

MOUNT STUART HERITAGE REVIEW

DRAFT INVENTORY & CONSERVATION AREAS



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in association with
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for
Hobart City Council
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1.0 INTRODUCTION

This report, which is Stage 2 of the Mount Stuart 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 December 2002.

1.2 Methodology

Sites were identified by a comprehensive field survey of all streets in Mount Stuart 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 an initial draft inventory. This inventory was presented to a public meeting held at the Mount Stuart Memorial Hall in November 2002. Following comments received at the meeting and subsequent consultations and input from residents the inventory was fine tuned into the final draft inventory which comprises this report. Historic material included in the individual site records were derived through primary research and oral information provided by a number of current and former Mount Stuart residents.

A recent study of significant gardens in New Town and Lenah Valley included several properties located 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 Mount Stuart. 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.

Former shops and the current Mount Stuart 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 they were relatively short-lived presences in the history of the suburb (30-40 years). The school was also not included as it too has a relatively short history (c50 years). These places may, in future reviews of the suburb's heritage, be reassessed as being of heritage significance.

The Mount Stuart Heritage Review study was restricted to the boundary's of Mount Stuart as determined in the recent state government review of suburban boundaries in Hobart. The study area boundaries concern some Mount Stuart residents as they could create a false sense of the suburb's historic linkages as places with strong links to Mount Stuart (such as *Mimosa*, *Lyndhurst* and St James' Anglican Church, all on Elizabeth Street) have not been included in the study. This severance of historic links is recognised and should be considered in future planning and assessment of developments with the suburb.

A map of Mount Stuart 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, has 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 Mount Stuart

Mount Stuart is a hilly suburb with steep streets and pedestrian lanes and other streets following contours around hillsides and 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. In the late nineteenth and early twentieth centuries these views made the lower reaches of the suburb around Mount Stuart Road (as far as Mellifont Street), Elphinstone Road (as far as Fordham Street), Mortimer Avenue, Rupert Street, Auvergne Avenue, Altna-Craig Avenue and Toorak Avenue popular for subdivision as new prestige residential areas within Hobart. The high side of Elphinstone Road between Mount Stuart Road and Fordham Street and Mortimer Avenue between Augusta Road and the eastern end of the divided road section (marking the c1915 subdivision) were particularly popular and feature substantial residences built by prominent Hobart businessmen, legal practitioners and government officials on large allotments. These properties are a notable feature of the suburb's character. In the same streets the early twentieth century practice of planting rows of Bhutan cypresses along property boundaries has created striking visual landmarks of pointed cypresses stepped up hillsides. Other cypresses (Bhutan and *Macrocarpa*) were planted close together to form substantial hedges. The majority of places included in the draft inventory are located in these late nineteenth and early twentieth century streets.

The upper reaches of Mount Stuart, including the former orchards of Dr Harry Benjafield (subdivided in the late 1910s but not substantially built on until after World War 2), have a very different character to the older sections of the suburb. Subdivided between the 1920s and the 1990s most building activity took place from the 1940s and 1950s and is characterised by smaller allotments and the much 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 Mount Stuart. Those included are generally structures of interesting modern architectural styles or early houses now surrounded by later subdivision.

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
Duvalia	45 Elphinstone Rd	THR, HCC
Shalimar	44 Elphinstone Rd	THR, HCC
Eskdalemuir	5 Muir Court	THR, HCC
Beaulieu	8 Rupert Ave	RNE, THR, HCC
Newlands	4 Toorak Ave	THR, HCC

1.5 Acknowledgments

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

- Val Baxter
- Des Hanlon
- Libby Fitzpatrick
- David and Sybil Metcalfe
- Mary Scott and Bill Hart

- Leonie Steindl and Geoff Lea
- Margaret Yarnall
- Brendan Lennard, Cultural Heritage Officer at Hobart City Council
- Kathy Forward, Friends School Archivist
- Andrew Todd, Registrar at the Tasmanian Heritage Office
- 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 Mount Stuart and members of the Mount Stuart Progress Association who assisted in the study.

2.0 DRAFT INVENTORY

2.1 Places of Local Significance

Pedestrian Lanes	
House	6 Auvergne Avenue
Bhutan Cypress	13 Auvergne Avenue
Warra-Ne	17 Auvergne Avenue
House	2a Altna-Craig Avenue
Bellevue	6 Darling Parade
Cottage	4 Doyle Avenue
Linenah	16 Elphinstone Road
House	27 Elphinstone Road
House	33 Elphinstone Road
Road Terracing	Mortimer Avenue
Trees	10 Mortimer Avenue
Beaulieu Right of Way	adj 18 Mortimer Avenue
Stone Steps	Opposite 20 Mortimer Avenue
Gateposts	25 Mortimer Avenue
House	31 Mortimer Avenue
Road Terracing	Mount Stuart Road
House	13 Mount Stuart Road
House	25 Mount Stuart Road
House	27 Mount Stuart Road
House	23 Ogilvie Street
Mount Stuart War Memorial Hall	5a Raymond Terrace
H. S. Hurst's House	20 Raymond Terrace
Bhutan Cypress	20 Senator Street
Avonlea	15 Strathern Street
House	1 Toorak Avenue
Doongalla	12 Toorak Avenue
Bhutan Cypress - Perwillowen	16 Toorak Avenue
Bhutan Cypress - Karoline	19 Toorak Avenue
Bhutan Cypress	23b Toorak Avenue
Cypress Hedge	40 Toorak Avenue

2.2 Places of State and/or National Significance

Abermere	5-7 Abermere Avenue
Magpie Manor	4 Auvergne Avenue
House	5 Auvergne Avenue
St Cloud	11 Auvergne Avenue
Ormley	14 Elphinstone Road
Tralee	18 Elphinstone Road
House	20 Elphinstone Road
Oskaloosa	22 Elphinstone Road
Boundary Stone	Outside 25 Elphinstone Road
Maidstone	26 Elphinstone Road
Kippenross	28 Elphinstone Road
Werndee	1 Mortimer Avenue
House	9 Mortimer Avenue
Eynon	11 Mortimer Avenue
House	14 Mortimer Avenue
Midleton (garden)	16 Mortimer Avenue
House	18 Mortimer Avenue
House	21 Mortimer Avenue
Akton	33 Mortimer Avenue
Kronye (J. W. Beattie's House)	1a Mount Stuart Road
Tara	2 Mount Stuart Road
Rhubarb Hill	3 Mount Stuart Road
Culverden	4 Mount Stuart Road
House	5 Mount Stuart Road
Ovalau	7 Mount Stuart Road
Emohruo	9 Mount Stuart Road
House	37 Mount Stuart Road
Nubrestone	43b Mount Stuart Road
House	45 Mount Stuart Road
House	47 Mount Stuart Road
House	55 Mount Stuart Road
Flats	2a-2b Rupert Avenue
House	4 Rupert Avenue
House	11 Rupert Avenue
House	12 Rupert Avenue
Cindrel	14 Rupert Avenue
Rugeley	18 Rupert Avenue
High Rising	23 Senator Street
Newlands Bungalow	9 Toorak Avenue
House	10 Toorak Avenue

3.0 CONSERVATION AREAS

3.1 Introduction

The character statements and recommendations cover the five 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.

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 pattern which do not relate to suburb or street boundaries.

There are also broader issues that relate to conservation precincts. For example the study recommends the upper side of Mt Stuart Road as a conservation precinct, however the precinct could extend from the properties on the lower side of Lower Jordan Hill Road to the rear alignment of the properties above Mt Stuart Road as the hillside provides an important precinct that is visually closely related, particularly when viewed from a distance. Any planning over this area must incorporate the whole hillside. This should be addressed in future studies that cover the areas immediately adjacent to the present study area.

1 AUVERGNE AVENUE

History

Situated within the Bunster and Cleburne grants the first 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 with the far end of the precinct in Altna-Craig Avenue subdivided from the 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 or businessmen who proceeded to erect substantial residences on them. The allotments at the western end of the precinct were smaller and attracted smaller houses.

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

Character and Description

Auvergne Avenue is a narrow street with characteristic early twentieth century garden plantings of cypresses and substantial two storey residences being a dominant feature.

The early houses on Auvergne Avenue are large dwellings with established gardens typical of the first three decades of the twentieth century. Plantings include rows of Bhutan cypress (*Cupressus torulosa*), cypress hedges and other large exotic trees and shrubs. 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. Similarly the houses on Altna-Craig Avenue are more modest in scale although they are still fine residences with good detailing.

Most houses in the precinct make maximum use of the view.

Houses on the upper side of the street are set well above street level with retaining walls and landscaped access. A feature of the streetscape is the large stand of trees at the eastern end bordering the former Allan McIntyre property (now 23 Senator Street). The houses on the lower side of the street are set down below street level.

Heritage Significance

The precinct is significant for:

- 1 The collection of principally early to mid twentieth century substantial houses that form a coherent streetscape.
- 2 The relationship of housing design to aspect and views.
- 3 The response to topography seen in the siting of buildings.
- 4 The landscape features, particularly the stands of cypresses at the eastern end of the precinct.
- 5 The fine individual houses seen at the eastern end of the precinct.

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
- 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 1940
 - 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 Fences should be retained in their existing form for early or significant fences or replaced with compatible forms using traditional materials and scale.
- Policy 9 Verandahs visible from the street should be retained in open form.



Auvergne Avenue Conservation Area

2 E L P H I N S T O N E R O A D

History

Elphinstone Road is one of the two earliest streets in Mount Stuart appearing on maps by 1827 when it accessed newly made grants. The house at 45 Elphinstone Road was built in the mid nineteenth century (possibly as a military station) and reflects the early development of the street. The street was also part of James Scott's Highland Road, a carriage drive which provided alternative access to his Kangaroo Valley (now Lenah Valley) property. Hobart businessman Henry Cane purchased Edward Swan's original grant in c1892-94 and subdivided it into residential allotments in Moutn Stuart and Elphinstone Roads. The Elphinstone Road allotments were substantially larger than the Mount Stuart Road allotments and were sold to prominent Hobart businessmen and civil servants who erected substantial residences on them. Although a number of these properties have since been subdivided with subsequent infill development many remain substantial and enjoy sweeping views. Most of the larger residences in the conservation area had been erected by 1910.

Character and Description

Elphinstone Road is a small precinct in two sections. The western area, or crown of the hill, occupies the balance of the Swan grant from which the Mountt Stuart Road precinct has also been created and comprises seven major houses of the suburb surrounded by later infill development on lots subdivided from those properties. These major houses are sited for views and aspect and were set on extensive allotments — several retain large grounds even though subdivided. The dwellings demonstrate the best design features of their period with the use of decorative brickwork, curvilinear forms on corners to address the view, bay windows, patterned timber boarding and decorative timberwork to verandahs, the use of decorative cast iron and fine garden settings.

The lower slopes or eastern section comprises more modest twentieth century housing stock from the 1910-1930 period. The houses are set below the road with their roofs providing the dominant streetscape element. No 33 is the most important visual feature of the lower side with its turreted corner tower. A number of carports and garage structures located on the street edge visually affect the streetscape setting. Several dwellings have had alterations. The houses are also well-detailed using decorative brickwork, rough-cast walls and arts and crafts design features, large sloping roof forms and with the setdowns from the road two storey form for several properties.

The 1906 detail plans show the seven major houses on the ridgeline without subdivision and the later houses subdivided from the Stone grant on their more regular suburban lot sizes and shapes.

A key feature of the street in this area is the curving street from that provides views to several key properties, particularly Nos 14, 18, 20 and 22.

Several intrusive and more recent developments to the rear of the houses have not been included in the precinct.

Heritage Significance

The precinct is significant for:

- 1 The fine group of principally late nineteenth and early twentieth century substantial houses that form a coherent and largely intact collection that demonstrate the key design features, styles and forms of the time.
- 2 The strong relationship of housing design to aspect and views from the major houses.
- 3 The response to topography seen in the siting of buildings and clearly differentiated between earlier and grander houses on the ridge and later and more modest (bust still significant) housing on the lower slopes.
- 4 The strong visual quality of the curvilinear streetscape with its opportunities for views of houses and the suburbs and river below.

Policy

The conservation policy for the precinct aims to:

- retain and enhance the strong early twentieth century residential character of the area and to conserve the buildings in the street
- retain the scale of development for each section of the precinct
- retain current lot sizes without further subdivision
- 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 further 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
- encourage the removal of or alteration to unsympathetic or inappropriate additions and alterations to significant buildings

- 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. Where street setbacks are not appropriate due to lot configuration and building siting, new work should not affect the significant aspects of the building or its setting.
- 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 Fences should be retained in their existing form for early or significant fences or replaced with compatible forms using traditional materials and scale.
- Policy 9 Verandahs visible from the street should be retained in open form.



Elphinstone Road Conservation Area

3 MOUNT STUART ROAD

History

Mount Stuart Road is one of the two earliest streets in Mount Stuart appearing on maps by 1827 when it accessed newly made grants. Houses at 3 and 45 Mount Stuart Road were built in the mid nineteenth century and reflects 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 which were sold over the ensuing years. These allotments go up to 23 Mount Stuart Road. The first houses were erected soon after with most of the houses in the conservation area erected by the the outbreak of World War 1.

Character and Description

The area is characterised by a row of 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. Most of the buildings are individually significant with a number of key buildings located on corners. There are very few intrusive or non-significant elements. A key feature of the group is no 45, an early residence possibly dating to c1840.

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 the view. The houses on the southern side of the street are generally set well down below street level and do not form part of the streetscape character with driveways and garage structures dominating the streetscape. These houses, however, do provide an important visual element in the wider streetscape when viewed from West Hobart and could be considered as part of an important larger heritage area which includes houses on both sides of Lower Jordan Hill Road and the northern side of Newdegate Street.

The houses in the proposed study area are a combination of brick and timber construction, all are well-designed. Design features include rusticated stone foundation walls, the use of decorative cast iron to verandahs, bracketed eaves, red face brick, corrugated iron roofs, projecting bays and hoods, use of rough-cast, timber shingles to gable ends, Federation and restrained Arts and Crafts detailing

The 1906 drainage plans of the area show the houses to No 23 in place apart from No 13 which is a 1913 building. Later subdivision of the upper part of the street provides a slightly different character to the houses above No 25.

Heritage Significance

The precinct is significant for:

- 1 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.
- 2 The strong relationship of housing design to aspect and views
- 3 The response to topography seen in the siting of buildings but also in the split level street formation with its fine stone walls and stairs
- 4 The strong visual quality of the streetscape.

Policy

The conservation policy for the precinct aims to:

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

- retain current lot sizes without further subdivision
 - conserve significant streetscape features such as the split formation and stone elements
 - 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 and stairs 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.



Mount Stuart Road Conservation Area

4 RUPERT & MORTIMER AVENUES

History

Beaulieu was subdivided in the early twentieth century to create residential allotments on Augusta Road (these are recommended to be incorporated in the conservation area although they lie outside the study area for this review). It was further subdivided in 1915 to create lots in Mortimer Avenue and Rupert Avenue. The northern end of Mortimer Avenue had already been created in 1901 with Henry Cane's subdivision of the Bunster grant to form the two large estates for the then Premier Lewis and solicitor, Allan McIntyre (behind) with five lots between them. The 1915 subdivision extended Mortimer Avenue to the south-east and included the adjustment of the corner of the two former grants.

Character and Description

The Rupert and Mortimer Avenue precinct extends over parts of the Bilton and Bunster grants and occupies the lower slopes at the base of Mt Stuart. The land rises gradually across Rupert Avenue and slightly more steeply into Mortimer Avenue. The houses on the high side of Mortimer Avenue have some views to the north-east. Houses on the lower slopes do not have views.

Rupert Avenue contains a very fine collection of houses from a range of periods. Flanked by the church on the corner of Elizabeth Street (not in the study area but part of the precinct) the houses demonstrate fine design and detailing from the earliest settlement (Beaulieu c1820) and then from the 1915 subdivision to the mid to late twentieth century (No 11 a 1939 Functionalist house). Other buildings of note include the unusual No 14 built for the occupation of two single women in 1927 with a stone façade and a range of other residences. The street vista is terminated by 9 Mortimer Avenue, a substantial two storey house that completes an exceptionally fine streetscape. The recommended conservation area includes important early twentieth century properties located on allotments subdivided from the original Beaulieu estate but which now lie outside the defined boundaries of Mount Stuart. These properties are located on Elizabeth Street and Augusta Road. The boundaries of this extended conservation area are marked by a dotted line.

Mortimer Avenue is of more mixed development. The lower section towards Augusta Road lies outside the precinct. The upper end of the street features Nos 9 and 21. Prominent houses which were formerly physically and visually attached to Mortimer Avenue but which have been excluded from this precinct due to their current dislocation include Sir Elliott Lewis's Werndee (1 Mortimer Avenue) and Allan McIntyre's High Rising (23 Senator Street). Werndee has been included in the Auvergne Avenue Precinct. The extended section of Mortimer Avenue contains another collection of fine houses this time from the post 1915 period.

The topography has resulted in a split road formation with stone retaining walls and the upper level houses set well above street level. The houses on the low side of the street are a combination of one and two storey dwellings with the upper storeys addressing the street. In contrast with later subdivisions the houses on the lower side of the street are set on large allotments with fine garden settings.

Heritage Significance

The precinct is significant for:

- 1 The very fine collection of principally 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 overall high level of integrity and coherence of the group provides a rare grouping of buildings spanning over 170 years that combine to form streetscapes of very high aesthetic value.
- 2 The unusual and rare elements such as Beaulieu (No 8 Rupert Avenue) and No 14 Rupert Avenue.
- 3 The relationship of housing design to slope, street levels, aspect and views.
- 4 The response to topography seen in the siting of buildings but also in the split level street formation with its stone walls.
- 5 The exceptionally fine strong visual quality of the streetscape.

- 6 The fine garden settings containing established plantings and mature early garden elements.
- 7 The clear delineation between the 1901 and 1915 subdivisions with their housing reflecting the changing patterns of development and style.

Policy

The conservation policy for the precinct aims to:

- retain the mixed residential character of the area and to conserve all of the buildings in the precinct
- retain the existing pattern and scale of development
- retain current lot sizes without further subdivision
- conserve significant streetscape features such as the split formation and stone elements
- 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 1960
- retain with minimal change 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
- retain the present strong street character without significant alteration

- 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 1960 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 (if appropriate) 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 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.



Rupert and Mortimer Avenues Conservation Area

5 TOORAK AVENUE

History

Toorak Avenue was subdivided and first sold in 1923 from the Newlands Estate. The early house Newlands occupied a large allotment and determined the road configuration with its gentle curve to allow the retention of the house. A cottage within the grounds dating from c1890 also survived at No 9 Toorak Avenue. The lots were generous on the high side of the road and the upper section of the street and smaller where views were not available and in the eastern end of the street (that was taken up later).

Character and Description

The street form was determined by the location of Newlands and the irregular grant boundary. The subdivision, called Toorak to attract a better class of development, was not taken up immediately with many owners lodging development applications from 1940 to the late 1940s, also many of the lots with views were sold as double (or in one case triple) blocks (Nos 6, 8, 10, 12 and 19). All of these lots have views and now extensive gardens. The predominant form of housing is inter-war with restraint in detailing and little international influence. The buildings are well-designed and detailed and are sited to advantage to create an impressive streetscape with substantial grounds and gardens. Buildings feature masonry construction, the use of white rendered finishes, simple massing and forms, revival styles (such as No 10 with Georgian Revival complete with shutters and small-pane windows) and modern design devices such as corner windows.

The precinct is focussed on Newlands with its distinctive early form, despite its subdivision and proximity to the road the building retains its character and presence, giving the street its key character.

The precinct is of interest for the large number of substantial inter-war houses erected where other development in the Mt Stuart at the time was of modest and less pretentious scope.

As noted a feature of the street is the garden settings.

Heritage Significance

The precinct is significant for:

- 1 The fine collection of principally mid twentieth century substantial houses that form a coherent and largely intact streetscape that demonstrates the key design features, styles and forms of the time.
- 2 The strong relationship of housing design to aspect and views
- 3 The strong visual quality of the streetscape and the garden suburb quality of the street.
- 4 The setting of the street around the early house Newlands.
- 5 Its ability to demonstrate patterns of subdivision and as one of the later subdivisions to be taken up with grand houses.

Policy

The conservation policy for the precinct aims to:

- retain the predominant mid twentieth century residential character of the area and to conserve the buildings in the street within their settings
- retain the scale of development
- retain current lot sizes without further subdivision where that subdivision impacts adversely on streetscape or the setting of the individual house.
- conserve the significant landscaped streetscape
- retain the existing relationship of buildings to streets

- provide for new development (if appropriate) 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 or within significant curtilages
 - 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 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 New buildings (if appropriate) in the precinct should match the pattern of existing development reflecting existing setbacks, siting, roof forms and use of materials.
- Policy 8 Fences should be retained in their existing form for early or significant fences or replaced with compatible forms using traditional materials and scale.



Toorak Avenue Conservation Area

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