

LENAH VALLEY HERITAGE REVIEW

DRAFT INVENTORY & CONSERVATION AREAS



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in association with
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for
Hobart City Council
January 2003

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CONTENTS

1.0 Introduction	1
1.1 Authorship	1
1.2 Methodology	1
1.3 Character of Lenah Valley	2
1.4 Existing listings.....	2
1.5 Acknowledgments	2
2.0 Draft Inventory	3
2.1 Places of Local Significance.....	3
2.2 Places of State and National Significance	4
3.0 CONSERVATION AREAS	5
3.1 Introduction.....	5
Augusta Road Conservation Area	6
Courtney Avenue Conservation Area.....	9
Doyle Avenue Conservation Area.....	11
Edge/Suncrest.Trueman Avenues Conservation Area.....	14
Montague Street Conservation Area.....	17
Newlands Avenue Conservation Area.....	20
Ratho Street Conservation Area	23
REFERENCES.....	26
INVENTORY	

1.0 INTRODUCTION

This report, which is Stage 2 of the Lenah Valley Heritage Review, provides an inventory of sites recommended for listing under Schedule F of the City of Hobart Planning Scheme 1982. It is listed in alphabetical and street order and includes, private residences, public buildings, gardens, trees and street furniture.

1.1 Authorship

This report and inventory has been prepared by Ian Terry, Historian & Heritage Consultant, with input from heritage architect, Paul Davies of Paul Davies Pty Ltd. Initial survey work was undertaken by Ian Terry in August and September 2002 with the suburb resurveyed by Ian Terry and Paul Davies in October 2002. Further survey work was undertaken by Ian Terry in November 2002 and the draft report and inventory completed in January 2003.

1.2 Methodology

Sites were identified by a comprehensive field survey of all streets in Lenah Valley after an examination of existing heritage listings for the suburb and a detailed examination of the Stage 1 historic report of the study. Each place¹ of potential heritage interest was photographed in the initial survey. Subsequently Ian Terry and Paul Davies analysed all places and ran comparative cross checks between them and other known places of heritage significance in Hobart and elsewhere to determine the draft inventory. Historic material included in the individual site records were derived through primary research and oral information provided by a number of current and former Lenah Valley residents.

A recent study of significant gardens in New Town and Lenah Valley included several properties which lie in the current study area. Some of these properties have been recommended for listing in this current study for the significance of their buildings. Other trees and gardens not identified in the New Town and Lenah Valley study have been recommended for listing here. In particular, rows of Bhutan cypresses (*Cupressus torulosa*) and cypress hedges, both planted as boundary markers, are characteristic of the early twentieth century streetscapes of Lenah Valley. All rows of Bhutan cypress and substantial hedges have been recommended for protection as they contribute to the overall character of the suburb. Individual cypresses have generally not been included in the inventory as they neither contribute to the suburb's character to the extent of rows of trees nor clearly demonstrate early twentieth century boundary marking practices.

Current and former shops and the current Lenah Valley Primary School were also considered for inclusion for their potential social value and local historic significance. After considerable thought the shops were not included as most are not in their original form. The school was also not included as it has a relatively short history in the suburb (c50 years). These places may, in future reviews of the suburb's heritage, be reassessed as being of heritage significance.

Two cultural landscapes, demonstrating the pre-suburban land use patterns of Lenah Valley, have also been identified and recommended for protection under Schedule O of the City of Hobart Planning Scheme.

Maps of Lenah Valley showing the location of all sites currently listed in Schedule F of the City of Hobart Planning Scheme 1982, as well as sites recommended by this study for inclusion in the Schedule, have been included at the end of this report.

¹ The 1999 Australia ICOMOS Burra Charter notes that '*place* means site, area, land, landscape, building or other work, group of buildings or other work, and may include components, contents, spaces and views.'

1.3 Character of Lenah Valley

Lenah Valley is a hilly suburb with a wide valley narrowing as it approaches the foothills of Mount Wellington. It has steep streets and pedestrian lanes with other streets following contours around hillsides. Mount Wellington forms an ever present and looming backdrop to the suburb, particularly as the valley narrows in the mountain's foothills.

Suburban development of Lenah Valley followed the earlier rural land uses which were dominated by orcharding, particularly from the late nineteenth to the mid twentieth centuries. Orchards were particularly common in the western end of the suburb and north of Augusta Road. The first residential development occurred in the eastern end of the suburb in the early twentieth century as large nineteenth century properties were subdivided to create prestige streets. Much of the original building stock of this early subdivision along with street and garden plantings remain virtually intact and provide the nucleus for most of the conservation areas recommended in this report. Later residential development subdivided former orchards further west along Lenah Valley Road and on the increasingly steep hillsides overlooking the road. These subdivisions are characterised by smaller allotments and the more modest housing stock common to the postwar austerity years when mass housing became an immediate priority for a rapidly growing population. This review found few places of heritage significance in the newer streets of Lenah Valley. Those included are generally structures of interesting modern architectural styles or early houses now surrounded by later subdivision. At its western extremities Lenah Valley retains a semi-rural character unusual in a capital city close to the city centre.

1.4 Existing listings

The following table shows places in Mount Stuart which are already listed in various statutory heritage lists. These lists are:

HCC	Schedule F, City of Hobart Planning Scheme 1982
RNE	Register of the National Estate
THR	Tasmanian Heritage Register

Place	Address	Current Listing
Newlands House Lodge	46 Augusta Road	THR, HCC
Jutland House Carriage Drive (part)	63a-65 Augusta Rd	THR
Ancanthe	268 Lenah Valley Rd	RNE, THR, HCC
Ellingly	42 Montagu St	RNE, HCC
Jutland House Carriage Drive (part)	43a Montagu St	THR
Jutland House	53 Montagu St	THR, HCC

1.5 Acknowledgments

Numerous people have provided great assistance in the preparation of this report. This includes a number of residents of Lenah Valley, as well as other community members and officers of the Hobart City Council and the Tasmanian Heritage Office:

- Brendan Lennard, Cultural Heritage Officer at Hobart City Council
- Andrew Todd, Registrar at the Tasmanian Heritage Office
- Anne McConnell
- Lindy Scripps
- Staff at the Tasmaniana Library, State Library of Tasmania
- Staff of the Archives Office of Tasmania
- Staff of the Deeds Office

Thanks, too, to other residents of Lenah Valley and members of the Lenah Valley Progress Association who assisted in the study.

2.0 DRAFT INVENTORY

2.1 Places of Local Significance

Pat Murnane Memorial Hall	Athleen Avenue
House	42 Augusta Road
Cypress Hedge	45-49 Augusta Road
Bhutan Cypress	58 Augusta Road
Bhutan Cypress	77-79 Augusta Road
Cypress Hedge	86 Augusta Road
House	89 Augusta Road
Cottage	103 Augusta Road
House	109 Augusta Road
Brushy Creek Road Landscape	Brushy Creek Road
Cottage	21 Brushy Creek Road
Farm Complex	39 Brushy Creek Road
Lenah Valley Community Hall	18 Creek Road
Stone Steps	opp 18 Doyle Avenue
Stone Steps	opp 28 Doyle Avenue
Cottage	61 Doyle Avenue
House	72 Doyle Avenue
House	36 Giblin Street
Cottage	1a/37 Giblin Street
House	61 Giblin Street
Kara	69 Giblin Street
House	86 Giblin Street
House	1a Girrabong Road
Bhutan Cypress	33 Joynton Avenue
Stone Terracing - John Turnbull Park	Lenah Valley Road
Lenah Valley Family & Child Health Centre	186 Lenah Valley Road
Creek Road Landscape	221-221a Lenah Valley Road
House	237 Lenah Valley Road
House	270 Lenah Valley Road
Cottage	287 Lenah Valley Road
House	28 Pottery Road
House	33 Pottery Road
Cypress Hedge	52 Pottery Road
The Bungalow	5 Ratho Street
House	6 Rosehill Crescent
Mature Oaks	Waverley Avenue median strip
House	7 Waverley Avenue

2.2 Places of State and National Significance

Dr Scott's Road	1 Alwyn Road
House	41 Athleen Avenue
Cairnhill	60 Augusta Road
House	114 Augusta Road
House	122 Augusta Road
House	162 Augusta Road
Thomas Hickman's Cottage	4 Brushy Creek Road
Stephen Hickman's House	5 Brushy Creek Road
Transend Substation	Creek Road
Colebrook House	19 Creek Road
House	23 Doyle Avenue
House	1 Giblin Street
House	5 Giblin Street
House	94 Giblin Street
House	5 Hickman Street
Hickman House	7 Hickman Street
Wayside	198 Lenah Valley Road
Leonard Hickman's House	221 Lenah Valley Road
House	227 Lenah Valley Road
House	230 Lenah Valley Road
House	400 Lenah Valley Road
House	18 Montagu Street
House	34 Montagu Street
House	35 Montagu Street
House	40 Montagu Street
House	47 Montagu Street
Dumbarton	4 Newlands Avenue
House	8 Newlands Avenue
Craiglyn	10 Newlands Avenue
House	49 Pottery Road
Inasmuch	16b Ratho Street
Almshouses	18-22 Ratho Street
House	11 Sharps Road
House	23 Sharps Road
Waverley	2 Waverley Avenue
House	4 Waverley Avenue
Thirlmere	8 Waverley Avenue

3.0 CONSERVATION AREAS

3.1 Introduction

The character statements and recommendations cover the precincts identified within the study area that have heritage significance. Significance varies from area to area and there may be apparent differences in the nature of each area. The precincts are intended not to reflect only the best or most substantial but to illustrate or demonstrate the key phases and types of development that have given the area its principal heritage characteristics.

For example modest housing areas such as the Edge Avenue cottages are included as they relate to a specific reason for development that has historic importance. These buildings in the normal course of survey may not have been included as a conservation area without the added information about their background.

Also of importance is the consideration of the study area boundaries. While they have been carefully arranged to include properties with addresses to the streets within the study area, there are a number of locations where properties outside the study are essential elements of the conservation precincts. In several locations they are included as dotted and shaded areas indicating that they are not within the study area.

The importance of considering wider areas derives from assessing the early subdivision patterns which do not relate to suburb or street boundaries.

1 AUGUSTA ROAD

History

Augusta Road has been the main arterial road linking Lenah Valley to the city of Hobart since the earliest period of its settlement. Initial residential development occurred close to Main Road and was characterised by large prestigious residences erected on very large 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 under pressure of the city's increasing population. Development occurred sequentially along the street with housing becoming more modest as distance increased from Main Road. The pace of subdivision was accelerated by the introduction of tram services along Augusta Road in 1922. The resultant mix of residential stock along Augusta Road is of variable quality and this conservation area picks out two sub precincts of small groups of houses which exhibit a contiguity of style and period details which illustrate the historic development of the street.

Character and Description

The Augusta Road precinct comprises two small groups of buildings as well as the edge of the Edge/Suncrest/Trueman Avenue precinct as it fronts Augusta Road.

Several individual places have been identified as Heritage Items. It is also noted that sections of Augusta Road fall outside the study area but should in other studies be included as part of the linear conservation precinct.

Augusta Road, as the spine road of the area, has a wide range of building types. These range from grand houses on large estates (often now set back in side streets following the subdivision of their grounds fronting Augusta Road) to grand houses on smaller original lots to a range of houses from large to modest situated on the subdivided properties developed from 1900 to the post World War Two period. The location also includes the more recent redevelopment of sites such as Calvary Hospital. Several groups of relatively intact modest housing which remain comprise this precinct.

The first sub-precinct is located near the end of Haig Street. It comprises two c1900 houses on the north side of the road on the remnant of larger lots (subdivided). They are typical Federation/late Victorian houses with symmetrical facades simple verandahs with hipped ends set on posts with simple detailing. The group on the southern side is from the 1920 period including the Baptist Church on the corner. This building is modest, the original section comprising a single rectangular building with a later addition to Haig Street. The adjacent houses 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 seen in bay windows and window patterns.

The group as a whole is modest but represents the form of development on the main road that characterised the western end of the street as it moved away from the early twentieth century grander houses on their estates.

The second group (Nos 80-88) are located on the south side of the road and also date from the 1910-30 period. They feature extensive use of rough-cast, projecting bay windows, restrained verandah detailing, face brick and the use of darker brick with different bricks on foundation courses, concrete lintels, some retain original fences and No 86 has a fine hedge to the street. No 88 is a good example of an interwar house with restrained use of gables, decorative leadlight glasswork and the typical rising sun motif, it retains a very good fence from the period of the house.

Heritage Significance

The precinct is significant for:

- 1 Its representation of early twentieth century and post 1920 housing development that typified this section of Augusta Road showing the earlier settlement pattern and the later infill development as subdivision of the grants and larger estates took place.
- 2 The individual quality of each of the houses in the precinct and their ability to demonstrate their particular styles.

Policy

The conservation policy for the precinct aims to:

- retain the predominant early to mid twentieth century residential character of the areas and to conserve the significant buildings in the street
- retain the current scale and detail of development
- retain current lot sizes without further subdivision
- retain the traditional relationship of buildings to streets
- provide for alterations and additions to be located so that they do not affect the streetscape established by the existing housing
- prohibit carports and garages on the street frontage
- to control the effect of driveways and site works on the streetscape
- retain garden settings and significant and mature plantings
- retain original fencing and encourage new fencing to be compatible with traditional fencing forms

- Policy 1 All of the identified properties shall be retained in their significant form. Buildings may be altered provided that the work does not reduce the significance of the place including gardens or site features. A detailed heritage impact statement may be required to accompany any proposal for work.
- Policy 2 The minimum setback from the street for any new work shall be the greater setback of adjacent properties not including garages or carports.
- Policy 3 Additions and alterations should reflect the existing form of the building. First floor additions are not appropriate to existing single storey buildings unless located so that they do not affect the visual or streetscape setting of the building.
- Policy 4 Materials for new work or replacement fabric should match existing materials, for example terracotta tiled roofs should not be replaced with concrete tiled roofs or other non-compatible roof materials.
- Policy 5 Carports and garages should only be provided where they are not located in front of the existing building line and should not visually dominate the site or setting.
- Policy 6 No building constructed prior to 1950 should be demolished unless council is satisfied that it does not contribute to the heritage significance of the precinct. Council may require a heritage assessment to be provided demonstrating that the significance of the place has been properly considered.
- Policy 7 Fences should be retained in their existing form for early or significant fences or replaced with compatible forms using traditional materials and scale.
- Policy 8 Verandahs visible from the street should be retained in or returned to open form.



Augusta Road Conservation Area

2 COURTNEY STREET

History

The initial subdivision of Courtney 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 those close to the main arterial road (Augusta Road) and on the higher or more desirable side of the hill. The allotments are also larger in the precinct than the allotments of the later subdivision on the lower side of the road.

Character and Description

This precinct comprises a small group of houses occupying one side of the street. They are a relatively intact group of houses dating from the turn of the century through to 1940. Of interest are:

- No 4 a timber house on a stone base with two symmetrical gables over the front elevation and a bullnose verandah. Its form is distinctive and non-typical of houses from the early years of the twentieth century.
- No 8 is a timber weatherboard house with projecting bay in typical design from c1910-15. It now has part of the verandah enclosed
- No 10 is a c1930 timber house on a brick base set well back with tapered stucco verandah piers and details reminiscent of simple Californian bungalow design.
- No 12 is a substantial brick house from the 1930 period with rumbled brick detail, projecting bay asymmetrical design, a cross over between the earlier bungalow and the later post war housing.
- No 14 is a brick house set well back on the block also from the 1930 period
- No 16 is a finely detailed brick house c1920 with a pair of square bay windows with narrow sashes, a small recessed porch between and a combination of stucco and false shingle treatment to the gable end. The roof is steep and a false gable tops the roof. The building is well composed and executed.

Heritage Significance

The precinct is significant for:

- 1 Its ability to represent several key periods of development of the area with a group of houses that exemplify their periods and styles.
- 2 The integrity of the component houses.

Policy

The conservation policy for the precinct aims to:

- retain the predominant early to mid twentieth century residential character of the area and to conserve the buildings in the group
- retain the current scale of development
- retain current lot sizes without further subdivision
- conserve significant streetscape features such as the split
- provide for alterations and additions to be located so that they do not affect the fine streetscape established by the existing housing
- prohibit future carports and garages on the street frontage
- to control the effect of driveways and site works on the streetscape

- retain garden settings and significant and mature plantings
- retain original fencing and encourage new fencing to be compatible with traditional fencing forms

- Policy 1 Retain the existing houses in their significant form. Buildings may be altered provided that the work does not reduce the significance of the place including gardens or site features. A detailed heritage impact statement may be required to accompany any proposal for work to a heritage item.
- Policy 2 Additions and alterations should reflect the existing form of the building. First floor additions are not appropriate to existing single storey buildings unless located so that they do not affect the visual or streetscape setting of the building.
- Policy 3 Materials for new work or replacement fabric should match existing materials, for example terracotta tiled roofs should not be replaced with concrete tiled roofs or other non-compatible roof materials.
- Policy 4 Carports and garages should only be provided where they are not located in front of the existing building line and should not visually dominate the site or setting.
- Policy 5 Fences should be retained in their existing form for early or significant fences or replaced with compatible forms using traditional materials and scale.
- Policy 6 Verandahs visible from the street should be retained in or returned to open form.



Courtney Street Conservation Area

3 DOYLE AVENUE

History

Doyle Avenue (then called Gilbert Street) was subdivided by Co-Operative Estates in 1913-14 although little building occurred until the 1920s. This precinct includes a pre-suburban farmhouse, well detailed brick houses, a small group of spec houses on the corner of Giblin Street and a 1970s house. The precinct marks the western end of the first subdivision of Doyle Avenue. The street was developed west of the precinct to cater for the post World War II housing demand.

Character and Description

This precinct contains a range of mixed but homogenous dwellings from the post 1920 period of development of the area. The house materials vary from simple timber to brick to rough cast. Roof materials vary from tile to corrugated iron. Although several houses are altered most retain a reasonable level of integrity and 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 individual ability of nearly all the buildings to demonstrate well their style and period. The precinct also shows the slow take up of land offered for subdivision with houses spanning a 50 year construction period.

Of interest are two groups of buildings on the north-east side of the group that appear to have been built as speculative cottages. One group are timber the other brick. They are modest and simple. The group of 4 brick houses in particular are unusual in the locality. They feature tuck-pointed brickwork to the front elevation, rendered quoins, simple casement windows (some with plain leaded panes) a small recessed front verandah, entry door to the side of the verandah, simple low pitched hipped roofs, a zero lot alignment with side parapet wall, rendered and lined plinth course and small plan area. The four buildings exhibit detailing that belies their simple form and layout (several have minor alterations). They form an interesting massing on the corner.

Also of interest is No 58, a c1970s house that typifies the period and contrasts with the earlier buildings around it. Its use of blond brick and its siting forward on the block sets it apart from surrounding houses but other design devices can be seen in surrounding development (1940-50) such as corner windows, low pitched roofs and the garage under the house. There are strong similarities with the earlier Edge Avenue houses demonstrating that very little progress took place in the ensuing 30 years in the design and evolution of the standard house.

No 72 is the finest house in the group and is noted as a heritage item. It sits on the crown of the hill with commanding views and is set apart from the surrounding houses in detail, scale and quality of construction. No 62 opposite is also of interest and noted as a heritage item. It has twin roofs and earlier date of construction (c1880-90) than the houses around it. It is a simple timber house that is oriented to the view and away from the street and appears to pre-date the road or subdivision of the area. It is set back from the street and marks the end of the precinct with development to the west dating from the post 1940 period and later subdivision.

Heritage Significance

The precinct is significant for:

- 1 Its ability to demonstrate a wide range of housing styles spanning a 50 year period that illustrate most of the housing forms and styles of the post 1920 development of Lenah Valley.
- 2 The excellent group of 4 houses, speculatively built with their pretentious detailing and simple form

Policy

The conservation policy for the precinct aims to:

- retain the predominant mid twentieth century residential character of the area and to conserve the significant buildings in the street
- retain the current scale of development
- retain current lot sizes without further subdivision
- provide for alterations and additions to be located so that they do not affect the streetscape established by the existing housing
- prohibit carports and garages on the street frontage
- to control the effect of driveways and site works on the streetscape
- retain all housing stock as demonstrative of the pattern of development of the area
- retain garden settings and significant and mature plantings
- retain original fencing and encourage new fencing to be compatible with traditional fencing forms
- encourage the removal of unsympathetic additions to buildings as appropriate over time

- Policy 1 Properties identified as heritage items shall be retained in their significant form. Buildings may be altered provided that the work does not reduce the significance of the place including gardens or site features. A detailed heritage impact statement shall accompany any proposal for work to a heritage item.
- Policy 2 The minimum setback from the street for any new work shall be the greater setback of adjacent properties not including garages or carports.
- Policy 3 Additions and alterations should reflect the existing form of the building. First floor additions are not appropriate to existing single storey buildings unless located so that they do not affect the visual or streetscape setting of the building.
- Policy 4 Materials for new work or replacement fabric should match existing materials, for example terracotta tiled roofs should not be replaced with concrete tiled roofs or other non-compatible roof materials.
- Policy 5 Carports and garages should only be provided where they are not located in front of the existing building line and should not visually dominate the site or setting.
- Policy 6 No buildings in the precinct should be demolished unless council is satisfied that it does not contribute to the heritage significance of the precinct. Council may require a heritage assessment to be provided demonstrating that the significance of the place has been properly considered.
- Policy 7 New buildings in the precinct should match the pattern of existing development reflecting existing setbacks, siting, roof forms and use of materials.
- Policy 9 Fences should be retained in their existing form for early or significant fences or replaced with compatible forms using traditional materials and scale.



Doyle Avenue Conservation Area

4 EDGE / SUNCREST / TRUEMAN AVENUE

History

The precinct is in two parts, Edge Avenue and the Suncrest/Trueman Avenue areas. 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. Suncrest and Trueman Avenues

The estate was developed within a brief time frame between 1945 and 1950.

Character and Description

The houses in this large precinct show a very consistent approach to design and construction while using a range of styles within a related overall idiom.

While the buildings clearly derive from a common design and style they have a range of features and design elements that provide considerable variety in form, massing and appearance. These include the use of traditional pitched roofs and parapeted forms. The use of design features such as:

- circular windows,
- rounded corners to front elevations,
- planter boxes incorporated with front porches,
- garages set under the buildings,
- corner windows,
- string courses of rumbled bricks,
- brick on edge window heads,
- projecting concrete hoods,
- restrained brick detailing,
- steel window frames,
- asymmetrical massing,
- concrete lintels,
- a combination of corrugated iron and tiled roofs,
- consistent use of dark red/brown bricks,
- flattish pitched roof forms,
- subdivision design using curvilinear street forms and a cul-de-sac,
- designs include provision for garages and car access.

Most buildings are built in face brick however some are now painted.

Suncrest Avenue is more mixed in character with a range of single and two storey buildings, the larger buildings sitting on the rise to take advantage of views and the more modest buildings set down below street level.

Several houses (mostly corner locations) are elaborate such as the house on the corner of Suncrest and Augusta Roads. It features parapeted forms with string courses and parapet details in rumbled brick, brick on edge window heads, cantilevered concrete hoods, round windows, a large circular porch on the corner of rumbled brick and strong corner massing with chimney flanked by porthole windows. These dwellings stand out and mark this part of the precinct as more substantial than the Edge Avenue area.

Some buildings use hand-made concrete blocks with rock-face and smooth finish, the smooth blocks used for quoining. 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.

Many properties retain original fences of brick, concrete and decorative iron and railings of simple wrought iron predominate with simple decorative motifs.

Heritage Significance

The precinct is significant for:

- 1 Its ability to demonstrate a very intact housing development, architect designed that contains the key attributes of the post-war austerity period. It also demonstrates the range of building forms and types used during this period from the more grand to the very basic all in one cohesive and consistent development area.
- 2 The street formation and relationship of buildings to each other, views and the streetscape.
- 3 Its ability to demonstrate the stylistic variations of the post-war house as undertaken by one architect, Eric Round and for its ability to demonstrate his work in a comprehensive and understandable way.
- 4 For the quality of the overall precinct that sets it apart from other post war developments where speculative building has not used architect designed buildings or an overall approach to the design and layout of the subdivision.
- 5 Its ability to demonstrate the peak of post-war development.

Policy

The conservation policy for the precinct aims to:

- retain the post-war residential character of the area and to conserve all the buildings in the precinct
- retain the current scale of development
- retain current lot sizes without further subdivision
- retain the traditional relationship of buildings to streets
- provide for alterations and additions to be located so that they do not affect the streetscape and style established by the existing housing
- prohibit carports and garages on the street frontage
- retain original fencing and provide for new fencing to be compatible with the designed fencing style
- prevent further painting of face brickwork

Policy 1 All houses shall be retained in their significant form. Buildings may be altered provided that the work does not reduce the significance of the place including gardens or site features. Buildings that have been altered to reduce their integrity or significance should over time be returned to a more significant form.

Policy 2 Additions and alterations should reflect the existing form of the building. First floor additions are not appropriate to single storey houses.

Policy 3 The existing streetscape should be retained and enhanced by gardens, plantings and removal of intrusive elements.

Policy 4 Materials for new work or replacement fabric should match existing materials. Only matching materials should be used.

Policy 5 Carports and garages should only be provided where they are not located in front of the existing building line and should not visually dominate the site or setting.



Edge/Suncrest/Trueman Avenues Conservation Area

5 MONTAGU STREET

History

South of Augusta Road, Montagu Street lies on the original boundary of grants to McLachlan. After consolidation of various grants the estate was owned by merchant, James Macfarlane at the end of the nineteenth century. It was acquired by Co-Operative Estates and subdivided for residential development in 1913-14 with the first house being erected soon after. Allotments north of Augusta Road were subdivided off the historic Ellingly and Jutland estates in the 1930s-40s with more modest residences subsequently being erected there.

Character and Description

The Montagu Street Precinct contains a very fine grouping of houses set in a split level street. Several of the buildings are individual heritage items. The street runs down the side of a small knoll and the lots on the upper side of the street have been subdivided from the original McLachlan grant and the lots on the lower eastern side of the street are also from land granted to McLachlan.

The precinct extends across Augusta Road taking in the lower section of the street within the study area. This section is characterised by c1940 development on the high side of the street subdivided from the Ellingly which occupies the knoll and a mixture of early and twentieth century housing and post war buildings on the lower side of the street which was subdivided from Jutland. The area contains a number of very fine buildings.

The houses south of Augusta Road and on the western side of the precinct are generally substantial, architect designed, well built and located in large well-established gardens. Housing styles vary from early twentieth century to post war. The prime lots near Augusta Road are double blocks.

The early development saw Nos 18, 22, 32 (rear only) 34, 38, 40, 17, 19 and 35 built as substantial c1915-20 houses. Later infill development included Nos 24, 26 and 28 which were built speculatively on one lot and then subdivided. These houses are more modest and more simply detailed. The infill development on the eastern side was modest and does not have the design quality or streetscape presence of the earlier housing. It however fits within the overall streetscape and is included as part of the precinct. The exceptions to this are the two houses at each end of the precinct, both of which are very fine arts and crafts buildings.

Key houses are from the first period of development. Intrusions are the duplex at No 20 and the additions and alterations to a number of houses with upper floor additions. Key buildings are 34, 38, 18, 16, 35, 17 and 40.

Also of note is the siting of houses with 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.

The key houses in the northern part of the precinct are 57 (not in the study area but a key visual element of the streetscape) a block of inter war flats, Nos 42, 47 and 53.

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 and the more modest housing located towards the valley floor without views and aspect. Both streets need to be considered together in developing future policy for the area.

Heritage Significance

The precinct is significant for:

- 1 The very fine collection of grand houses set in well-established gardens that provide a parklike streetscape.

- 2 The variety and range of housing styles and types that typify the best and the more ordinary from the first half of the twentieth century.
- 3 The fine streetscape presentation of the street with its dramatic split carriageway.
- 4 Its connection with Newlands Street and the strong visual connection between the houses on the high sides of the streets as they orient towards each other across the valley.

Policy

The conservation policy for the precinct aims to:

- retain the predominant early to mid twentieth century residential character of the area and to conserve the significant buildings in the street
- retain the current scale of development
- retain current lot sizes without further subdivision
- conserve significant streetscape features such as the split formation
- retain the traditional relationship of buildings to streets
- provide for new development or alterations and additions to be located so that they do not affect the fine streetscape established by the existing housing
- prohibit carports and garages on the street frontage
- to control the effect of driveways and site works on the streetscape
- retain all housing stock built prior to 1950
- retain with minimal change to all properties identified as significant
- retain garden settings and significant and mature plantings
- retain original fencing and encourage new fencing to be compatible with traditional fencing forms

- Policy 1 Properties identified as heritage items shall be retained in their significant form. Buildings may be altered provided that the work does not reduce the significance of the place including gardens or site features. A detailed heritage impact statement shall accompany any proposal for work to a heritage item.
- Policy 2 The minimum setback from the street for any new work shall be the greater setback of adjacent properties not including garages or carports.
- Policy 3 Additions and alterations should reflect the existing form of the building. First floor additions are not appropriate to existing single storey buildings unless located so that they do not affect the visual or streetscape setting of the building.
- Policy 4 Materials for new work or replacement fabric should match existing materials, for example terracotta tiled roofs should not be replaced with concrete tiled roofs or other non-compatible roof materials.
- Policy 5 Carports and garages should only be provided where they are not located in front of the existing building line and should not visually dominate the site or setting.
- Policy 6 No building constructed prior to 1940 should be demolished unless council is satisfied that it does not contribute to the heritage significance of the precinct. Council may require a heritage assessment to be provided demonstrating that the significance of the place has been properly considered.
- Policy 7 New buildings in the precinct should match the pattern of existing development reflecting existing setbacks, siting, roof forms and use of materials.

- Policy 8 The existing street formation, including the split level, the stone walls, stairs and fencing are key heritage items and are to be retained and maintained.
- Policy 9 Fences should be retained in their existing form for early or significant fences or replaced with compatible forms using traditional materials and scale.
- Policy 10 Verandahs visible from the street should be retained in open form.



Montagu Street and Newlands Avenue Conservation Areas

6 NEWLANDS AVENUE

History

Newlands Avenue was originally part of Captain Bothwick Wight's c1828 estate. The property was owned by merchant, James Macfarlane from 1881. He established Hobart's first golf course on the property in the 1890s, but the property was sold and subdivided by Co-Operative Estates in 1913-14. Auvergne, Altna-Craig, Toorak and Newlands Avenues were all developed out of the subdivision, with the first houses in Newlands Avenue being erected by 1920.

Character and Description

The Newlands Avenue precinct extends from Augusta Road to Doyle Avenue with a steeply sloping road the upper section of which is split carriageway, the embankment containing a number of mature trees. 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 or upper end the most modest and the last to be constructed. Several of the western group are houses of some substance from the 1920-30 art deco period. The upper section of the street is also marked 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.

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. These relate to areas such as Edge Avenue where similar houses are found. They typify the later subdivision and development of the areas closer to Augusta Road.

There are a number of heritage items in the group with styles ranging from Federation bungalow to Georgian revival (eg No 4).

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 and the more modest housing located towards the valley floor without views and aspect. Both streets need to be considered together in developing future policy for the area.

Key attributes of the buildings are their:

- corrugated iron roofs
- use of roughcast wall finish, projecting gabled bays with timber or roughcast finish
- asymmetrical planning
- face brick
- timber windows
- mix of steep and shallow pitched roof forms

Heritage Significance

The precinct is significant for:

- 1 The very fine houses and gardens that occupy the lower sections of the street.
- 2 The consistent quality of housing on the eastern side of the street and some of the western side that provide a high quality of streetscape presentation.
- 3 The street formation with its split carriageway and mature trees.
- 4 The view lines across to Montagu Street.

Policy

The conservation policy for the precinct aims to:

- retain the predominant early to mid twentieth century residential character of the area and to conserve the significant buildings in the street

- retain the current scale of development
 - retain current lot sizes without further subdivision
 - conserve significant streetscape features such as the split formation
 - retain the traditional relationship of buildings to streets
 - provide for new development or alterations and additions to be located so that they do not affect the fine streetscape established by the existing housing
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- Policy 6 No building constructed prior to 1940 should be demolished unless council is satisfied that it does not contribute to the heritage significance of the precinct. Council may require a heritage assessment to be provided demonstrating that the significance of the place has been properly considered.
- Policy 7 New buildings in the precinct should match the pattern of existing development reflecting existing setbacks, siting, roof forms and use of materials.
- Policy 8 The existing street formation, including the split level, the stone walls, stairs and fencing are key heritage items and are to be retained and maintained.
- Policy 9 Fences should be retained in their existing form for early or significant fences or replaced with compatible forms using traditional materials and scale.
- Policy 10 Verandahs visible from the street should be retained in open form.



Newlands Avenue and Montagu Street Conservation Areas

7 RATHO STREET

History

Originally located on the Greenway and McLachlan estates the eastern end of Ratho Street was subdivided by Co-Operative Estates in 1913-14 off land acquired from James Macfarlane of Newlands. The western end was not developed until the 1930s when former missionary, Heatherbelle Macfarlane built houses as almshouses for ‘deserving’ Christian women.

Character and Description

This precinct covers most of Ratho Street and contains several heritage items and a group of varied but interesting houses. Centred around three dwellings built by Hutchison and Walker as almshouses in 1939 for Miss McFarlane (with their strong arts and crafts style and the used of stucco, half-timbering to gables and other typical design features) are a group of houses, modest in scale, that span from the 1920s to the 1960s.

The western end of the street contains several modest houses from c1940 and one from the interwar period with its projecting front bay window (and a number of minor alterations). They are set above the street in a traditional setting while the houses on the lower side are set slightly down.

Also of interest is the changing alignment of the street as it crosses Greenway Street and widens to the west.

Ratho Street is the minor cross street and the corners feature houses that address Greenway and Waverley Streets. The exception is the large 1960 period house at 16 Ratho Street that extends along Ratho Street with its unusual mono-pitch roof to two separate pavilions with stepped carports between. This is a very simple duplex style house with simple fenestration and rectangular form that typifies the most basic construction from the 1960 period. It is adjacent to houses that derive from the arts and crafts period with the use of roughcast and other typical features. Opposite and to the east are several typical 1940 period houses that are well detailed.

Houses of particular interest include Nos 3 Waverley and 8, 15, 11, 16b, and 18-22 Ratho Street.

The streetscape is defined by the corner buildings, the variation in street alignment (also seen at the eastern end with the footpath stepping around several properties, the plantings, particularly the palm at No 15 and the garden settings to many of the houses.

Heritage Significance

The precinct is significant for:

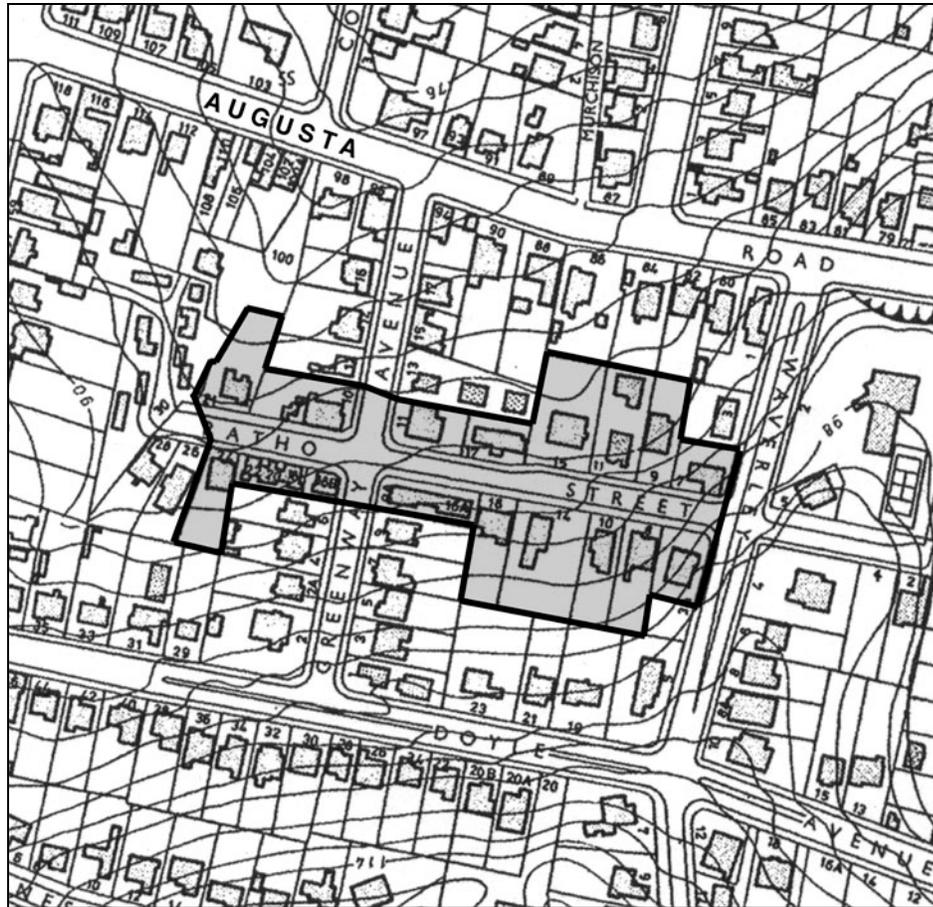
- 1 its ability to demonstrate the slow rate of development of the area in the gradual subdivision of the lower slopes with housing from a broad range of periods
- 2 a very good collection of individual buildings that typify their construction periods and retain a high level of intactness
- 3 the good garden settings
- 4 the overall streetscape quality, particularly from Greenway Street to Waverley Street

Policy

The conservation policy for the precinct aims to:

- retain the predominant mid twentieth century residential character of the area and to conserve the significant buildings in the street
- retain the current scale of development
- retain current lot sizes without further subdivision

- conserve the significant streetscape
 - retain the traditional relationship of buildings to streets
 - provide for new alterations and additions to be located so that they do not affect the streetscape established by the existing housing
 - prohibit carports and garages on the street frontage
 - to control the effect of driveways and site works on the streetscape
 - retain garden settings and significant and mature plantings
 - retain original fencing and encourage new fencing to be compatible with traditional fencing forms
- Policy 1 Properties identified as heritage items shall be retained in their significant form. It is not envisaged that significant alterations could be undertaken to the heritage items in the street. A detailed heritage impact statement shall accompany any proposal for work to a heritage item.
- Policy 2 Additions and alterations should reflect the existing form of the building. First floor additions are not appropriate to existing single storey buildings unless located so that they do not affect the visual or streetscape setting of the building.
- Policy 3 Materials for new work or replacement fabric should match existing materials, for example terracotta tiled roofs should not be replaced with concrete tiled roofs or other non-compatible roof materials.
- Policy 4 Carports and garages should only be provided where they are not located in front of the existing building line and should not visually dominate the site or setting.
- Policy 5 No building constructed prior to 1950 should be demolished unless council is satisfied that it does not contribute to the heritage significance of the precinct. Council may require a heritage assessment to be provided demonstrating that the significance of the place has been properly considered.
- Policy 6 Fences should be retained in their existing form for early or significant fences or replaced with compatible forms using traditional materials and scale.
- Policy 7 Buildings that have undergone unsympathetic alterations should over time and where the opportunity arises be returned to their more significant form.



Ratho Street Conservation Area

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