

BATTERY POINT HERITAGE REVIEW

**Main Report – Volume 1
September 2000**

Note: Volume 2 of this Review is the Heritage Inventory (Consisting of 140 datasheets).

CONTENTS

VOLUME 1

BATTERY POINT PLANNING SCHEME HERITAGE REVIEW	1
1.1 Background	1
1.2 Study Area.....	1
1.3 Authorship.....	1
1.4 Limitations	1
1.5 Methodology	2
1.6 Terminology	2
1.7 Acknowledgements	2
2. LITERATURE REVIEW	4
2.1 Historical Sources	4
2.1.1 Secondary Sources.....	4
2.1.2 Primary Sources	4
2.2 Existing Heritage Inventories.....	5
2.2.1 Battery Point Planning Scheme 1979.....	5
2.2.2 Tasmanian Heritage Register	5
2.2.3 National Trust Register	5
2.2.4 Sandy Bay Heritage Review.....	5
2.2.5 Other Sources	5
3. FIELD WORK AND SURVEY	6
3.1 Listed Places.....	6
3.2 Unlisted Places	6
4. INVENTORY ANALYSIS	9
4.1 Scheme Inventory	9
4.1.1 Characterisitcs	9
4.1.2 Statistics	9
4.1.3 Inconsistencies.....	10
4.2 New Inventory of Sites.....	10
4.2.1 Characteristics	10
4.2.2 Statistics	10
4.2.3 Format	11
5. RECOMMENDATIONS	13
5.1 Adoption of the Heritage Review.....	14
5.1.1 General Recommendations.....	14
5.1.2 Specific Recommendations	14
5.2 Heritage Promotion and Community Involvement	14
5.2.1 Recommendations	14
6. REFERENCES.....	15

1. INTRODUCTION

1.1 Background

This study was undertaken because the heritage listings within the *Battery Point Planning Scheme 1979* had not been comprehensively reviewed since the adoption of the Scheme over twenty years ago.

There are presently two lists of places of cultural significance included in the Scheme. These are List A and List B which are included within Code E - Listed Building Code. The inclusion of places within these lists is largely based on work done by the National Trust in the 1970s.

The scope included a 'review' of listings. Firstly, the accuracy of existing heritage listings within the Scheme. Secondly, scope for additional places of cultural significance for inclusion onto the Scheme.

A copy of the original study proposal is included as Appendix A.

1.2 Study Area

The Study Area, shown by Figure 1.1, is that which is defined in the *Battery Point Planning Scheme 1979*. The plan includes Amendments 'G', 'I' and 'J', as well as the revised scheme boundary resulting from the commencement of the *Sullivans Cove Planning Scheme 1997*.

1.3 Authorship

This study was conducted by Katheryn Bennett, under the guidance of Brendan Lennard. All major study tasks were reviewed after initial and final completion.

1.4 Limitations

As the field work and survey component of this study was completed it became apparent that there were numerous previously unidentified places of cultural significance located within the study area. It was resolved, given the six week time period allocated for this study, that full inventory sheets would be written for places located north of Quayle Street; and abbreviated inventory sheets would be provided for places located south of Quayle Street.

This decision was aided by the fact that the *Sandy Bay Heritage Review 1998*, had examined places within the Battery Point planning area located south of Quayle Street.

The level of documentation provided for each newly identified place of cultural significance is, however, sufficient to establish their significance for entry onto the Scheme.

1.5 Methodology

The project methodology clearly outlined in the NSW Heritage Office and Department of Urban Affairs and Planning, 1996, *Heritage Studies*, New South Wales Heritage Manual (3rd Edition), was referred to during the course of this study.

The evaluation criteria applied to inventory items are those required for entry on to the Tasmanian Heritage Register (THR). These criteria are clearly defined in the *Historic Cultural Heritage Act 1995* (Appendix B). The inventory format is taken from the Tasmanian Heritage Register Database.

1.6 Terminology

The main body of this report does not generally adopt any special terminology, however, terminology used to describe building style, form and materials has been used in the New Inventory (Appendix F). This terminology generally follows that which is set out in Apperly, R., Irving, R., and Reynolds, P., 1989, *A Pictorial Guide to Identifying Australian Architecture*. Most of the architectural style names allocated to places within the Final Inventory, however, differ from the above book, as most places were found to be composed of a combination of different style elements.

1.7 Acknowledgements

The author wishes to acknowledge the assistance of the following organisations and individuals:

Organisations

- * Tasmanian Heritage Council (THC);
- * Tasmaniana Library, State Library of Tasmania; and
- * Department of Primary Industries, Water and Environment (DPIWE).

Individuals

- * Mr Andrew Todd, Registrar, THC;
- * Ms Megan Baynes, Technical Officer, HCC;
- * Ms Jill McBride, Librarian, HCC; and
- * Mr Bill Read, Historic Map Curator, DPIWE.

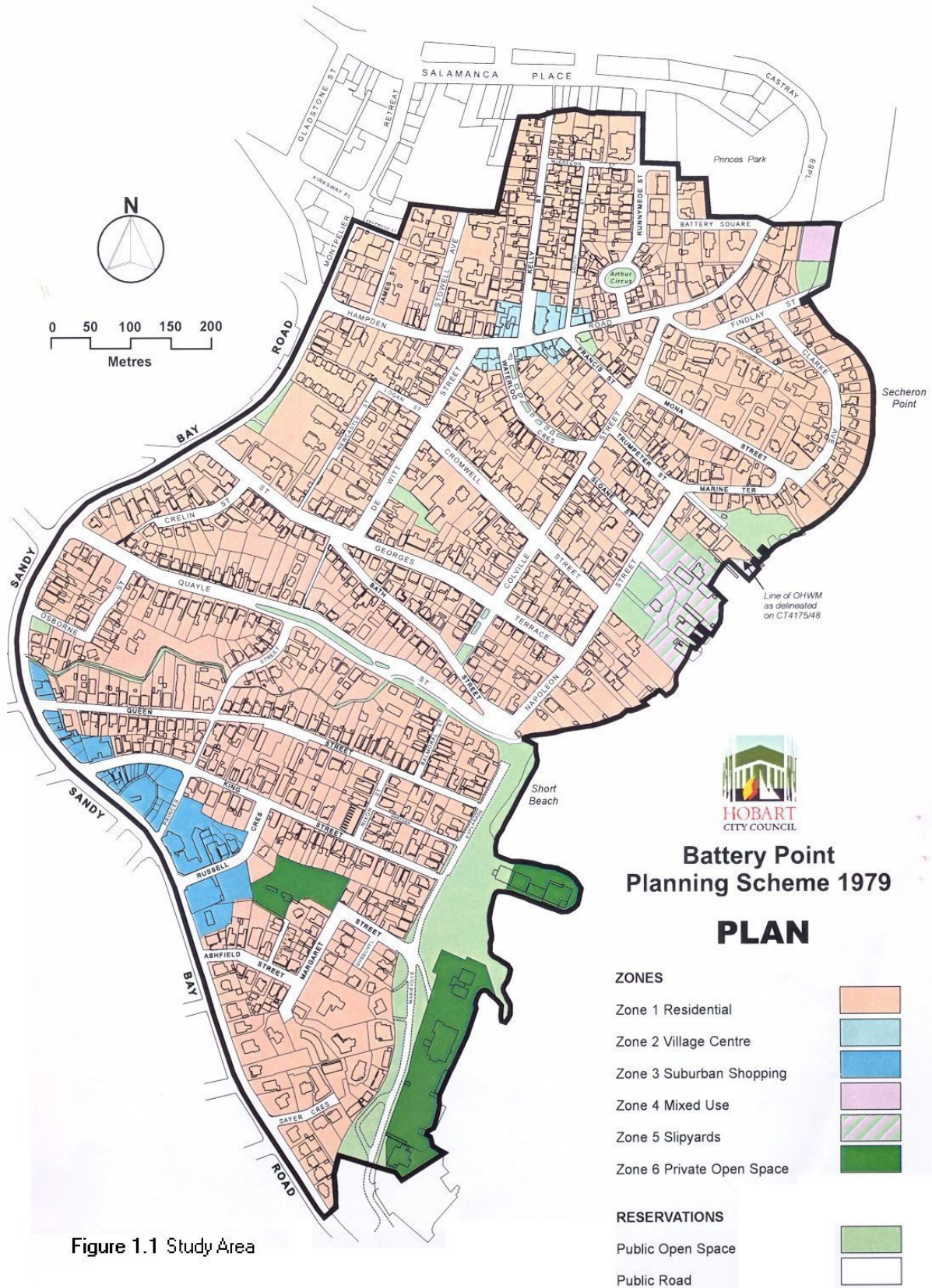


Figure 1.1 Study Area

Figure 1.1 Battery Point Study Area

2. LITERATURE REVIEW

A review of the relevant literature was the first major study task to be undertaken. This allowed for the identification of major historical themes, and provided for an understanding of the historical evolution and development of Battery Point. It also helped to determine the scope of the study, through review of existing material on previously identified places of cultural significance.

2.1 Historical Sources

2.1.1 Secondary Sources

Secondary sources were the first to be reviewed. Several histories have been written about Battery Point. The first, by Rowntree, is a highly informative guide to the evolution of the suburb, which provides the reader with an excellent collection of illustrations, including old paintings, sketches, maps and photographs.

The second major work, written by Hudspeth and Scripps, is a comprehensive thematic history of the suburb. This was ideal in familiarising the author with the major associated themes.

There are two additional histories that cover the area of Battery Point south of Quayle Street. Goc's *Sandy Bay: A Social History*, and Terry's *Sandy Bay Heritage Study Thematic History*. These two works provided valuable information on an area of Battery Point not previously covered in detail.

Conservation Studies completed on individual places were also an important source of information. They provide detailed information about the development of a particular place, and in so doing, often explain surrounding patterns of development.

2.1.2 Primary Sources

An assortment of primary sources was consulted during the review process. These included historic maps, photographs, post office directories, assessment rolls, and HCC property files.

The major historic map sources used were: James Sprent's Survey Sheets 1841-1845, and The City of Hobart Drainage Board Maps, 1905-1910.

2.2 Existing Heritage Inventories

2.2.1 Battery Point Planning Scheme 1979

List 'A' and 'B' within the Scheme's Listed Building Code were the first heritage inventories to be reviewed. Listed sites were plotted on to a base map (scale 1:2000) to determine their location. Street numbers provided on the lists were checked against the base map. Any inconsistencies were re-checked with the Council's Geographical Information System (Appendix C).

2.2.2 Tasmanian Heritage Register

The THR was reviewed, and thirty-six data sheets were collected for places that appeared on the THR (including two listings that were in progress) but that were not included on the Scheme. All of these places were found to have been 'newly' nominated (ie: places nominated after 1979) by the National Trust. They had been subsequently reviewed in 1997 by the THC and placed on its Register (Appendix D).

2.2.3 National Trust Register

Two 'newly' nominated National Trust places (refer section 2.2.2) were not yet listed on the THR (this is in progress). For these places, data sheets produced by the National Trust, were collected to help with identification during the field work and survey component of the study (Appendix D).

2.2.4 Sandy Bay Heritage Review

The inventory of culturally significant places produced by this review was examined. Thirty-four places were found to be located within the Battery Point area - all were located south of Quayle Street. Review of the individual inventory sheets revealed some interesting historical information about the places, the area and its development (Appendix E). The Ashfield and Quayle - King Street Recommended Conservation Areas outlined in the Sandy Bay Heritage Review were also closely examined.

2.2.5 Other Sources

Other inventories of culturally significant places were reviewed during this stage of the project. These include:

- * An Architectural Guide to the City Hobart (RAIA);
- * Hobart's Industrial Heritage; and
- * Women's Sites and Lives in Hobart.

3. FIELD WORK AND SURVEY

The field work and survey component of this study was undertaken in a number of stages. The first stage focused on the area of Battery Point to the north of Quayle Street - where the bulk of listed sites are located. The second stage concentrated on the area located to the south of Quayle Street.

Approximately ten working days were spent on the field work and survey.

3.1 Listed Places

All places on List A and B (within Code E - Listed Building Code) were first to be surveyed and evaluated. Particular attention was given to List B places as these are the items, according to the Scheme, where “...*demolition may be allowed....*”(E.3B)

The cultural significance of these places was re-assessed against standards set in the Scheme.

Listed places, according to the Scheme are “...*objects which comprise the townscape and architectural elements and landmarks of the District, and which have not yet reached the end of their use of life.*”(E.1)

List A places according to the Scheme are “...*considered to be essential to the heritage of Australia and must be preserved*” (E.3(a)).

While places on List B are “...*considered to contribute to the heritage of Australia and their retention is to be encouraged*” (E.3(b))

All places were also evaluated against established THC criteria, and particular note was taken of any place that did not appear to meet these criteria.

3.2 Unlisted Places

Places that are unlisted and considered to be of cultural significance were also identified during the field work and survey. An attempt was made to inspect and evaluate all unlisted buildings, structures, recreation grounds, trees and streets. All places identified were plotted on to a base map (scale 1:2000).

A preliminary inventory of approximately 140 sites was then developed. Further historical research in to specific sites was undertaken to verify or establish their cultural significance (see Figures 3.1 and 3.2).

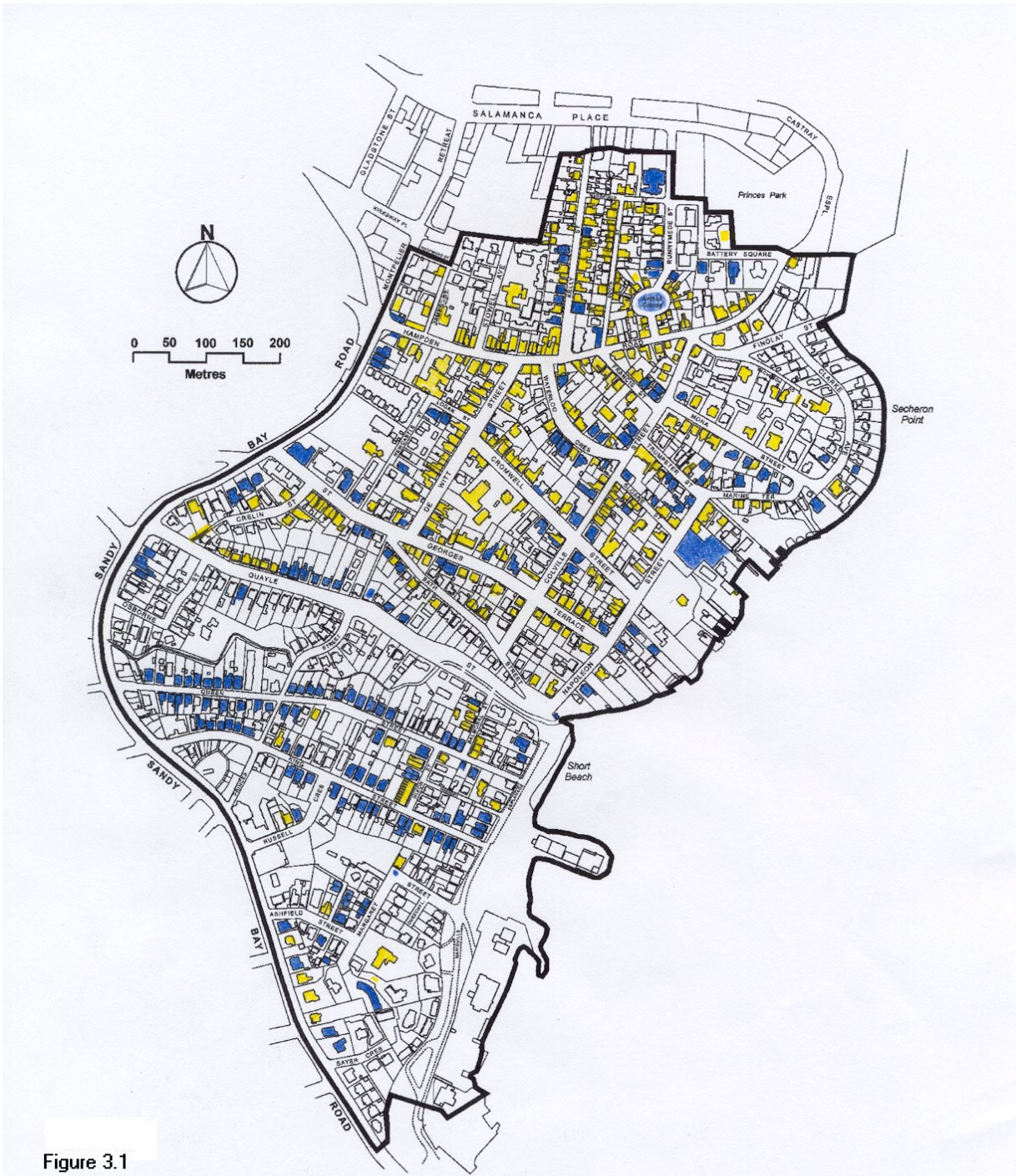


Figure 3.1

Key:

Places Listed on Battery Point Planning Scheme.

Places Recommended for Listing onto the Battery Point Planning Scheme.

Figure 3.1 Map of Places Listed and Places Recommended for Listing.

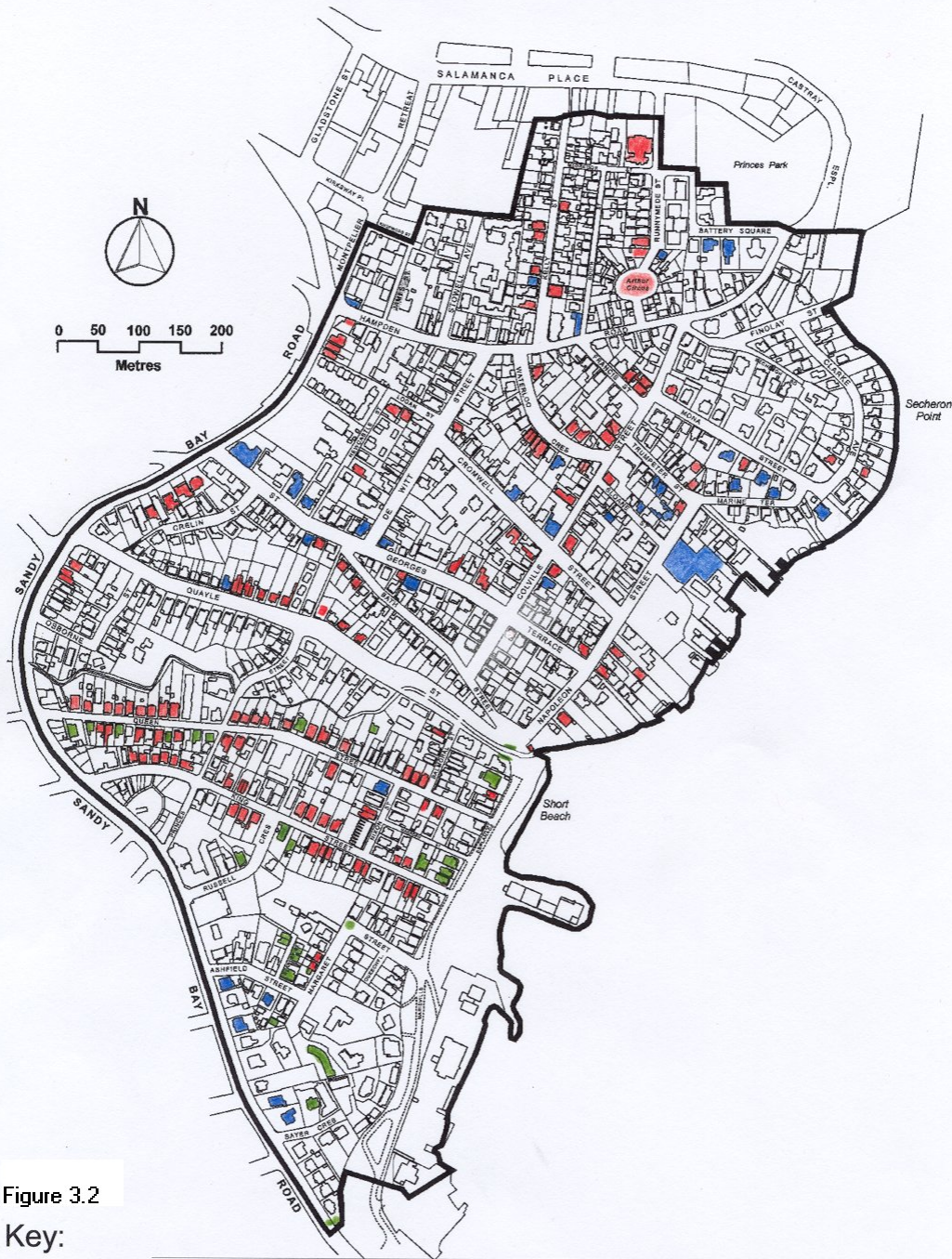


Figure 3.2 Places Recommended for Listing onto the Battery Point Planning Scheme by major studies.

4. INVENTORY ANALYSIS

4.1 Scheme Inventory

4.1.1 Characteristics

The majority of places on List A and B date from the early to mid nineteenth century, which covers the Old Colonial Georgian (1803-c1840) and Victorian (c1840-1890) architectural periods (see Figure 4.1).

Most of the places are houses. Small workers' cottages of brick or stone construction, dominate the listings. Clusters of these items are found along Kelly, South and Runnymede Streets. There are, however, several large residences that are represented in the listings. Most of these, such as Secheron House (c1830), and Stowell House (c1833) and Ashfield (c1835), were once part of large estates.

Other types of listed places include: churches, rectories, community halls, shops, hospitals, pubs, lane ways, and numerous auxiliary buildings such as coach houses and stables.

Places on List A and B were found to possess a similar level of cultural significance. There is, however, a clear bias towards early to mid nineteenth century buildings in List A; while the majority of later nineteenth to early twentieth century buildings have been relegated to List B.

Places constructed during the mid to late twentieth century do not appear on either list.

4.1.2 Statistics

The total number of places currently on the Scheme Inventory totals 385. There are 145 places on List A, which accounts for 38% of the total. On List B there are considerably more places, with 240 or 62% (see Table 4.1).

Scheme Inventory		%
<i>List A</i>	145	38
<i>List B</i>	240	62
<i>Total Number</i>	385	100

Table 4.1: Number of Sites on List A and B of the Scheme.

4.1.3 Inconsistencies

All, except for eleven, of these Scheme listed places have also been registered by the THC since 1997. There are several reasons why the eleven places were not listed. These include: loss of cultural significance, incorrect street address, demolition, and that they may have been overlooked during field survey.

The level of information provided in the Scheme Inventory is largely to blame for most of these inconsistencies. A full explanation of the sites and associated inconsistencies and recommended changes are provided in Appendix C.

4.2 New Inventory of Sites

4.2.1 Characteristics

The majority of places in the New Inventory (refer Appendix F) are houses that date from the late nineteenth, early twentieth century (see Figure 4.1). The main reason for this is because of the lack of coverage in the current Scheme.

In fact, this lack of recognition has resulted in the erosion of many early twentieth century places within Battery Point.

Structures built in the mid twentieth century are the next major group included in the New Inventory. The majority of these places are houses.

There are very few places dating from the early to mid nineteenth century within the New Inventory. This is due to the fact that most of these have already been listed under the Scheme.

Other types of places within the New Inventory include: sheds, child care centres, recreation grounds, shops, and former schools.

4.2.2 Statistics

A total of 140 inventory sheets have been produced. Seventy-nine of these places have full inventory sheets or 56% , and 61 have abbreviated inventory sheets or 44% (see Table 4.2).

Type of Inventory Sheet	%	
<i>Full</i>	79	56
<i>Abbreviated</i>	61	44
<i>Total Number</i>	140	100

Table 4.2: Type and Number of Inventory Sheets

4.2.3 Format

The full and abbreviated inventory sheets are identical in format to those produced by the Tasmanian Heritage Council, because both have been produced using the Tasmanian Heritage Register Database. The following fields appear on the full inventory sheets:

Location Reference Number: located at the top right-hand corner of each inventory sheet, this number refers to the location of the item within the computer database.

Name: current property name and former names where known.

Address: current street address according to HCC produced base maps and GIS.

Original Use: what the item was originally used as.

Present Use: what the item is presently used as.

Feature Type: what type of item it is. Eg: shed, house, bridge, church.

Architectural Style: loosely defined by the architectural period and styles outlined in *A Pictorial Guide to Identifying Australian Architecture*.

Integrity: an place is said to have integrity if its fabric and curtilage are still intact. Where an item appears to be intact, the phrase “externally predominantly intact” has been used. Alternatively, when an item is not externally intact, a brief description is given of the elements affecting its integrity (or intactness).

Floors: the number of floors/storeys.

Roof: the type of roofing material used, eg: shingles, corrugated iron, tiles.

Walls: the material from which the item is constructed, eg: brick, weatherboard, stone.

Attic/Basement: a tick box is provided to indicate whether an item has none, one or both of these features.

History: the history of the place, its development and evolution. Includes any historical information about the place.

Visual: the location of the place within the study area, and the contribution it makes to the streetscape.

Description: a brief physical description of the place as it appeared at the time of survey.

Criteria for Entry in Register: these criteria are outlined in the *Historic Cultural Heritage Act 1995*, Section 16. Through these criteria a statement of significance is produced.

Digital Images: two digital images are provided of each place. A front and a side elevation are included on the full inventory sheet.

The abbreviated inventory sheets include the following fields of information. These include: location reference number, name, address, description, and a table of significance with each criteria allotted a tick box. One digital image, usually a front elevation, is provided for each place.

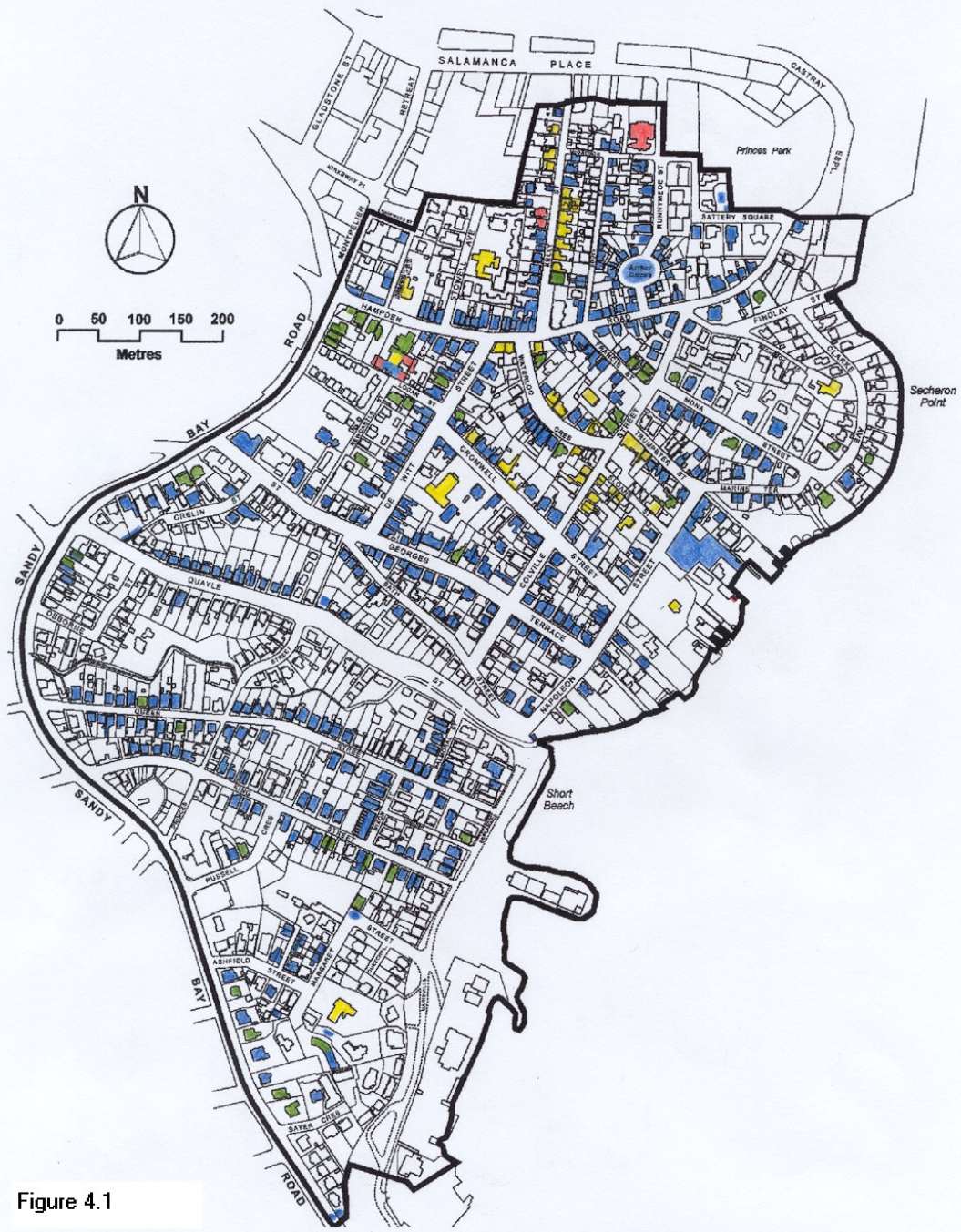


Figure 4.1

Key: Construction Periods – Listed Places and Places Recommended for Listing onto BPPS. * BPPS = Battery Point Planning Scheme

- 1804 -1845
- 1845 -1910
- 1910 -1945
- 1945 - Present

Figure 4.1 Construction Periods of Places Listed and Recommended for Listing onto the Battery Point Planning Scheme.

5. RECOMMENDATIONS

5.1 Adoption of the Heritage Review

5.1.1 General Recommendations

1. The format and structure of the Scheme's Inventory should be modified. List A and List B within Code E - Listed Building Code should be amalgamated to form one list. This list would adopt the requirements defined for the current List A. This proposed modification is consistent with other heritage schedules in other planning schemes, like that of the *City of Hobart Planning Scheme 1982*.
2. The Inventory Forms for individual places included in the New Inventory (Appendix F) should be adopted by Council following a process of public exhibition.
3. Consideration should be given by Council to the adoption of additional places onto the Scheme Inventory identified by the National Trust and Tasmanian Heritage Council (Appendix D), and the Sandy Bay Heritage Study (Appendix E).

5.1.2 Specific Recommendations

1. Specific alterations to the Scheme Inventory outlined in Appendix C of this report should be approved and undertaken by Council.
2. The version of the Battery Point Planning Scheme Inventory (in Appendix C of this report) should generally be adopted and included in the Scheme. This list has been modified to include the alterations specified in Appendix C, and provides an adequate level of information to prevent future listing inaccuracies.

5.2 Heritage Promotion and Community Involvement

5.2.1 Recommendations

1. On-site information about a heritage listed place, should, where appropriate, be provided or improved to enable increased community awareness. For example: some on-site information about the Battery Point Windmill could be provided. Also, the level of historical information provided by signage at Arthur Circus Recreation Ground could be greatly improved.
2. More information about the heritage of Battery Point could be produced. This could take the form of brochures, heritage information kits or an exhibition.
3. Any published material or other education program should attempt to broaden the community's heritage perspective of Battery Point. The twentieth century history of this place should be embraced as much as its nineteenth century history.

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