stucco are the predominate construction types and exterior finishes. Roof cladding presents a mixture of corrugated iron, and fine textured tiling.

Architectural styles and scales

The precinct demonstrates a range of housing styles and reflects some of the best examples of architectural styles from the 1830s to the 1950s. Styles within the precinct include Victorian Regency, Victorian Georgian, Victorian Italianate, Federation Queen Anne, Federation Arts and Crafts, Inter-War Old English, and Inter-War Art Deco. Houses are primarily large in scale and two storeys in height, some buildings offer a more modest 3rd story roof space with dormer windows. There is a scattering of smaller scale single storey houses throughout the area that contribute to the character of the precinct.

Orientation

The majority of dwellings are generously set back off the street with large front gardens. Buildings vary in orientation; some are fronted to the street, whilst others are slightly offset to face towards the city and the mild sloping gradient down Davey Street.

Building stock

There are many buildings of note within the precinct these include buildings designed by prominent colonial architect Henry Hunter include Lebruna 294 Davey Street, Leswalt (Jane Franklin Hall) 308 Davey Street, Ashleigh 289 Davey Street. Other prominent buildings include Varuna at 314 Davey

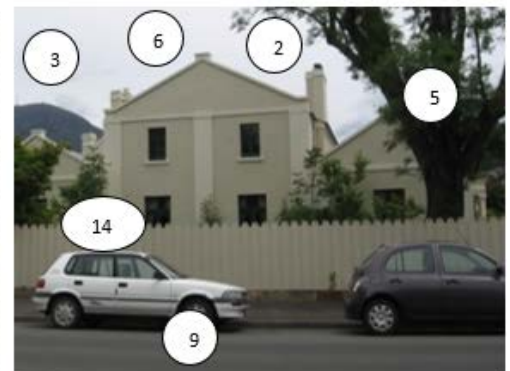
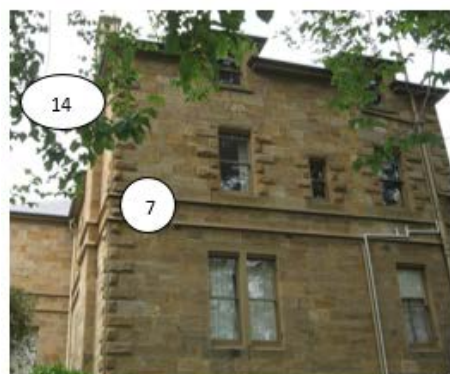
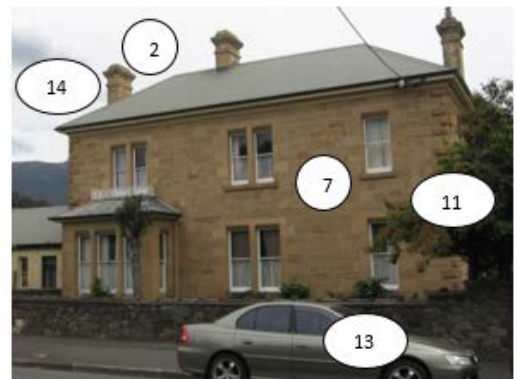
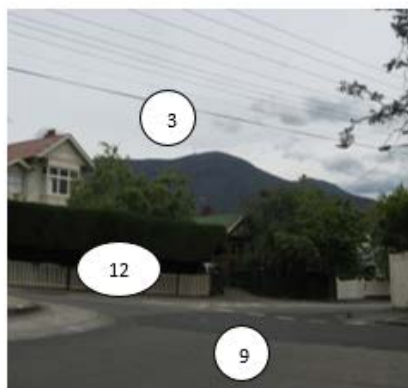
Street, Roseleigh 352 Davey Street, The Priory and Barn 328 Davey Street, The Islington at 321 Davey Street, Holebrook 336 Davey Street, and Moretta at 344 Davey Street.

Fencing

The large scale of houses within the precinct has allowed for traditional fences and hedges that complement the residences in style and height. Fencing types include brick, sandstone, concrete, Victorian picket, Federation picket, and Inter-War brick and metal work fencing. As well as Hedging and fences with a covering of foliage that are characteristic of the precinct.

Contributory elements

1. Large lot sizes
2. Original chimneys
3. Mountain views
4. Large established gardens
5. Large mature trees
6. Traditional colour schemes
7. Large scale double storey dwellings
8. Generous setbacks from the street
9. Wide streets with open vistas
10. Fencing with hanging foliage and hedges
11. Examples of highly intact architectural features such as original iron and timber work, stucco coining, sash windows, and finely detailed chimneys
12. Street plantings and hedging
13. Original stone and brick walling.
14. Houses with a dominating street presence

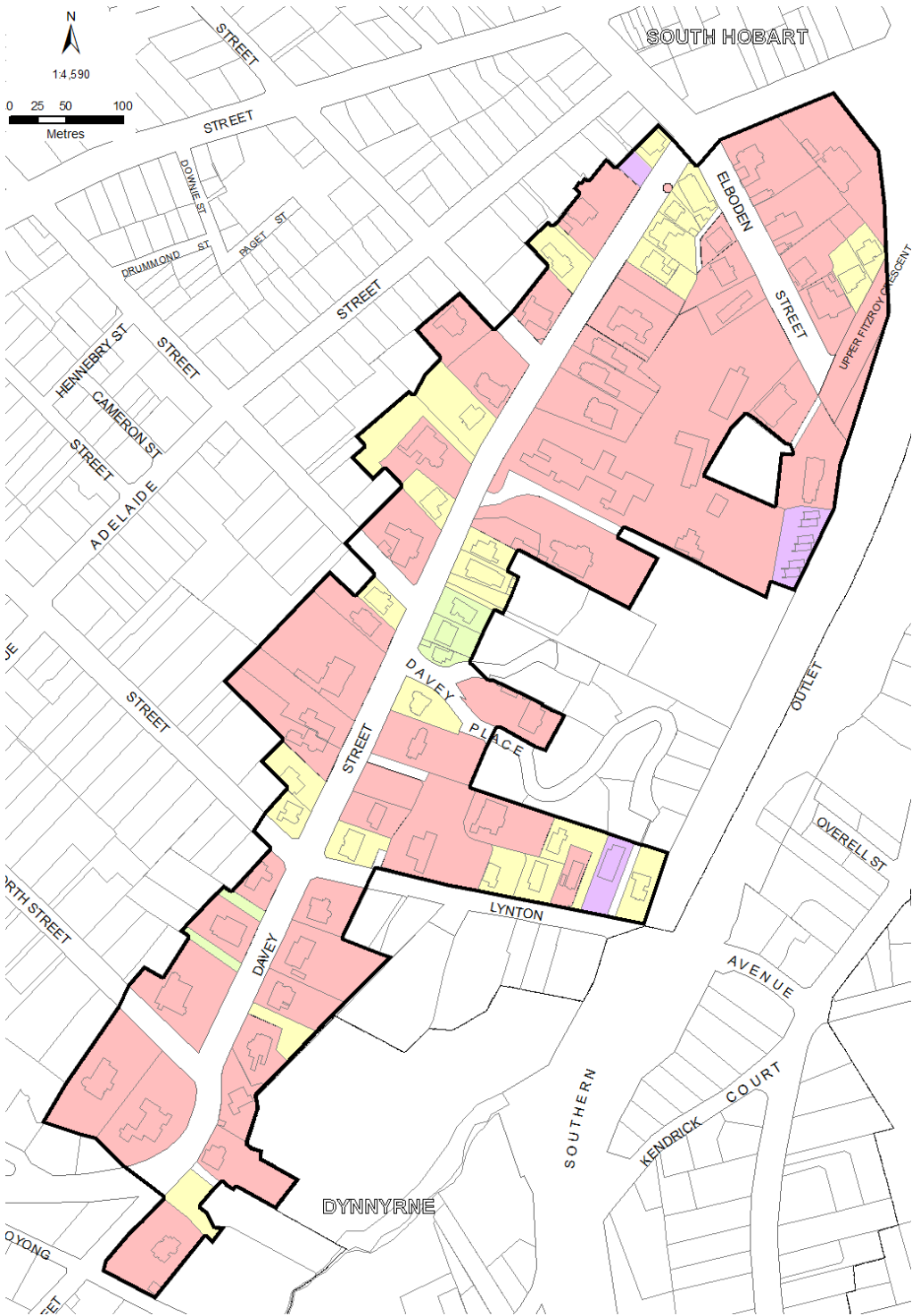






Non contributory elements

1. Large percentage of hard surface area (e.g. concrete and asphalt) at the entrance to buildings detracts from the streetscape and character of the precinct.
2. High fences with minimal transparency and constructed in non-traditional styles.
3. Modern developments that mimic past architectural styles and materials.
4. New developments with minimal garden setting and vegetation detract from the streetscape



HOB-C6.2.10.7 Heritage Precinct - Map



-  Heritage local / state places
-  Contributory
-  Neutral
-  Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development in this area of South Hobart spanning from the 1830s through to the 1940s.
- The precinct represents clear social stratification in early Tasmania, with its collection of grand residences and notable wealthy occupants.

For the representation of aesthetic characteristics

- For the original and/ or significant external detailing, finishes and materials demonstrating a high degree of integrity with a consistent historic character.
- The established front and rear gardens of properties within the precinct are highly significant aesthetic features that reinforce the residential nature of the area.
- The collective intactness of the streetscape/townscape and buildings within the precinct.

For the representation of a class of building or place

- The precinct significance as a place with a collection of grand residences that has been one of the most desirable addresses in Hobart from the 1830s continuing to the present day.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has social significance to the local and broader community due to the location of a number of large residences within the precinct that have served a number of public uses throughout Hobart's history.

For the life or works of a person, or group of persons, of importance to the locality or region

- The precinct contains a significant collection of buildings designed by prominent 19th century architect Henry Hunter, and represents some of the finest example of his architectural works.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.

5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.
7. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
8. Driveways and hard stand areas should be located at the side of the house.
9. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
10. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All original and early stables and outbuildings should be retained.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Davies, P, Terry, I. South Hobart Heritage Study: Final Report. Hobart City Council, 1999

Hobart City Council, 1985, Heritage Listings Study; A Survey and Analysis of Existing Conservation Zones in Hobart.

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**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.11.1
Newdegate and Arthur Streets – West Hobart**



DESCRIPTION

Component streets:

Andrew Street
Arthur Street
Crombie Lane
Franklin Street
Little Arthur Street
Mellifont Street
Newdegate Street
Pitt Street

Historical background:

Arthur and Mellifont Streets were the earliest established streets in the precinct, with the area being used for primarily agricultural purposes for most of the 19th century. In the 1860s the top area of Newdegate Street was a successful Chinese market garden, and many orchards were established in the area and operated well into the 1900s. One of the first farms in the area was Providence Valley owned by William Shoobridge on land granted to him in 1822, successful crops of hops and potatoes were cultivated.

After the introduction of a West Hobart tram service many new subdivisions were created in the area, this included the substantial subdivision of Providence Valley in 1902 that saw a large portion of the farm divided into forty six housing lots between Newdegate and Arthur Street. As the population within the area grew community facilities were established, this included St Michael's and All Angels Church and Hall, which are located in Franklin Street. This period saw the opening of a number of corner stores. These structures were built in the 1910s and 1920s, to accommodate the needs of the rising population of the area at that time.



Fire volunteer wardens during drill practice corner of Andrew and Newdegate Streets c.1940 (<https://westhobart.files.wordpress.com>)



Trolley bus at the Mellifont Street terminus c. 1950s (<https://westhobart.files.wordpress.com>)



Scout Hall from backyard in Pitt Street c. 1950 (AOT AB713 19404)



Houses in Newdegate Street c.1950 (AOT AB713 19401)

Precinct character and features:

Streetscape and townscape

Design and topography

Newdegate Street is a wide street that rises steadily westward towards the intersection with Mellifont Street. Franklin Street is a narrow no through road that rises gradually up towards Mellifont Street. Newdegate, Arthur and Franklin Streets are some of the only streets in West Hobart to retain sections of their original sandstone kerbing. Pitt Street is split by Andrew Street with the western end forming a smaller no through road, whilst the eastern end of Pitt Street terminates at Elizabeth Street.

Vegetation

Substantial tree plantings are present along Arthur and Mellifont Streets, and of individual note is a large and prominent palm tree, once an integral part of the garden at 64 Lochner Street, it is now located in the backyard of the adjacent property. Recreation areas including Friends Park on Mellifont Street and the bowling green in Newdegate Street are important aesthetic features within the area.

Views and vistas

There are open vistas toward Knocklofty and Mount Wellington, created by the straight line and width of Arthur and Newdegate Streets.

Built form

Materials

Houses are of brick or weatherboard construction. Some houses are adorned with pressed metal panels, others are decorated with bands of roughcast. Some brick facades have been painted or stuccoed, while others are bare brick with sandstone detailing and bases. Roofing material is predominately corrugated iron, with a small number of tiled roofs.

Architectural styles and scales

There is a great diversity within the area created by the differences of scale, form and detail between the more modest houses on smaller allotments on the one hand and the larger, slightly more exaggerated residences on bigger and more elevated lots. There are continuous groupings of single storey asymmetrical houses on Newdegate Street, and groupings of smaller workers cottages along Pitt and Little Arthur Streets. Styles within the precinct include Old Colonial Georgian, Victorian Georgian, Victorian Italianate, Federation Queen Anne, Federation Bungalow, and Inter-War Californian Bungalow. Houses are predominately single storey, with a smaller number of double storey residences; houses generally have hipped galvanised iron roofs, and range from symmetrical to asymmetrical in plan.

Orientation

A subdivision pattern dating from the early twentieth century of long rectangular narrow fronted allotments set square to the roads. Buildings set close to the street frontage, with a consistent setback from the front boundary.

Building stock

Key buildings within the area include; 64 Lochner Street which is a large late Victorian mansion, 27 Arthur Street is a large Victorian sandstone residence taking a prominent corner position on the street corner. 32 Pitt Street is a Federation Carpenter Gothic building that has been used as both a school and community hall with a steeply pitched roof and decorative bargeboards. Numbers 4-10 Andrew Street are late Victorian double storey timber terraces. Numbers 42 and 105 Newdegate Street are Federation brick former corner stores now used as a cafe, and health care centre. Located at 92 Newdegate is a large Federation Queen Anne style brick residence with a sandstone

base. Numbers 96-98 are fine examples of modest Inter-War brick residences. 24 Franklin Street is St Michael's and All Angels Church and Hall.

Fencing

The desired fencing type is low level Victorian picket, Federation picket, or Federation brick. There are also a number of Inter-War brick and iron work fences that are stylized to match the houses to which they relate.

Contributory elements

1. Prominent brick chimneys
2. Painted weatherboard
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, timber, and ironwork fences
6. Vertically-proportioned dormer windows
7. Projecting gables
8. Traditional colour schemes
9. Unpainted brickwork
10. Buildings set close to the street frontage, with a consistent setback from the front boundary
11. Small cottage-style front gardens
12. Buildings angled to the street frontage
13. Groupings of houses sharing similar features
14. Parklands with established trees
15. Original sandstone kerbing
16. Community buildings and landmarks

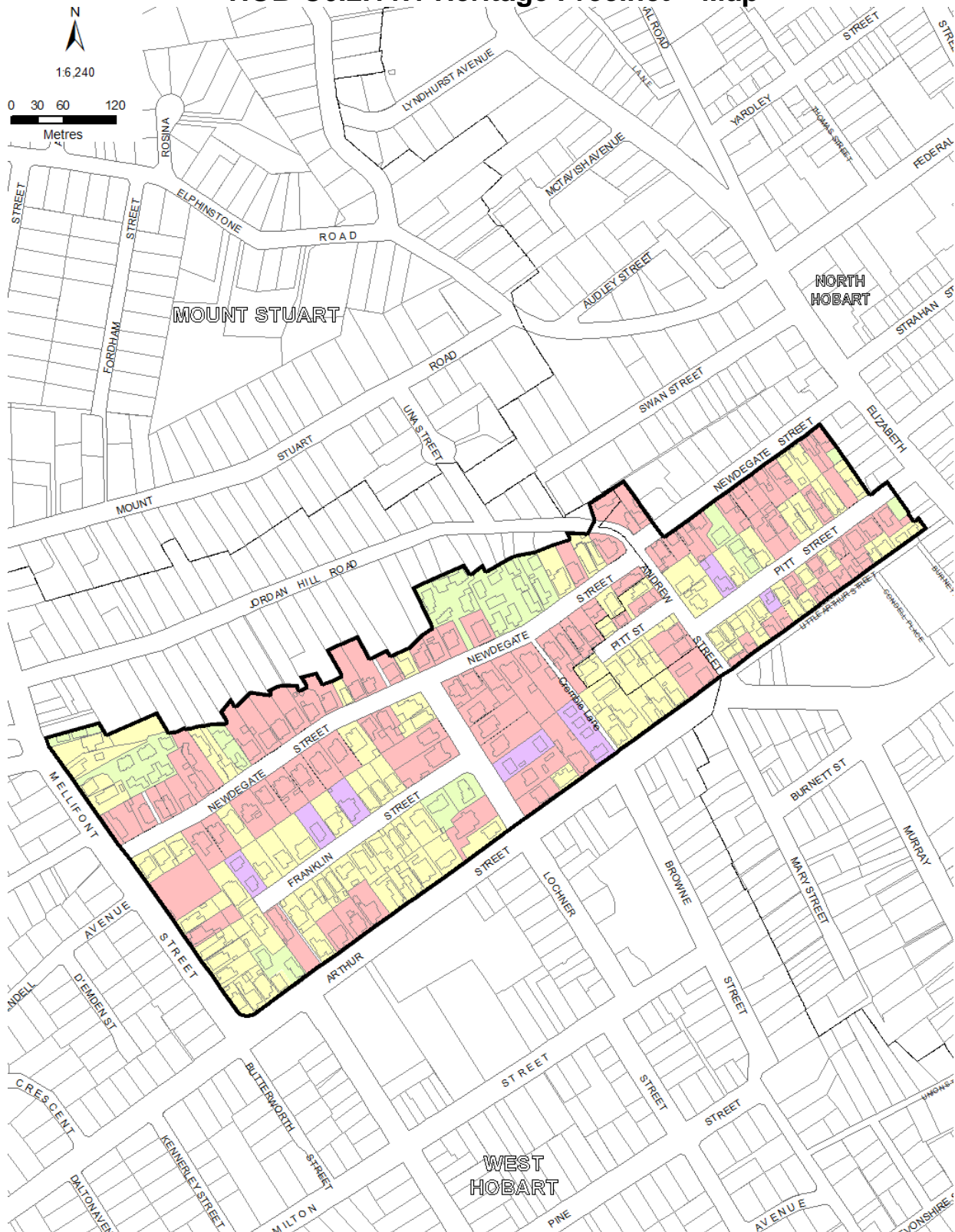


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and characteristics of the precinct.
2. Unsympathetic alterations and additions to buildings e.g. pop top extensions.
3. Development of off street parking facilities that have greatly impacted on the front yards of properties and the overall streetscape.
4. The enclosing of verandahs has greatly reduced the street appeal of properties



HOB-C6.2.11.1 Heritage Precinct – Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The area contributes to the understanding of the pattern of development and early subdivisions of the suburb of West Hobart.
- The historic residential growth pattern of the area that was supported by the introduction of tram services to the area in 1914.

For the representation of aesthetic characteristics

- The continuous brick/weatherboard facades and the general uniformity of predominately single storey buildings creates a distinctive visual impression and dramatic streetscape qualities.
- The streetscape has high aesthetic value which is enhanced by the open vistas toward Knocklofty and Mount Wellington, created by the straight line and width of Arthur and Newdegate Streets.
- The street plantings and established gardens are significant visual features that reinforce the precincts residential character.
- The fine quality and quantity of Old Colonial, Victorian, Federation, and Inter-War period houses and building stock.

For the representation of a class of building or place

- The fine quality and quantity of Federation and Inter-War period houses on both sides of Newdegate Street, and the northern side of Arthur Street exemplify the growth of West Hobart into a popular middle-distance residential suburb.
- The clusters of Old Colonial Georgian and Victorian cottages that provide evidence of early nineteenth century settlement pattern.

For the association with a particular community or cultural group for social or spiritual reasons

- The small number of largely intact corner shops which were built to service the increasing residential population of the area during the Federation and Inter-War periods.
- The area has social and spiritual significance to the local and broader community due to the location of former church St Michaels and All Angels within the precinct.
- The former school room and community hall at 32 Pitt Street which was historically a place of community gathering.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.

2. Non-contributory elements may be removed to enhance the character of the precinct.
3. New buildings, extensions or structures should be compatible with and sympathetic to the single storey scale, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
4. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
5. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
6. Established and/or significant garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
7. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
8. No new structures should dominate the wider setting and townscape.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart

Gooden Mackey Logan, 2000, West Hobart Heritage Review, Prepared for Hobart City Council, Hobart.

Bennett, K. North Hobart Heritage Areas A Detailed Assessment, Prepared for Hobart City Council, 2005.

**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.11.2
Murray, Mary and Browne Streets – West Hobart**



DESCRIPTION

Component streets:

Arthur Street	Hamilton Street	Union Street
Browne Street	Lochner Street	Warwick Street
Burnett Street	Mary Street	
Devonshire Square	Murray Street	

Historical background:

The first development within the precinct was the Government Limekiln and Quarry established in 1816, and were located on sixteen acres between Browne and Lochner Streets where John Hogget Park is located today. The limekiln and quarry were operated by the government until 1832 after which time they were leased to local landowners until their closure in the 1860s. Agriculture was also a key industry during the early settlement of the area and some practices such as dairy farming continuing to operate in the area into the 20th century, with Rossiter's Dairy located in Browne Street in the 1920s, and another dairy was known to be in operation near Arthur Street in the 1930s. In 1864 land was subdivided in the area around the limestone quarry namely Lochner, Browne, and Mary Street. This was known as the Limekiln Reserve and comprised of 40 lots, mainly under a quarter of an acre that sold at a cost of £20, with most of the housing stock built between the 1880s and 1890s. Arthur Street which once served as the Hobart Town boundary was extended during this period.

Devonshire Square, like Union Street, was originally a laneway but later developed into a road which first appears on plans of the 1890s and was substantially built upon by 1910. West Hobart has some of the steepest roads in the city which made it difficult terrain for early motorcars to negotiate. After 1914, a tram service was introduced to West Hobart and this underpinned much of the residential development within West Hobart at the time. This new transport service also influenced development of the steeper land within West Hobart, particularly the steep north western areas.



West Hobart looking south-east from the lower border of Devonshire Square, i.e. Lime Kiln Hill c.1880. (AOT: SD ILS - 625451)



West Hobart Trolley Bus inter change c.1950s (AOT PH30 11634)

Precinct character and features:

Streetscape and townscape

Design and topography

Devonshire Square and Union Street is a residential hillside area that is located to the south eastern side of the precinct the topography steep with houses stepping down the hillside. Mary and Browne Street are located on the north-facing slopes, whereas Hamilton, Lochner, and Pine Streets are layout over gently undulating land. The precinct is geographically contained in the north and east by the major arterial roads of Arthur and Murray Streets. Much of the subdivision pattern dates from the early 1860s. The residential nature of the area is reinforced by the narrow one-way internal streets.

Vegetation

Important landscape features include the small front cottage gardens and the large, generously vegetated backyards of houses along Union Street and Devonshire Square. The importance and impact of these gardens is enhanced because of the steep terrain, which makes them highly prominent. There are seven London Plane Trees that are distributed around Browne, Pine and Lochner Streets. These trees are the most historic in the area, being between seventy and one hundred years old. John Doggett Park also has a large collection of native vegetation and the park itself is an important recreation area and landscape feature of the precinct.

Views and vistas

The higher reaches of precinct hold views across the city and down to the harbour. The precinct is also a key view into the site with the hillside housing being visible from the Hobart CBD and parts of North Hobart.

Built form

Materials

The majority of the late Victorian/Federation housing stock is of weatherboard construction, while brick is the most common material used in earlier structures and Inter-War buildings. The most common roofing material is corrugated iron, with a small amount of tiled roofs also present within the precinct.

Architectural styles and scales

It contains mostly late Victorian/Federation style houses, however, there are a small number of Colonial Georgian residences located along Murray Street. Many of the late Victorian/Federation houses are decorated with either iron lace or elegant timber friezes and balustrades.

Orientation

Buildings set close to the street frontage, with a consistent setback from the front boundary and angled to the street frontage with a homogeneous spacing between buildings.

Building stock

Devonshire House at 308 Murray Street is an early Colonial Georgian townhouse, while 310 Murray Street is an early Colonial Georgian cottage; both these buildings frame the entrance to Union Street at the intersection with Murray Street. Other key buildings include 21 Union Street, a three storey weatherboard Federation house which is a landmark structure, and 3—9 Devonshire Square, which are large late Victorian/Federation houses situated on elevated land. The imposing late Victorian Italianate residence of Penmaen-mawr is located at the corner of Mary and Arthur Streets. Gatesheath Cottage a Victorian Georgian structure made of rubble stone beautifully frames the major intersection of Murray and Arthur Streets. A section of sandstone kerbing along Arthur Street between Browne and Mary Streets is another key streetscape feature.

Fencing

The desired fencing type is low level Victorian timber picket, Victorian brick, Federation timber picket, and Federation brick. There are also a number of Inter-War brick and iron work fences that are stylized to match the houses to which they relate.

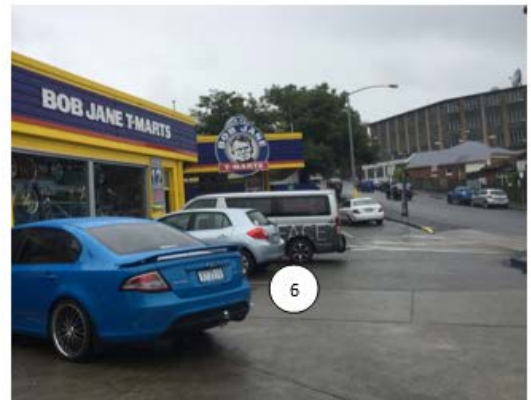
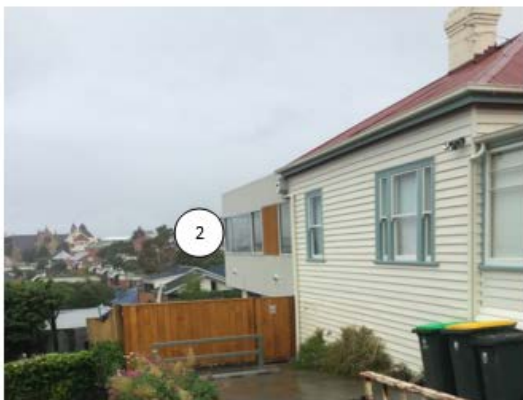
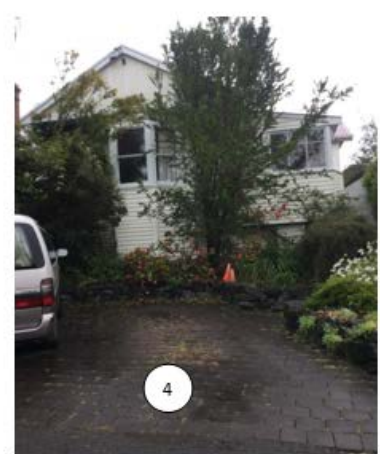
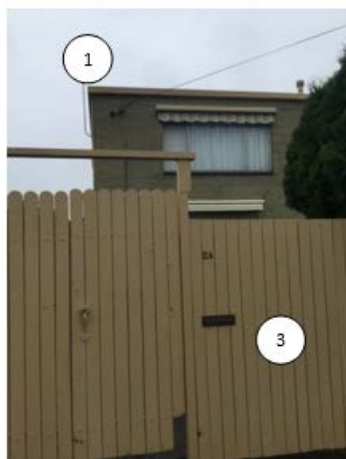
Contributory elements

1. Prominent brick chimneys
2. Painted weatherboard
3. Original iron and timber detailing
4. Hipped galvanised iron roofs
5. Low level picket, timber, and ironwork fences
6. Dormer windows
7. Projecting gables
8. Traditional colour schemes
9. Exposed face brick
10. Buildings set close to the street frontage with a consistent setback from the front boundary
11. Small cottage-style front gardens
12. Buildings angled to the street frontage
13. Groupings of houses sharing similar features
14. Mature street plantings
15. Large residences
16. Modest cottage

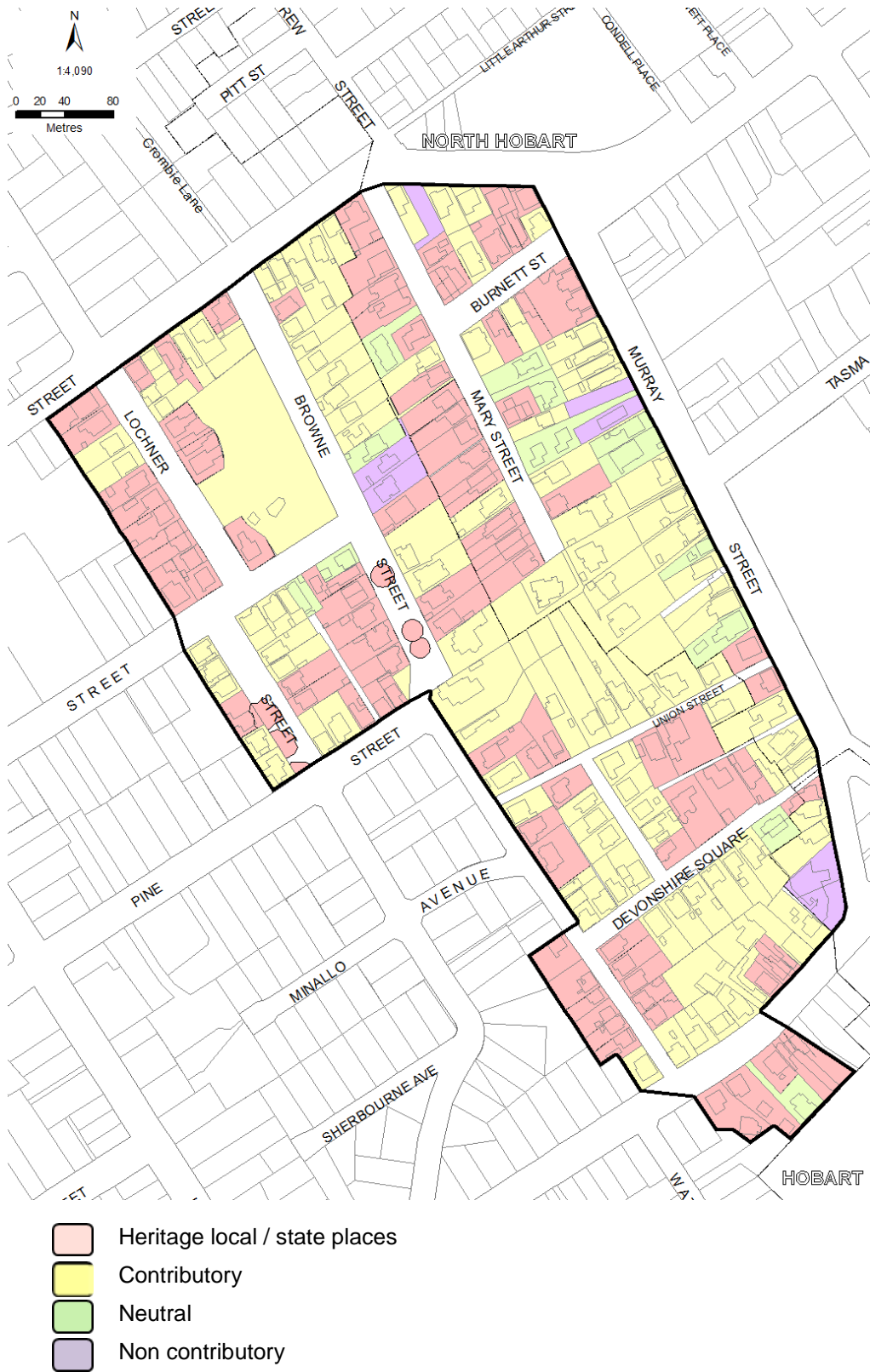


Non contributory elements

1. Intrusive buildings and structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Unsympathetic alterations and additions to buildings e.g. pop top extensions.
3. High fences with minimal transparency that obscure buildings and front gardens.
4. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.
5. The enclosing of verandahs has greatly reduced the street appeal of properties
6. The development of commercial businesses that are unsympathetic to the residential streetscape



HOB-C6.2.11.2 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and early subdivisions of the suburb of West Hobart.
- The quality and quantity of Colonial, Victorian, Federation, and Inter-War period housing stock that exemplifies the growth West Hobart during the early to late nineteenth/early-mid twentieth centuries. Many of the buildings are impressive reminders of the primary residential role of the area.

For the representation of aesthetic characteristics

- A large number of individual houses in this area are intact representations of early and late nineteenth century / and early twentieth architecture of high quality. With many of these structures possess landmark qualities.
- The streetscape has high aesthetic value which is enhanced by the closed vistas created by the steepness and narrowness of internal streets, including Browne and Union Streets and Devonshire Square, and by the views over the surrounding areas afforded by the topography.
- The established front and rear gardens of properties within the area are highly significant aesthetic features that reinforce the residential nature of the area.

For the representation of a class of building or place

- The sections continuous one to two-storey painted weatherboard and brick late Victorian/Federation facades and the general uniformity of scale in the precinct, and create a significant visual impression and unique streetscape/townscape qualities.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the single storey scale, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

7. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
8. Driveways and hard stand areas should be located at the side of the house.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
10. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All original and early stables and outbuildings should be retained.

References

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Gooden Mackey Logan, 2000, West Hobart Heritage Review, Prepared for Hobart City Council, Hobart.

**City of Hobart Local Heritage Precincts
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**HOB-C6.2.11.3
Lansdowne Crescent and Hill Street – West Hobart**



DESCRIPTION

Component streets:

Alison Street	Faraday Street	Knocklofty Terrace
Ben Street	Forbes Avenue	Lansdowne Crescent
Bonnington Road	Gourlay Street	Petty Street
Blackwood Avenue	Hamilton Street	Pine Street
Butterworth Street	Hill Street	Poets Road
Craigside Avenue	Kennerley Street	

Historical background:

Early land grants within the area resulted in the formation of several large estates, namely Caldew, which was established by John Woodcock Graves in 1861 and Highfield Estate, which was established during the same period. Hobart's official town boundary was extended to the area in the 1830s. The semi-circle form of Lansdowne Crescent was a direct response to the hilly topography of the area, reminiscent of earlier town planning techniques like that applied to Bath in England. The area around the periphery of the crescent between Knocklofty Terrace, Hamilton and Faraday Streets, was roughly subdivided by the late 1830s. However, the segments of land formed by Lansdowne Crescent, Warwick and Hill Streets were not subdivided until the late 1850s.

By 1866 the present road network within the precinct was established. However development within the area was slow up until the late nineteenth century, and scattered structures do appear from the 1830s, however substantial development did not occur until the 1870s and 1880s. The introduction of a tram service to the area in 1914, which ran along the flatter sections of Hill Street and Lansdowne Crescent, greatly influenced residential development. From the 1890s services such as small specialty shops began to develop to cater for the increasing residential population. Churches, community halls and charitable institutions were all built in this precinct during this period.



Lansdowne Crescent Primary School, c.1960s
(AOT AB713-1-9997)



'Monomeeth', 25 Knocklofty Terrace c.1940s
(AOT PH30-1-9118)



Corner of Hill Street and Lansdowne Crescent, c.1960s
(AOT AB71319402)



Map of the early streets and general layout c.1888
(AOT AF3941105)

Precinct character and features:

Streetscape and townscape

Design and topography

Lansdowne Crescent rests upon flat land beneath the major foothills of Knocklofty. Hill Street, although flat in parts, is very steep between Allison and Petty Streets. The land, once known as Crescent Fields and intersected by Warwick Street, rises steadily to the west, towards the Crescent.

Vegetation

The precinct features Caldew Park and the West Hobart Recreation Ground, Caldew Park is moderately vegetated, while the West Hobart Recreation Ground is largely grassland. There are vegetated median strips and road verges in Hill, Allison, and Petty Streets, as well as Lansdowne Crescent, and Knocklofty Terrace. Plum trees with their distinctive purple foliage are located on either side of Warwick Street, whist rows of birch trees create a visual feature along Faraday Street. There are also rows of fine cottage gardens, a number of street plantings and well kept established residential gardens throughout the precinct.

Views and vistas

The heavily built upon foothills of Knocklofty provide a backdrop to the area, as does kunanyi / Mount Wellington, in particular the large dolerite columns known as the Organ Pipes. Views back towards the city are also visible from Bonnington Road, Poets Road, and Knocklofty Terrace. The roof forms of houses located in the lower streets of the precinct become also become a key visual feature of views from the upper areas of the precinct.

Built form

Materials

Houses are primarily a mix of timber weatherboards and face brick. There are a number of houses with painted or stuccoed brickwork, and examples of sandstone residences are also scattered throughout the precinct. Roofs are largely of corrugated iron and many are painted. There are a small number of houses with roofing tiles.

Architectural styles and scales

The area contains a comprehensive collection of mid to late Victorian and Federation houses. There are small numbers of Colonial/Victorian Georgian cottages and clusters of Inter-War structures particularly along Hamilton Street, Lansdowne Crescent and the southern side of Faraday Street. Architectural styles within the precinct include Colonial Georgian, Victorian Georgian, Victorian Italianate, Victorian Domestic, Federation Queen Anne, Federation Arts and Crafts, Federation Carpenter Gothic, Federation Bungalow, and Inter-War brick bungalows. Houses are primarily single storey, however there are a number of larger two storey houses located within the precinct.

Orientation

Houses are orientated towards the street, there are varying setbacks within the precinct depending on subdivision patterns, street design and topography.

Building stock

There are many important individual buildings and groups within the area. A number of the major intersections within the precinct are framed by late nineteenth/early twentieth century corner shops, such as the grocery shops at 187 Warwick Street and 125 Hill Street. Other important buildings include the Hill Street Reservoir in built the Victorian Classical style in 1883, it is located on the western side of Hill Street. The large Federation house at the corner of Lansdowne Crescent and Hill Street is also a prominent feature, as is the late Victorian mansion known as Minallo. Key building groups include the Federation corner shop 107 Hill Street, the row of six cottages 93—105 Hill Street, and former church 93a Hill Street. There is also a distinctive group of late Victorian brick

houses with central dormer windows located on the western side of Hill Street between Hamilton Street and Lansdowne Crescent.

Fencing

Fences are generally low Victorian timber picket, Federation timber picket, Federation brick fencing, Inter-War brick and iron work fence allowing good surveillance of front gardens, houses and to the street.

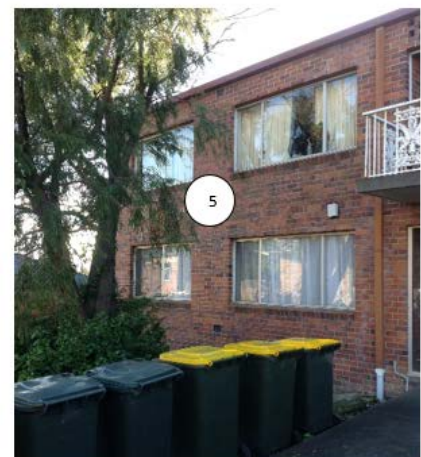
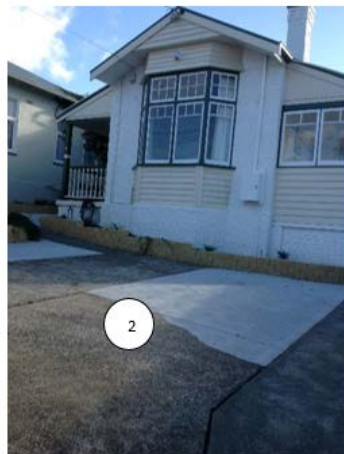
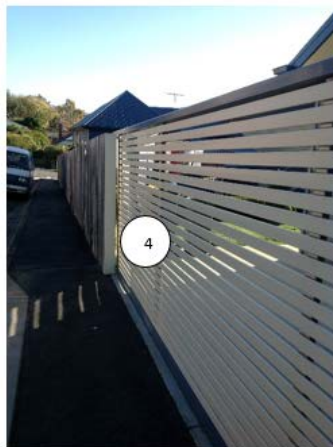
Contributory elements

1. Prominent brick chimneys
2. Painted weatherboard and bay windows
3. Original and early architectural details
4. Traditional corrugated iron roof forms
5. Low picket, masonry, and ironwork fences
6. Dormer windows
7. Projecting gables
8. Unpainted brickwork and decorative architectural details
9. Original sandstone kerbing
10. Buildings with a consistent setback from the front boundary
11. Small cottage-style front gardens
12. Large houses
13. Small modest cottages
14. Groupings of houses sharing similar features
15. Wide nature strips and road verges
16. Street trees
17. Prominent views and vistas over the city

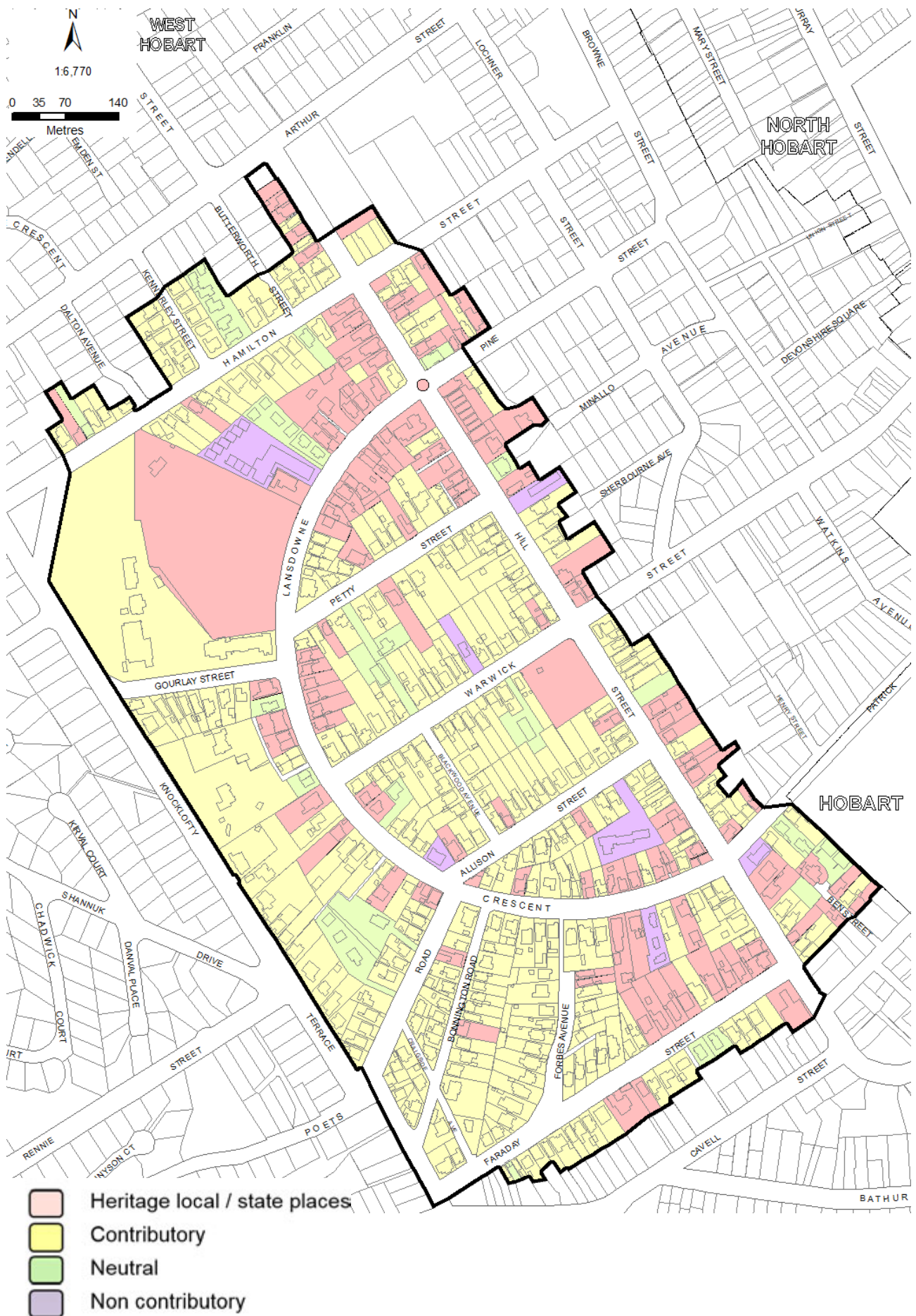


Non contributory elements

1. Older buildings that have been rendered and/or heavily altered that are no longer recognisable for their architectural style.
2. Large sections of hard surface area in front or adjacent to houses.
3. Large gaps within the streetscapes that have been created for large car parking and driveways to infill development are unsympathetic to the residential streetscape.
4. Sections of solid and/or high fences in contemporary materials lacking in transparency that do not reflect the contributory characteristics of the precinct.
5. Building developments that do not complement past architectural styles, materials, orientation and siting and relate to contributory buildings.



HOB-C6.2.11.3 Heritage Precinct – Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The quality and quantity of Colonial, Victorian, Federation, and Inter-War period housing stock exemplifies the period of growth during the mid to late nineteenth/early to mid-twentieth centuries. Many of the buildings are impressive reminders of the primary residential role of the precinct.
- The street formations in Lansdowne Crescent and its related network of streets are a unique and distinctive nineteenth century features of Hobart's town plan.
- The precinct contributes to the understanding of the pattern of development and early subdivisions of the suburb of West Hobart.

For the representation of aesthetic characteristics

- The front and rear gardens of properties within the area are highly significant aesthetic features that reinforce the residential nature of the area.
- The large number of intact individual houses are fine examples of architecture from the late nineteenth/early twentieth century.
- The sections of continuous single-storey, mainly painted weatherboard facades and the general uniformity of scale, create a distinctive visual impression and high streetscape value.

For the representation of a class of building or place

- The number of small original shops and corner stores which were built to service the increasing local residential population of the area during the nineteenth/early twentieth centuries.

For the association with a particular community or cultural group for social or spiritual reasons

- The area has social significance to the local and broader community due to the location of Lansdowne Crescent Primary School, the Former Church of Christ, the former Mechanics Institute Hall, the former Elim Maternity Hospital, and landmark buildings such as the Hill Street Reservoir.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the single storey scale, bulk, setback, materials and finishes and general character of contributory and heritage listed places.

5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
8. Driveways and hard stand areas should be located at the side of the house.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
10. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
16. All original and early stables and outbuildings should be retained.

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January 2019**

**HOB-C6.2.11.4
Patrick Street – West Hobart**



DESCRIPTION

Component streets:

Patrick Street

History:

As with much of inner hillside suburbs of West Hobart, despite water sources and proximity to the city, development in the area of land along Patrick Street as defined by the heritage precinct was limited by its steep topography. Early development in the 1820's consisted of only a small number of modest timber cottages to the northern side of the modern street, of the sort primarily associated with the homes of poor free settlers and emancipated convicts. These were bounded by the Jewish Burial Ground to the north, and the Roman Catholic Burial Ground to the south.

It was not until the late 1860's that the land on the southern side of the road became the subject of development, with initial construction of St Mary's Cathedral, St Mary's College and St Columba's School taking place. Further considerable building activity within the grounds of these new establishments occurred again in the 1880s, with the Bishop's Palace completed in 1880 and a rebuild of St Mary's Cathedral completed in 1881. This activity, along with improvements in transportation infrastructure, is thought to have triggered residential development within the precinct itself, with a large number of houses been constructed from 1880 and 1910. By 1910, all allotments within precinct, with the exception of two below Watkins Avenue, had been built upon. Similarly, almost all of the allotments to the west, between Watkins Avenue and Henry Street, had been developed. Consequently, since 1910, the precinct has largely remained unchanged, with only three new structures after this period having been constructed within this section of Patrick Street.



109 Patrick Street built in 1860, the residence was one of the first constructed in the precinct, photographed in 1966. AOT: NS165-1-212



St Mary's Cathedral showing houses along Patrick Street in far right corner, c.1900. AOT: NS3921735

Precinct character and features:

Streetscape and townscape

Design and topography

The northern side of Patrick Street between Harrington and Henry Streets has a very steep topography. This section of the precinct contains an almost continuous row of two-storey brick late Victorian/Federation townhouses. The architectural detailing of these houses, including vertical bay windows, ornate timber and cast iron balustrading, and prominent roof forms along with the location of these buildings on a steep slope, combine to make this a visually striking streetscape.

Vegetation

Most of these houses within the precinct have small well-kept front gardens with mature vegetation. Of particular note are the backyards of properties 119 – 135 that form an important element of the precinct, these generous rear gardens with established trees are an example of the original subdivision form. These are among the few remaining examples of rear gardens that retain their original size within this central Hobart housing area.

Views and vistas

There are excellent views of the city and river from this elevated and prominent section of Patrick Street, which sits adjacent to the city centre. There are also distinctive vistas through the spacing between houses to the adjacent Warwick Street.

Built form

Materials

Most houses have exterior cladding of exposed brick, some with stucco detailing. There are also a small number of timber weatherboard houses within the precinct, and one sandstone residence. A number of houses sit on sandstone bases and feature sandstone window lintels and string courses. The predominant roofing type is corrugated iron.

Architectural styles and scales

There is an impressive mixture of architectural styles represented within the precinct. Styles featured in the area include; Victorian Georgian, Victorian Italianate, Federation Queen Anne, and Federation Arts and Crafts. The scale of houses is predominately double storey, given greater emphasis by the number of narrow townhouses within the precinct that have a towering presence given their high position on the steep street and vertical emphasis of form. There is a grouping of six single storey houses that form the upper part of the precinct starting at 109 with the group ending at 121.

Orientation

Houses are positioned close to and orientated the street frontage with what can be considered as small cottage gardens which act as a buffer from the roadside. Nos.129 to 133 have slightly more generous setbacks than the other houses within the precinct.

Building stock

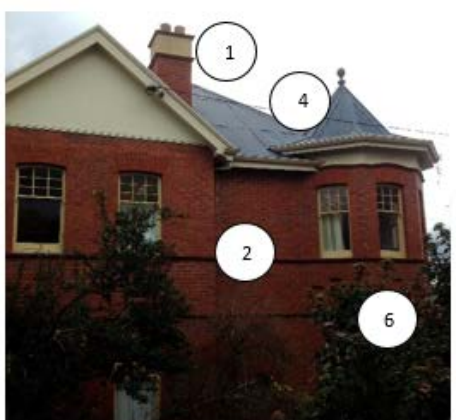
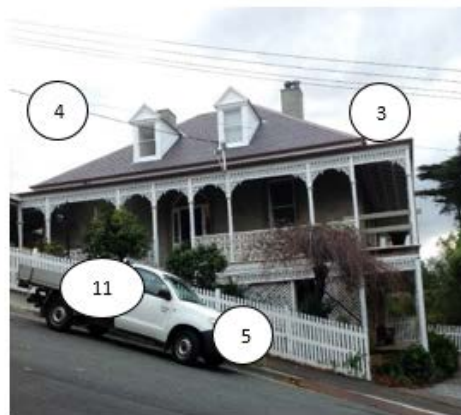
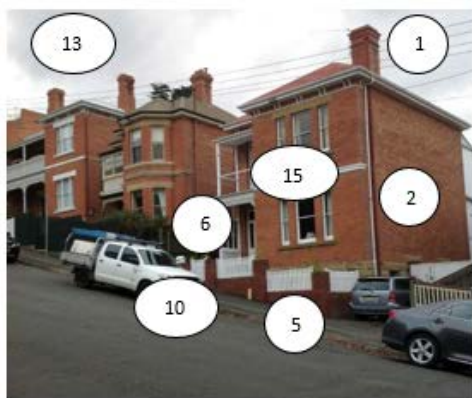
There are a number of key buildings that possess landmark qualities due to their style, form, scale and location. These include the large sandstone residence at 109 Patrick Street, which is a mid-nineteenth century Victorian Georgian house with sweeping iron lace verandah and dormer windows; 125 Patrick Street, which is a large Federation Arts and Crafts house with a deep front porch and decorative chimneys; 131 is a two storey Federation Queen Anne house with varied roof form and 141 Patrick Street, located at the corner of Patrick and Henry Street and is thus a highly visible element within the streetscape, is a large Federation brick house.

Fences

The desired fencing type is low-level Victorian timber picket, Federation timber picket, Federation brick fencing, and Inter-War brick and iron work fences.

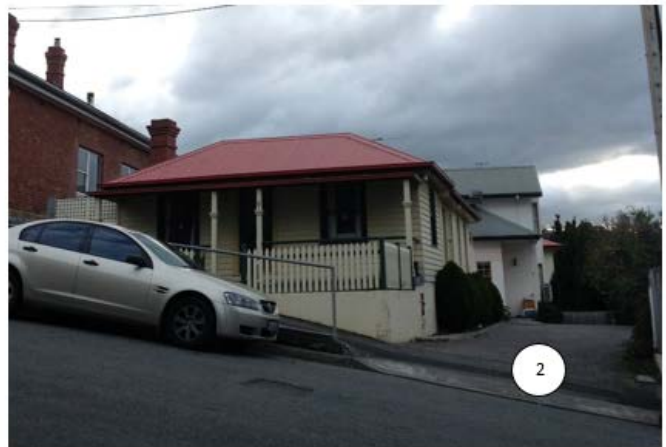
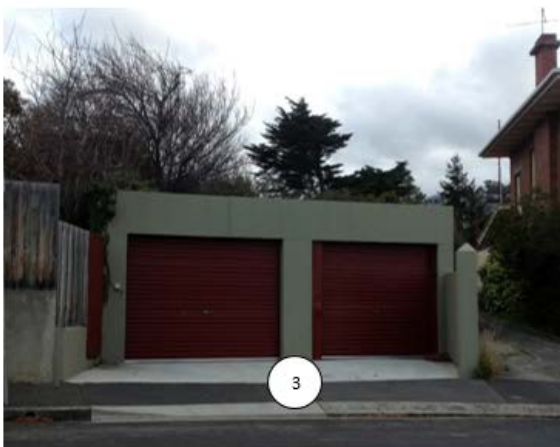
Contributory elements

1. Prominent brick chimneys
2. Unpainted brickwork
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, brick, and ironwork fences
6. Projecting bay windows
7. Projecting gables
8. Rough cast render
9. Large conjoined town houses
10. Buildings set close to the street frontage
11. Small cottage-style front gardens
12. Steep street topography
13. Groupings of houses sharing similar features
14. Views over the city
15. Inset balconies

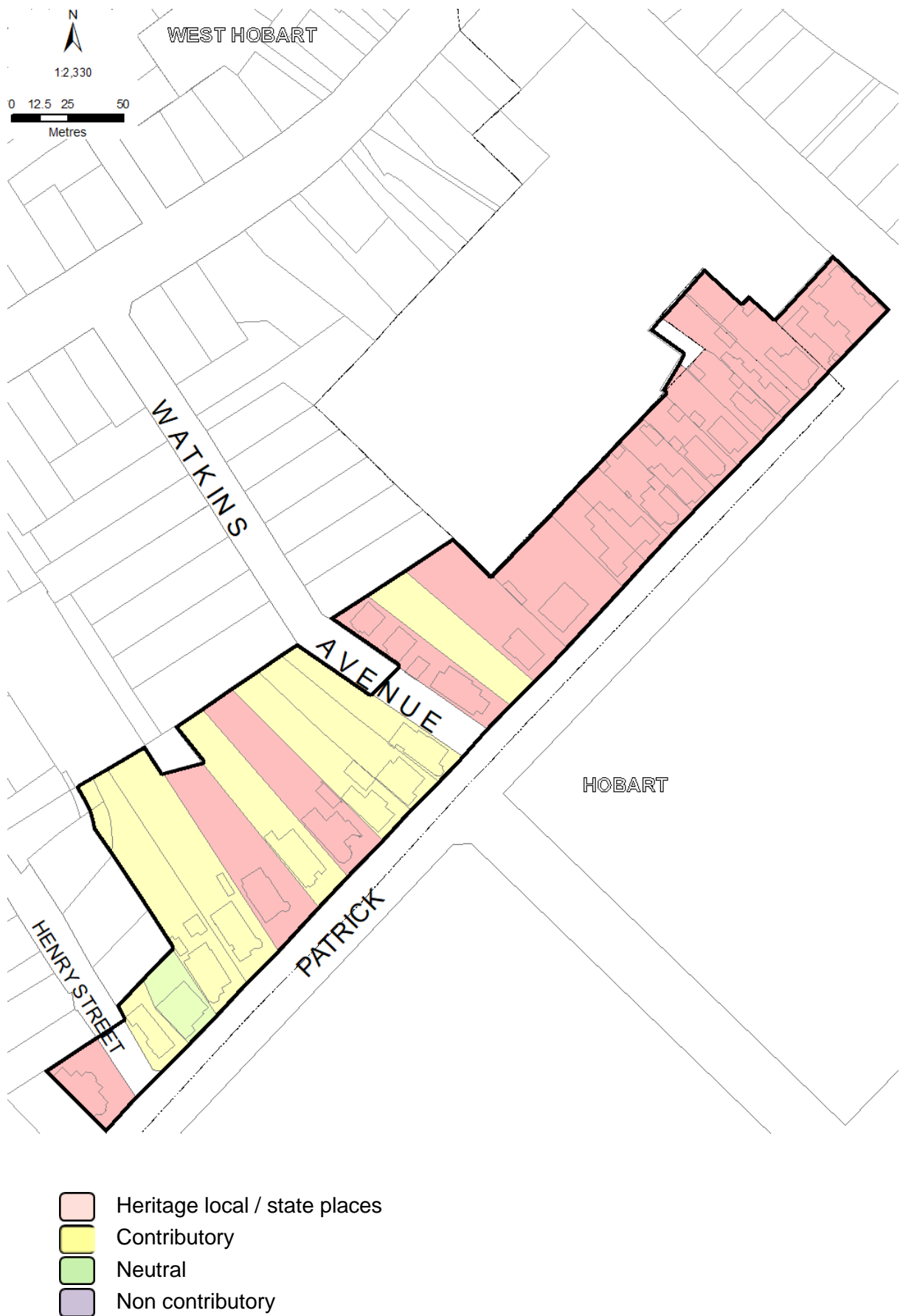


Non contributory elements

1. Verandahs and balconies that have been infilled and altered have impacted upon the streetscape and facades of heritage buildings.
2. Development of long driveways to rear infill development that leave gaps in the streetscape and create a large amount of hard surface area around buildings.
3. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.



HOB-C6.2.11.4 Heritage Precinct - Map



STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and the early subdivisions of the suburb of West Hobart.

For the representation of aesthetic characteristics:

- The quality and quantity of late Victorian/Federation period houses on the northern side of Patrick Street.
- The large number of individual houses which are intact examples of late nineteenth/early twentieth century architecture of high quality, many with landmark qualities.
- The front and rear gardens of properties, many of which contain significant established planting and mature trees, are a significant visual features that reinforce the precincts residential character.

For the representation of a class of building or place:

- The continuous two-storey brick late Victorian/Federation facades and the general uniformity of scale create a distinctive visual impression and strong streetscape character.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
6. New buildings, extensions or additions to contributory and heritage listed buildings should be visually subservient when viewed from any road or public open space.
7. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
8. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. Driveways and hard stand areas should be located at the side of the house.
12. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Gooden Mackey Logan, 2000, West Hobart Heritage Review, Prepared for Hobart City Council, Hobart

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
Design Criteria / Conservation Policy
January 2019**

**HOB-C6.2.11.5
Bathurst and Melville Street – West Hobart**



DESCRIPTION

Component streets:

Barrack Street
Bathurst Street
Ben Street

Brisbane Street
Goulbourn Street
Harrington Street

Melville Street
Molle Street

Historical background:

Early maps of West Hobart show structures were present in the precinct area by the 1820s. The majority of these buildings were of timber construction, although there appears to have been a small number of larger brick or stone buildings. A large portion of land within the precinct was allocated for small or 'third class' housing allotments. This meant that many of the early residents were poor free-settlers and emancipated convicts. The land was steep, but had the advantage of being close to the city and also had a plentiful supply of water from small creeks and streams that meandered through the precinct. The land was substantially subdivided and built upon by the 1830s with residential development within the area being high-density and low-cost. Early housing appears to have consisted of small detached and conjoined cottages located on small to medium size allotments. The area remained primarily working class, this was confirmed by a survey of the 1830s in which a large number of the inhabitants were found to be stonemasons or labourers. The precinct housed a large number of inns, taverns, and public houses, Goulburn Street in particular had a number of establishments operating from the mid-19th century into the mid-20th century. At the intersection of Barrack and Goulburn Streets four pubs flanked the corners of the junction; The Goulburn Arms Inn, Dog and Partridge Inn, The Black Swan Inn, and The Peacock Tavern.

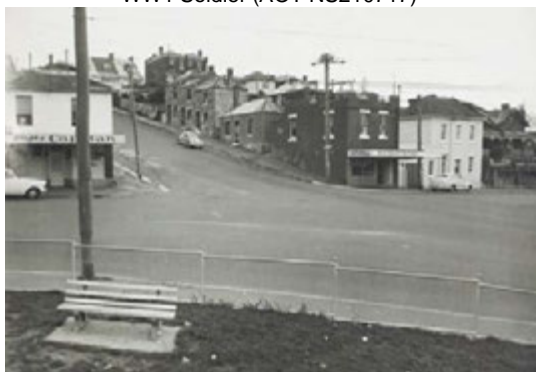
The precinct area continued to evolve throughout the nineteenth and early twentieth centuries. Small rows of houses are evident on the Metropolitan Drainage Board Plans of 1910. These were often located in the rear yards of larger houses, and some fronted onto main streets. They appear to have been evenly scattered throughout the area. By the early 1900s, a considerable number of small Colonial structures had been replaced by larger and grander Victorian and Federation buildings. The steep land became a highly attractive place to live as public transport and private car access to the area was improved.



114 Molle Street, Williams Family Welcoming back WW1 Soldier (AOT NS210717)



L. Williams Grocer on the corner of Goulburn and Molle Streets (AOT NS210712)



Intersection of Goulburn and Molle Street 1960. (AOT NS3302134)



Number 103, 105, 107 Molle Street c.1930 (AOT AA16131131)

Precinct character and features:

Streetscape and townscape

Design and topography

The precinct is a hillside area located directly west of the Hobart city centre. The topography of the area is very steep and is traversed by several major roads, namely Bathurst, Melville, Brisbane, Barrack and Molle Streets. The area is primarily residential; however there is a small section at the western end of Melville Street and along Harrington Street which has commercial functions. Due to the topography of the area, houses located on the northern side of streets running east-west occupy elevated land and therefore are usually highly visible elements within the streetscape. This situation also applies to structures located on the western side of streets running north-south. Important streetscape elements include split road levels, and sections of original sandstone kerbing, and walls.

Vegetation

Many of the residences within the precinct have small cottage-style front gardens, there is a large peppercorn street tree on the corner of Barrack and Bathurst Street. The western end of Bathurst Street is leafy with a number of trees and shrubs growing along nature strips in the area. Brisbane Street features street plantings at various intervals on both sides of the road.

Views and vistas

The streetscape has high aesthetic value which is enhanced by the open vistas created by the width and straight alignment of the major intersecting streets and by the views over the city, River Derwent and kunanyi / Mount Wellington afforded by the topography of the area.

Built form

Materials

The exterior cladding and finishes of housing stock varies from painted brick, exposed brick, sandstone, painted weatherboard, and stucco. Roofing material is primarily galvanised iron with a small number of houses utilizing terracotta tiles.

Architectural styles and scales

The precinct has a wide range of architectural styles and scales. Buildings within the precinct range from single storey modest cottages, to larger two storey townhouses, and a small number of large and very grand two storey mansions. Architectural styles within the precinct include Colonial Georgian, Victorian Georgian, Victorian Italianate, Victorian Domestic, Federation Queen Anne, Federation Free Style, and Federation Bungalow. Many of the later Victorian and Federation structures are located on land that was previously built upon. There are also a smaller number of Inter-War houses and apartment blocks that contribute to the precinct.

Orientation

The subdivision pattern of the precinct dates from the early nineteenth century with long rectangular narrow-fronted allotments. Buildings are set close to the street frontage, with a consistent setback from the front boundary. Houses are aligned parallel to the side boundaries, angled to the street frontage, and there is consistent spacing between buildings.

Building stock

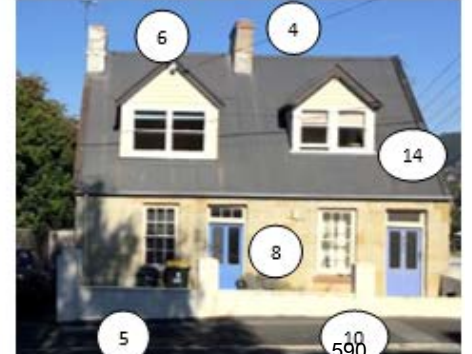
Key buildings include Clutha at 74 Barrack Street; a large Federation mansion located near the corner of Melville and Bathurst Streets, and another large Federation house that is adjacent. Both these structures are located within a central highly visible zone and, as such, possess landmark qualities. Stanwell Hall at 166 Melville Street was built in 1826, the house has little street presence but it's very large garden forms somewhat of an oasis within the street. Cramp Brothers Body Works at 150 Harrington Street is a testament to the early industrial nature of Harrington Street. Conjoined sandstone cottages at 103-107 that step down the hill of Molle Street are a significant grouping within the precinct. Numbers 52 – 56 Melville Street are a significant grouping of identical styled conjoined Federation townhouses with ornate timber verandahs.

Fencing

The desired fencing type is low-level Victorian timber picket, Victorian masonry walling, Federation timber picket, Federation brick fencing, Inter-War brick and iron work fences.

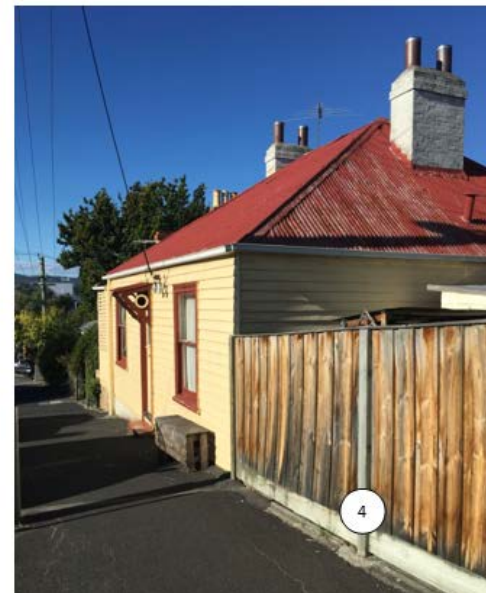
Contributory elements

1. Prominent brick chimneys
2. Painted weatherboard
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, masonry, and ironwork fences
6. Dormer windows
7. Projecting gables
8. Sandstone buildings
9. Unpainted brickwork
10. Buildings set close to the street frontage, with a consistent setback from the front boundary
11. Small cottage-style front gardens
12. Large town houses
13. Small modest cottages
14. Groupings of houses sharing similar features
15. Sandstone walling and kerbing
16. Split street levels
17. Prominent views and vistas over the city.

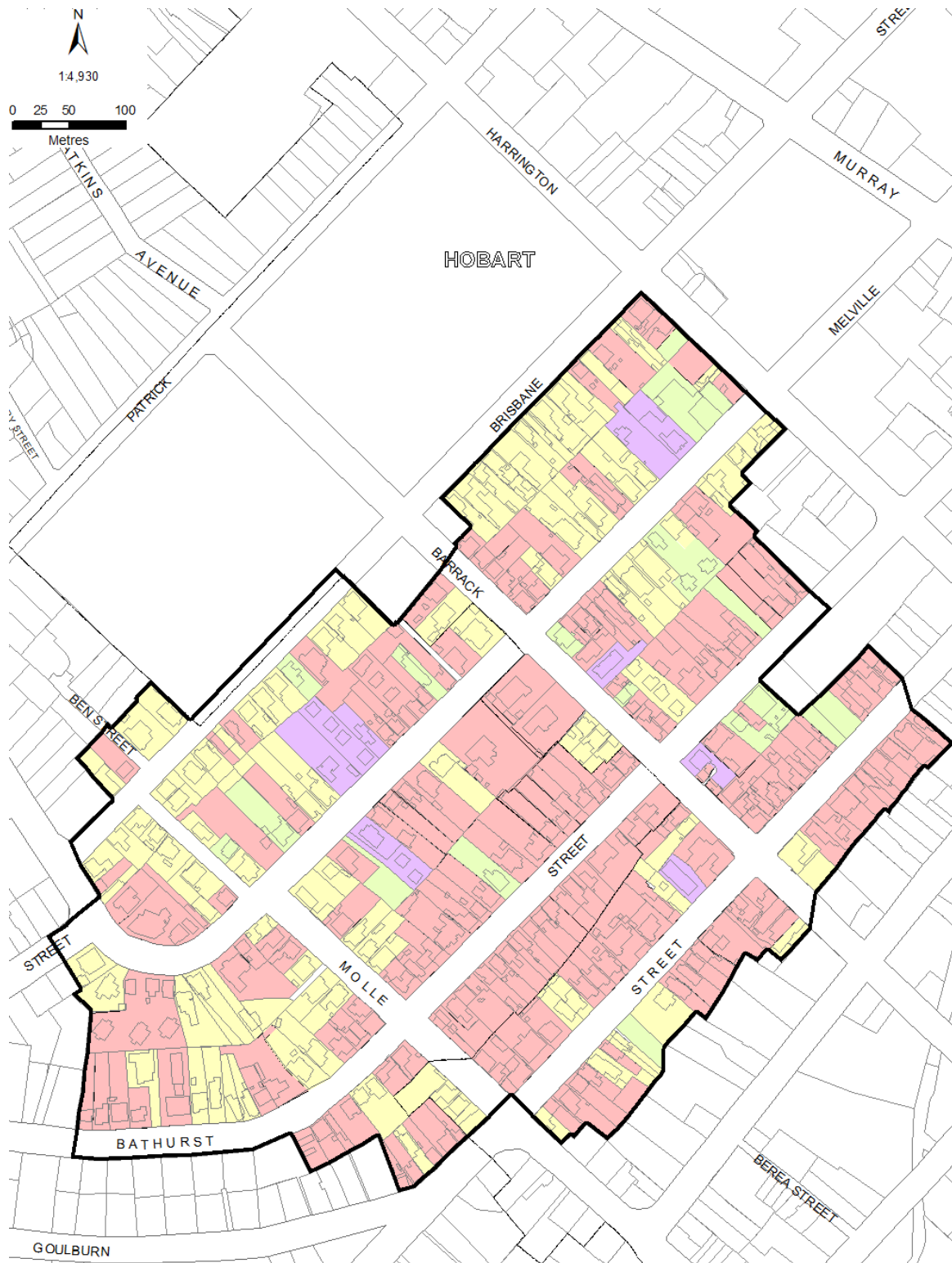


Non contributory elements

1. Unsympathetic alterations and additions to buildings e.g. sky lights that impact upon the frontage of houses.
2. Development of off street parking facilities that have greatly impacted on the front yards of properties and the streetscape.
3. Large gaps within the streetscapes that have been created for large car parking purposes unsympathetic to the residential streetscape.
4. High fences constructed of unsympathetic material detract from the streetscape.



HOB-C6.2.11.5 Heritage Precinct - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The extensive groups of significant early buildings and subdivision patterns that represent some of the first phases of development in the West Hobart area.
- The quality and quantity of Colonial, Victorian, Federation, and Inter-War period housing stock exemplifies the economic boom period of the early to late nineteenth/early twentieth centuries.

For the representation of aesthetic characteristics:

- The significant sections of continuous one and two storey early to late Victorian facades constructed from a variety of materials and located along sections of the precinct create a distinctive visual impression and outstanding streetscape qualities.
- The front and rear gardens of properties within the area are highly significant aesthetic features, that also reinforce the residential nature of the area.
- The streetscape has high aesthetic value which is enhanced by the open vistas created by the width and straight alignment of the major intersecting streets and by the views over the city, river and mountain afforded by the topography of the area.
- The sections of continuous single-storey Colonial Georgian and Victorian Georgian residences constructed from brick and sandstone and located along sections of the precinct, which create a distinctive visual impression and strong streetscape.

For the representation of a class of building or place:

- The small number of intact nineteenth and early twentieth century industrial structures located along Harrington Street that are physical and working reminders of early Hobart industry.
- A large number of individual buildings are intact examples of early to late nineteenth/early twentieth century architecture of high quality, many with landmark qualities.

For the association with a particular community or cultural group for social or spiritual reasons:

- The social significance of sections of streetscape and individual items such as public houses and corner shops that are of importance to the local and broader community of past and present.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non-contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
8. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
9. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
10. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
11. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.
12. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
13. Driveways and hard stand areas should be located at the side of the house.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Gooden Mackey Logan, 2000, West Hobart Heritage Review, Prepared for Hobart City Council, Hobart.

Dennison, C. 2008, Here's Cheers: A Pictorial History of Hotels, Taverns and Inns in Hobart, Hobart City Council, Hobart.

**City of Hobart Local Heritage Precincts
Description, Statement of Local Historic Heritage Significance and
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January 2019**

**HOB-C6.2.11.6
Liverpool Street and Forest Road**



DESCRIPTION

Component streets:

Forest Road

Liverpool Street

Molle Street

Prospect Place

Roberts Street

Historical background:

The heritage precinct was one of the first developed areas in West Hobart. Both Liverpool and Goulburn Streets began to extend into this zone from the 1820s, and by 1829 there were approximately twenty-five structures in the area, the majority of which were of timber construction. By the 1840s the area of land bounded by Liverpool, Molle, and Roberts Streets was roughly subdivided and there was a slight increase in the number of built structures. Land on the southern side of Liverpool Street remained development free until the mid-nineteenth century. Various agricultural activities were pursued on this parcel of land, which was known as Freeman Paddocks. In the 1860s, a number of orchards were kept by George Wilson, whose property was located near the end of Liverpool Street. By the mid-nineteenth century Liverpool Street had become a select place to live in Hobart and several grand sandstone houses were built on the northern side of the street in the 1840s. Notable residents of the 1860s included retired sea captain Mr Henry Boose Tokin, Mr George Roberts who ran the first Goulburn Street School, and Mr Edward Boothman a prominent solicitor.

The precinct also features more humble dwellings built for the working class. These were located on land which attracted high-density, and low-cost developments as it was far enough away from the city to be affordable. A network of small specialty shops serviced the area, as well as numerous public houses. Land on the southern side of Liverpool Street was fully subdivided and built upon by the early 1900s. The precinct area encompassing Forest Road had only a scattering of houses by the 1840s with many dairies, orchards, and agricultural paddocks encompassing this area. It was not until the late nineteenth century that the expansive development of Forest Road began. This coincided with the introduction of a tram service to Goulburn Street in 1914 that encouraged building development in this area of the precinct.



Hobart looking south east from upper Liverpool Street above Prospect Place c1860-1870 (ATOSDILS:630493)



Intersection of Goulbourn St & Forest Rd - St John the Baptist church in foreground and Mt Wellington in the background c.1920 (ATO PH30-1-6992)



351 Liverpool Street Property of G T Stilwell c.1950 (ATO NS165-1-201)



View of Hobart from Forest Road c.1970 (ATO AB713-1-9370)

Precinct character and features:

Streetscape and townscape

Design and topography

Forest road is wide and rises steadily towards the mountain, the topography which is very steep in areas and allows residences to be fully visible from the street. Liverpool Street has a slow rising gradient and the street splits into an upper and lower section. The West Hobart Peace Park acts as a pedestrian thoroughfare that links Liverpool Street to Forest Road via Prospect Place and Roberts Street. There are sections of original sandstone kerbing, retaining walls, and high stone walling along Liverpool Street that are important streetscape elements.

Vegetation

Established residential gardens are a major landscape feature. Also of note are the London Plane Trees, planted in 1985 they form a contributory landscape element along Forest Road. Goulburn Street Primary School also has a significant Oak Trees at the Forest Road entrance. The West Hobart Peace Park located between Prospect Place, Roberts Street and Liverpool Crescent has tranquil landscaped gardens and operates as a pedestrian link between Forest Road and Liverpool Crescent.

Views and vistas

The streets within the WH6 Heritage Precinct are steep housing areas that have developed to form an important and unique backdrop to the city of Hobart. The Precinct holds panoramic views of the city, River Derwent, and Mount Wellington /kunanyi.

Built form

Materials

The northern side of Liverpool Street is characterised by more substantial brick and sandstone dwellings, while simple timber cottages dominate the southern side of the street. There is a mix of stone, brick and weatherboard houses in Forest Road, Roberts Street, and Prospect Place. Roof cladding within the precinct is primarily corrugated iron, with a smaller number of residences utilizing tiles.

Architectural styles and scales

The Precinct contains a mixture of architecture, ranging from single-storey Colonial/Victorian Georgian cottages and terraces, to more substantial two storey late nineteenth/early twentieth century Federation style houses. The area also includes a small number of Inter-War buildings, whilst varying in style and detail from the other building types of earlier periods, these buildings are complementary in there siting, scale, and materials. Many of the earlier houses in the precinct are symmetrical in plan, while bay windows and projecting gables are characteristic of the late nineteenth/early twentieth century structures.

Orientation

A number of the houses along Forest Road are aligned at a 45 degree angle to the street frontage. Whilst the remainder are aligned straight to the street. Buildings are set close to the road with consistent setbacks from the front boundary, and a consistency in the spacing between dwellings.

Building stock

There are sections of streetscape within the precinct where the integrity and consistency of the building stock is very high. This section encompasses both sides of Liverpool Street and Prospect Place as well as scattered groupings of largely intact houses along Forest Road. Forest Road contains primarily Victorian style houses on the southern side and Federation houses on the northern side. Key buildings within the Precinct include St John the Baptist Church which is located at the corner of Goulburn Street and Forest Road. This is a landmark structure which forms an iconic gateway to West Hobart. Goulburn Street Primary School c1943 also contributes greatly to

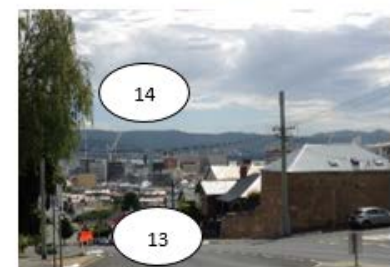
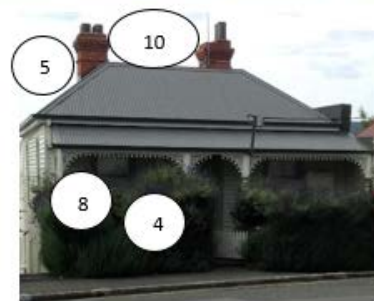
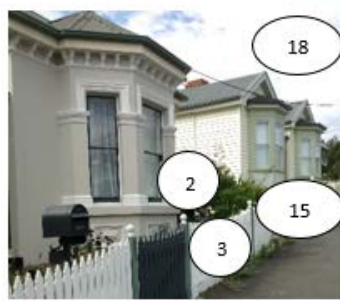
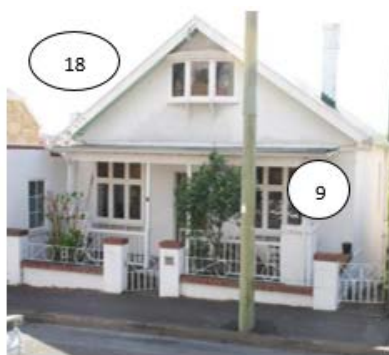
the streetscape of the area. Other notable buildings include Dunns Dairy at 106 Forest Road, the weather board Victorian domestic farmhouse was built in 1870 and is set back from the street within a garden setting. Significant groupings of Victorian period houses and cottages include 337- 351, and 332- 348 Liverpool Street, form an important historic street scape. Whilst numbers 54-66 Forest Road are a significant group of Federation Brick houses. A row of four conjoined Colonial Georgian workers cottages located at 4-10 Forest Road also form a key group of buildings within the precinct.

Fencing

The desired fencing type is low level Victorian picket, Federation picket, or Federation brick. There are also a number of Inter-War brick and iron work fences that are stylized to match the houses to which they relate.

Contributory elements

- Streetscape of little altered single storey Colonial, Victorian, and Federation style primarily detached houses set on narrow allotments with angle to the street.
- Consistent spacing between buildings
- Buildings set close to street frontage with consistent set back from the front boundary
- Small cottage styled front gardens
- Prominent brick chimneys
- Dormer windows
- Ornate bargeboards
- Timber and iron detailing on verandahs
- Traditional colour schemes
- Traditional corrugated iron roof forms
- Sandstone walling on Liverpool Street
- Low fencing
- Open vistas created by width and form of the street
- Panoramic views of Hobart CBD, Derwent River
- Bay windows
- Groupings of largely intact houses that contribute to the streetscape
- Pedestrian laneways
- Street facing gables
- Street plantings and parks

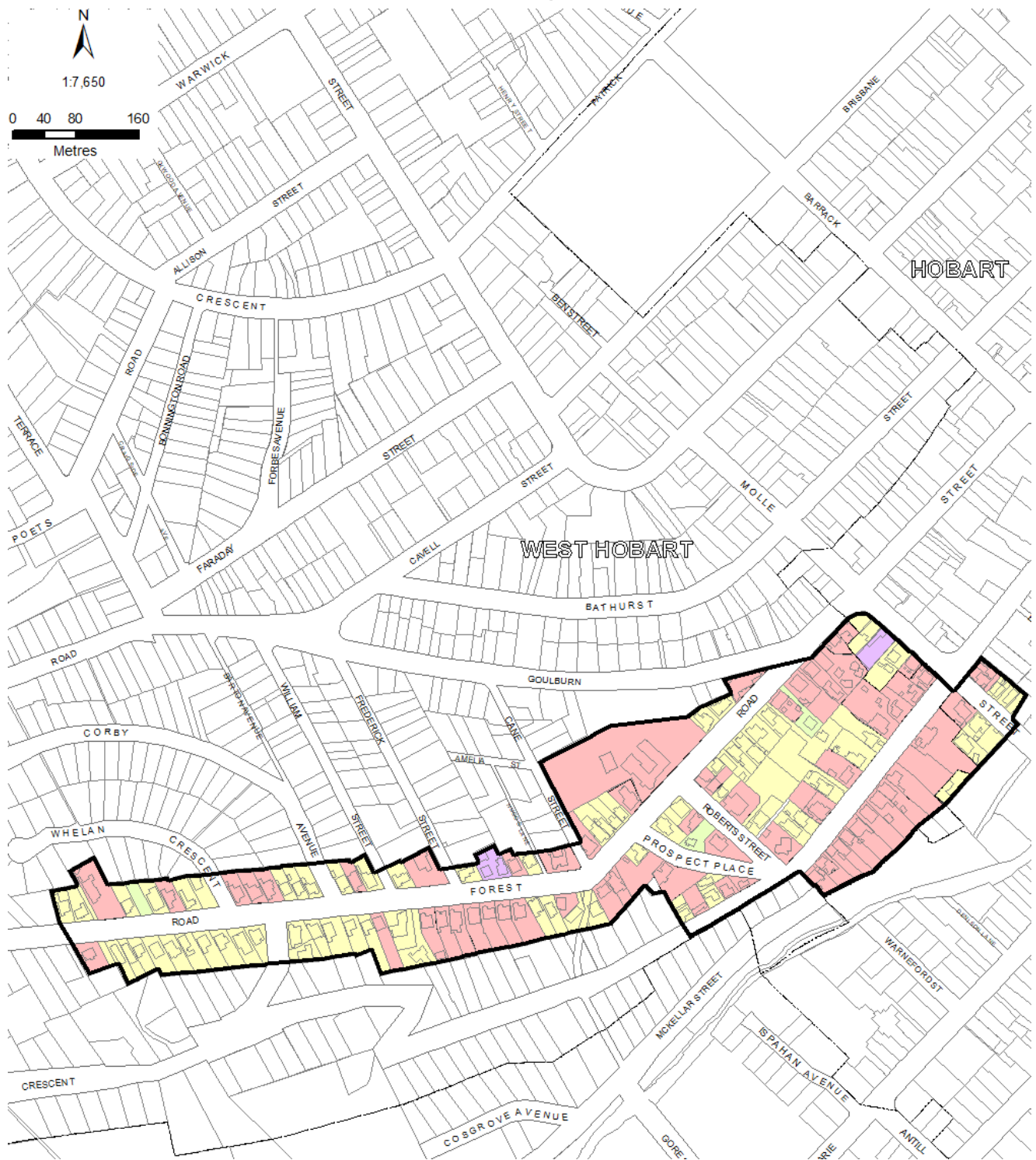


Non contributory elements

1. Intrusive buildings and infill structures that are unsympathetic to the streetscape and contributory characteristics of the precinct.
2. Unsympathetic alteration and additions to houses.
3. Development of off-street parking facilities which have greatly impacted on the front yards of some properties and the overall precinct streetscape.
4. High fences with minimal transparency that obscure buildings and front gardens.



HOB-C6.2.11.6 Heritage Precinct - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The quality and quantity of Old Colonial, Victorian, Federation, and Inter-War buildings within the precinct are significant examples of residential architecture that contribute to the understanding of the historically residential role of the precinct.
- The consistency of housing stock that demonstrates the economic boom periods of the nineteenth and early twentieth century's in Hobart.
- The area contributes to the understanding of the pattern of development and early subdivisions of the suburb of West Hobart.

For the representation of aesthetic characteristics

- The continuous single-storey timber, brick and sandstone buildings, with pitched roof forms and the general uniformity of scale in the precinct create distinctive and cohesive streetscapes.
- The fine quality and quantity of Old Colonial, Victorian, Federation, and Inter-War period houses and building stock, with a significant number of houses within the precinct remaining largely intact and retaining original architectural features.
- The streetscape has high aesthetic value which is enhanced by the open vistas created by the straight alignment of Liverpool Street and Forest Road, and by the views over the city, river, and mountain, afforded by the topography of the area.

For the representation of a class of building or place

- The precinct possesses intact groupings of houses built in successive architectural styles; with many of these structures possessing landmark qualities.

For the association with a particular community or cultural group for social or spiritual reasons:

- The area has social significance to the local and broader community due to the location of two major structures that were/and are currently places of community focus including St John the Baptist Church and Goulburn Street Primary School

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.

4. New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory and heritage listed places.
5. New buildings and extensions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, New fences for old houses.
8. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
9. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
10. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
11. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
12. Driveways and hard stand areas should be located at the side of the house.
13. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
14. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.
15. A curtilage/usable open space should be maintained to provide an appropriate setting to the scale of the house.

References

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**City of Hobart Local Heritage Precincts
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January 2019**

**HOB-C6.2.11.7
Lower Jordan Hill Road – West Hobart**



DESCRIPTION

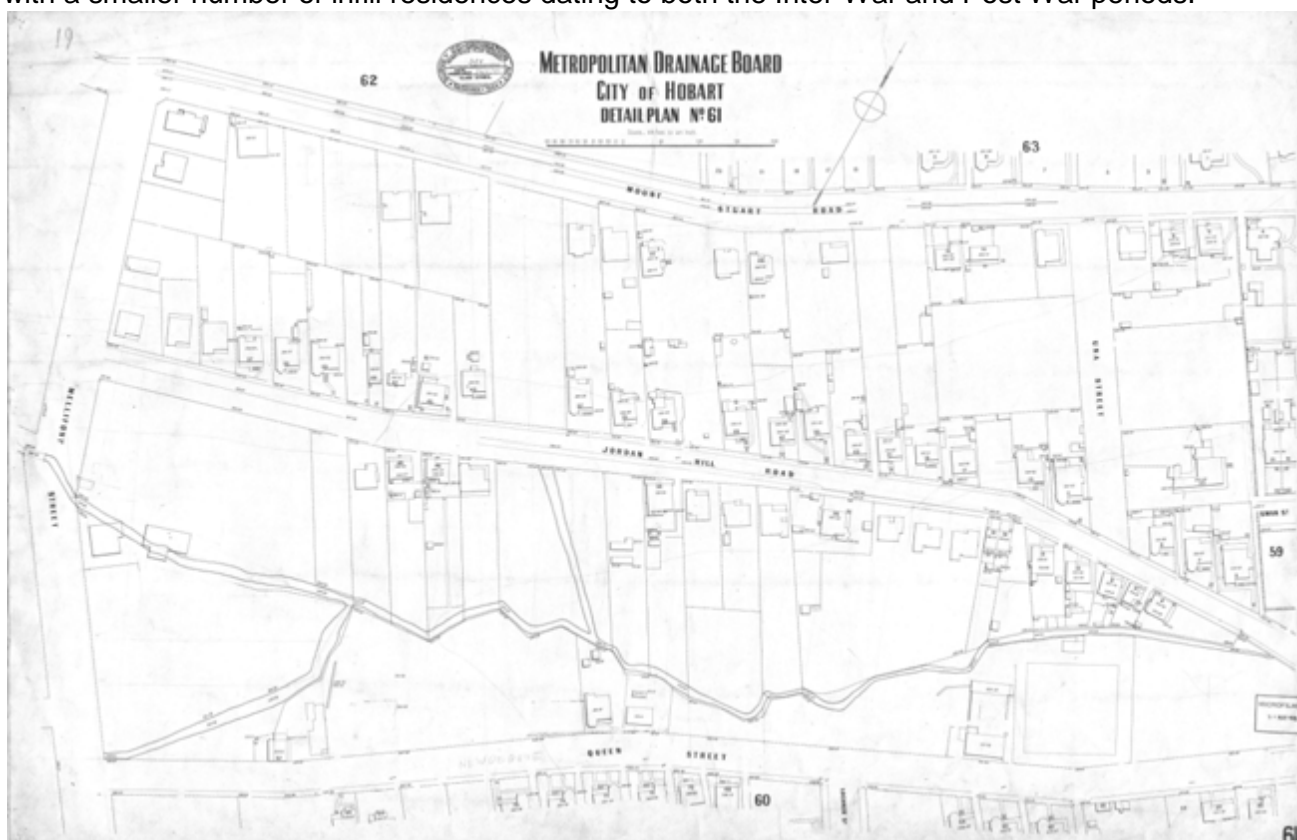
Component Streets:

Lower Jordan Hill Road

Historical background:

Lower Jordan Hill Road was created from the subdivision of Lenaker Estate. The original owner of Lenaker was a well-known government official and early resident of Hobart Town, William Giblin. The estate was an eight acre orchard through which the Providence Valley Rivulet flowed, the original homestead 'Lenaker' is today located at 23 Swan Street. The residence and surrounding land was sold after Giblin's death in 1884 to Samuel Joseph Cato. Lower Jordan Hill Road was formed when forty-two residential lots were created through Mr. Samuel Joseph Cato's 1892 subdivision of the estate. The Lenaker subdivision offered sixteen lots fronting onto Mount Stuart Road, seventeen lots fronting onto Lower Jordan Hill Road and eight lots fronting onto a steep new road called Una Street. In 1892 the Mount Stuart Town Board referred to subdivisions in the district stating that S. J. Cato of Lenaker had advertised 41 allotments, some of which fall within the present boundary of Mount Stuart.

By 1895 a small number of allotments had been built upon, however the lots sold very slowly with many still being advertised for sale into the late 1890s. The *Metropolitan Drainage Board City of Hobart Detail Plan N°61* shows that by around 1910 dwellings had been constructed on fifteen out of the seventeen Jordan Hill Road lots. Almost all of the housing stock on the north side of the street was constructed by 1910 and subsequently date from the late Victorian and Federation periods. The southern side also features residences constructed during the late Victorian and Federation periods, with a smaller number of infill residences dating to both the Inter-War and Post War periods.



Hobart City Council Drainage Plans c.1910 showing precinct along Lower Jordan Hill Road.
(AOT SD_ILS:553788)

Precinct character and features

Streetscape and townscape

Design and topography

The street form is heavily influenced by variances in the topography of Providence Valley and the grant boundary of Lanaker Estate. Lower Jordan Hill Road rises steeply with the road splitting halfway up, here the street becomes separated by a walled and vegetated road verge. Residences on the northern side of the road are positioned on elevated lots, giving each building a strong presence in the streetscape. Whilst houses on the southern side of Lower Jordan Hill Road are positioned either at street level or below the street, with roof forms creating a strong element in the streetscape.

Vegetation

Located centrally within the precinct is a grassed road verge which features a row small of pines. Houses on the southern side of the road feature front cottage gardens, whilst houses on the northern side feature slightly more substantial front gardens. The rear yards of all residences back onto both Newdegate Street and Mount Stuart Road, these substantial and established rear gardens are a surviving remanent of Providence Valley's history of orcharding, and fertile farm land.

Views and vistas

Looking easterly are views across North Hobart to the River Derwent and Eastern Shore. Whilst westerly there are views to the vegetated hills of Knocklofty. To the north and south are views to the housing and gardens of the adjacent areas of Newdegate Street and Mount Stuart Road.

Built form

Materials

The precinct is primarily associated with the use of timber weatherboard, there are however at least five residences of brick construction within the precinct. Similarly, corrugated iron is used primarily for roof cladding, but there is also a small number of tiled roofs present within the precinct, including number 28a, a Federation Queen Anne residence with Marseille tile roof.

Architectural styles and scales

Architectural styles within the precinct include; Victorian Georgian, Victorian Domestic, Victorian Italianate, Federation Domestic, and Federation Queen Anne. There are a number of modest brick Inter-War residences that feature Art Deco detailing, and a small number of modest Post War 1950s and 1960s houses. Residences positioned on the high northern side of the road vary from single storey to double storey. Houses on the lower southern side are mostly single storey from the road with a number featuring a second level below the street.

Orientation

Houses are orientated towards the street with modest to medium setbacks from the road. A significant feature of the precinct is the repetitive pattern of asymmetrical houses with street facing gables along the northern side of the street.

Building stock

Numbers 7 and 11 Lower Jordan Hill Road form a pair of brick Italianate residences positioned on sandstone bases. Number 21 is a brick double storey Victorian residence with sandstone quoining and features verandahs on the lower and upper levels with iron lace detailing. Number 37 is a Victorian Italianate double storey weatherboard residence with prominent bay window. The earliest building in the precinct is the c.1860 Victorian Georgian rubble stone cottage located at 45 Lower Jordan Hill Road, both its location and its age make it an important element within the streetscape. Number 36 is a late Victorian symmetrical weatherboard residence featuring bracketed eaves, and tall brick chimneys. Both numbers 4 and 48 Lower Jordan Hill Road are fine examples of Victorian Georgian cottages.

Fencing

Fencing has tended to take the form of low walls mature hedging. Identified fence types include Victorian timber picket, Federation timber picket, Federation brick fencing, and Inter-War brick and iron work fences.

Contributory elements

1. Painted weatherboard
2. Street facing gables
3. Original iron and timber detailing
4. Traditional corrugated iron roof forms
5. Low picket, timber, and ironwork fences
6. Asymmetrical residences
7. Traditional colour schemes
8. Unpainted brickwork
9. Symmetrical cottages
10. Established front gardens
11. Buildings set close to the street with a consistent setback from the front boundary
12. Small cottage-style front gardens
13. Split road levels and walling
14. Bay windows
15. Groupings of houses sharing similar features
16. Pedestrian laneways linking streets
17. Stone retaining walls
18. Prominent brick chimneys
19. Large two storey residences on the high side of the street
20. Nature strips and street plantings

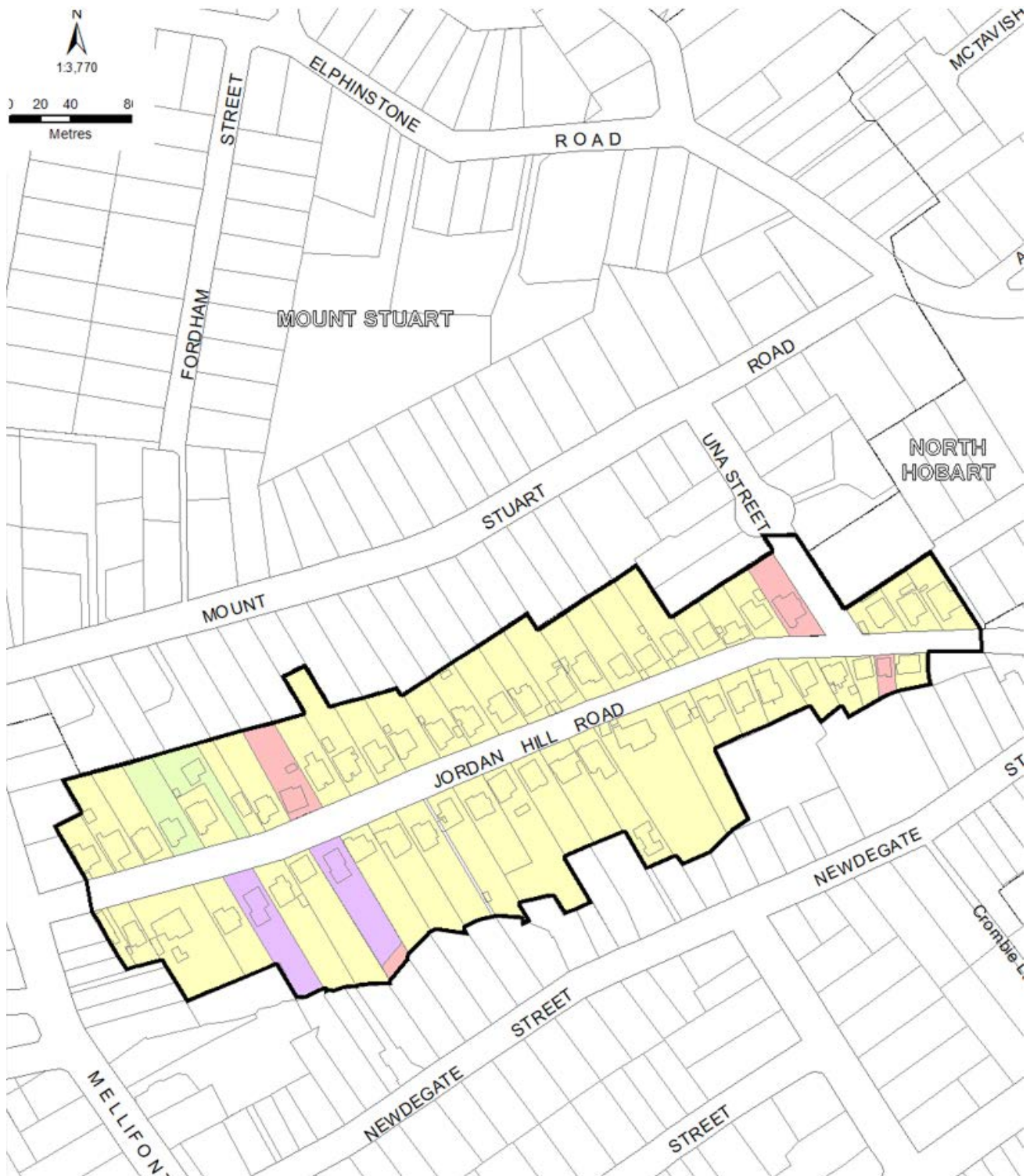


Non contributory elements

1. High fences that have a negative impact upon the character of the precinct and streetscape.
2. New developments that are of a different form and scale than traditional buildings.
3. Unsympathetic additions to buildings.
4. Non traditional colours and materials that do not complement the character of the precinct.
5. Parking bays and a large amount of hard surface area that detracts from residences within the precinct and the overall streetscape.



HOB-C6.2.11.7 Heritage Precinct - Map



- Heritage local / state places
- Contributory
- Neutral
- Non contributory

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history

- The precinct contributes to the understanding of the pattern of development and early subdivisions of the suburb of West Hobart.
- The precinct demonstrates connections with the former Lenaker estate and Samuel Joseph Cato's 1892 subdivision is evidence of early European settlement and agriculture estates within the area and later transition into suburban development.

For the representation of aesthetic characteristics

- The precinct is significant for its aesthetic response to topography seen in the siting of buildings, stone walls, stairs, and in the split level street formation.
- The street plantings, and front and rear garden settings of properties are significant visual features that reinforce the precincts residential character.
- The original external detailing, finishes, forms and materials are significant in demonstrating Victorian, Federation, Inter-War, and Post-War architecture.
- The strong visual quality of the streetscape, with a number of dwellings placed in prominent positions add aesthetic significant to the precinct.

For the representation of a class of building or place

- The fine collection of principally late nineteenth and early twentieth century housing that forms a coherent and largely intact streetscape that demonstrates the key design features, styles and forms of the time.

DESIGN CRITERIA / CONSERVATION POLICY

1. Elements which contribute to the precinct should be retained.
2. Non contributory elements may be removed to enhance the character of the precinct.
3. Alterations and additions should not dominate or detract from the original building.
4. New buildings, extensions or structures should be compatible with and sympathetic to the single storey scale, bulk, setback, materials and finishes and general character of contributory and heritage listed places.
5. New buildings, extensions or additions to contributory and heritage listed buildings should be compatible and visually subservient when viewed from any road or public open space.
6. Alterations and additions should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.

7. Garages, carports, and ancillary structures should be setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.
8. Driveways and hard stand areas should be located at the side of the house.
9. Fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building. Styles include low Federation/Victorian timber picket, Inter-War masonry, brick and ironwork fences and gates. Detailed design guidance may be found in City of Hobart publication, *New fences for old houses*.
10. Established and/or significant planted garden settings and visually prominent trees should be retained, unless removal is exempt under the planning scheme.
11. Unpainted and unrendered masonry and brick exterior surfaces should remain as such.
12. A curtilage of usable open space should be maintained to provide an appropriate setting to the scale of the house.
13. All sandstone construction, generally seen in walls, kerbing or other site elements should be retained, unless removal is exempt under the planning scheme.
14. New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.
15. Lot boundary changes should not occur in areas where the original subdivision pattern is significant and remains intact.

References

Archives Office of Tasmania Subject Index, AOT, Hobart.

Gooden Mackey Logan, 2000, West Hobart Heritage Review, Prepared for Hobart City Council, Hobart.