

Name: Salvation Army Hall

743 Sandy Bay Rd

Sandy Bay

Hobart

Type: Place of Worship

Feature Type: Hall

Use: Residential, Habitation

Archit. Style: Vernacular

Walls: Weatherboard

Roof: Corrugated Iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set back from Sandy Bay Rd in an elevated position. The hall has a strong street presence with views to the road and the river beyond.

Historical Relationship: Erected by the Salvation Army in 1946 when the district surrounding it began to experience rapid suburbanisation.

Description: A plain weatherboard hall with a corrugated iron gabled roof with a skillion to the north. It is rectangular in plan and rests on a concrete brick base. It features twelve pane double hung sash windows, gable vents and tin roof ventilators. Although now a private residence it retains signage identifying it as a Salvation Army Hall.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The hall is of cultural heritage significance because it demonstrates the growth of suburbanisation of Lower Sandy Bay following World War II and the concomitant growth of social and religious services to cater for the population.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The hall is of cultural heritage significance because it demonstrates the principal characteristics of postwar halls built at a time of material shortages.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

The hall is of cultural heritage significance because it has strong links with the immediate community due to its former use as a place of worship.

#### (g)-Association:

The hall is of cultural heritage significance because it is part of a statewide network of religious structures erected by the Salvation Army.

Name: House

871 Sandy Bay Rd Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Garden; Mature trees

Use: Residential, Habitation Archit. Style: Victorian domestic

Walls: Weatherboard Roof: Corrugated Iron

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The cottage is set above Sandy Bay Rd with views over the Derwent River and backing onto extensive bushland. It is obscured from Sandy Bay Rd by a well established garden with shrubs and two large mature pines.

Historical Relationship: The cottage dates from the late nineteenth century and is a remnant of the former rural character of the district.

Description: A small single storey weatherboard cottage with a corrugated iron hipped roof, corbelled chimneys, top and side lights to the front door and a verandah on three sides. The verandah is supported by timber posts and has a plain timber balustrade and frieze. It is set in established gardens with two very large pine trees at the front.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it demonstrates the early settlement and land use pattern of Lower Sandy Bay.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it is a typical example of late nineteenth century domestic and rural architecture in Tasmania.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

764

Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House;

Use: Residential, Habitation

Archit. Style: Federation domestic

Walls: Asbestos cement

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

Adjacent to Sandy Bay Rd and with extensive views over the Dewent River. A row of small trees separates the house from Sandy Bay Rd.

Historical Relationship:

An early asbestos cement house in Sandy Bay built in the style of the late nineteenth/early twentieth century.

Description:

A medium sized, early fibro house with a corrugated iron roof featuring a central hipped section and gabled wings on either side projecting to both street and river elevations. The gables feature roughcast and timber decoration typical of the period. The house is imposing from the river with a verandah running between the gables and square bays in each gable.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it demonstrates the early use of asbestos cement in Tasmania for building purposes.

(b)-Rarity:

The house is of cultural heritage significance because it is a rare early example of asbestos cement construction in Tasmania.

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the characteristics of early twentieth century architecture utilising a newly developed building material.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Milepost

780a opp Sandy Bay Rd

Sandy Bay

Hobart

Type: Transport, Land routes

Feature Type: Milepost

Use: Transport, Land routes

Archit. Style: Not applicable

Walls: Concrete

Roof:

Floors:

Integrity: Slightly damaged

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located adjacent to Sandy Bay Rd south of Long Beach on a narrow stretch of road.

Historical Relationship: One of series of concrete mileposts placed on Tasmanian roads in the 1950s and 1960s.

Description: A concrete milepost, triangular in form with the inscriptions, HV  
59  
and  
H  
4

The milepost has been painted but is in poor condition, with several chips on the leading edge and top.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The milepost is of cultural heritage significance because it demonstrates postwar road signage technologies, pre-metric measurement schema and the former importance of Sandy Bay Road as a major route to the Huon valley.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The milepost is of cultural heritage significance as it demonstrates the principle characteristics of postwar concrete roadside mileposts.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Dunoon

688 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Hedge

Use: Residential, Habitation

Archit. Style: Federation Queen Anne

Walls: Brick

Roof: Tile

Floors: 1.5

Integrity: Intact

Attic: ☒Basement: ☐

Nominated By:

Visual Relationships: Divorced from Sandy Bay Rd by a high fence and hedge, the house has an imposing view of the River Derwent. It is located 500m south of Long Beach.

Historical Relationship: The house was built in c1915 at a time when the area below Long Beach began to experience increased suburbanisation.

Description: A fine large one and half storey (two and half storeys at the rear) brick residence with a tiled hipped roof with gables projecting to each elevation. The house has dormers to the front and rear with the rear dormer having a small balcony. There are exposed rafters, terracotta finials, a return verandah to the front with a gabled entranceway, a verandah at the rear with timber balustrade and frieze, and bays to the front and rear. The gables feature scalloped tin decoration. Chimneys are roughcast and surmounted by terracotta pots. Windows are triple casement with toplights. The house is in extensive gardens with a large cypress hedge to the front and side and numerous shrubs including mature fruit trees at the rear.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Dunoon is of cultural heritage significance because it demonstrates the increased suburbanisation of Lower Sandy Bay this century, particularly by well-to-do residents.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Dunoon is of cultural heritage significance because it demonstrates the principle characteristics of a substantial Federation Queen Anne residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐ Not Supported: ☐ Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



Name: Sentosa

650

Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden; Mature trees

Use: Residential, Habitation

Archit. Style: Federation Arts and Crafts

Walls: Brick

Roof: Tile

Floors: 1

Integrity: Intact

Attic:



Basement:



Nominated By:

Visual Relationships

Located in a very prominent site on Blinking Billy Point almost at the waters edge, Sentosa has landmark qualities and articulates strongly to the river. It is surrounded by a paling fence and has no visual link with Sandy Bay Rd .

Historical Relationship:

The house reflects the growth of the Long Beach area in the first two decades of the twentieth century. The property has been subdivided in the past twenty years.

Description:

A fine one and a half storey arts and crafts house of rendered brick with long tiled gabled roofs projecting to each elevation, roughcast chimneys with terracotta pots. Various gables are roughcast or clad with shingles. The riverside gable features an oriel window surmounted by a small vent. There are flush casement windows in other gables and a dormer to the northern elevation. The house has triple casement windows with toplights and a partially enclosed verandah to the river frontage. It is located in extensive grounds with several mature pines.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Sentosa is of historic cultural heritage significance because it demonstrates the increasing suburbanisation of Lower Sandy Bay as public transport links to the city were improved.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Sentosa is of historic cultural heritage significance because it demonstrates the principal characteristics of a fine Federation Arts and Crafts residence located in a prominent and landmark site.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported:

☐

Not Supported:

☐

Refer:

☐

Signed:

01/11/2010

Name: Blinking Billy Point Pumphouse

652 adj Sandy Bay Rd

Sandy Bay

Hobart

Type: Services, Sewage and drainage

Feature Type: Pumphouse

Use: Services, Sewage and drainage

Archit. Style: Inter War Stripped Classical

Walls: Concrete

Roof: Concrete

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

## Visual Relationships

Located in an open setting on reclaimed land at the end of Blinking Billy Point close to the former sewerage outfall. The pumphouse is a low yet prominent landmark adjacent to the former Blinking Billy navigation light and searchlight emplacements. It lies on a piece of land being developed for recreational purposes. The open setting is an important element of the site's significance, emphasising its utilitarian function. Recent repainting of the pumphouse draws attention to the pumphouse and gives it a sculptural presence at odds with its former utilitarian function.

## Historical Relationship:

The pumphouse was built in 1919 as part of the extension of the Hobart sewerage scheme to Lower Sandy Bay. It continued to operate as a pumphouse until the mid 1990s.

## Description:

A small yet well proportioned pumphouse of concrete with a corniced, flat concrete roof and metal grills over paired arched openings on three sides. The pumphouse is basically square in plan with from a semi-circular bay to the river frontage. Iron pumping infrastructure remains in situ at the rear of the pumphouse.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The Blinking Billy Point pumphouse is of historic cultural heritage significance because it demonstrates the development of sewerage services in Hobart in the early twentieth century and the extension of those services to newly developing suburban areas. It also demonstrates the amalgamation of Hobart and Queenborough Councils which led to expenditure on infrastructure in Sandy Bay.

## (b)-Rarity:

The Blinking Billy Point pumphouse is of historic cultural heritage significance because it is a rare example of a concrete pumphouse from the early twentieth century still retaining its original setting.

## (c)-Research Potential:

The Blinking Billy Point pumphouse is of historic cultural heritage significance because it has the potential to yield important information about sewage treatment techniques and technology in the first quarter of the twentieth century.

## (d)-Representative of:

The Blinking Billy Point pumphouse is of historic cultural heritage significance because it demonstrates the principal characteristics of an early twentieth century services facility.

## Status:

## (e)-Creative / Technical:

The Blinking Billy Point pumphouse is of historic cultural heritage significance because it demonstrates the sewage treatment technology and philosophies which underpinned waste treatment in the early twentieth century.

## (f)-Community:

## (g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Derwent Water

2 Derwent Water Ave

Sandy Bay

Hobart

Type: Residential, habitation

Feature Type: House; Mature trees; Garden

Use: Residential, habitation

Archit. Style: Inter War Georgian Revival

Walls: Brick

Roof: Tile

Floors: 2

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

Set back from Derwent Water Ave and well back from Sandy Bay which it addresses. The house is in a large and established garden and is difficult to view from either road.

Historical Relationship:

Derwent Water was built in c1923 on the site of the original c1830 two storey sandstone mansion of the same name. The property was owned by the Lord family for many years.

Description:

An imposing two storey brick residence with a tiled hip roof, set in a large established garden. The house is similar in design and proportion to the original mansion which it replaced. It is a Georgian Revival residence, symmetrical in aspect with an arched portico to the front door. It has twelve pane double hung sash windows, the upper level windows featuring shutters, brick quoins and further two storey wings to the rear. There is a late twentieth century concrete brick fence on the street boundary. The house is fine restrained example of an Inter War Georgian revival residence.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Derwent Water is of historic cultural heritage significance because it is a major interwar residence built on the site of an earlier colonial and with stylistic references to the earlier dwelling. It demonstrates the land use patterns of Sandy Bay, with the property giving its name to the immediate neighbourhood and to the street on which it lies.

(b)-Rarity:

(c)-Research Potential:

Derwent Water has the potential to yield important information, of an archaeological nature, that has the potential to contribute to a greater understanding of Tasmania's history.

(d)-Representative of:

Derwent Water is of historic cultural heritage significance because it is a fine example of an Inter War Georgian Revival mansion built with stylistic references to an earlier residence on the site and complete with an established garden and mature exotic trees.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Derwent Water is of historic cultural heritage significance because of its close association with the prominent Sandy Bay family, the Lord's

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



Name: House  
 13 Beach Rd Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House; Garden  
 Use: Residential, Habitation Archit. Style: Federation Queen Anne  
 Walls: Rendered brick Roof: Tile  
 Floors: 1.5 Integrity: Intact  
 Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships Located opposite Long Beach on the edge of extensive parkland and near the small Lower Sandy Bay shopping centre. The house is set in a mature garden and is largely obscured from the road. It is part of a small group of fine houses built in the early twentieth century after subdivision of the area.

Historical Relationship: The house is one of three major houses built on Beach Road in the early twentieth century and reflects the increasing suburbanisation of the area after the extension of the tram service in the late nineteenth century.

Description: A 1.5 storey rendered brick house with a tiled hip roof and a gable projecting to the street. There is a bay in the gabled wing and an octagonal turret at the opposite front corner. There are upstairs additions with gables to the front and rear and flat roofed dormers to the sides. Lower floor windows to the front are double hung sash while the upper level windows are casement. Top and side lights to the front door feature stained glass. The house is located in a fine established garden.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The house is of historic cultural heritage significance because it is one of a number of fine and substantial house built in Lower Sandy Bay in the early twentieth century following the extension of the tram service. It demonstrates the increasing suburbanisation of the district as it changed from a predominantly rural area to a residential district.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Queen Anne house in a fine garden setting.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

### (g)-Association:

Name: Cranleigh

9 Beach Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Arts and Crafts

Walls: Rendered brick

Roof: Tile

Floors: 1

Integrity: Intact

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships: Located opposite Long Beach on the edge of extensive parkland and near the small Lower Sandy Bay shopping centre. It is part of a small group of fine houses built in the early twentieth century.

Historical Relationship: The house was built by Frederick Medhurst in 1914 and formerly had extensive formal gardens with hedges, paths, etc. Medhurst was a pioneer in electronic communication in Australia, making the nation's the first shore to ship radio transmission in 1901. The house is one of three major houses built on Beach Road and reflects the increasing suburbanisation of the area after the extension of the tram service in the late nineteenth century.

Description: A fine 1.5 storey brick house with a gabled tile roof. The gables front all elevations and feature upper infilled sections, rooms in the gables with flush and oriel windows. The brickwork is rendered in roughcast. There is a small porch over the main entrance which is at the side of the building. The house is in a fine established garden.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Cranleigh is of historic cultural heritage significance because it is one of a number of fine and substantial house built in Lower Sandy Bay in the early twentieth century following the extension of the tram service. It demonstrates the increasing suburbanisation of the district as it changed from a predominantly rural area to a residential district.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Cranleigh is of historic cultural heritage significance because it demonstrates the principal characteristics of a substantial Federation Arts and Crafts house in a fine garden setting.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Cranleigh is of historic cultural heritage significance because it was built by Frederick Medhurst, a pioneer in the field of electronic communication in Australia and a colleague of Alexander Graham Bell, the inventor of the telephone.

Name: Newland

7

Beach Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Community Services, Public Health Services

Archit. Style: Federation Queen Anne

Walls: Rendered Brick

Roof: Tile

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

**Visual Relationships** Located opposite Long Beach on the edge of extensive parkland and near the small Lower Sandy Bay shopping centre. It is part of a small group of fine houses built in the early twentieth century. The house is set back from the street but has a strong street presence.

**Historical Relationship:** Built by jam manufacturer Fred Peacock in 1910 the house was a well known Hobart seafood restaurant for a number of years. It is one of three major houses built on Beach Road in the early twentieth century and reflects the increasing suburbanisation of the area after the extension of the tram service there in the late nineteenth century.

**Description:** A fine two storey rendered brick residence with a tiled hip roof, now used as a medical centre. The house has a verandah across the front with turned timber posts, timber frieze and brackets, a bay window on one side of the front, and a door with stained glass panels and top and side lights. There is a two storey bay on one side. Upstairs there is a gabled roof over a major balcony to the street which is accessed through an arched opening and features a timber balustrade. The gable features pressed metal and timber screening and timber brackets. Dormer windows are cut into the façade flanking the balcony. The name of the house is in art nouveau cement render beside the front door. The property includes a small single storey brick cottage at the rear.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

Newland is of historic cultural heritage significance because it is one of a number of fine and substantial house built in Lower Sandy Bay in the early twentieth century following the extension of the tram service. It demonstrates the increasing suburbanisation of the district as it changed from a predominantly rural area to a residential district.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

Newland is of historic cultural heritage significance because it demonstrates the principal characteristics of a substantial Federation Queen Anne residence.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Newland is of historic cultural heritage significance because of its association with the prominent Hobart jam maker, Fred Peacock.

Name: Long Beach Shelter Shed

Long Point Rd

Sandy Bay

Hobart

Type: Community Services, Recreation

Feature Type: Shelter shed

Use: Community Services, Recreation

Archit. Style: Federation

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located amongst mature trees towards Long Point in the popular Long Beach Reserve, the shelter shed has a picturesque setting near the beach.

Historical Relationship: Erected after the Hobart City Corporation acquired the Long Point area for recreational purposes early in the twentieth century.

Description: A delightful weatherboard shelter shed with a colorbond gabled roof including a gabled section projecting to the front elevation. The front gable features barge boards, a finial and timber screening. The shelter is sited on a concrete floor and includes seats and tables.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The Long Beach Shelter Shed is of historic cultural heritage significance because it demonstrates the extension of public open space in Hobart in the early twentieth century and the provision of public recreational facilities. This development reflects progressive philosophical thought and the moves to make Tasmania a picturesque and healthy holiday destination.

#### (b)-Rarity:

The Long Beach Shelter Shed is of historic cultural heritage significance because it is a rare surviving example of a modest early twentieth century public recreational facility.

#### (c)-Research Potential:

#### (d)-Representative of:

The Long Beach Shelter Shed is of historic cultural heritage significance because it demonstrates the principal features of modest public recreational facilities of the early twentieth century.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: Nutgrove

16 Nutgrove Ave

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located near the beach in the Nutgrove area of Lower Sandy Bay, the house is a prominent defining landmark in a largely 1920s/30s suburban area of heritage significance. The house has a strong street presence.

Historical Relationship: A major late Victorian residence in Lower Sandy Bay, the house was built by the Plenty farmer James Read in the 1880s. The house was named after a small grove of walnut trees on the property, which was subdivided by the Campbell family in the 1930s.

Description: A two storey weatherboard house with a corrugated iron hipped roof. It has a return verandah to both levels, partially enclosed across the front and one side. The verandah is supported by paired timber posts and features a timber frieze to the lower floor. Windows are double hung sash and there are top and side lights to the front door. There is a skillion roofed ground floor pavilion to one side.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Nutgrove is of historic cultural heritage significance because it was a major late Victorian farmhouse, which gave its name to the district after subdivision in the 1930s. It provides a strong reminder of the former rural history of an otherwise twentieth century neighbourhood and defines the district through its name.

## (b)-Rarity:

Nutgrove is of historic cultural heritage significance because it is a rare surviving example of a substantial late Victorian farmhouse in Lower Sandy Bay.

## (c)-Research Potential:

## (d)-Representative of:

Nutgrove is of historic cultural heritage significance because of its ability to demonstrate the characteristics of a substantial late Victorian farm and its subsequent subdivision into an important residential area.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:



Name: House

2 Nutgrove Ave Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Garden; Garage; Fence

Use: Residential, Habitation Archit. Style: Inter War Old English

Walls: Brick Roof: Tile

Floors: 2 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located in the Nutgrove estate, below Sandy Bay Rd and a short walk away from Nutgrove Beach. A prominent feature of the immediate neighbourhood the house defines the character of the estate from its approach down Nutgrove Ave. It is set in an established garden back from the street and behind a fine brick fence. Its setting in the exotic garden accentuates its picturesque qualities.

Historical Relationship: Built after the subdivision of the Nutgrove estate by the Campbell family in the early 1930s.

Description: A fine two storey picturesque brick residence featuring a tiled roof with gables projecting to all elevations and long roof lines. The square bay to the front also features a small tiled roof. The house has leadlight windows in the gables, a tall brick chimney and ivy growing up the walls. It is situated in a picturesque and established garden which is bound by an original brick fence with sandstone coping and a timber gate. A brick garage of similar style to the house completes the property.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The house is of historic cultural heritage significance because it is the major twentieth century residence on the Nutgrove estate demonstrating the growth of Lower Sandy Bay as a popular residential area. Its garage demonstrates the growth in popularity and affordability of private motor vehicles in the 1930s.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of an Inter War Old English residence in its features, proportions, setting and fencing.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: Elimatta

16

Elma Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Inter War Old English

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located on an important corner in the Nutgrove estate, a short distance from Nutgrove Beach. The house is set close to the street boundary and has a strong articulation with both streets.

Historical Relationship: Elimatta was built by Dr Nairn Butler in the 1930s after the Nutgrove estate had been subdivided by the Campbell family. Dr Butler lived there with Allan Young (his batman from the war years) and Young's wife.

Description: An unusual low single storey brick house with a hipped corrugated iron roof with half hipped sections. The house has picturesque elements with contrasting colours in the brickwork, a half hipped roof (with pressed metal and timber screening below) over the entrance, prominent brick chimneys, eave brackets and a bay to the Nutgrove Ave elevation. There are modern iron gates to the front door and a picket fence. Windows are multi-paned sash and casements. There is an extension to the rear of the house.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Elimatta is of historic cultural heritage significance because it is an important element of the Nutgrove estate and demonstrates the growing popularity of the district as a residential suburb.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Elimatta is of historic cultural heritage significance because it demonstrates the principal characteristics of an Inter War Old English residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 2 Heathorn Ave Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House, Garden  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Brick Roof: Tile  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located below Sandy Bay Rd on an important corner site in the Nutgrove area, the house is a short distance from Nutgrove Beach. It is set back from Elma Rd, but close to Heathorn Ave and has a modern block of flats to the rear.

Historical Relationship: The house was built in the early stages of the suburbanisation of the Nutgrove area after the subdivision of the Sandown estate by the Heathorn family.

Description: A fine modest single storey residence of brick with a tiled roof with both hips and gables. It has roughcast gables over bays and paired windows. The tall battered chimneys are surmounted with terracotta pots. Verandahs are supported by masonry piers and timber posts and feature plain timber friezes and balustrades. The house retains its original brick fence.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the initial stages of the suburbanisation of the Nutgrove area.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Bungalow in an appropriate garden setting.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:

Name: Sorrento

593

Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

Located in a prominent location overlooking Sandy Bay Rd the residence is partially shielded from the road by established gardens and its elevated position. It is opposite Sandown Park and enjoys extensive views to the Derwent River.

Historical Relationship:

The house predates the major twentieth century suburbanisation of Lower Sandy Bay, although it was built following the subdivision of part of the Fisher estate in 1895.

Description:

A 1.5 storey weatherboard residence with a corrugated iron hipped roof and gabled bays projecting at 45 degrees from the front corners. The house is raised on posts and has a front verandah with timber frieze. The verandah has been extended with a treated pine deck. An added eyelid dormer was added to the front elevation in the 1920s. The house is set in established gardens.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it is one of the early houses in the suburbanisation of Lower Sandy Bay.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a weatherboard Federation residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: House

1 Folder St Sandy Bay Hobart

Type: Primary industry, Agriculture Feature Type: House

Use: Residential, Habitation Archit. Style: Victorian Georgian

Walls: Weatherboard Roof: Corrugated iron

Floors: 1 Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located on a rise above Sandy Bay Rd south of Churchill Ave with extensive views to the River Derwent and with a bush setting to the rear. Intervening houses impede views to the house from Sandy Bay Rd.

Historical Relationship: The house is a late nineteenth century farmhouse in Lower Sandy Bay and serves as a reminder of an earlier phase of the district's history.

Description: A typical modest single storey weatherboard cottage with a hipped corrugated iron roof. U-shaped in plan, the house has a front partially enclosed verandah with a timber frieze and balustrade and accessed by concrete steps with an iron railing. There is a four panelled timber door with top and side lights and larger windows have been cut into the front and northern facades subsequent to the cottage's construction.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the late nineteenth/early twentieth century pastoral history of the district.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a modest late nineteenth century timber farm cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: L.J. Hooker

531 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: Shop

Use: Trade and Exchange, Commercial

Archit. Style: Victorian Georgian

Walls: Rendered brick

Roof: Corrugated iron

Floors: 2

Integrity: Altered

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Located on a prominent corner on Sandy Bay Rd, opposite the former Beach Tavern, the building is built to the footpath alignment and has a strong street presentation. The single storey wing to the rear similarly is built to the footpath alignment. The building is a strong streetscape element which reinforces the nineteenth century character of the corner.

## Historical Relationship:

The single storey rear wing dates from the mid-nineteenth century while the two storey front wing appears to date from the late nineteenth. The bottom end of Lipscombe Avenue was one of the small early nodes of settlement in Lower Sandy Bay and is associated with the Lipscombe family.

## Description:

A two storey rendered brick building with a corrugated iron hip roof. There is a two storey weatherboard skillion at the rear, while at the front there is now a shop with large plate glass windows and an awning cantilevered and suspended by an iron rod. Adjoining at the rear is a mid-nineteenth century brick cottage with a hipped corrugated iron roof and sandstock brick chimneys.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The building is of historic cultural heritage significance because it demonstrates the early settlement pattern of Lower Sandy Bay around Lipscombe Ave.

## (b)-Rarity:

The building, in particular the single storey rear wing, is of historic cultural heritage significance because it is a rare example of a mid nineteenth century structure in Sandy Bay.

## (c)-Research Potential:

## (d)-Representative of:

The site is of historic cultural heritage significance because it demonstrates the characteristics of mid to late nineteenth century architecture.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House  
 3 Lipscombe Ave Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Georgian  
 Walls: Brick Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Abutting the street the near the corner of Lipscombe Avenue and Sandy Bay Rd, the cottage reinforces the nineteenth century character of the lower end of Lipscombe Ave with its narrow lane like quality.

Historical Relationship: A mid nineteenth century cottage, later extended in the twentieth century. The cottage was part of a small cluster of nineteenth century buildings on land owned by the Lipscombe family.

Description: A small brick cottage with an early gabled wing fronting the footpath and a twentieth century hipped wing set back. The early wing has a window with stone sill and shutters to the street adjacent to a bricked-in former entrance. There is a weatherboard extension to the rear.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of historic cultural heritage significance because it demonstrates the early settlement pattern of Lower Sandy Bay.

(b)-Rarity:

The cottage is of historic cultural heritage significance because it is a rare surviving mid-nineteenth century brick cottage in Lower Sandy Bay.

(c)-Research Potential:

The cottage is of historic cultural heritage significance because it has the potential to yield information on mid-nineteenth century building techniques.

(d)-Representative of:

The cottage is of historic cultural heritage significance because it demonstrates the principal characteristics of a mid-nineteenth century brick cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Thalassa

552 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Queen Anne

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Located on the waterfront although its earlier direct river frontage has been severed by later subdivision. The house nonetheless retains a significant presence to and from the river. It is obscured from Sandy Bay Rd by a garden featuring mature exotic trees and shrubs.

## Historical Relationship:

Thalassa was built around the turn of the century when Lower Sandy Bay was an increasingly popular residential area for successful Hobart businessmen, a popularity reinforced by the introduction of tram services in 1893.

## Description:

A fine single storey brick house with a corrugated iron hip roof with gables projecting both to the road and river frontages. The house features bays, polychromatic brickwork, roughcast and timber infill in the gables, a gabled porch over the entrance, tall double hung sash windows and roughcast elements to the chimneys. There is a hip roofed extension to the side and a skillion roofed addition on the river frontage. There are two entrances at the front, one much grander than the other, suggesting a main and tradesman's entrance. The house is fronted by an established garden of exotic trees and shrubs.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Thalassa is of historic cultural heritage significance because it demonstrates the development of Lower Sandy Bay as a residential area for successful Hobart businessmen in the late nineteenth/early twentieth centuries, particularly after the introduction of tram services in 1893.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Thalassa is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Queen Anne residence with Victorian Italianate elements.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House

572 Sandy Bay Rd Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Federation bungalow

Walls: Weatherboard Roof: Corrugated iron

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: A house with a major presence to the Derwent River and Nutgrove Beach. Although its address is Sandy Bay Rd it is situated well away from the road and addresses the river and its neighbours. An integral element in a row of four riverfront properties it is the best house in the group.

Historical Relationship: Built by Mrs Golding in c1914. Mrs Golding's daughters, Mrs Ikin and Mrs Forsythe lived in the houses flanking Mrs Golding's residence.

Description: A fine single storey late Federation weatherboard house with a large hipped corrugated iron roof, a bay to the beach with a flying gable and tall chimneys with significant roughcast elements and surmounted by terracotta pots. There is an infilled verandah on the beach frontage. The house has a small established garden.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the development of Lower Sandy Bay as a residential suburb in the first quarter of the twentieth century, particularly after the introduction of tram services in 1893. The house's historic significance is increased by its relationship to the adjacent properties which were originally owned by members of the same family.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates principle characteristics of a Federation Bungalow. This significance is increased by the residence's relationship to the adjoining property's and its relationship to the river.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:

Name: House

561

Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Queen Anne

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

Located on a rise above Sandy Bay Rd with views to the River Derwent. The house is screened to some extent from the road by hedges and gardens as well as its elevated position. The house is one of a row of substantial early twentieth century residences and is an integral element of the Sandy Bay Rd streetscape.

Historical Relationship:

The house was built in the early twentieth century when Lower Sandy Bay was becoming an increasingly popular residential location for successful Hobart businessmen. This development was reinforced by the provision of tram services from 1893.

Description:

A very fine single storey brick house with a hipped corrugated iron roof with a pair of gables projecting to the road. The gables have pressed metal and timber decoration. There is a bullnosed verandah across the front of the house with timber posts and cast iron lace brackets. There are bays to the front elevation, flanking a front door featuring top and side lights. The tall chimneys have terracotta pots and roughcast bulbous elements.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Sandy Bay as a popular residential suburb for successful Hobart businessmen in the late nineteenth/early twentieth century, a popularity reinforced by the introduction of tram services in 1893.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Queen Anne residence with Italianate elements.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



Name: Otira

559

Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Arts and Crafts

Walls: Brick

Roof: Tile

Floors: 2

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

Located on a rise above Sandy Bay Rd with views to the River Derwent. The house is screened to some extent from the road by hedges, gardens and its elevated position. The house is part of a row of substantial early twentieth century residences and is an integral element in the Sandy Bay Rd streetscape.

Historical Relationship:

The house was built in the first decades of the twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb for successful Hobart businessmen. Its popularity was reinforced by the introduction of tram services in 1893.

Description:

An unusual two storey brick home with a gabled tile roof, featuring three gables projecting to the road, side and corner. The roof has terracotta ornamentation, while the gables feature small roughcast infill and paired arched double hung sash windows. There is an enclosed verandah on the ground floor.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Otira is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly after the introduction of a tram service in 1893.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Otira is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Arts and Crafts residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: House

557 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Arts and Crafts

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

**Visual Relationships** Located on a rise above Sandy Bay Rd with views to the River Derwent. The house is screened to some extent from the road by hedges, gardens and its elevated position. The house is part of a row of substantial early twentieth century residences and is an integral element in the Sandy Bay Rd streetscape.

**Historical Relationship:** The house was built in the first decades of the twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb for successful Hobart businessmen. Its popularity was reinforced by the introduction of tram services in 1893.

**Description:** An eclectic early twentieth century brick home of 1.5 storeys with a hipped corrugated iron roof featuring timber finials at its corners. There is an eyelid dormer to the front, a hip roofed pavilion to the front with a square bay and timber and roughcast decorative elements, a verandah with a timber frieze and paired timber posts. The tall chimneys have a roughcast section in the upper quarter. The house is set in an established garden.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly after the introduction of a tram service in 1893.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Arts and Crafts residence.

**Status:**

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Highfield

555

Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Arts and Crafts

Walls: Brick

Roof: Tile

Floors: 2

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

Located on a rise above Sandy Bay Rd with views to the River Derwent. The house is screened to some extent from the road by hedges, gardens and its elevated position. The house is part of a row of substantial early twentieth century residences and is an integral element in the Sandy Bay Rd streetscape.

Historical Relationship:

The house was built in the first decades of the twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb for successful Hobart businessmen. Its popularity was reinforced by the introduction of tram services in 1893.

Description:

A fine two storey brick residence with roughcast upper level and a corrugated iron hip roof with a prominent gable projecting to the street. The gable has an infilled upper section, brackets, timber elements in the upper floor and triple casement windows with toplights. The residence also features an eyelid dormer in the roof and a small roofed balcony. There is a bay in the ground floor. The battered chimneys are roughcast and feature painted rendered diamond motifs. The house is set in an established garden.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Highfield is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly after the introduction of a tram service in 1893.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Highfield is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Arts and Crafts residence in an established garden.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: House

473 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Hedge

Use: Residential, Habitation

Archit. Style: Inter War Arts and Crafts

Walls: Brick

Roof: Tile

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set back from and elevated above Sandy Bay Rd with views to the River Derwent. The house has a low hawthorn hedge in front and is an integral element in the Sandy Bay Rd streetscape.

Historical Relationship: The house was built in the first decades of the twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb.

Description: A well proportioned modest arts and crafts cottage with a tiled hip roof featuring a gabled wing projecting to the street. The is timber infill in the gable and a three faceted bay below with diamond shaped timber glazing bars in the upper half of the windows. The street façade also features a large arched window to the living area while there is a porthole window in the side elevation. There is a porch to the side and narrow brick buttresses at the corners of the residence.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb, particularly after the introduction of a tram service in 1893.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a modest Inter War Arts and Crafts residence.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Telstra Exchange

535

Sandy Bay Rd

Sandy Bay

Hobart

Type: Communications, Telephone/telegraph

Feature Type: Telephone exchange

Use: Communications, Telephone/telegraph

Archit. Style: Inter War Georgian Revival

Walls: Rendered Brick

Roof: Tile

Floors: 1

Integrity: Largely intact

Attic: ☐Basement: ☐

Nominated By:

## Visual Relationships

A utilitarian building with a strong presence on the street emphasised by its frontage on the street edge and relationship with the two storey building adjacent and the former Beach Tavern opposite. The building is an important part of the Sandy Bay Rd streetscape south of Lipscombe Ave. Later additions to the exchange are set back from the street.

## Historical Relationship:

A telephone exchange erected in the interwar period to service the growing suburb of Lower Sandy Bay. The site was formerly the site of the Lipscombe tea gardens, a well known landmark in Lower Sandy Bay for many years.

## Description:

A small rendered brick telephone exchange, square in plan, with a tiled hip roof and a hipped wing to the south. There are three large openings in the main wing, covered with wire mesh and separated by rendered pilasters which give the structure a grander aspect. The later additions to the exchange are set back from the street and are of little heritage interest.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The telephone exchange is of historic cultural heritage significance because it demonstrates the evolution of telecommunications services in Hobart and reflects the rapid growth of Lower Sandy Bay as a residential area.

## (b)-Rarity:

## (c)-Research Potential:

The telephone exchange is of historic cultural heritage significance because it has the potential to yield information on the technology of telecommunication in the interwar period.

## (d)-Representative of:

The telephone exchange is of historic cultural heritage significance because it demonstrates the principal characteristics of a services structure in the Inter War Georgian Revival style. It is also representative of interwar communications structures in general.

## Status:

## (e)-Creative / Technical:

The telephone exchange is of historic cultural heritage significance because it demonstrates the evolution of communications technology since the 1930s.

## (f)-Community:

## (g)-Association:

The telephone exchange is of historic cultural heritage significance because it has a special association with the history of the Post Master General's Department and later Telecom and Telstra.

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



Name: Woodbury

10 Fisher Ave

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Queen Anne

Walls: Brick

Roof: Tile

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located in a park-like setting at the rear of a very large block, the house is set on a rise and is accessed by a formal driveway. It has little street presence.

Historical Relationship: Built by the Davies family of Mercury fame and later sold to Erskin Watchorn, the house was built in the first decades of the twentieth century as Lower Sandy Bay gained popularity as a residential suburb for successful businessmen after the opening of the tram service to Lower Sandy Bay.

Description: A very fine substantial single storey brick residence with a tiled roof of several gables projecting to the various elevations. The gables have roughcasting and timber screens. Windows are casement and grouped in fours with stained glass in toplights. The chimneys have roughcast elements. The house is located in a very large and established garden with numerous trees and shrubs and with impressive iron gates to the road.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Woodbury is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen after the introduction of tram services in 1893.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Woodbury is of historic cultural heritage significance because it demonstrates the principal characteristics of a substantial Federation Arts and Crafts residence located in a fine established garden.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Woodbury is of historic cultural heritage significance because of its association with the Davies family and the prominent lawyer, Erskin Watchorn.

Name: Fahan

Fisher Ave

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: House; Dairy; School; Mature trees; Hedge

Use: School

Archit. Style: Inter War Stripped Classical

Walls: Brick

Roof: Corrugated iron

Floors: 3

Integrity: Altered sympathetically

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Fahan is a very large property located off Fisher Ave and includes buildings, sports grounds, trees, gardens and hedges. The dominant school building is located in the middle of the property and has vistas over the sports ground and down to the Derwent River. A driveway through mature exotic trees creates an impressive entrance to the school. The adjacent Federation residence, Nateby, now used as a boarding house, provides a striking counterpoint to the postwar school building. Other structures are less dominant in the school setting. The school's setting is being affected by the erection of numerous units and town houses on its southern boundary.

## Historical Relationship:

Prior to becoming a prominent Hobart girls' school the property was a 30 acre dairy farm called Nateby which was owned by the Travers family. The modest cottage is probably the Nateby farmhouse prior to the erection of the brick house in the early twentieth century. The weatherboard farm buildings date to the ownership of the property as a dairy by the Travers family. The brick Federation house was originally built as a farmhouse for Nateby, then was acquired by Miss Isobel Travers and Audrey Morphett in 1938 for use as a boarding house for their Fahan school. Extensions were made to the rear of the building and the house has continued to be used as a boarding house since. The vertical board cottage at the rear, Hedgeland, was built as a residence for boarders in 1939 and was later occupied by Misses Morphett and Travers after their retirement. The main school building was opened in 1948 after being designed by the well known firm of Walker and Hutchinson, and built by Mr Hurburgh. It was built to replace the previous school property at Lauramont in Upper Sandy Bay. The school had been founded in 1935 By Misses Isobel Travers and Audrey Morphett as an independent non-denominational girls school. The school was sold to the Presbyterian Church in the early 1960s. It continues to be one of the major girls schools in Hobart.

## Description:

The site contains numerous structures of which the following are significant elements: \*A three storey brick school with a corrugated hip roof. The building has a symmetrical palladian façade with four bays in the central wing and a prominent entrance porch to one side with rendered square columns and detailing and stained glass toplights to the entrance. Fenestration is in groups of three with concrete lintels. There have been substantial additions to the rear of the main school building. \*A fine 1.5 storey Queen Anne house with a corrugated iron hipped roof featuring three large gables to the main elevation. The flanking gables have projecting vents, timber brackets and pressed metal and timber infill while the central gable has a door to an attic room with a balcony featuring timber balustrades and frieze. There is a partially enclosed verandah with bay windows downstairs on three sides. The entrance features stained glass in the door, top and side lights. The tall chimneys are partially roughcast and are surmounted by terracotta pots. \*A modest late Victorian weatherboard cottage with a corrugated iron hip roof and external brick chimneys. There are verandahs to the front and rear - the front verandah having been partially infilled. An unsympathetic large window has been cut into the northern façade of the building. \*To the north of the school are two weatherboard buildings with corrugated iron gabled roofs. The larger of the buildings was a state of the art dairy, later converted to use as a gymnasium by the school. It has a loft entrance and timber doors. The smaller structure was an earlier four stall dairy used before the being replaced by the larger structure. \*The school is situated in extensive grounds with gardens, mature trees and sports grounds. There is a hawthorn hedge along the northern bank above the sports ground.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Fahan is of historic cultural heritage significance because it demonstrates the elements and structures associated with an

## (e)-Creative / Technical:

Supported: ☐ Not Supported: ☐ Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

early twentieth century dairy farm. It has major significance in the history of the development of education for girls in Hobart with all the structures in the property being either converted for educational use or purpose built.

(b)-Rarity:

(f)-Community:

Fahan is of historic cultural heritage significance because it has special meanings and associations for several generations of Hobart women who have been educated there. In particular the Federation farmhouse, Nateby, has special meaning for the generations of boarders who resided there during their school years.

(c)-Research Potential:

(g)-Association:

Fahan has a special association with the Travers family and in particular with Isobel Travers and Audrey Morphett, the founders of the school.

(d)-Representative of:

Fahan is of historic cultural heritage significance because it demonstrates the principal characteristics of a successful turn of the century dairy farm as well as of a major twentieth century girls' educational institution. The layout of the buildings and grounds and the recycling of numerous buildings demonstrate the philosophy of the school and in particular its founders.

**Status:**

Supported:

☐

Not Supported:

☐

Refer:

☐

Signed:

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01/11/2010

Name: Cottage (formerly Sayers orchard)

22

Queen St

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian domestic

Walls: Artificial brick boarding

Roof: Slate

Floors: 1.5

Integrity: Intact

Attic: ☒ Basement: ☐ Nominated By:

**Visual Relationships** Set well away from Queen St, the cottage addresses the Sandy Bay Rivulet rather than the street and clearly predates the late nineteenth century suburban development of the area. It is located on a large block which gives it a setting isolating it from the suburban character of the surrounding neighbourhood.

**Historical Relationship:** The cottage had been built by the 1860s, possibly by John Osborne who had established the Pineapple Place Nursery between Sandy Bay Rd and Marieville Beach by 1852. By 1891 the fruit grower William Sayers was living on the property. It was surrounded by market gardens and orchards for much of the nineteenth century, before the neighbourhood experienced rapid suburb development from the late Victorian period.

**Description:** A small gable roofed cottage is one and half storeys with a skillion to one side, an enclosed verandah to the Sandy Bay Rivulet elevation and a mid twentieth century skillion adjacent to the verandah. There are upstairs attic windows, sandstock brick chimneys and early twelve paned double hung sash windows. The cottage has a slate roof in poor condition and has been clad with artificial brick boarding.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The building has historic heritage significance as it illustrates the historical and sequential settlement of Sandy Bay as it developed from a market gardening district supplying Hobart's fresh food to a popular residential suburb.

## (b)-Rarity:

The house is of historic heritage significance as a rare example of a modest timber cottage able to demonstrate a building type that was once widespread and numerous. Its largely intact condition enhances this significance.

## (c)-Research Potential:

## (d)-Representative of:

The cottage is of historic cultural heritage significance because it demonstrates the principal characteristics of a modest Victorian farmhouse.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: The Arches

31 Fisher Ave

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Queen Anne

Walls: Brick

Roof: Corrugated iron

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located in a large allotment on Fisher Ave, the house is visible from an adjacent pedestrian lane. It is set back from the road in an established garden.

Historical Relationship: The house was built in the first decades of the twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb for successful Hobart businessmen. Its popularity was reinforced by the introduction of tram services in 1893.

Description: A fine two storey brick house with a steep pitched corrugated iron gable roof and finials. There is a two storey bay to the street façade topped by a gable with timber infill and a gable ventilator. Windows are arched with label moulds. There are pointed arch windows on the ground floor. The house is set in extensive and established gardens.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The Arches is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly after the introduction of a tram service in 1893.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The Arches is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Arts and Crafts residence.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:



Name: House

5 Chessington Ave Sandy Bay Hobart

Type: Residential, House Feature Type: House; Hedge; Garden

Use: Residential, House Archit. Style: Federation Queen Anne

Walls: Brick Roof: Corrugated iron

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships The house is located on a rise adjacent to Mt St Canice and overlooks the Derwent River and Lower Sandy Bay Rd. The house has little street presence due to its elevation and a large cypress hedge. The hedge is an important part of the streetscape.

Historical Relationship: The house was built in the first decades of the twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb for successful Hobart businessmen. Its popularity was reinforced by the introduction of tram services in 1893.

Description: A fine single storey brick house with a corrugated iron hip roof. The house has a pair of gables projecting to the eastern elevation, a gable to Chessington Street and a turret surmounted by a flagpole at the front corner. There is a bay window to Chessington Street with gable brackets and a bullnosed verandah around the front and side of the house with a timber frieze and a gabled porch over the main entrance. The chimneys are tall with roughcast sections. Windows are double hung with arched heads and there are several French doors to a courtyard at the rear. The street boundary of the property is lined with a very large maintained cypress hedge.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly after the introduction of a tram service in 1893.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Queen Anne residence. The significant elements of the property include the hedge on the street frontage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

31 Red Chapel Ave Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Federation

Walls: Weatherboard Roof: Corrugated iron

Floors: 1 Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located on a corner in upper Red Chapel Ave, the house is only slightly set back from the street and is a strong element in the local streetscape.

Historical Relationship: The house was built in the early twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb for successful Hobart businessmen. Its popularity was reinforced by the introduction of tram services in 1893.

Description: A fine single storey weatherboard cottage with a corrugated iron hip roof with a gable projecting to Red Chapel Ave. There are roof ventilators, a timber screen in the gable with a square bay below, a return verandah with timber posts, frieze and brackets, tripled sash windows in the bay and doubled windows to the verandah. The house has been extended at the rear and is situated in an established garden.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb, particularly after the introduction of a tram service in 1893. In particular it demonstrates the creep of suburbanisation up Red Chapel Ave.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

33 Red Chapel Ave Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Hedge

Use: Residential, Habitation Archit. Style: Federation Bungalow

Walls: Brick Roof: Tile

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located on the prominent upper corner of Red Chapel Ave and Red Knights Ave, the house has a strong streetscape presence in an early twentieth century suburban setting. The setting is enhanced by a substantial cypress hedge along the Red Knights Ave frontage.

Historical Relationship: The house was built in the early twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb for successful Hobart businessmen. Its popularity was reinforced by the introduction of tram services in 1893.

Description: A good example of a Federation Bungalow, a single storey brick residence with a gabled tile roof, with gables to both street frontages. The gables are infilled with roughcasting and timber and feature gable brackets. There are two verandahs supported by paired round columns on masonry piers, oriel windows, tiled awnings, roughcast chimneys and a substantial cypress hedge on the Red Knights Ave frontage.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb, particularly after the introduction of a tram service in 1893. In particular it demonstrates the creep of suburbanisation up Red Chapel Ave.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Bungalow. The significant elements of the property include the substantial cypress hedge along the street boundaries.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: House

39 Red Chapel Ave

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Italianate

Walls: Weatherboard

Roof: Tile

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

The house is set back from the road behind an established garden. High up on Red Chapel Ave it has fine views to the Derwent River and forms an important element in the early twentieth century streetscape of the upper reaches of Red Chapel Ave.

## Historical Relationship:

The house was built in the early twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb for successful Hobart businessmen. Its popularity was reinforced by the introduction of tram services in 1893.

## Description:

A fine weatherboard house with a tiled hip roof. The house has gables to the street and eastern elevations. There is a return verandah supported by paired timber posts on masonry piers, and a corner bay with a flight of steps to the drive way forming an impressive entrance to the house. There are also square bays in the two gables. The bays have tripled double hung sash windows. The residence is set in an established garden.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb, particularly after the introduction of a tram service in 1893. In particular it demonstrates the creep of suburbanisation up Red Chapel Ave.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Italianate house.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House

8 Red Chapel Ave Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Federation Bungalow

Walls: Brick Roof: Tile

Floors: 1.5 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located on a corner in Red Chapel Ave the house with its elevated form has a strong street presence.

Historical Relationship: The house was built in the early twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb. after the introduction of tram services in 1893.

Description: A brick house on one and a half storeys with a tiled roof featuring gables to several elevations. There are verandahs, an oriel window with timber brackets, a balcony set inside the top of one of the gables and terracotta ridge ornaments. The upper parts of the walls are roughcast as is the tall chimney. An enclosed sunroom with leadlight windows dominates the major corner of the house.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb, particularly after the introduction of a tram service in 1893. In particular it demonstrates the creep of suburbanisation up Red Chapel Ave.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Bungalow.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:



Name: House  
 2 Willowdene Ave Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Queen Anne  
 Walls: Rendered Brick Roof: Tile  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house fronts on a narrow grassed pedestrian lane giving it a rural character unusual in Sandy Bay and providing the house with much of its significance. The house has extensive views over the Derwent River.

Historical Relationship: The house was built in the early twentieth century when Lower Sandy Bay was becoming an increasingly popular residential suburb after the introduction of tram services in 1893.

Description: A small modest rendered brick cottage with a tile hip roof and gable projecting to the east. The gable features timber ornamentation and is topped with a terracotta ornament. There is a front verandah with concrete stairs leading to a front door with stained glass in the door and the top and side lights. The verandah is supported by timber posts and has a timber frieze and balustrade. The rendering is roughcast and there is a triple casement window surmounted by two toplights in the gable.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb, particularly after the introduction of a tram service in 1893.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Queen Anne cottage.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: Weston

507 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Victorian Italianate

Walls: Rendered brick

Roof: Tile

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: A prominent house set back from Sandy Bay Rd in an established garden and divorced from its earlier setting by infill subdivision.

Historical Relationship: Designed by Henry Hunter and built by William Cheverton for Frederick Salier in 1885. The house was formerly sited on land extending to Sandy Bay Rd and included substantial gardens and a circular drive. The curtilage of the property has been substantially reduced through subdivision.

Description: A fine two storey rendered residence with a tiled gable roof, with gables projecting to the eastern and southern elevations. The gables feature rendered decorative motifs and a row of brackets which continue as eave brackets. There are ground floor square bays in the gables with French doors giving to a balcony over the eastern bay. There is a prominent two level return verandah with a tiled roof, timber posts, cast iron railing on the upper level and frieze and brackets to the lower. The chimneys are rendered and decorated with dentils and terracotta pots. There are round headed windows in the gables and an arched toplight to the six paneled front door. There is also a two storey Edwardian conservatory on the northern elevation. The house includes remnants of what must have once been a superb garden.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

Weston is of historic cultural heritage significance because it demonstrates the beginnings of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

Weston is of historic cultural heritage significance because it is an outstanding example of a substantial Victorian Italianate residence with established garden. The significance is enhanced by the quality of the house and its detailing.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

### (g)-Association:

Weston is of historic cultural heritage significance because it has special associations with Tasmania's best known late Colonial architect, Henry Hunter, and with a number of prominent Hobart families resident there, including the Salier and Chesterman families.

Name: Cottage

12

Balmoral St

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Tucked away behind late nineteenth century houses the cottage has no street presence and addresses the Sandy Bay Rivulet.

Historical Relationship: The cottage was probably built in the late Victorian period prior to the erection of spec housing in Balmoral St in the 1890s. It appears to have been a farm cottage.

Description: A small double fronted single storey weatherboard cottage on a stone base and with a corrugated iron hipped roof and several mid to late twentieth century skillion additions at the rear. The original cottage was very small, just two rooms. It has had a verandah added to the front and has been partially reclad with asbestos cement sheeting at the side.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of historic heritage significance as an illustration of the historical and sequential settlement of land in Sandy Bay from a rural industrial base to a residential suburban base in the late nineteenth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of historic heritage significance because of its ability to demonstrate the principal characteristics of a late Victorian domestic building.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 4 Maning Ave Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Rendered Brick Roof: Tile  
 Floors: 1 Integrity: Extended sympathetically  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: A prominent house on Maning Ave with a strong presence to the street although the presence diminished by a brick and timber fence. The house previously addressed Sandy Bay Rd - this has been severed by late twentieth century subdivision.

Historical Relationship: The house was built in the first quarter of the twentieth century and reflects the growth of lower Sandy Bay as a popular residential suburb for successful Hobart businessmen.

Description: A rambling large one and a half storey rendered brick bungalow with a tiled hip roof with several gables projecting to various elevations. The gables have timber infill, brackets, gable ventilators and windows to upper level rooms. There is return verandah supported by squared stone posts and with a timber balustrade. A gabled porch with paired timber posts leads to the front door which features stained glass panels, sidelights and toplights. Chimneys are roughcast and there is a gabled dormer in the major roof mass. The house has seen substantial additions at the rear.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly after the introduction the tram service in 1893.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 20 Maning Ave Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House; Garden  
 Use: Residential, Habitation Archit. Style: Federation Queen Anne  
 Walls: Brick Roof: Tile  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set back from the street and in established gardens, the residence is situated on a rise above the street.

Historical Relationship: The house was built in the first quarter of the twentieth century and reflects the growth of lower Sandy Bay as a popular residential suburb for successful Hobart businessmen.

Description: A substantial single storey brick residence on a stone base with a hipped corrugated iron roof and three flying gables to the eastern elevation. The gables feature roughcast and timber infill and the major gable is surmounted by a finial. There is a small verandah porch to the front door with a corrugated iron roof and timber posts and frieze. The house is dominated by a tall square tower with a hipped tin roof and windows at the upper level. There is also a dormer and an oriel window. It is located in an established garden which includes mature trees.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly after the introduction of the tram service in 1893.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Queen Anne residence.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:



Name: House

6

Balfour Court

Sandy Bay

Hobart

Type: Primary Industry, agriculture

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Italianate

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

An older house located in a post war suburban development on a large piece of land with house set on a rise well back from the road.

Historical Relationship:

The cottage dates from the rural period of the district and is likely to have been an early twentieth century farmhouse.

Description:

A well detailed early twentieth century weatherboard cottage of one storey and with a corrugated iron hipped roof with a gable projecting to the street. There is a roofed, three faceted bay in the gable with timber pilasters separating the facets, and a bullnosed verandah with timber posts and frieze. There are additions at the side and rear. The cottage is set on a large block.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it is one of the earliest houses in the immediate area and reflects its former rural character.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Italianate cottage in a large block. Its significance is reinforced by its location in a postwar suburban development.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: The Nook

441 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Wall; Hedge; Garden

Use: Residential, Habitation

Archit. Style: Federation Arts and Crafts

Walls: Rendered brick

Roof: Slate

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located in a prominent elevated position off Sandy Bay Rd with sweeping views to the River Derwent and the casino. The house has a hawthorn hedge on the Ethelmont Rd frontage.

Historical Relationship: Built in the first quarter of the twentieth century, the house reflects the growing suburbanisation of Sandy Bay and the construction of substantial houses along Sandy Bay Road. It is built on land once part of the Ethelmont property and near the former White Conduit (later York) Inn.

Description: A fine two storey brick house, rendered with roughcast and with large roof planes of slate. The house has informal roof massing and window arrangement, a tall roughcast chimney with terracotta pots and casement windows with shutters. Rafters are exposed in the eaves. There is a substantial nineteenth century sandstock brick fence to the front and side and a hawthorn hedge along the Ethelmont Rd boundary. The property includes a fine period garden with stone paving.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The Nook is of historic cultural heritage significance because it demonstrates the evolution of Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly following the introduction of tram services in 1893. The hawthorn hedge and sandstock wall have significance as they demonstrate early settlement and land use patterns as well as landscaping and building techniques.

## (b)-Rarity:

The Nook is of historic cultural heritage significance because it includes rare remnants of early to mid nineteenth century brick walls and a rare remnant of an early hawthorn hedge.

## (c)-Research Potential:

The Nook is of historic cultural heritage significance because it has the potential to yield information about early wall building technologies. There may also be archaeological remains of early to mid nineteenth century structures on the site.

## (d)-Representative of:

The Nook is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Arts and Crafts residence in an established garden.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Supported: ☐ Not Supported: ☐ Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Waimea House

44

Waimea Ave

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Arts and Crafts

Walls: Rendered brick

Roof: Slate

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Located on a rise off Waimea Avenue, the house is in extensive gardens and has sweeping views of the city and River Derwent. It is visible from Sandy Bay Rd and the Derwent River, although its original unimpeded address to Sandy Bay Rd has long been severed by subdivision.

## Historical Relationship:

Built in 1908 by Charles Webster of the prominent firm, A.G Webster & Sons, after the design of a leading Sydney architect, the house was offered for sale to the State government in 1924 as a residence for the Governor. At that time it already had connections to power, sewerage and gas. The house was originally on a very large allotment and dominated the landscape. This domination has been largely curtailed by incremental subdivision throughout the twentieth century.

## Description:

A very large two storey arts and crafts residence of brick rendered in roughcast and with a complex gabled slate roof. The house is picturesque in form with informal massing of roofs and windows. It includes oriel windows, a sunroom with extensive areas of leadlight windows, two gabled parapets, a first floor bay with slate roofed awning and a large balcony within the largest front facing gable. Gables have timber decoration and ventilators. There is a porte cochere at the main entrance. The property also includes a large established garden which includes a stone fountain, a stone sundial, expanses of lawn, mature trees and shrubs and a modern swimming pool.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Waimea House is of historic cultural heritage significance because it demonstrates the evolution of Lower Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly after the introduction of a tram service in 1893. It was the major house in the Waimea Ave area for forty years.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Waimea House is of historic cultural heritage significance because it demonstrates the principal characteristics of a substantial Federation Arts and Crafts residence in an extensive and formal garden setting.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Waimea House is of historic cultural heritage significance for its association with C.E. Webster of A.G. Webster & Sons.

Name: Lonsdale

399 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Italianate

Walls: Brick

Roof: Slate

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located on the corner of Lambert Ave and Sandy Bay Rd the house is in a prominent corner site and has views to the casino and the River Derwent. It forms a fine gateway to Lambert Ave, an important heritage precinct in Sandy Bay.

Historical Relationship: Built in the late nineteenth century, Lonsdale reflects the growing popularity of Sandy Bay as a residential suburb for successful Hobart businessmen.

Description: A very fine and substantial two storey brick house with a gabled slate roof. The house has numerous rooflines with the major gable fronting sandy Bay Rd. The gables feature barge boards, decorative timber screens, finials, and paired double hung sash windows. There is a ground floor bay, topped by a widow's walk, in the street facing gable, and an enclosed sunroom addition on the upper floor. The front door has been altered with a porch having been enclosed in glass.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Lonsdale is of historic cultural heritage significance because it demonstrates the evolution of Sandy Bay as a popular residential suburb for successful Hobart businessmen, particularly after the introduction of a tram service in 1893

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Lonsdale is of historic cultural heritage significance because it demonstrates the principal characteristics of a substantial Victorian Italianate residence.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Milepost

403 Sandy Bay Rd  
outside

Sandy Bay

Hobart

Type: Transport, Land routes

Feature Type: Milepost

Use: Transport, Land routes

Archit. Style: Not applicable

Walls: Sandstone

Roof:

Floors: n/a

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located adjacent to the footpath outside a block of flats on Sandy Bay Road and opposite Wrest Point, the milepost has little presence in its current setting.

Historical Relationship: Probably installed after the completion of the Browns River Rd in 1845, the milepost is an example of Nineteenth century road sign technology.

Description: A semi-cylindrical sandstone milepost with the inscription: - "11 Miles from Hobart"

**STATEMENTS OF SIGNIFICANCE**

## (a)-Historical:

The milepost is of historic cultural heritage significance because it demonstrates the evolution of road transport through Sandy Bay and the original importance of Browns River Rd to the local economy.

## (b)-Rarity:

The milepost is of historic cultural heritage significance because it is a rare surviving example of a mid nineteenth century sandstone milepost, particularly in an urban area. Its significance is enhanced by the good condition the milepost is in.

## (c)-Research Potential:

## (d)-Representative of:

The milepost is of historic cultural heritage significance because it demonstrates the principal characteristics of a mid nineteenth century sandstone milepost.

**Status:**

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:



Name: House  
 8 Lambert Ave Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Inter War Functionalist  
 Walls: Brick Roof: Not seen  
 Floors: 2 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located on a leafy street the house makes an important pair with its identical neighbour at 8a Lambert Ave and forms part of an important heritage streetscape. The setting is adversely affected by a tall paling fence.

Historical Relationship: The house and its neighbour were erected by H.C. Ikin in 1941-2. They are early examples of modernist residential architecture in Hobart. Originally built as two flats 8 Lambert Ave is now a single residential dwelling.

Description: A two storey brick structure built as two flats, but now a single residence. It has a pitched roof concealed behind a parapet, but otherwise conforms to the modernist architectural vocabulary with its asymmetrical massing, simple geometric shapes, semi-circular wing, floor to ceiling corner windows, concrete roofed porch and concrete string course at the top of window height. The house was roughcast rendered in 1999.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Sandy Bay as a popular residential suburb. It is important in the history of domestic architecture in Tasmania being an early and textbook example of a modernist dwelling.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a modernist dwelling.

##### Status:

##### (e)-Creative / Technical:

The house is of historic cultural heritage significance because it demonstrates a high degree of technical and design innovation in Tasmania.

##### (f)-Community:

##### (g)-Association:

Name: House

8a Lambert Ave Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Inter War Functionalist

Walls: Brick Roof: Not seen

Floors: 2 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located on a leafy street the house makes an important pair with its identical neighbour at 8 Lambert Ave and forms part of an important heritage streetscape. The setting is adversely affected by a tall paling fence.

Historical Relationship: The house and its neighbour were erected by H.C. Ikin in 1941-2 They are early examples of modernist residential architecture in Hobart. Built as two flats 8a Lambert Ave continues to be configured in that way.

Description: A two storey brick structure built as two flats. It has a pitched roof concealed behind a parapet, but otherwise conforms to modernist architectural vocabulary with its asymmetrical massing, simple geometric shapes, semi-circular wing, floor to ceiling corner windows, concrete roofed porch and concrete string course at the top of window height.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the evolution of Sandy Bay as a popular residential suburb. It is important in the history of domestic architecture in Tasmania being an early and textbook example of a modernist dwelling.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a modernist dwelling.

##### Status:

##### (e)-Creative / Technical:

The house is of historic cultural heritage significance because it demonstrates a high degree of technical and design innovation in Tasmania.

##### (f)-Community:

##### (g)-Association:

Name: House  
 10 Lambert Ave Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House; Garden; Garage  
 Use: Residential, Habitation Archit. Style: Inter War Old English  
 Walls: Brick Roof: Tile  
 Floors: 1 Integrity: Intact  
 Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships Located on a leafy street, the house is an integral element of an important heritage streetscape. It is set back from the street in an established garden.

Historical Relationship: Built in the interwar period the house reflects the increasing popularity of Lambert Ave as a residential street for successful Hobart business proprietors.

Description: A 1.5 storey brick house with a half hipped tile roof. The roof has long planes and is broken by a large curve roofed dormer. The house is roughly rectangular in plan with a roughcast upper, a skillion roofed penthouse at the front and leadlight casement windows. It is set in a large established garden which has a driveway along one side leading to a garage.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the development of Lambert Ave as a popular residential suburb in the twentieth century for successful Hobart business people.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of an Inter War Old English residence and garage in an appropriate garden setting.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:

Name: House

12

Lambert Ave

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Altered sympathetically

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships Located opposite Queenborough Oval the house has been divorced from the street by a recently erected rendered masonry fence. It nonetheless is an integral part of an important heritage streetscape.

Historical Relationship: Built in 1911 by S.F. Tinning, the house reflects the increasing popularity of Lambert Ave as a residential street for successful Hobart business proprietors.

Description: A large rambling one and a half storey brick residence with a corrugated iron roof with both hipped and gabled sections. The house has been extended substantially since its construction with dormers introduced and wings added to the rear. The house has roughcast uppers, gable ventilators, arched casement windows with toplights and rendered keystones and a return verandah with timber posts and brackets and bay windows. A high rendered masonry fence has also been recently erected.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the development of Lambert Ave as a popular residential suburb in the twentieth century for successful Hobart business people.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a fine Federation Bungalow.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House  
 20 Lambert Ave Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Arts and Crafts  
 Walls: Brick Roof: Tile  
 Floors: 2 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Located on an elevated allotment adjacent to a bushland reserve at the top of Lambert Ave, the house dominates the streetscape and has sweeping views of the River Derwent. Set well back from the street, it maintains a fine relationship with its similarly aged neighbour at 18 Lambert Ave and is an integral part of an important heritage streetscape.

## Historical Relationship:

Built in the first decades of the twentieth century the house reflects the increasing popularity of Lambert Ave as a residential street for successful Hobart business proprietors.

## Description:

A very fine large two storey brick residence with a hipped and gabled tile roof. The house has informal roof massing, gables with timber infill and skirts, terracotta roof ornamentation, informal window arrangements including an off-centre oriel in the main gable, tall roughcast chimneys, casement windows and bays. There is a roughcast portico to the front door which features stained glass and a large arched window in the front pavilion. The property has recently terraced garden beds down to the street.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the development of Lambert Ave as a popular residential suburb in the twentieth century for successful Hobart business people.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Arts and Crafts residence in a dominant elevated setting.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:



Name: House

18 Lambert Ave Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Garden

Use: Residential, Habitation Archit. Style: Federation Arts and Crafts

Walls: Brick Roof: Tile

Floors: 2 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located in an elevated position near the top of Lambert Ave, the house has sweeping views of the River Derwent. Set back from the street, it maintains a fine relationship with its similarly aged neighbour at 20 Lambert Ave and is an integral element of an important heritage streetscape.

Historical Relationship: Built in the first decades of the twentieth century the house reflects the increasing popularity of Lambert Ave as a residential street for successful Hobart business proprietors.

Description: A fine 2 storey brick residence with a tiled gabled roof and roughcast upper storey. The house features informal roof massing and window arrangement with upper level square bays with casement windows, and roofs with timber brackets. It has timber infill in the upper gables, gable brackets, a small oriel and a smaller lodge, now linked to the main wing, adjacent to the footpath gate. A feature of the house are a number of small obelisk shaped windows in corner pillars.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the development of Lambert Ave as a popular residential suburb in the twentieth century for successful Hobart business people.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Arts and Crafts residence in an appropriate garden setting.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

6a Lambert Ave Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Garage; Garden

Use: Residential, Habitation Archit. Style: Inter War Old English

Walls: Brick Roof: Tile

Floors: 1 Integrity: Intact

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships Located in the lower end of Lambert Ave, it is set back from the street in an established garden behind a high brick and timber fence. The house is an integral part of the important Lambert Ave heritage streetscape, although its presentation to the street is diminished by the fence.

Historical Relationship: Built in the first decades of the twentieth century the house reflects the increasing popularity of Lambert Ave as a residential street for successful Hobart business proprietors.

Description: A large one and a half storey brick residence with a large tiled hip roof and a street facing gable with windows in the gable. The house has informal roof massing, tall chimneys with terracotta pots, casement windows with toplights and an adjacent garage of similar design. It is set in an established garden



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the development of Lambert Ave as a popular residential suburb in the twentieth century for successful Hobart business people.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of an Inter War Old English residence and garage in an appropriate garden setting.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

393 Sandy Bay Rd Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Hedge; Stable; Garden

Use: Residential, Habitation Archit. Style: Victorian Italianate

Walls: Brick Roof: Slate

Floors: 2 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: A prominent freestanding residence on Sandy Bay Rd set back from the road behind a mature cypress hedge in an established garden, the house has views across to the casino and the River Derwent. The house forms a pair with its identical neighbour at 391 Sandy Bay Rd and is an integral part of an important heritage streetscape.

Historical Relationship: The house was built in 1897 on land subdivided by Sir Lambert Dobson in 1895. It reflects the growing popularity of Sandy Bay as a residential suburb for successful Hobart business proprietors.

Description: A very fine two storey brick residence with a slate hip roof and tall brick faceted chimneys. The house features a two storey three faceted bay to the street with arched windows and a moulded string course between the storeys. There is a return verandah on both levels with timber posts, and cast iron railings, brackets and frieze. There are paired eave brackets and a four panelled timber front door with stained glass in the top and side lights. The property also has a weatherboard stable at the rear. The house is set in an established garden which features a fine cypress hedge to the street.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the development of Sandy Bay as a popular residential suburb for successful Hobart business proprietors. It has further significance as its garden and street hedge demonstrate the evolution of landscaping ideals in Hobart from the late Victorian period.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principle characteristics of a late Victorian Italianate mansion with established garden and later cypress hedge.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

### (g)-Association:

Name: Amberley House

391

Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden; Hedge

Use: Residential, Habitation

Archit. Style: Victorian Italianate

Walls: Brick

Roof: Slate

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

A prominent freestanding house on Sandy Bay Rd set back from the road in an established garden, the house has views across to the casino and the River Derwent. The house forms a pair with its identical neighbour at 393 Sandy Bay Rd and is an integral part of an important heritage streetscape.

## Historical Relationship:

The house was built in 1897 on land subdivided by Sir Lambert Dobson in 1895. Its first occupant was John Miller, a prominent manufacturer of soap and candles and founding president of the Sandy Bay Bowling Club. The house reflects the growing popularity of Sandy Bay as a residential suburb for successful Hobart business proprietors. A mature cypress hedge was removed from the street boundary in late 1998.

## Description:

A very fine two storey brick residence with a slate hip roof and tall brick faceted chimneys. The house features a two storey three faceted bay to the street with arched windows and a moulded string course between the storeys. There is a return verandah on both levels, enclosed on the upper level, with timber posts. There are paired eave brackets and a four panelled timber front door with stained glass in the top and side lights. The house is set in an established garden which features a fine cypress hedge to the street.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the development of Sandy Bay as a popular residential suburb for successful Hobart business proprietors. It has further significance as its garden and street hedge demonstrate the evolution of landscaping ideals in Hobart from the late Victorian period.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Amberley House is of historic cultural heritage significance because it demonstrates the principle characteristics of a late Victorian Italianate mansion with established garden and later cypress hedge.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Wrest Point Casino

410

Sandy Bay Rd

Sandy Bay

Hobart

Type: Tourism

Feature Type: Casino; Hotel; Fence; Mature trees

Use: Tourism

Archit. Style: Late 20th Century International

Walls: Concrete

Roof: Concrete

Floors: 18

Integrity: Largely intact

Attic: ☐Basement: ☐

Nominated By:

## Visual Relationships

A prominent landmark on the waters edge of an important point in Hobart's and Sandy Bay's post European history. The tower is visible from many parts of the city and has sweeping 360 degree views. The 1930s stone fence and iron gates and row of mature pines are a significant landscape feature along Sandy Bay Rd. The former Wrest Point Riviera Hotel has been altered significantly and has a poor visual relationship with the rest of the site and the street.

## Historical Relationship:

The tower was built in 1973 to a design by the seminal Australian modernist architect, Roy Grounds. It was the first legal casino in Australia and became a major tourist drawcard to the state. The casino is situated on an important site in Sandy Bay and Hobart history. The Riviera Hotel was built by millionaire Arthur Drysdale on a design by well known Tasmanian architect, David Hartley Wilson and Colin Philp. The hotel was built on the site of a seven year old 70 square mansion designed by Lauriston Crisp and built for Mrs Minette Lucas. The hotel was advertised as the most luxurious in the country on its opening and cashed in on the American serviceman trade during World War II. The fence was built by Mrs Minette Lucas in c1930 to enclose her newly built mansion. After the house was purchased by Arthur Drysdale in 1936 and the Wrest Point Riviera Hotel built the fence and gates were retained and remain as a reminder of the short-lived mansion that existed on the site.

## Description:

The site consists of a number of potentially significant elements. These include the 18 storey casino tower, the former Wrest Point Riviera Hotel and the 1930s stone fence and adjacent trees. \*The casino tower is a circular in situ concrete tower of 18 storeys with an entrance foyer and gaming rooms on the ground floor and shops on a mezzanine. There are fifteen floors of bedrooms with fifteen bedrooms on each floor and a revolving restaurant at the top. There have been subsequent ground floor additions to the building to provide conference and other facilities. \*The former Riviera Hotel is a fine two storey functionalist hotel of rendered brick with curved walls and windows, and a flat roof concealed by a parapet. It incorporates elements of the Wrest Point mansion demolished to make way for it and has a number of one and two storey intrusive additions. \*The fence is a prominent stone fence with faceted gateposts and iron gates, backed by mature cypress trees. It stretches along the Sandy Bay Rd boundary of the casino to Derwent Water Beach. A number of mature pines line the fence.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The casino is of historic heritage significance as it demonstrates the evolution of major tourism facilities in Tasmanian since World War II, in particular the opening of the first legal casino in Australia 1973. The various structures on the site tell the story of the site since c1930.

## (b)-Rarity:

## (c)-Research Potential:

## (e)-Creative / Technical:

The Wrest Point Casino tower has historic cultural heritage significance as a significant example of the work of seminal modernist Australian architect, Roy Grounds.

## (f)-Community:

## (g)-Association:

The Wrest Point Casino has historic cultural heritage significance for its associations with important national and state architects, Roy Grounds and David Hartley Wilson.

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



(d)-Representative of:

The former Riviera Hotel demonstrates the broad characteristics of functionalist hotels, although this has been somewhat degraded by intrusive additions. The stone fence, gates and trees have historic cultural heritage significance as a fine example of a 1930s boundary fence and landscaping philosophy.

**Status:**

Name: Queenborough Memorial Garden

Peel St

Sandy Bay

Hobart

Type: Phases of Life

Feature Type: Cemetery

Use: Recreation

Archit. Style: Not applicable

Walls:

Roof:

Floors:

Integrity:

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located on a narrow strip of grass adjacent to Hutchins School the garden presents as a small streetside park with memorials, grass and exotic trees.

Historical Relationship: The memorial garden is located on the site of the original Queenborough burial ground which was closed with the opening of the Hobart cemetery at Cornelian Bay. The cemetery was established as a private concern in 1872, although it was acquired by Hobart City Council in 1915-16. It remained in use until its closure in 1934. Most of this area was ceded to Hutchins School in 1961 for it to build a school on the site. More than 3000 burials took place on the site.

Description: A narrow grassed memorial garden on the site of a small segment of the c1870 Queenborough cemetery, with grave stones dating from the mid-nineteenth century to the 1920s displayed. The headstones include that of Andrew Inglis Clark, prominent Tasmanian jurist, Federationist and author of the State's electoral system. The site includes grave stones standing free in the grass, a memorial wall, memorials placed in a rear retaining wall and memorials lying on the ground. There are a number of exotic trees and shrubs in the gardens. A number of the memorials are in deteriorating condition.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The Queenborough Memorial Garden is of cultural heritage significance as it was the major cemetery for Queenborough for some 60 years from 1872.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The Queenborough Memorial Garden is of cultural heritage significance as its remaining memorials demonstrate the characteristics of funerary art over a sixty year period.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

The Queenborough Memorial Garden is of cultural heritage significance as it has important social and spiritual meaning to the community.

## (g)-Association:

The Queenborough Memorial Garden is of cultural heritage significance because of its associations with Andrew Inglis Clark, an important nineteenth century Tasmanian jurist and Federationist who wrote the first draft of the Australian constitution and authored the State's electoral system.

Supported: ☐ Not Supported: ☐ Refer: ☐ Signed: \_\_\_\_\_

01/11/2010

Name: Bitaili

16

Nelson Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

A modest house with a straightforward and slightly elevated presentation to a suburban street, Bitaili is an integral part of a heritage streetscape.

Historical Relationship:

Built in the first decades of the twentieth century the house reflects the growth of Sandy Bay as a popular residential suburb after the provision of tram services.

Description:

A good example of a modest Federation Bungalow, Bitaili is a single storey brick residence with a corrugated iron gabled roof with a large street facing gable. Concrete steps rise to a return verandah which features a porthole window, door with stained glass panels and top and side light, casement windows with leadlight toplights, and corner bay. There is an oriel, timber gable brackets, brick piers supporting the verandah and roughcast rendering on the chimneys.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Bitaili is of cultural heritage significance as it demonstrates the development of Sandy Bay as popular residential suburb after the introduction of tram services in 1893.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Bitaili is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: House  
 16 Earl St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Arts and Crafts  
 Walls: Brick Roof: Tile  
 Floors: 2 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located on a prominent suburban street corner, the house forms a landmark on that corner. It overlooks the University of Tasmania sports grounds and has views to the River Derwent.

Historical Relationship: Built in the first decades of the twentieth century the house reflects the growth of Sandy Bay as a popular residential suburb after the provision of tram services.

Description: A fine two storey brick residence with a steep tiled gable roof. The house has informal massing of the roof, informal window arrangement, exposed rafters in the eaves, casement windows with toplights, a roughcast upper, an oriel window, gable ventilators and terracotta gable decoration. There are tile roofed bays on the ground floor.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the development of Sandy Bay as popular residential suburb for successful Hobart business proprietors, particularly after the introduction of tram services in 1893.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Arts and Crafts residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Hawthorn Hedge

Earl St

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: Hedge

Use: Transport, road

Archit. Style: Not Applicable

Walls:

Roof:

Floors:

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

A substantial hawthorn hedge along Earl Street providing a boundary edge between the street and the university ovals.

Historical Relationship:

Hawthorn was introduced to Tasmania in the late 1820s and used extensively throughout the colony as field and property boundary markers. It was also used extensively in Sandy Bay and the few remnants provide indication of the former rural character of the suburb. It marks the boundary between the 1808 land grants to George Brown and Ann Hussey.

Description:

A hawthorn hedge stretching from near the corner of Sandy Bay Rd to the university Earl St carpark. The hedge is well maintained by pruning and features remnant fencing within.

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

The hedge is of cultural heritage significance as it is a remnant of hawthorn hedges common in the district in the nineteenth century and into the twentieth. The hedge also has significance as it marks the boundary between two of the initial land grants in the district.

(b)-Rarity:

The hedge is of cultural heritage significance as a rare surviving example of hawthorn hedges, particularly in an urban setting.

(c)-Research Potential:

(d)-Representative of:

The hedge is of cultural heritage significance as it demonstrates the principal characteristics of nineteenth century boundary and field markers.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



Name: House

6

Earl St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Arts and Crafts

Walls: Brick

Roof: Slate

Floors: 1.5

Integrity: Largely Intact

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships Set back from Earl St in an elevated position, views to the house are obscured by an large and established garden.

Historical Relationship: Built in the first decades of the twentieth century the house reflects the growth of Sandy Bay as a popular residential suburb after the provision of tram services.

Description: A large 1.5 storey brick residence with a complex slate roof with large planes and both hips and gables. The house is on a stone base and has a gable with timber screen to the street and another corner gable. The upper walls are roughcast and there is a front verandah with timber balustrade, square bay with slate roof and multi-paned casement windows, tall roughcast chimneys and a two storey extension at the rear. The house is set in a large established garden.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of cultural heritage significance as it demonstrates the growing popularity of Sandy Bay as a residential suburb for successful Hobart business proprietors in the late nineteenth/early twentieth century, particularly after the introduction of tram services in 1893.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Arts and Crafts residence in an appropriate setting.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House

348 Sandy Bay Rd Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Federation Queen Anne

Walls: Brick Roof: Slate

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house directly addresses Sandy Bay Road from a slightly elevated position. Only slightly set back from the street it presents as a turn of the century town house. It also has a strong presentation to the River Derwent at the rear.

Historical Relationship: Built in c1900 the house reflects the growth of Sandy Bay as a popular residential suburb following the provision of tram services.

Description: A fine single storey brick cottage with a slate roof with hipped and gabled elements. The cottage has a face brick chimney with complex strapping, a gable to the northern elevation, a bay to the street with arched windows, stone sills and multi-paned top sashes and a door with frosted top and side lights. There is a small front porch supported by a timber post.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growing popularity of Sandy Bay as a residential suburb in the late nineteenth/early twentieth centuries, particularly after the introduction of tram services in 1893.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Queen Anne residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

356 Sandy Bay Rd Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Federation Arts and Crafts

Walls: Rendered brick Roof: Corrugated iron

Floors: 1.5 Integrity: Intact

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships: The house directly addresses Sandy Bay Road from a slightly elevated position. It also has a strong presentation to the River Derwent at the rear.

Historical Relationship: Built in 1913 the house reflects the growth of Sandy Bay as a popular residential suburb after the provision of tram services.

Description: A fine one and half storey rendered brick (roughcast) residence with a corrugated iron gabled roof, with large gables to each elevation. There are bay and oriel windows with timber brackets, casement windows with toplights, tall battered roughcast chimneys with diamond decorative motifs, diamond decorative motifs in the street façade and ornate downpipe heads on the street façade with the date of construction in Art Nouveau lettering.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of cultural heritage significance as it demonstrates the growing popularity of Sandy Bay as a residential suburb in the late nineteenth/early twentieth centuries, particularly after the introduction of tram services in 1893.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Arts and Crafts residence.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:

Name: St Alva

362 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: Flats; Garage

Use: Residential, Habitation

Archit. Style: Inter War Functionalist

Walls: Brick

Roof: Concrete

Floors: 3

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: St Alva directly addresses Sandy Bay Road and has a strong presentation to the River Derwent at the rear.

Historical Relationship: Built by W.L. Merchant in 1939 as a block of flats. Its functionalist design is a good early example of modernist architecture in Hobart.

Description: A three storey block of flats in brick with a flat concrete roof concealed by a parapet. The structure is a simple, rectangular modernist edifice, painted white and with curved balconies on the river frontage. It features corner windows with metal frames, has a strong horizontality emphasised by the fenestration and the plain faced brickwork. Internal balconies incorporated in the stairwell on the road frontage. There are garages at each corner on the Sandy Bay Rd frontage.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

St Alva is of cultural heritage significance as it is an early block of flats in Sandy Bay and demonstrates changing patterns of living for wealthier citizens.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

St Alva is of cultural heritage significance as it demonstrates the principal characteristics of a Functionalist apartment block.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Chandlers Nursery

75

Queen St

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: Nursery;

Use: Trade and Exchange, Commercial

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 2

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

**Visual Relationships** The nursery is set close to the street boundary although shadecloth fencing restricts views to it. The house/showroom is set well back from the street against the rear boundary and is surrounded by modern structures and garden products for sale.

**Historical Relationship:** The building appears to have built in the mid-Victorian period. It was on the site when William Chandler moved his nursery from North Hobart to Queen St in 1891. At this time the property was a rundown orchard. The house was lived in until c 1993 after which it was conserved and used to display garden products. There have been several additions and alterations to the structure although it retains its Victorian identity. The nursery remains in the Chandler family.

**Description:** A modest double fronted two storey weatherboard cottage with a later skillion addition at the rear and a gabled corrugated iron roof. It features beaded weatherboards fixed with rose headed nails, early twelve pane double hung sash windows, as dormers in the upper storey and very wide Oregon pine floorboards. There is a later verandah to the front with timber balustrade and covered pathways leading to other structures in the nursery.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The house is of historic heritage significance as an illustration of the historical and sequential settlement of land in Upper Sandy Bay, demonstrating the growth and development of agricultural and later nursery enterprises in Victorian and twentieth century Tasmania.

### (b)-Rarity:

The house is of historic heritage significance as a rare example of a two storey mid-Victorian timber cottage able to demonstrate a building type that was once widely spread and numerous. Its largely intact condition enhances this significance.

### (c)-Research Potential:

### (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Victorian Georgian cottage.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

### (g)-Association:

The nursery is of cultural heritage significance for its association with the Chandler's, a prominent Hobart nursery family, for over a century.

Supported: ☐ Not Supported: ☐ Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



Name: House  
 191 Waterworks Rd Dynnyrne Hobart  
 Type: Primary industry, Agriculture Feature Type: House; Garden  
 Use: Residential, Habitation Archit. Style: Victorian Georgian  
 Walls: Weatherboard Roof: Corrugated iron  
 Floors: 1.5 Integrity: Intact  
 Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships: Set in a semi-rural location above the road with a forested hill behind and with views across Waterworks Rd to South Hobart. The house is also situated in an established garden which obscures views to it from the road.

Historical Relationship: The house was built in the late nineteenth century when the valley was dominated by dairy and market garden primary industries.

Description: A one and a half storey double fronted late Victorian weatherboard cottage with a corrugated iron hipped roof and a barrel roofed dormer added later. The chimneys are corbelled and have a roughcast band and terracotta pots. There is a bullnosed return verandah with a timber balustrade and extensions at the rear. An established garden is in front of the house.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the earlier rural character of Dynnyrne.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a late nineteenth century rural farmhouse with an appropriate semi-rural setting.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Elmtree

152 Waterworks Rd

Dynnyrne

Hobart

Type: Primary Industry, Agriculture

Feature Type: House; Garden; Paddocks

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located on the lower side of Waterworks Rd in open paddocks with fruit trees and grass leading down a steep hill to Sandy Bay Rivulet. The house has a rural setting and features mature trees and shrubs on the street frontage.

Historical Relationship: The house was built in the late nineteenth century when the valley was dominated by dairy and market garden primary industries.

Description: A modest single storey double fronted weatherboard cottage with a hipped corrugated iron roof. The cottage is plain in style and has a turn of the century gabled extension at the rear with decorative bargeboards and finial and later one and a half storey gabled extension adjacent to that. There are also garages and sheds. The house is set in a rural landscape with early fruit trees, paddocks and stone terracing.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the earlier rural character and history of Dynnyrne.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a late nineteenth century rural farmhouse with an appropriate semi-rural setting. The open setting is integral to the significance of the property and should be maintained.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 4 Hurle St Dynnyrne Hobart  
 Type: Primary Industry, Agriculture Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Italianate  
 Walls: Weatherboard Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located at the top of a steep street the house has impressive views to the city and River Derwent, although views to the house itself are limited.

Historical Relationship The house was built in c1900, possibly by John Gibbs Tolman as a worker's residence for his adjacent dairy farm. It has been extended from its original small dwelling.

Description: A well detailed double fronted late nineteenth century single storey weatherboard cottage with two parallel hip roofed pavilions and a gabled wing perpendicular to the hips. There is a decorative bargeboard in the gable and a three faceted bay with its own roof featuring eave brackets. A front verandah has been enclosed. The tall chimneys are of sandstock bricks.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of cultural heritage significance as it dates from the earlier rural history of Dynnyrne and may be related to John Gibbs Tolman's adjacent dairy.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a late Victorian Italianate residence built onto an earlier plain cottage.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:

Name: Dynnryne House

31 Dynnryne Rd

Dynnryne

Hobart

Type: Primary Industry, Agriculture

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Italianate

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Unsympathetic alterations

Attic: ☐ Basement: ☐ Nominated By:

**Visual Relationships** Located at the top of a steep hill off the street the house has impressive views to the city and River Derwent, although views to the house itself are limited by residences in front. It has a strong presence from Zomay Ave at the rear where the roof massing indicates the evolution and age of the structure.

**Historical Relationship:** The house was built by John Gibbs Tolman as a dairy farmhouse in the late nineteenth century and reflects the former rural character of Tolmans Hill.

**Description:** A late nineteenth century single storey weatherboard farmhouse with a corrugated iron hipped roof with two gables projecting to the front. One of these gables is a c1960 addition. The front of the house has been much changed with larger windows cut in, the verandah removed and a gable added. It retains an impressive set of stairs to the verandah and the four panelled timber door with top and side lights. From the rear the house has impressive roof massing suggesting a number of stages in its construction. There are also skillion additions at the rear. The house is on a large block with access via a long driveway.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Dynnryne House is of cultural heritage significance as it dates from the early rural history of Dynnryne and is related to the late nineteenth century dairy industry in Hobart. It has added significance as an early residence on Tolmans Hill.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Dynnryne House is of cultural heritage significance as it demonstrates the principal characteristics of a late nineteenth century farmhouse built in a number of stages.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

5a Kendrick Court Dynnyrne Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Federation Queen Anne

Walls: Brick Roof: Corrugated iron

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located at the end of Kendrick St across a concrete barrier from the Southern Outlet, the residence is set in a rather bare garden with some trees and shrubs and little street presence. Its original setting has been degraded by the construction of the Southern Outlet.

Historical Relationship: Built around the turn of the twentieth century the house reflects the growth of Sandy Bay as a popular residential suburb. Kendrick St was Waterworks Rd until the construction of the Southern Outlet in the 1960s.

Description: A rambling single storey brick residence with a corrugated iron roof with hips and gables and an octagonal corner turret topped by a finial. There is a return verandah supported by timber posts and with a timber balustrade. It is partially enclosed with a parapet over a section of the enclosed portion. Chimneys are tall and mostly roughcast, there is a bay window and substantial additions to the rear of the building.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growing popularity of Sandy Bay as a residential suburb in the late nineteenth/early twentieth centuries.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Queen Anne residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: Cottag3

5

Erina St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Old Colonial Georgian

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located at the end of Erina St and set below the road the cottage has little street presence. It presents as an early humble cottage.

Historical Relationship: An early colonial cottage in an area first subdivided in the 1830s.

Description: A small double fronted single storey brick cottage, rendered on the façade, with a hipped corrugated iron roof. It has a later door, windows and awning to the front door, and shutters. There is a brick skillion at the rear and modern brickwork repairs to the tops of the chimneys.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it is a very early brick cottage in Hobart.

(b)-Rarity:

The house is of cultural heritage significance as it is a rare surviving example of an early colonial cottage.

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a small Old Colonial Georgian cottage.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 26 Byron St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Queen Anne  
 Walls: Brick Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The cottage is set close to the street alignment to which it has a strong presentation. It displays a unity with its neighbour at 28 Byron St and is an important element in the Byron St streetscape.

Historical Relationship: Built in the first decades of the twentieth century the house reflects the growth of Sandy Bay as a popular residential suburb.

Description: A well detailed single storey brick residence with a corrugated iron hip roof with a gable projecting to the street and a bullnosed return verandah. The gable features pressed metal and timber decoration and a finial which surmounts a square bay with triple arched windows. The verandah has timber posts, balustrade, frieze and brackets. The front door, sidelights and arched toplight have stained glass panels. The chimney has a roughcast section and is topped by terracotta pots.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growing popularity of Sandy Bay as a residential suburb in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Queen Anne residence and makes an important contribution to a heritage precinct.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 42 Quayle St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House; Garden  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Brick Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set back a little from the street behind a small front garden. The cottage is part of an important heritage group stretching from 32 to 46 Quayle St. The cottages form a unity with each other and articulate strongly to the earlier houses opposite.

Historical Relationship: The best of a group of spec houses built in the second decade of the twentieth century with the neighbouring cottages, numbers 32-36 built shortly before in weatherboard. The juxtaposition of the two groups demonstrate the passing of the 1918 Building Act which designated Sandy Bay a brick only area.

Description: A single storey double fronted brick cottage with a corrugated iron hipped roof featuring gabled wings projecting to the street and western elevation. There is a bay in the street gable surmounted by pressed metal and timber infill, a return front verandah with timber posts and frieze and a square corner bay. The bays feature casement windows with toplights in the bays and there are narrow paired windows onto the verandahs. The house has a small front garden and a side driveway to a carport at the rear.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of cultural heritage significance as it demonstrates the growing popularity of Sandy Bay as a residential suburb in the early twentieth century. It also reflects changing urban planning philosophies which demanded a more aesthetic environment than previously and, as part of the larger group, the passing of the 1918 Building Act.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of cultural heritage significance as it is a fine example of a Federation Bungalow in an appropriate setting reflecting prevailing urban design philosophies.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:

Name: Dereel

120 Sandy Bay Rd Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Federation Queen Anne

Walls: Brick Roof: Corrugated iron

Floors: 2 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set back slightly from the street in a narrow block, Dereel is hemmed in by its neighbours. It forms an integral element of the streetscape of this part of Sandy Bay Rd.

Historical Relationship: Built in the first decades of the twentieth century the residence reflects the growing popularity of Sandy Bay as a residential district.

Description: A modest, but well proportioned two storey brick house with a corrugated iron hip roof and gable projecting to the street. There is a square bay under the gable to both storeys with three sash windows in each bay. A verandah runs along the front of the house at both levels and is supported by timber posts with timber brackets and balustrade at the top floor and a timber frieze on the lower. The main entrance has top and side lights while the upstairs door has stained glass.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Dereel is of cultural heritage significance as it demonstrates the growing popularity of Sandy Bay as a residential suburb in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Dereel is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Queen Anne townhouse.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Former Queenborough Arms Stable

57

Queen St

Sandy Bay

Hobart

Type: Trade and Exchange, Commercial

Feature Type: Stable

Use: Trade and Exchange, Commercial

Archit. Style: Victorian Georgian

Walls: Stone

Roof: Corrugated iron

Floors: 1.5

Integrity: Altered unsympathetically

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships: The structure is hidden down a laneway behind a mid twentieth century house and has almost no street presence. Rendering of the eastern end of the building conceals its early origins.

Historical Relationship: Part of the former Queenborough Arms hotel which was licensed in 1850. The hotel was sold to Owen Coyle in 1861 and he turned it into a bakery which operated until well into the twentieth century.

Description: A one and a half storey stone building with a gabled corrugated iron roof. The building is of coursed squared sandstone with stone quoins. There is a concrete brick addition to the south and the structure abuts a c1950s house on the street frontage. There is an upper window in the stone gable and a metal framed window on the ground level. Windows on the rendered façade are metal framed.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The former stable is of cultural heritage significance as it is a very early commercial building in Sandy Bay.

## (b)-Rarity:

The former stable is of cultural heritage significance as it is a rare surviving remnant of a mid- nineteenth century commercial building in Sandy Bay.

## (c)-Research Potential:

## (d)-Representative of:

The former stable is of cultural heritage significance as it demonstrates the principal characteristics of a mid-nineteenth century outbuilding attached to a public house.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:



Name: House  
 55 Queen St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Regency  
 Walls: Stone Roof: Corrugated iron  
 Floors: 1 Integrity: Largely intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house addresses the street directly with little front garden separating it from the street. It forms a pair with the nearby residence at 47 Queen St.

Historical Relationship: The house was built in the middle of the nineteenth century and is an integral part of the nineteenth century streetscape of Queen St.

Description: A double fronted single storey brick cottage with a corrugated iron hip roof. The façade is rendered and scored to resemble ashlar, and there are stone quoins and stone sills and lintels. Windows have been altered to casement with toplights and the front door has glass panels and a narrow toplight. There is a recent picket fence at the front and a meter box on the front wall.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it is an early cottage in Sandy Bay.

(b)-Rarity:

The house is of cultural heritage significance as it is a rare surviving example of an mid-Victorian stone cottage.

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of nineteenth century colonial stone cottages in the Victorian Regency style.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 47 Queen St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Regency  
 Walls: Stone Roof: Tile  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house addresses the street directly with little front garden separating it from the street. It forms a pair with the nearby residence at 55 Queen St.

Historical Relationship: The house was built in the middle of the nineteenth century and is an integral part of the nineteenth century streetscape of Queen St.

Description: A double fronted single storey brick cottage with a twentieth century tiled hip roof and small Federation porch to the front door. The façade is rendered and scored to resemble ashlar, and there are stone quoins, sills and lintels. Windows are double hung sash and the front door has glass panels and a narrow toplight. There is a recent picket fence at the front, a meter box on the side wall, modern box guttering and a bay at the side.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it is an early cottage in Sandy Bay.

(b)-Rarity:

The house is of cultural heritage significance as it is a rare surviving example of an mid-Victorian stone cottage.

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of nineteenth century colonial stone cottages in the Victorian Regency style.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Cottage

37

Queen St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian vernacular

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Altered

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Twentieth century alterations to the cottage and a c1950 brick fence conceal the early structure to the rear. The cottage is set back from the street with a small front lawn and a concrete driveway on one side. Its setback suggests it may have been erected prior to the laying out of the street.

## Historical Relationship:

The house was built in the middle of the nineteenth century and has the potential make an important contribution to the nineteenth century streetscape of Queen St.

## Description:

A small mid-nineteenth century double fronted weatherboard cottage with two parallel corrugated iron hips and a skillion addition to the front. The addition has a c1950 porch on steel posts with wrought iron railing. The original fenestration has been replaced by large aluminium windows at the side. There is a concrete driveway down one side and a c1950 brick and iron fence at the front.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of cultural heritage significance as it is an early cottage in Sandy Bay.

## (b)-Rarity:

The house is of cultural heritage significance as it is a rare surviving example of an mid-Victorian vernacular cottage.

## (c)-Research Potential:

## (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a small nineteenth century Victorian vernacular cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House  
 31 Queen St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Georgian  
 Walls: Weatherboard Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set close to the street alignment this weatherboard cottage makes a pair with the slightly earlier cottage at number 29. It forms an important part of the nineteenth century streetscape of Queen St.

Historical Relationship: The house was built in the second half of the nineteenth century and is an integral part of the nineteenth century streetscape of Queen St.

Description: A double fronted single storey weatherboard cottage with a corrugated iron hip roof and front verandah with timber posts, frieze, brackets and balustrade. It has double hung sash windows and a four panelled front door with glass panels and a small toplight. There is provision for off street carparking at the side.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it is a mid-Victorian cottage in Sandy Bay.

(b)-Rarity:

The house is of cultural heritage significance as it is a rare surviving example of an mid-Victorian weatherboard cottage.

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a small nineteenth century Victorian weatherboard cottage.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 29 Queen St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Georgian  
 Walls: Weatherboard Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships: Set close to the street alignment behind a picket fence and a few shrubs this weatherboard cottage makes a pair with the slightly later cottage at number 31. It forms an important part of the nineteenth century streetscape of Queen St.

Historical Relationship: The house was built in the second half of the nineteenth century and is an integral part of the nineteenth century streetscape of Queen St.

Description: A double fronted single storey weatherboard cottage with a corrugated iron hip roof and front verandah with timber posts. It has double hung sash windows with early six paned top sashes and a c1950 glass front door with a small toplight. There is also a later eyelid dormer. The chimneys are of sandstock brick.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it is a mid-Victorian cottage in Sandy Bay.

(b)-Rarity:

The house is of cultural heritage significance as it is a rare surviving example of an mid-Victorian weatherboard cottage.

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a small nineteenth century Victorian weatherboard cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: Cottage

29a

Norfolk Cres

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The cottage is located down a laneway adjacent to the Victorian mansion, Manresa. It has little street presence but is an important element in the Manresa landscape.

Historical Relationship: The cottage appears to have been built in two stages, with the first in the Victorian period and the later in the early twentieth century. The cottage is currently part of the Manresa estate and is rented out by the owners.

Description: The cottage presents as a modest double fronted early twentieth weatherboard cottage with a hipped corrugated iron roof featuring a gabled wing projecting to the laneway. There is a verandah supported by timber posts and with cast iron frieze and brackets. The gable has pressed metal and timber screening. The rear, earlier hip, is on a stone base.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The cottage is of cultural heritage significance as a mid to late Victorian cottage illustrating the historical and sequential settlement of land, with one wing possibly predating the sandstone mansion. It is an important part of the Manresa estate.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The cottage is of cultural heritage significance as it demonstrates the principal characteristics of a modest Victorian brick cottage later extended.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: House

4 Marieville Esp Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Mature tree;

Use: Residential, Habitation Archit. Style: Federation domestic

Walls: Weatherboard Roof: Corrugated iron

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set well back in a plain garden featuring a mature pepper tree. It has a modest presence to the street but is located opposite Marieville Beach and has important views to the Derwent River.

Historical Relationship: The house was built in c1900 and reflects the growth of the district as a popular residential area.

Description: A single storey weatherboard cottage with a hipped corrugated iron roof and verandah (partially enclosed) at the front with a gabled porch to the front door. There are bays on either side of the front door and another wing at the rear. A large mature pepper tree is adjacent to a low concrete brick front fence.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as an early twentieth century suburban dwellings reflecting the increasing popularity of Sandy Bay as a residential area.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation suburban dwelling in a fine setting.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House &amp; Stable

2 King St

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: House; Stable; Garden

Use: Residential, Habitation

Archit. Style: Victorian Italianate

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

The property runs between King and Marsden Sts. The front wing of the house is set back from King St in an established garden with mature trees partially blocking views to and from the street. The Marsden St frontage has a mid nineteenth century stable on the street alignment behind a modern paling fence.

## Historical Relationship:

The property was initially a farm dating from at least the 1850s, with the stable on Marsden St showing in early photographs. The house was built in a number of stages with the prominent King St wing built in the late nineteenth century and reflecting urban architectural influences.

## Description:

A richly detailed late Victorian double-fronted weatherboard cottage with a hipped corrugated iron roof with gable projecting to the street and a bull-nosed verandah with timber posts and railing. There is a three faceted bay in the gabled wing surmounted by a decorative timber gable screen. To the rear is an earlier hip roofed wing with an external sandstock chimney. A weatherboard stable with a corrugated iron gable roof and a loft door is on the Marsden St boundary.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of cultural heritage significance as it illustrates the historical and sequential settlement of upper Sandy Bay from agricultural land use from its initial settlement to a popular residential suburb in the late nineteenth century.

## (b)-Rarity:

The stable is of cultural heritage significance as a rare surviving example of a mid to late Victorian weatherboard stable able to demonstrate a building type that was once widely spread and numerous. Its largely intact condition enhances this significance.

## (c)-Research Potential:

## (d)-Representative of:

The property is of cultural heritage significance as it demonstrates the principal characteristics of mid-nineteenth century rural cottages later extended with the growth of suburbanisation and with intact outbuildings.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Cottage

27

King St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian vernacular

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

The cottage is located on a corner and, while set right up to both street frontages, has a modest profile. It does not address the street and was clearly erected prior to the current street alignment. There are clear uninhibited views to and from the cottage.

## Historical Relationship:

Built in the early to mid nineteenth century the cottage is one of the earliest structures in the area, predating the current street configuration. It is likely to have been a worker's or artisan's residence, possibly related to a neighbouring property such as Ashfield or Frederick Bell's Queen St farm house. It has seen several phases of building.

## Description:

A small very early weatherboard cottage of several hip roofed wings. These include two pavilions parallel to Russell St and a single pavilion parallel to King. There are enclosed verandahs at the front and rear and a skillion roofed addition to the south. The cottage has plain rendered brick chimneys, and rough weatherboard cladding.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The cottage is of cultural heritage significance as a very early worker's residence.

## (b)-Rarity:

## (c)-Research Potential:

The cottage is of cultural heritage significance as it has the potential to yield information about early to mid-nineteenth century building techniques.

## (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a very modest early Victorian worker's cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Cottage

25

King St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian vernacular

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Altered

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships

A small cottage set back from King St in a modern garden with a carport at the street frontage. The street presence is degraded by an infilled verandah. Skillion additions at the rear of the cottage descend a slope at the rear of the property.

Historical Relationship:

Built in the mid to late nineteenth century the cottage is an early structure in the area. It is likely to have been a worker's or artisan's residence.

Description:

A very small weatherboard cottage on a large allotment. It has a corrugated iron hipped roof with skillion to the rear and later additions behind the skillion. There is an enclosed verandah at the front and a modern timber carport on the street frontage.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance as a very early worker's residence.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance as it demonstrates the principal characteristics of a very modest early Victorian worker's cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: Terrace

4-8 Ashfield St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The terrace is located on the street edge of Ashfield St and has a very strong presence both to that street and to Stanley St which runs down the side. It is an integral part of the late nineteenth century streetscape of Ashfield St.

Historical Relationship: Built in the late nineteenth century on land subdivided by landowner and chemist, Horace Watson.

Description: A group of three two storey terrace houses with brick firewalls, verandahs upstairs and down, and shiplap weatherboards on the main street façade. There are cast iron railings to the upstairs verandahs and cast iron brackets and friezes. Front doors have top and side lights and there are paired double hung sash windows on both levels. There are skillion roofed wings to the rear. A c1950 wrought iron fence on the Ashfield St boundary completes the site.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The terrace is of cultural heritage significance as it demonstrates the development of Sandy Bay as popular residential suburb in the late nineteenth century.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The terrace is of cultural heritage significance as it demonstrates the principal characteristics of a late Victorian terrace.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Group

2-4

Stanley St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

The group is located on the street edge of Stanley St. It descends the hill and has a strong presence to the street with views to the bowling club and across a small valley to the rear of properties on King St. It forms an integral part of the late nineteenth century streetscape of the area, and a particular unity with the conjoined houses opposite.

Historical Relationship:

Built in the late nineteenth century on land subdivided by landowner and chemist, Horace Watson.

Description:

A pair of small shiplap weatherboard cottages with a corrugated iron hip roof, front verandahs with timber posts and balustrades, paired double hung sash windows and top lights over the front doors. The houses are separated by a brick firewall. Both have been extended at the rear.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The terrace is of cultural heritage significance as it demonstrates the development of workers' cottages in Upper Sandy Bay in the late nineteenth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The group is of cultural heritage significance as it demonstrates the principal characteristics of late Victorian worker's cottages.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Group

3-5

Stanley St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

The group is located on the street edge of Stanley St. It descends the hill and has a strong presence to the street with views to the bowling club and across a small valley to the rear of properties on King St. It forms an integral part of the late nineteenth century streetscape of the area, and a particular unity with the conjoined houses opposite.

Historical Relationship:

Built in the late nineteenth century on land subdivided by landowner and chemist, Horace Watson.

Description:

A pair of small shiplap weatherboard cottages with a corrugated iron hip roof, front verandahs with timber posts and balustrades, paired double hung sash windows and top lights over the front doors. A third freestanding cottage of similar proportions and design completes the group. The conjoined cottages are separated by a brick firewall. All cottages have been extended. The freestanding cottage has had its verandah removed and has an intrusive late twentieth century brick fence to the street.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The group is of cultural heritage significance as it demonstrates the development of workers' cottages in Upper Sandy Bay in the late nineteenth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The group is of cultural heritage significance as it demonstrates the principal characteristics of late Victorian worker's cottages.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: House  
 74 King St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Georgian  
 Walls: Weatherboard Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The cottage is set back slightly from the street and is raised on piers. Views to and from the front of the house are unimpeded. The house is backed by late twentieth century brick flats which detract from its visual setting.

Historical Relationship: A mid to late Victorian cottage reflecting the growth of Sandy Bay as a residential suburb in the second half of the nineteenth century.

Description: A plain double fronted single storey weatherboard building with a hipped corrugated iron roof and a verandah at the front supported by timber posts with plain brackets and a later timber railing. The cottage has double hung sash windows and a toplight to the front door.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it demonstrates the growth of Upper Sandy Bay as a residential district in the second half of the nineteenth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a mid to late Victorian cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Ashfield Court

17 Margaret St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: Flats

Use: Residential, Habitation

Archit. Style: Late 20th Century International

Walls: Brick

Roof: Concrete

Floors: 4

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Located adjacent to the historic Ashfield property at the end of Margaret St, Ashfield Court has a modest street presence, with just one end and part of the curved front curtain wall visible. The upper floors of the building have sweeping views of the River Derwent. The curved façade is a metaphor for a ship.

## Historical Relationship:

Designed by émigré Czech architect, Frank Stary, and built in 1960.

## Description:

A fine streamlined cubiform and curved four storey block of flats of brick with a flat concrete roof. There are concrete columns, iron railings to balconies and metal framed curtain walls. A penthouse was added to the roof by the builder.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Ashfield Court is of cultural heritage significance because it demonstrates the early stages of the broad scale walk-up apartment block construction which took place in Sandy Bay from the 1950s

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Ashfield Court is of cultural heritage significance because it demonstrates the principal characteristics of an apartment block built in the Late 20th Century Internationalist style

## Status:

## (e)-Creative / Technical:

Ashfield Court is of cultural heritage significance because it is a fine and unusual example of a Late 20th Century Internationalist apartment block.

## (f)-Community:

## (g)-Association:



Name: Peppercorn Tree

10-12 Margaret St  
outside

Sandy Bay

Hobart

Type: Transport, Land

Feature Type: Mature Tree

Use: Transport, Land

Archit. Style: Not applicable

Walls:

Roof:

Floors:

Integrity: intact

Attic: ☐Basement: ☐

Nominated By:

Visual  
Relationships

Located in the carriageway of Margaret St adjacent to a heritage listed terrace, the tree is a prominent feature of the streetscape.

Historical  
Relationship:

Description: A mature and gnarled peppercorn tree growing in the carriageway outside 10-12 Margaret St.

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

The peppercorn tree is of cultural heritage significance because it demonstrates earlier landscaping and tree planting philosophies.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Cottage

8 Grosvenor St Sandy Bay Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located in a modern garden setting set back from a narrow early street the cottage has a strong views to and from the street.

Historical Relationship: An early Victorian cottage in Sandy Bay demonstrating the early land settlement patterns and suburbanisation.

Description: A double fronted early Victorian single storey brick cottage with a corrugated iron hip roof and a later verandah with timber posts and cast iron frieze. The cottage has twelve pane double hung sash windows, glass panels in the main entrance and a toplight to the door.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The cottage is of cultural heritage significance because it is an early brick cottage demonstrating early land settlement patterns and suburbanisation in the district.

## (b)-Rarity:

The cottage is of cultural heritage significance because it is a rare surviving example of an early Victorian brick cottage.

## (c)-Research Potential:

## (d)-Representative of:

The cottage is of cultural heritage significance because it is a fine example of an early Victorian brick cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Shop

143

Sandy Bay Rd

Sandy Bay

Hobart

Type: Trade and Commerce, Retail

Feature Type: Shop

Use: Trade and Commerce, Retail

Archit. Style: Colonial Georgian

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Façade altered substantially

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

The nineteenth century form of the cottage is difficult to see from the street which is dominated by a mid twentieth century concrete façade and plate glass shopfront windows. The early form of the structure is apparent in the roof visible from the rear and from the side wall and window visible down the side lane.

Historical Relationship:

A colonial cottage used as a shop from at least the first years of the twentieth century when George Manterfield had a saddlery business there. The cottage reflects the early stages of development along Sandy Bay Rd

Description:

A very small early Victorian brick hipped cottage with three parallel corrugated iron hip roofed pavilions of sandstock brick. There are two early twelve pane double hung sash windows on the side lane. The façade is a modern concrete and plate glass shopfront with parapet concealing the original roof form.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it is a very early brick cottage demonstrating the early stages of suburbanisation in the district.

(b)-Rarity:

The cottage is of cultural heritage significance because it is a rare surviving example of a colonial brick cottage.

(c)-Research Potential:

(d)-Representative of:

The building is of cultural heritage significance because it is a good example of a colonial brick cottage in Sandy Bay.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Shop

165-7 Sandy Bay Rd

Sandy Bay

Hobart

Type: Trade and Commerce, Retail

Feature Type: Shop

Use: Trade and Commerce, Retail

Archit. Style: Victorian Georgian

Walls: Rendered brick

Roof: Corrugated iron

Floors: 2

Integrity: Façade altered completely

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set on the alignment of Sandy Bay Rd, the building has a mid to late twentieth century parapeted façade. Its earlier form is visible in the roofline and chimneys from the rear of the building.

Historical Relationship:

Description: A two storey rendered brick building with a hipped corrugated iron roof concealed behind a mid to late twentieth century parapet. From Sandy Bay Rd the building presents as a modern retail outlet with plate glass shopfront windows. There are several accretions at the rear of one and two storeys.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The shop is of cultural heritage significance because it demonstrates the early stages of development along the upper reaches of Sandy Bay Rd.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The shop is of cultural heritage significance because it demonstrates the principal characteristics of a substantial Victorian commercial structure.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Hillton

58

King St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Hillton is set close to the road alignment on the edge of the commercial sector of King St. Views to and from the house from the street are slightly impeded by a paling fence. The house is very close to 56 King St and with the same setback forms an important element of the nineteenth century streetscape.

## Historical Relationship:

A mid to late Victorian cottage reflecting the growth of Sandy Bay as a residential suburb in the second half of the nineteenth century.

## Description:

A very plain double fronted single storey weatherboard building with a hipped corrugated iron roof and an earlier hipped wing to the rear. An earlier bullnosed verandah at the front has been reduced to a porch with timber posts sheltering the front door. There is a toplight to the front door and early double hung sash windows.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Hillton is of cultural heritage significance because it demonstrates the late 19th century suburban development in Upper Sandy Bay.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Hillton is of cultural heritage significance because it demonstrates the principal characteristics of a modest mid to late Victorian cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:



Name: Ecton

70

King St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The cottage is set behind a narrow garden fronted by a low rendered fence. Otherwise clear views to and from the house are slightly impeded by large shrubs at the corners.

Historical Relationship: A mid nineteenth century brick cottage in Sandy Bay reflecting its early development as a residential suburb.

Description: A well proportioned modest double fronted brick cottage with a hipped corrugated iron roof and a front verandah supported by timber posts and with c1950 iron railings. Side walls are rendered while there is a rendered skillion and a gabled weatherboard wing at the rear. The front door features a semi-circular fanlight.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Ecton is of cultural heritage significance because it is an early cottage in the 19th century suburban development of Upper Sandy Bay.

## (b)-Rarity:

Ecton is of cultural heritage significance because it is a rare surviving example of an early Victorian brick cottage.

## (c)-Research Potential:

## (d)-Representative of:

Ecton is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian Georgian cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Cottage

103

King St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set back slightly from King St with a low stone fence and jasmine growing on the verandah obscuring the façade. The cottage is separated from its neighbours by driveways at the side.

Historical Relationship: A mid to late Victorian cottage reflecting the growth of Sandy Bay as a residential suburb in the second half of the nineteenth century.

Description: A plain double fronted single storey weatherboard building with a hipped corrugated iron roof and a partially enclosed verandah at the front supported by timber posts with decorative brackets and a timber balustrade. The cottage has double hung sash windows and a toplight to the front door.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The cottage is of cultural heritage significance because it demonstrates the early stages of 19th century suburban development of Upper Sandy Bay.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian Georgian cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Miller Grove

111 King St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Tile

Floors: 1.5

Integrity: Intact

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships: Miller Grove is set back slightly from the street with a plain garden at the front. Its presentation is partially defined by a modern picket fence based on contemporary designs.

Historical Relationship: Built in the first two decades of the twentieth century Miller Grove reflects the growing popularity of Sandy Bay as a residential suburb.

Description: A one and a half storey brick bungalow with a complex tile roof with hips and gables and terracotta ridge ornamentation. The house has flying gables with timber skirts and brackets, a gable roofed dormer, bay windows a front verandah supported by massive roughcast masonry posts and stained glass in the front door. There is a modern picket fence of contemporary styling to the street.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

Miller Grove is of cultural heritage significance because it demonstrates the growing popularity of Sandy Bay as a residential suburb in the early twentieth century. It also demonstrates changing domestic architectural philosophies and styles.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

Miller Grove is of cultural heritage significance because it demonstrates the principle characteristics of a Federation Bungalow in an appropriate garden setting.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: Sunnyside

115 King St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Sunnyside is set back slightly from the street on what was formerly a large block but which has subsequently been subdivided. It is set behind a modern picket fence but otherwise has unimpeded views to and from the street.

Historical Relationship: Built in the mid to late nineteenth century the cottage reflects the rapid growth of Sandy Bay as a residential suburb.

Description: A double fronted single storey weatherboard building with a hipped corrugated iron roof and a convex roofed verandah at the front supported by timber posts with decorative brackets. The cottage has double hung sash windows and a toplight to the front door. It has an established garden and a modern carport to the side.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Sunnyside is of cultural heritage significance because it demonstrates the early stages of 19th century suburban development of Upper Sandy Bay.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Sunnyside is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian Georgian cottage in an established garden.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House

6 Greenlands Ave Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Garden

Use: Residential, Habitation Archit. Style: Federation Bungalow

Walls: Weatherboard Roof: Corrugated iron

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships The house is set close to the street boundary and is largely obscured by modern trees and shrubs.

Historical Relationship: Built in the first two decades of the twentieth century after the subdivision of Greenlands Ave.

Description: A fine early twentieth century weatherboard residence with hipped corrugated iron roof and gables projecting to the street and side. The house has roughcast chimneys and a return verandah with detailed decorative elements. Its setting is affected by postwar shrubs on the street frontage and by a low postwar concrete fence.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it demonstrates the growing popularity of Sandy Bay as a residential suburb in the early twentieth century. It also demonstrates changing domestic architectural philosophies and styles.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principle characteristics of a Federation Bungalow in an appropriate garden setting.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: Regent Street Bridge Abutments

cnr Regent St &amp; Fitzroy Place

Sandy Bay

Hobart

Type: Transport, Land

Feature Type: Abutments

Use: Transport, Land

Archit. Style: Not applicable

Walls: Sandstone masonry

Roof:

Floors:

Integrity: Altered

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Bridge abutments under the concrete bridge crossing Sandy Bay Rivulet at Regent St. The abutments can only be viewed from the side of the rivulet.

Historical Relationship: Plans show crossings of the Sandy Bay Rivulet at Regent St from at least 1858.

Description: Stone abutments of an earlier bridge crossing at Regent St. The abutments are of coursed squared sandstone with an edging of dressed stone. They are surrounded by later concrete abutments.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The bridge abutments are of cultural heritage significance because they demonstrate the development of Regent St as a link to the increasingly popular residential area of Sandy Bay in the late nineteenth century.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The bridge abutments are of cultural heritage significance because they demonstrate the principle characteristics of nineteenth century bridge building technology.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Cottage and Barn

1

Lincoln St

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: House; Barn

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

The cottage is set back from Lincoln St and is mostly obscured by a twentieth century garden with an asphalt driveway and c1950 carport in front. The rear barn is only visible from the carpark of a block of flats in Regent St.

Historical Relationship:

The cottage and barn are early Victorian structures in Upper Sandy Bay. They have been divided into three flats in the mid to late twentieth century.

Description:

A small double fronted weatherboard cottage with several wings. The front wing has a later Victorian verandah with timber posts and cast iron brackets. Its door has a narrow toplight while the windows have modern awning sashes. There is a paved driveway in front of the house leading to a c1950 carport. At the rear of the property there is a large gambrel roofed barn of brick and bluestone, covered in part by creepers.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house and barn are of cultural heritage significance because they demonstrate the early rural character and economy of Sandy Bay.

(b)-Rarity:

The house and barn are of cultural heritage significance because they are rare surviving examples of an early Victorian farm in inner suburban Hobart.

(c)-Research Potential:

(d)-Representative of:

The house and barn are of cultural heritage significance because they demonstrate the principal characteristics of early Victorian farm buildings.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: House  
 30 Regent St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Georgian  
 Walls: Weatherboard Roof: Corrugated iron  
 Floors: 1.5 Integrity: Intact  
 Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships Set back slightly from Regent St the residence is partially obscured from the street by a modern and intrusive paling fence. The house is on the same setback as neighbouring properties.

Historical Relationship: A mid to late Victorian residence in Sandy Bay reflecting its growth as a popular residential suburb.

Description: A double fronted one and a half storey weatherboard cottage with a hipped corrugated iron roof and a partially enclosed bullnosed verandah at the front. There is a skillion addition at the rear and a small dormer in the front. The plain chimney is of sandstock bricks.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it demonstrates the early stages of 19th century suburban development of Upper Sandy Bay.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian Georgian cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Cottage

13

Lincoln St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian vernacular

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Altered

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located at the end of Lincoln St and set in a damp site below street level adjacent to the Sandy Bay Rivulet. Concrete and gravel carparking at the street in front of the cottage detracts from its street presence.

Historical Relationship:

Description: A plain, small weatherboard Victorian workers cottage with a hipped corrugated iron roof. The cottage has been divided into two flats, each with a door and window to the street façade. There are small corrugated awnings over the doors.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it demonstrates the rural character of 19th century Upper Sandy Bay.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian vernacular cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Derwentwater Cottage

431 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Queen Anne

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Altered at rear

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Formerly on a large block with expansive views to and from the River Derwent, the house is now hemmed in and largely obscured by a block of flats on Sandy Bay Rd. Two storey additions at the rear further detract from the setting. The house is located on a rise and has mature trees and shrubs to the front.

## Historical Relationship:

Built in the first decades of the twentieth century the house reflects the expansion of residential development along Sandy Bay Rd after the introduction of tram services to Lower Sandy Bay.

## Description:

A single storey Federation brick residence with a hipped and gabled corrugated iron roof and bay windows. The gables project to the street and north and are linked by a partially enclosed return verandah with timber posts and frieze. The gables feature roughcast and timber decorative elements. There is a two storey brick addition at the rear and an established garden at the front. The house is now divided into flats and has a substantial concrete carparking concourse at the side.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of cultural heritage significance because it demonstrates the growing popularity of Sandy Bay as a residential suburb in the early twentieth century. It also demonstrates changing domestic architectural philosophies and styles.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principle characteristics of a Federation Bungalow.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Supported: ☐ Not Supported: ☐ Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



Name: Jetty

435 opp Sandy Bay Rd

Sandy Bay

Hobart

Type: Transport, Marine

Feature Type: Jetty; Boatshed

Use: Transport, Marine

Archit. Style: Vernacular

Walls: Vertical board

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located in the River Derwent south of Wrest Point casino, this small jetty is an important feature of the riverscape along Sandy Bay Rd.

Historical Relationship: Built by the 1930s the jetty is one of numerous jetties which formerly lined the River Derwent.

Description: A small jetty with twin vertical board pavilions at its extremity. The pavilions have corrugated iron hip roofs and small four paned windows. There are further gable roofed dinghy hanging bays along the sides of the jetty and around the pavilions. Access to the jetty is controlled by a locked mesh gate.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The jetty is of cultural heritage significance as a remnant of the numerous jetties which formerly lined the river and contributed to Sandy Bay's riverine character.

#### (b)-Rarity:

The jetty is of cultural heritage significance as it is a rare surviving example of the early twentieth century jetties which lined the River Derwent in Sandy Bay.

#### (c)-Research Potential:

#### (d)-Representative of:

The jetty is of cultural heritage significance as it demonstrates the principal characteristics of a small early twentieth century private jetty in a fine setting.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: Garstang

46 Fisher Ave

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden; Hedge

Use: Residential, Habitation

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Corrugated iron

Floors: 1.5

Integrity: Intact

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships Set on a rise above Fahan school with fine views to the south, the house has little street presence being obscured by hawthorn hedges and an established garden.

Historical Relationship: Lived in by Cicely Travers, of the Travers family who owned the adjacent Nateby dairy.

Description: A one and a half storey residence of brick with a steep pitched gabled corrugated iron roof. Roughcast gables feature casement windows to upper level rooms. There is a large dormer to the Fahan elevation with arched French doors leading to a timber balcony. The ground floor features a verandah with timber posts and a corner bay. The house is located in substantial and established gardens with a hawthorn hedge on the street boundary.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Garstang is of cultural heritage significance because it demonstrates the transformation of Sandy Bay from a rural district to a residential suburb in the twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Garstang is of cultural heritage significance because it demonstrates the principle characteristics of a substantial Federation Bungalow in an appropriate established garden setting.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

35 Derwent Water Ave Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Garden

Use: Residential, Habitation Archit. Style: Inter War Old English

Walls: Brick Roof: Tile

Floors: 2 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: A large house set well off the street in substantial and established gardens. The residence is difficult to see from the road and addresses water views to the east rather than the road alignment.

Historical Relationship: The house was designed by well known Tasmanian architect, David Hartley Wilson, and built in 1937.

Description: A substantial two storey brick residence with steep pitched tiled gable roofs, dormers, informal arrangement of casement windows, corbelled brickwork at the eave line. The house is located in a substantial established garden and is a fine example of the Inter War Old English style.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it demonstrates the growing popularity of Sandy Bay as a residential suburb in the twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principle characteristics of a substantial Inter War Old English residence in a fine garden setting.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

The house is of cultural heritage significance because of its association with the well known twentieth century Tasmanian architect, David Hartley Wilson.

Name: Frinton

6 Ellington St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden; ; ;

Use: Residential, Habitation

Archit. Style: Inter War Georgian Revival

Walls: Rendered brick

Roof: Tile

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: An imposing residence set above Sandy Bay Rd although obscured from it by intervening buildings. Frinton's main presence is from the River Derwent over which it has sweeping views. It is set in an established formal garden which enhances its setting.

Historical Relationship: Built in 1932 as a 16 room house for Doug Jones, the youngest son of Sir Henry Jones.

Description: An imposing two storey rendered brick residence with a roof featuring several hipped pavilions of asbestos cement tiles. It has battered chimneys, casement windows with shutters, a portico over the entrance on Ellington St and a prominent Dutch style gable to the river elevation. The house is located in a fine established garden with a sweeping paved driveway. It is unusual in that the house formally addresses the river rather than the street frontage. The style is nonetheless imposing and picturesque at the same time.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it demonstrates the growing popularity of Sandy Bay as a residential suburb in the twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principle characteristics of a substantial Inter War Georgian Revival residence in an appropriate established garden setting.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Driveway

423 Sandy Bay Rd

Sandy Bay

Hobart

Type: Transport, Land

Feature Type: Driveway

Use: Transport, Land

Archit. Style: Not applicable

Walls:

Roof:

Floors:

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

The driveway has minimal presence to Sandy Bay Rd. It is marked by timber gates, a paling fence and mature shrubs and trees.

Historical Relationship:

The driveway appears to be related to residential development of the immediate area which can be dated to the interwar period.

Description:

A long driveway with an avenue of mature exotic trees over a paved and earth carriageway. There is c1960 carport near Sandy Bay Rd. There is a low paling fence with timber gates on the street boundary.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The driveway is of cultural heritage significance as it demonstrates inter war landscaping philosophies and practices.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The driveway is of cultural heritage significance as it demonstrates the principal characteristics of a c1920 driveway with its mature exotic plantings.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



Name: House (former Stable)

46a Fisher Ave

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: Stable; Garden; Hedge

Use: Residential, Habitation

Archit. Style: Vernacular

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely intact

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships

Situated adjacent to 46 Fisher Ave, the house to which it was stable in former years. The cottage is set in established gardens with a hawthorn hedge on the street boundary and a public lane running down the side boundary. Views to the residence are obscured by the established gardens.

Historical Relationship:

The stable was probably built contemporaneously with the house at 46 Fisher Ave when the district comprised of dairy farms. It was attached to Cicely Travers' residence and related to the nearby Nateby dairy.

Description:

Formerly a stable this small weatherboard residence with a gabled corrugated iron roof. There are casement windows on the ground level and a loft door to the roof space. The rear of the residence is a skillion roofed wing. The residence is located in established gardens with a hawthorn hedge on the street boundary.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The stable is of cultural heritage significance as a remnant of the primary production economy which dominated the district until the interwar period.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The stable is of cultural heritage significance as it demonstrates the principal characteristics of an early twentieth century stable in a fine semi-rural setting.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Preana

487 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Inter War Georgian Revival

Walls: Rendered brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set on a rise above Sandy Bay Rd, well back from the road behind a stone fence. It has an imposing street presence and has sweeping views of the River Derwent.

Historical Relationship: Built in the interwar period the house reflects the growing popularity of Sandy Bay as a residential suburb.

Description: An imposing single storey rendered brick residence with a corrugated iron roof partially concealed by a parapet and a monumental verandah with concrete columns and parapet, and iron railing. There are bay windows to the verandah, a circular drive and a stone fence to the road.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it demonstrates the growing popularity of Lower Sandy Bay as a residential suburb in the twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principle characteristics of a substantial Inter War Georgian Revival residence in an imposing setting.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Jet Service Station (formerly Riverview Garage)

479

Sandy Bay Rd

Sandy Bay

Hobart

Type: Trade and Exchange, Commercial

Feature Type: Service Station

Use: Trade and Exchange, Commercial

Archit. Style: Inter War Functionalist

Walls: Brick

Roof:

Floors: 2

Integrity: Largely intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

Located on a prominent street corner with its former views to the River Derwent now severed by a block of flats. The service station has been a prominent landmark on its site for over sixty years.

Historical Relationship:

Built as the Riverview Garage by E. Ohlson in 1935-6 and altered in 1937 the service station is the oldest petrol outlet still operating in Sandy Bay and probably one of the oldest purpose built service stations in Hobart. It demonstrates the growth in private vehicle ownership in Hobart in the prewar years, particularly in a well to do suburb such as Sandy Bay. The building's confident modern design sits well with the bright and progressive future promised by the motor car.

Description:

A fine two storey brick service station and residence with a flat roof concealed by a parapet. Functionalist in style with its curved façade and curved awning on concrete posts the service station has art deco decorative elements on the façade and pressed metal on the awning. Apart from a single storey shop addition the service station is remarkably intact and is one of the earliest purpose built service stations still in use in Hobart.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The Jet Service Station is of cultural heritage significance because it is a very early purpose built petrol station in Hobart and is one of the oldest continuously operating stations in the city. It demonstrates the growth in popularity in the motor car in the inter war period.

(b)-Rarity:

The Jet Service Station is of cultural heritage significance because it is a rare surviving purpose built interwar service station in Hobart.

(c)-Research Potential:

(d)-Representative of:

The Jet Service Station is of cultural heritage significance because it demonstrates the principal characteristics of an interwar purpose built service station in the Functionalist style.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Stone Wall

1-3 Waimea Ave

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: Wall

Use: Residential, Habitation

Archit. Style: Not Applicable

Walls: Sandstone masonry

Roof:

Floors:

Integrity:

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located in an overgrown vacant allotment the wall is difficult to see from the street. It has a romantic visual appeal, reinforced by a nearby sandstock brick wall and hawthorn hedge (441 Sandy Bay Rd).

Historical Relationship: The wall is located near the former White Conduit Inn, built after 1826 by Joseph Firth on Samuel Free's 1808 grant. It may be associated with either that public house or the early nearby farmhouse, Ethelmont.

Description: A section of nineteenth century stone wall on the boundary between 1 and 3 Waimea Ave. The wall is of squared sandstone blocks and is largely overgrown.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The wall is of cultural heritage significance because it is a very early stone wall in Sandy Bay related to the first stages of settlement.

## (b)-Rarity:

The wall is of cultural heritage significance because is a rare surviving remnant of colonial stone walling in Sandy Bay.

## (c)-Research Potential:

The wall is of cultural heritage significance because it may yield information on colonial building techniques. There may also be significant archaeological remains on the allotment.

## (d)-Representative of:

The wall is of cultural heritage significance because it demonstrates the principal characteristics of colonial sandstone walls.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Livingstone's Dairy

61

Red Chapel Ave

Sandy Bay

Hobart

Type: Primary Production, Agriculture

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Queen Anne

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set well back from Red Chapel Ave on an irregularly shaped block with an established garden. The house is on top of the ridge and enjoys views to the River Derwent. It is obscured from the road by its gardens.

Historical Relationship: The house was formerly part of the Livingstone family dairy, with most of the land subsequently subdivided for residential purposes. The Livingstone's were well known for their dairy in the first quarter of the twentieth century when a number of dairies operated in Sandy Bay, making their living by supplying Hobart's milk.

Description: A single storey weatherboard cottage with a corrugated iron hipped and gabled roof. There is a bullnosed return verandah between the gables, square bays with casement windows toplights, top and side lights to the main door and pressed metal and timber screening in the gable. The house is located on an irregular block and has a fine established garden.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of cultural heritage significance because it is a remnant of the late nineteenth/early twentieth century dairy industry in Sandy Bay.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of an early twentieth century dairy farmhouse. The significance is enhanced by the garden setting and the irregular shaped allotment which reflects later subdivision.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:



Name: Child Care Centre (formerly Friends' School)

1 View St

Sandy Bay

Hobart

Type: Education, School

Feature Type: School

Use: Education, School

Archit. Style: Inter War Georgian Revival

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The school is set close to the street alignment although oblique to it. It is on a rise above Grace and York Sts and adjacent to a pedestrian lane to Grace St.

Historical Relationship: Designed by well known Tasmanian architect, Bernard Walker for the Friends School, the structure was built in 1925-6 on land purchased from the Golf Links Estate for 450 pounds. After Friends left the site in 1942 Mt Carmel School used it until 1948, then the Education Department used it as a correspondence school until 1971 when the Tasmanian Conservatorium of Music was established there. Currently the site is a child care kindergarten.

Description: A single storey school in dark face brick with a gabled corrugated iron roof with metal roof ventilators. The window heads are reinforced concrete and the sills detailed brickwork. There is a projecting bay to the front containing the main classroom and to one side of the bay was an open arcaded verandah now infilled to provide another room. The entry is recessed with a projecting porch cover supported on ornate iron brackets. The glazing around the building is patterned. The brickwork is projecting at the corners simulating stone quoins. The school includes a small playground and is enclosed by a roll top mesh fence.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The school is of cultural heritage significance as an important educational facility for over seventy years. In particular it has been the home of a number of educational institutions significant in Hobart's history.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

The school is of cultural heritage significance because it demonstrates the principal characteristics of an interwar educational institution.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

The school is of cultural heritage significance because it has strong meaning for several generations of Hobartians.

### (g)-Association:

The school is of cultural heritage significance because of its association with the significant twentieth century architect, Bernard Walker and for its association with a number of important educational institutions in Hobart. These include the Friends School, Mt Carmel School, the Correspondence School and the Conservatorium of Music.

Supported: ☐ Not Supported: ☐ Refer: ☐ Signed: \_\_\_\_\_

01/11/2010

Name: Golf Links Clubhouse

2 View St

Sandy Bay

Hobart

Type: Recreation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located behind a high paling fence at the end of View St the building has little public presence. Its presentation to Sandy Bay Rd reflects its construction 15 years prior to the construction of View St.

Historical Relationship: The building was built in 1901 as the club house for the Sandy Bay golf links. It was used as a clubhouse for less than 15 years before the links was sold for residential subdivision as the Golf Links Estate. It then became a private residence for many years.

Description: A plain single storey weatherboard structure with a corrugated iron hipped roof. It has a partially enclosed verandah on two sides and various additions. It is set in an established garden and is enclosed by a paling fence.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The former clubhouse is of cultural heritage significance because it was the clubhouse for the Sandy Bay Golf Links, an important early twentieth century recreational facility which gave its name to a subsequent major subdivision now identified as a heritage precinct.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The former clubhouse is of cultural heritage significance because it demonstrates the principal characteristics of an early twentieth century clubhouse.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: House  
 32 View St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House; Garden  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Brick Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set on a rise above the street from which it is concealed by an established garden.

Historical Relationship: Built after the block was bought in the first sale following the subdivision of the Golf Links Estate in 1915.

Description: A fine single storey brick bungalow with a hipped and gabled corrugated iron roof with a return verandah running between the gables. The verandah is supported by paired timber posts on brick piers and features timber frieze and balustrade and a flight of stone steps giving access to it. Windows are casement with toplights, there are square bays in the gabled wings. The property features a fine period garden.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of cultural heritage significance because it is one of the first residences built after the subdivision of the Golf Links Estate and reflects a major growth in Sandy Bay's population and landscape character.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of a Federation Bungalow in a fine garden setting.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:

Name: McGuinness Dairy

50

Lord St

Sandy Bay

Hobart

Type: Primary Production, Agriculture

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Brick

Roof: Corrugated iron

Floors: 1.5

Integrity: Largely intact

Attic: ☒Basement: ☐

Nominated By:

Visual Relationships

Unusual in Lord St the house abuts the street alignment and addresses the side rather than the street. Its lack of setback and its presentation reflect its history as a pre-subdivision structure.

Historical Relationship:

The house was formerly a dairy leased from the Lord family by the McGuinness family from 1896.

Description:

A one and a half storey mid-Victorian brick dwelling with a gabled corrugated iron roof. There are chimneys at each end of the roof, a dormer, a later enclosed bullnosed verandah and a window in the upper gable. There is a c1950 concrete fence to the street with a mesh gate and a modern garage with a parapeted brick façade to the west.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it is an early to mid-Victorian farm building.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of an early to mid-Victorian farm residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Water Stand Pipe

Lord St (outside 289 Sandy Bay Rd)

Sandy Bay

Hobart

Type: Services, Water supply and drainage

Feature Type: Water stand pipe

Use: Services, Water supply and drainage

Archit. Style: Not applicable

Walls:

Roof:

Floors:

Integrity: Intact

Attic:

☐

Basement:

☐

Nominated By:

Visual Relationships

Located on the street edge of Lord St near the Sandy Bay Rd junction, the water stand pipe has a strong presence to a leafy street.

Historical Relationship:

Once common around Hobart water stand pipes were use as water access points for water carriers, road water carts, steam rollers and fire tankers.

Description:

A tall iron stand pipe with an iron tap at the top and an iron plinth at the base. There is a small interpretation sign on the pipe.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The water stand pipe is of cultural heritage significance because it is an remnant of early twentieth century water supply infrastructure for domestic and firefighting use..

(b)-Rarity:

The water stand pipe is of cultural heritage significance because it is a rare surviving example of early water supply technology.

(c)-Research Potential:

(d)-Representative of:

The water stand pipe is of cultural heritage significance because it demonstrates the principal characteristics of early twentieth century water supply infrastructure.

Status:

(e)-Creative / Technical:

The water stand pipe is of cultural heritage significance because it demonstrates a high degree of technical achievement.

(f)-Community:

(g)-Association:

Supported:

☐

Not Supported:

☐

Refer:

☐

Signed:

01/11/2010



Name: Naturally Natural

16

Princes St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: Shop

Use: Trade and commerce, Retail

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1.5

Integrity: Intact

Attic:



Basement:



Nominated By:

Visual Relationships

Set on a sandstone terrace elevating it above the street level the building abuts the street boundary giving it a strong street presence. It is a prominent and integral element of the nineteenth century streetscape. The expanse of paved carpark at the rear detracts a little from the building's setting.

Historical Relationship:

A mid to late Victorian structure demonstrating the growing popularity of Sandy Bay as a residential area in the late nineteenth century.

Description:

A one and a half storey mid to late Victorian weatherboard structure with a corrugated iron gabled roof which has a pair of dormers to the street. There is an enclosed bullnosed verandah to the street and barge boards to the gables and dormers. There is a large expanse of paved carpark at the rear. The building is located on a coursed sandstone terrace.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The building is of cultural heritage significance because it is a mid to late Victorian building forming part of an important nineteenth century streetscape and reflecting Victorian development patterns in Sandy Bay.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The building is of cultural heritage significance because it demonstrates the principal characteristics of a mid to late Victorian structure.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported:

☐

Not Supported:

☐

Refer:

☐

Signed:

.....

01/11/2010

Name: Tarantella (formerly Primitive Methodist Mission Hall)

16a Princes St

Sandy Bay

Hobart

Type: Place of Worship

Feature Type: Restaurant

Use: Trade and Exchange, Commercial

Archit. Style: Federation Freestyle

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set on the Princes St road alignment the building has a strong street presence and is a prominent and integral element of the streetscape. Its siting near the Uniting Church enhances its heritage significance.

Historical Relationship: Formerly the mission hall attached to the 1904 Methodist church further up the street, the building is currently used as a restaurant.

Description: An imposing church hall with Art Nouveau and Gothic elements. It has flat headed windows on the side walls and pointed arch windows to the street with a porthole vent in the gable. The street gable is dominated by pilasters which extend above the roofline as gabled towers. There is also a single storey porch in the street facade.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Tarantella is of cultural heritage significance because it is part of the early Methodist church infrastructure in Sandy Bay.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Tarantella is of cultural heritage significance because it demonstrates the principal characteristics of an eclectically designed Federation church hall.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

Tarantella is of cultural heritage significance because it has special meaning for the community from its history as a church hall.

## (g)-Association:

Name: Terrace

1-3 Flinders St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships

Set just below the street level and in a streetscape of humble early twentieth century dwellings, the cottages are only set back a short distance from the street. They are an integral part of the street. A gum tree in front of the cottages is an intrusive element in the streetscape.

Historical Relationship:

A pair of early twentieth century worker's residences.

Description:

A pair of plain single storey weatherboard terraces with a hipped corrugated iron roof, front verandahs supported by timber posts and with timber railings, four panelled timber doors with the upper panels in glass and with toplights, double hung sash windows and a brick firewall separated the cottages.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The terrace is of cultural heritage significance because it is a pair of early twentieth century worker's cottages.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The terrace is of cultural heritage significance because it demonstrates the principal characteristics of early twentieth century worker's cottages.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 14 Duke St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Georgian  
 Walls: Brick Roof: Corrugated iron  
 Floors: 1 Integrity: Largely Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set well back from Duke St and the façade is partially obscured by shrubs. It provides a mid nineteenth century element in an otherwise early twentieth century streetscape.

Historical Relationship: An early to mid-Victorian cottage demonstrating the early suburbanisation of Sandy Bay. At the time the cottage was built the street was known as Reid St.

Description: A single storey double fronted brick mid-Victorian cottage with a hipped corrugated iron roof. There is a late-Victorian verandah with timber posts, balustrade and frieze, and a bay under an added gable to the side. The house is located on a large block and is set well back from the street.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it is an early brick cottage demonstrating the early stages of suburbanisation in Sandy Bay.

(b)-Rarity:

The house is of cultural heritage significance because it is a rare surviving example of a brick Victorian Georgian cottage.

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian Georgian residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 24 Duke St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Georgian  
 Walls: Weatherboard Roof: Corrugated iron  
 Floors: 1.5 Integrity: Largely intact  
 Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships: The house is set well back from Duke St and the façade is partially obscured by shrubs. It provides a mid to late Victorian element to an otherwise early twentieth century streetscape.

Historical Relationship: An mid to late Victorian cottage demonstrating the early suburbanisation of Sandy Bay. At the time the cottage was built the street was known as Reid St.

Description: A double fronted one and a half storey mid to late Victorian weatherboard cottage with a hipped corrugated iron roof, an enclosed verandah at the front, rendered corbelled chimneys and a later flat roofed dormer. The house is set well back from the street and has a very modern flimsily built dome roofed gazebo near the street boundary.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it is a mid to late Victorian cottage demonstrating the early stages of suburbanisation in Sandy Bay.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a modest Victorian Georgian residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: Baptist Church

239 Sandy Bay Rd

Sandy Bay

Hobart

Type: Place of Worship

Feature Type: Church

Use: Place of Worship

Archit. Style: Federation Gothic

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The church is set a little back from Sandy Bay Rd with its street presence compromised by the adjacent c1930 building on the corner of Princes St. From the front it presents a strong unified element to the streetscape.

Historical Relationship: Built in 1901 as St Matthias Anglican Church on the site of the former Queenborough School, the church was sold to the Baptist Church in c1921 following the erection of St Peters Church in Grosvenor St.

Description: A turn of the century Gothic brick church with a gabled corrugated iron roof. It has a group of four stained glass pointed arch windows topped by a rendered label mould. Similar label moulds surmount the doors to the two side wings. There is a pointed arch ventilator in the top of the gable and dentils to the gable parapet. The church has been extended significantly at the rear.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The church is of cultural heritage significance because it is the first Anglican and later Baptist church in Upper Sandy Bay.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The church is of cultural heritage significance because it demonstrates the principal characteristics of a brick Federation church.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

The church is of cultural heritage significance because it has special meaning for the community.

#### (g)-Association:

Name: House

241 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: Shop

Use: Trade and Commerce, Retail

Archit. Style: Victorian domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Altered

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

From the street the structure presents as an early twentieth century house turned into a shop with a minimal setback. It is an important part of the streetscape. The early to mid Victorian rear wing is very difficult to see from the street, only being apparent from the plain chimneys.

Historical Relationship:

The rear wing appears to be a very early weatherboard cottage dating to the early development along Sandy Bay Rd.

Description:

From the street the structure presents as an early twentieth century weatherboard house with a corrugated iron hipped roof and gable projecting to the street, turned into a shop. The window in the gable has been replaced with a plate glass shop window. The rear wing is a weatherboard structure with a corrugated iron hipped roof, plain sandstock chimneys with single corbels, and rough weatherboards fixed with hand cut nails.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The shop is of cultural heritage significance because the rear wing is an early Victorian cottage demonstrating the early stages of suburbanisation in Sandy Bay.

(b)-Rarity:

The shop is of cultural heritage significance because the rear wing is a rare surviving example of an early Victorian weatherboard cottage.

(c)-Research Potential:

(d)-Representative of:

The shop is of cultural heritage significance because the rear wing demonstrates the principal characteristics of an early Victorian weatherboard cottage, later incorporated into an early twentieth century domestic structure.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Cottage

19 Princes St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships The cottage is set close to the street alignment behind a modern picket fence. It is an important part of the nineteenth century streetscape of this part of Princes St.

Historical Relationship: The cottage appears to have been built during the early period of suburbanisation in Victorian Sandy Bay.

Description: A small single storey beaded weatherboard cottage with an eaveless hipped corrugated iron roof. Chimneys are rendered with single corbels. The cottage has been altered and is now flats with a porch cut into the façade. The western, early doorway is very small and windows are double hung sash. There are hip roofed weatherboard wings to the rear.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The cottage is of cultural heritage significance because it demonstrates the early stages of suburbanisation in early Victorian Sandy Bay.

## (b)-Rarity:

The cottage is of cultural heritage significance because it is a rare surviving example of an early Victorian weatherboard cottage.

## (c)-Research Potential:

## (d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of an early Victorian Georgian weatherboard cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Cottage

23

Princes St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

The cottage is set close to the street alignment behind a modern picket fence. It is an important part of the nineteenth century streetscape of this part of Princes St although the height of the fence reduces its street presence.

Historical Relationship:

The cottage appears to have been built during the early period of suburbanisation in Victorian Sandy Bay.

Description:

A modest double fronted brick cottage with a hipped corrugated iron roof, twelve pane double hung sash windows, a semi-circular fan over the entrance, stone sills and lintels and chimneys which have been heightened and roughcast rendered.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it is an early Victorian brick cottage demonstrating the early stages of suburbanisation in Sandy Bay.

(b)-Rarity:

The cottage is of cultural heritage significance because it is a rare surviving example of an early Victorian brick cottage.

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of an early Victorian Georgian brick cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Cottage

14

Grosvenor St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The cottage is in an elevated position close to the street alignment behind a modern picket fence. It is an important part of the nineteenth century streetscape of Grosvenor St.

Historical Relationship: The cottage appears to have been built during the early period of suburbanisation in Victorian Sandy Bay.

Description: A modest mid Victorian double fronted weatherboard cottage with a gabled corrugated iron roof with a rear skillion. The cottage has a later front verandah, partially enclosed, casement windows and a toplight to the six panelled front door.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The cottage is of cultural heritage significance because it demonstrates the early stages of suburbanisation in Victorian Sandy Bay.

## (b)-Rarity:

The cottage is of cultural heritage significance because it is a rare surviving example of a modest Victorian worker's cottage.

## (c)-Research Potential:

## (d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a modest Victorian worker's cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:



Name: Bunning

30

Lord St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Tile

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Bunning is set close to the street alignment behind a postwar brick and iron fence. Two narrow poplars either side of the front path complete the setting.

Historical Relationship: Bunning was built in the first decades of the twentieth century and reflects the rising popularity of Upper Sandy Bay as a residential suburb.

Description: A rambling single storey brick bungalow on a stone base with a hipped tile roof and a gable projecting to the street above a square bay. A verandah along the front is supported by paired timber posts. It shelters the entrance, which features stained glass top and sidelights, and three casement windows with toplights. The bay features casement windows with leadlights above, while the gable features timber brackets and scalloped timber decoration. There is also a key hole window and roughcast chimney.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

Bunning is of cultural heritage significance because it demonstrates the growing popularity of Upper Sandy Bay as a residential suburb in the first three decades of the twentieth century.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

Bunning is of cultural heritage significance because it demonstrates the principal characteristics of a Federation Bungalow.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: Princes Street School

Randall St

Sandy Bay

Hobart

Type: Education, Primary

Feature Type: School

Use: Education, Primary

Archit. Style: Federation Arts and Crafts

Walls: Brick

Roof: Corrugated iron

Floors:

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The school is well sited in extensive grounds and has its main presentation to Randall St. It has sweeping lawns and mature shrubs on the Randall St frontage.

Historical Relationship: Opened in 1922 to service a rising population of children resulting from the subdivision of the Golf Links Estate. The school reflects the changing demographics of the district and interwar educational architecture and philosophies.

Description: A public school site comprising four main buildings: \*Main 1922 school building - a U-shaped block with parapets at the corners and the ends of wings, the parapets are formed by brick piers with gabled panels of rough cast between the brick piers and a rendered band at window sill height around the building. The axial former main entrance has now been infilled. The corrugated iron roof is topped with an octagonal turret. The rear of the building has been added to extensively with a major wing built around 1970-1980. The building is a good example of an inter war educational building. \*A 1934 classroom block of face brick with corrugated iron roof, timber windows and enclosed rear verandah. It has been extended in c1970 with a skillion. The front façade is marked by a prominent gable with the date inscribed in rendered detail. \* A c1970 administration block of face brick with a corrugated iron hipped roof and flat roofed verandah and c1970 kindergarten of face brick with steel framing and metal deck skillion roof are of no significance.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The school is of cultural heritage significance as it is the first major public school in Sandy Bay. It also demonstrates the changing demographics of Upper Sandy Bay following the subdivision of the Golf Links Estate and interwar educational philosophies.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

The school is of cultural heritage significance because it is a fine example of an interwar educational institution.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

The school is of cultural heritage significance because it is likely to have special meaning for several generations of Sandy Bay residents who attended the school.

### (g)-Association:

Supported: ☐ Not Supported: ☐ Refer: ☐ Signed: \_\_\_\_\_

01/11/2010

Name: House  
 111 Princes St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Brick Roof: Corrugated iron  
 Floors: 2 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships The house is set only a short distance back from the street behind a c1960s brick and iron fence. It is an imposing structure with a strong street presence and with sweeping 360 degree views.

Historical Relationship: Built in the first decades of the twentieth century as Sandy Bay's popularity as a residential district increased.

Description: An imposing two storey brick residence with a corrugated iron roof with several gabled wings. There are two parallel wings to the street, each with timber skirts and brackets. There is also an oriel window in the upper level, an arched window at the lower and an arcaded entrance with paired timber posts on brick piers.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it demonstrates the growing popularity of Upper Sandy Bay as a residential suburb in the first three decades of the twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of a Federation Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Cottage

31 Parliament St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely intact

Attic: ☐ Basement: ☐ Nominated By:

**Visual Relationships** The cottage presents a modest profile to the street with the entrance facing up the hill rather than to the street. There is a low timber postwar fence to the street. The cottage is out of context with its neighbours and appears to relate to King St or a larger former house.

**Historical Relationship:** The cottage predates suburban subdivision of the street and may be related to an early farm.

**Description:** A small double fronted weatherboard Victorian cottage with a gabled corrugated iron roof and a rear skillion. There is a partially infilled verandah with timber posts to the front and finials at the gable ends. The cottage is located on a large block.

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

The cottage is of cultural heritage significance because it is an early to mid Victorian worker's cottage and it demonstrates the pre-suburban settlement pattern of Upper Sandy Bay.

**(b)-Rarity:**

The cottage is of cultural heritage significance because it is a rare surviving example of a modest early to mid Victorian worker's cottage

**(c)-Research Potential:****(d)-Representative of:**

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian worker's cottage

**Status:****(e)-Creative / Technical:****(f)-Community:****(g)-Association:**

Name: House

24 Parliament St Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Federation

Walls: Weatherboard Roof: Corrugated iron

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is in an elevated position overlooking the street in an imposing fashion. It is located in the upper parts of Parliament St where residences are more imposing than in the lower reaches. It is fronted by an intrusive postwar iron fence.

Historical Relationship: Erected in the first decades of the twentieth century the house reflects the growth of Sandy Bay as a popular residential district.

Description: An elevated weatherboard residence with a corrugated iron hipped roof and a bullnosed verandah which wraps around 2 three faceted bays (only one remains) which formerly flanked the entrance. The verandah is partially enclosed and is supported by timber posts and features cast iron brackets. The four panelled front door has frosted glass top and side lights.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it demonstrates the growth of sandy Bay as a popular residential district in the early years of the twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of a Federation residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: House  
 22 Parliament St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House; Garden  
 Use: Residential, Habitation Archit. Style: Federation Arts and Crafts  
 Walls: Rendered Brick Roof: Asbestos cement shingles  
 Floors: 2 Integrity: Extended sympathetically  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: An imposing residence located in the upper reaches of Parliament St. It is set well back from the street in a garden of lawns and exotic shrubs.

Historical Relationship: Erected in the first decades of the twentieth century the house reflects the growth of the suburb as a popular residential district. Lived in by Mr & Mrs Burn of Burns and Mart in Hobart.

Description: A large two storey rendered brick (roughcast) residence with a gabled roof of asbestos cement shingles and a painted brick two storey extension to the north. The older wing has paired gables to the street with an oriel window in one, tripled casement leadlight windows with toplights and roughcast battered chimneys.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of cultural heritage significance because it demonstrates the growing popularity of Upper Sandy Bay as a residential suburb in the first three decades of the twentieth century.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of a Federation Arts and Crafts residence.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:

Name: Gare Loch

548

Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation bungalow

Walls: Brick

Roof: Corrugated iron

Floors: 2

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set back slightly from Sandy Bay Rd although it is partially concealed by a high rendered fence. Its major presentation is to the Derwent River over which it has sweeping views.

Historical Relationship: Gare Loch was the residence of Professor Alexander McAulay and his wife Ida from the turn of the century. Ida McAulay, who was from the prominent Butler family in Hobart, was an important Tasmanian feminist and suffragette who rejected intrinsic differences between the sexes and advocated education for girls, sex education and family planning. She was active in women's clubs and societies and was the founding President of the Tasmanian Women's Suffrage Association. She was also a writer who contributed regularly to Tasmanian newspapers. Professor McAulay was the foundation Professor of Mathematics and Science at the University of Tasmania and a pioneering advocate of hydro-electric power in Tasmania

Description: An unexceptional two storey brick residence with a gabled corrugated iron roof. There are shingled skirts in the gables. There have been some extensions, including a substantial deck at the rear and there is a tall rendered fence on the street boundary.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

(e)-Creative / Technical:

(b)-Rarity:

(f)-Community:

(c)-Research Potential:

(g)-Association:

Gare Loch is of cultural heritage significance because of its strong association with the McAulay family, in particular the prominent and important early twentieth century feminist and suffragette, Ida McAulay. This significance is reinforced by the McAulay papers, Held in the Archives Office of Tasmania, which give great detail about this remarkable woman's life.

(d)-Representative of:

Status:

Supported: ☐ Not Supported: ☐ Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: House  
 117 King St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House; Garden  
 Use: Residential, Habitation Archit. Style: Inter War Georgian Revival  
 Walls: Stone Roof: Corrugated iron  
 Floors: 2 Integrity: Extended  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set well back from the street on an important corner. It is set in a large established garden and is difficult to see from the street.

Historical Relationship: The bottom storey of the house was built in the mid to late nineteenth century while the upper floor was added in the first three decades of the twentieth century.

Description: A substantial two storey house of coursed sandstone on the bottom level and roughcast rendered brick on the upper. The house has a corrugated iron hipped roof with a single storey gabled wing to the King St frontage. There are stone quoins on the lower level and verandahs to both levels on the Parliament St frontage. There are bay windows, shutters, double hung sash windows and top and side lights surrounding the four panel front door. The house is set in very large grounds with an established garden featuring mature trees.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The house is of cultural heritage significance because it is a substantial home built in two distinct periods in the nineteenth and twentieth century and is set in established gardens. It demonstrates the development of Sandy Bay as a popular residential suburb.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

The house is of cultural heritage significance because it in its extended form it demonstrates the principal characteristics of a substantial Inter War Georgian Revival residence in a fine garden setting.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

### (g)-Association:

Name: House

40 Parliament St Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Victorian Georgian

Walls: Weatherboard Roof: Corrugated iron

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships The house is set in a slightly elevated position close to the street alignment. Although exotic trees in the front slightly obscure the cottage it is an integral element in the streetscape.

Historical Relationship: The house was erected in the late Victorian period during the early stages of suburbanisation of Parliament St.

Description: A modest single storey double fronted weatherboard cottage with a U-shaped corrugated iron hipped roof. The cottage has a verandah to the front with timber posts and balustrades, a toplight over the front door and a modern picket fence.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it is one of the first houses built after the subdivision of Parliament Street in the late Victorian period.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a modest late Victorian Georgian cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Braithwaite's Bakery

42 Parliament St

Sandy Bay

Hobart

Type: Manufacturing and Processing, Other

Feature Type: Bakery

Use: Residential, Habitation

Archit. Style: Inter War Functionalist

Walls: Brick

Roof: Corrugated iron

Floors: 2

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: A very prominent building forming a hard edge to two corners, the original shopfront has been infilled.

Historical Relationship: Used as a bakery for many years with an oven still in situ in the rear wings and the current shopfront built in c1940. The bakery was operated by the Braithwaite family.

Description: The major street presence is of a c1940 two storey brick Functionalist shop with infilled shopfront and art deco decorative detailing rendered over the door and the parapet. At the rear are a c1900 two storey weatherboard wing with a tin gabled roof and a single storey brick wing with a corrugated iron hipped roof. There are bread ovens in the weatherboard wing.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The former bakery is of cultural heritage significance because it demonstrates early to mid twentieth century commercial patterns of corner stores and businesses serving highly localised communities.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The former bakery is of cultural heritage significance because it demonstrates the principal characteristics of a corner store and bakery which evolved over forty years to serve a highly localised community. The building remains highly recognisable as a former store.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:



Name: Cottage

18

Powell St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located on the high side of a narrow late nineteenth century street, close to the street behind a modern picket fence. The cottage is part of a group and is an integral part of the late nineteenth century streetscape of Powell St. This streetscape is identified as a heritage streetscape.

Historical Relationship: The cottage was built in the mid 1890s when Powell St was subdivided for modest workers housing. It is the most intact example of a number of similar spec houses built in the street in the 1890s. The houses are 8-12 & 18-22.

Description: A modest double fronted single storey weatherboard cottage with a hipped corrugated iron roof and front verandah supported by timber posts. The house features paired eave brackets and a rendered chimney. The group of which it is a part, while modest, is slightly more detailed than the cottages on the opposite of the road.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it is a Federation worker's cottage, built as a spec house in the c1895 Powell St subdivision. This type of subdivision is unusual in Sandy Bay.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of modest late nineteenth century worker's cottages.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 71 Lord St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Brick Roof: Tile  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set back slightly from the street in an elevated position with a hedge on the street boundary. It forms an important focal viewpoint at the end of Powell Street and is part of the c1915 streetscape of this part of Lord St.

Historical Relationship: The house was built in c1915 after the subdivision of the Golf Links Estate.

Description: A good example of a Federation Bungalow the house is a single storey brick dwelling with a tiled hip roof with flying gables projecting to the street and the side. There is a return verandah with timber posts, brackets and balustrades, three faceted bays in the gabled wings, timber gable brackets and pressed metal in the gables. Windows are double hung sash and there is roughcasting in the chimneys.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The house is of cultural heritage significance because it is an early bungalow in the Golf Links Estate and demonstrates the rapid growth in Sandy Bay's suburbanisation reflected in the Golf Links Estate subdivision.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of a Federation Bungalow and of the housing typical of the Golf Links Estate, Sandy Bay's largest subdivision.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

### (g)-Association:

Name: Former shop

51

Duke St

Sandy Bay

Hobart

Type: Trade and Exchange, Retail

Feature Type: Shop

Use: Residential, Habitation

Archit. Style: Federation

Walls: Weatherboard

Roof: Corrugated iron

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

**Visual Relationships** The former shop abuts the street boundary and with its shop front intact presents as an early twentieth century shop. It is an important part of the early twentieth century streetscape of the neighbourhood.

**Historical Relationship:** The former shop (currently a residence) has been a sweet shop and a cobbler's shop in its history. It dates from a period when small local stores were common features of the suburban landscape, prior to the increased popularity and affordability of motor vehicles which led to the development of more regional shopping centres.

**Description:** A two storey weatherboard building with a hipped corrugated iron roof. The ground floor is a former shopfront with one side retaining multi-pane shopfront windows featuring pressed metal spandrels and the other the glass entrance. There is an awning above the shopfront. Upper level double hung sash windows are flanked by shutters.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The former shop is of cultural heritage significance because it is an early local store in an early twentieth century street, demonstrating highly localised retail patterns.

#### (b)-Rarity:

The former shop is of cultural heritage significance because it is a rare surviving example of an intact early twentieth century shopfront in a suburban area.

#### (c)-Research Potential:

#### (d)-Representative of:

The former shop is of cultural heritage significance because it demonstrates the principal characteristics of an intact early twentieth century shopfront in a contemporary streetscape.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: House  
 56 Duke St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation domestic  
 Walls: Weatherboard Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set close to the street boundary in a slightly elevated position. It is behind a low picket fence and is an imposing and important element in the early twentieth century streetscape of upper Duke St.

Historical Relationship: The house appears to have been built in c1910 and reflects the growing popularity of Sandy Bay as a residential suburb in the early twentieth century.

Description: An unusual single storey weatherboard house with a corrugated iron roof featuring a pair of gables projecting to the street. There are finials, square bays in the flying gables and a gabled porch leading to a verandah and the front door between the gabled wings. The porch and verandah feature timber posts, balustrades and frieze. The house is fronted by a low picket fence on the street boundary.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it demonstrates the growing popularity of Upper Sandy Bay as a residential area in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of a modest yet unusually detailed residence which conforms to the Federation vocabulary.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Telegraph Pole

63 outside Duke St

Sandy Bay

Hobart

Type: Communications, Telephone/telegraph

Feature Type: Telephone Pole

Use: Communications, Telephone/telegraph

Archit. Style: Not Applicable

Walls: Oyster Bay Pine

Roof:

Floors:

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The telegraph pole is located on the street edge of Duke St near the Parliament St intersection. It forms a coherent part of the late early twentieth century streetscape.

Historical Relationship: Oyster Bay pine (*Callitris rhomboidea*) telegraph poles were used in the early twentieth century as they were considered to be the longest lasting of Tasmania's timbers. By 1934 the scarcity of the timber had ensured that Oyster Bay pine poles were no longer in use.

Description: A tapering Oyster Bay pine telegraph pole with mortised cutouts for three cross arms no longer in situ. The pole is still in use as a telephone pole.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The telegraph pole is of cultural heritage significance because it is an early telegraph pole demonstrating the expansion of telegraphic and telephone services in the early twentieth century which transformed suburban life. It also demonstrates the use of scarce Tasmanian timber species for industrial use.

#### (b)-Rarity:

The telegraph pole is of cultural heritage significance because it is a rare surviving example of an early Oyster Bay pine telegraph pole.

#### (c)-Research Potential:

#### (d)-Representative of:

Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:



Name: Telegraph Pole

36 outside Parliament St

Sandy Bay

Hobart

Type: Communications, Telephone/telegraph

Feature Type: Telephone Pole

Use: Communications, Telephone/telegraph

Archit. Style: Not applicable

Walls: Oyster Bay Pine

Roof:

Floors:

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The telegraph pole is located on the street edge of Parliament St near the Princes St intersection. It forms a coherent part of the late nineteenth/early twentieth century streetscape.

Historical Relationship: Oyster Bay pine (*Callitris rhomboidea*) telegraph poles were used in the early twentieth century as they were considered to be the longest lasting of Tasmania's timbers. By 1934 the scarcity of the timber had ensured that Oyster Bay pine poles were no longer in use.

Description: A tapering Oyster Bay pine telegraph pole with morticed cutouts for three cross arms no longer in situ. The pole is still in use as a telephone pole.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The telegraph pole is of cultural heritage significance because it is an early telegraph pole demonstrating the expansion of telegraphic and telephone services in the early twentieth century which transformed suburban life. It also demonstrates the use of scarce Tasmanian timber species for industrial use.

#### (b)-Rarity:

The telegraph pole is of cultural heritage significance because it is a rare surviving example of an early Oyster Bay pine telegraph pole.

#### (c)-Research Potential:

#### (d)-Representative of:

Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: House

45 Regent St Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Victorian Georgian

Walls: Weatherboard Roof: Corrugated iron

Floors: 1.5 Integrity: Largely intact

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships: Set close to the Regent Street boundary behind a high picket fence and with a modern exotic shrub in the corner. The house's location on modern Regent St is unsympathetic with its Victorian history.

Historical Relationship: A mid-Victorian cottage built during the early phase of suburban development of Sandy Bay when Regent St was still called Parliament St. It reflects the first stages of suburban development away from the strip along Sandy Bay Rd

Description: A double fronted single storey mid Victorian weatherboard cottage with a corrugated iron hipped roof, later dormer and a front verandah. The cottage is set back behind a high picket fence.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it is an early dwelling along Regent St, demonstrating the early suburbanisation of the neighbourhood.

(b)-Rarity:

The cottage is of cultural heritage significance because it is a rare surviving example of a mid-Victorian cottage.

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian Georgian cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Cottage

41 Regent St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

The cottage is set back slightly from the street in a bare yard with a mesh fence on the street boundary. With an infilled verandah the setting does not do justice to the significance of the cottage.

Historical Relationship:

The cottage was built by c1870 when Regent St was still called Parliament St. It reflects the first stages of suburban development away from the strip along Sandy Bay Rd.

Description:

A modest double fronted single storey weatherboard cottage with a U-shaped hipped corrugated iron roof and an infilled Victorian verandah. Chimneys are rendered and the cottage is located in a bare front yard with a mesh front fence.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it is an early dwelling along Regent St, demonstrating the early suburbanisation of the neighbourhood.

(b)-Rarity:

The cottage is of cultural heritage significance because it is a rare surviving example of a mid-Victorian cottage.

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a modest Victorian Georgian cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Cottage

64

Regent St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Georgian

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The cottage is set back slightly from the street behind a modern picket fence. It is an important nineteenth century element in a highly degraded street.

Historical Relationship: The cottage was built by c1870 when Regent St was still called Parliament St. It reflects the first stages of suburban development away from the strip along Sandy Bay Rd.

Description: A plain double fronted single storey weatherboard cottage with a U-shaped corrugated iron hip roof and a partially enclosed front verandah. The structure was originally a two roomed cottage, of rough cut weatherboards, at the front with the rear wings being added in the late nineteenth century.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The cottage is of cultural heritage significance because it is an early dwelling along Regent St, demonstrating the early suburbanisation of the neighbourhood.

## (b)-Rarity:

The cottage is of cultural heritage significance because it is a rare surviving example of a mid-Victorian cottage.

## (c)-Research Potential:

## (d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian Georgian cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House  
 31 Regent St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Queen Anne  
 Walls: Brick Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set back slightly from the street behind a c1950 brick and iron fence and an established postwar garden, the house has a strong street presence in an otherwise degraded streetscape.

Historical Relationship: The house was built in the early twentieth century during the second phase of major suburban development in the Regent St area.

Description: An unusual single storey brick house with a corrugated iron hip roof featuring a gable with arched windows projecting to the street. There is a corner bay and a bullnosed verandah with timber posts and brackets. The unusual aspect of the house is the large bay which takes up the entire street projecting gable. The tall chimneys have rendered mouldings.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house has cultural heritage significance because it demonstrates the early twentieth century phase of suburban development in the Regent St area.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house has cultural heritage significance because it demonstrates the principal characteristics of a Federation Queen Anne house.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: Bonnvil

3 Pillinger St

Dynnyrne

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation Bungalow

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set back from the street in an elevated position. Its strong street presence is degraded by a modern double garage at street level.

Historical Relationship: The house was built in the early twentieth century and reflects the suburban growth of upper Sandy Bay in the first decades of the century.

Description: A highly detailed single storey weatherboard residence on a brick base. It has a corrugated iron hipped roof and gables projecting to the street and the side. A return verandah with paired timber posts, timber balustrade, frieze and latticework joins the gables. There is a square bay projecting to 45 degrees at the corner of the house with a gable to the verandah in front of the bay. There is also a square bay to the street elevation with tripled double hung sash windows featuring leaded toplights. The property includes an intrusive modern double garage at the street level.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growth in popularity of Upper Sandy Bay and Dynnyrne as a residential suburb in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it a fine example of a picturesque Federation Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: The Deanery

9 Pillinger St

Dynnyrne

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Federation Queen Anne

Walls: Brick

Roof: Corrugated iron

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set well back from Pillinger St in an elevated position. It is largely obscured from the street by a large garden which features numerous trees.

Historical Relationship:

Description: A substantial two storey brick house with a corrugated iron hip roof with a gable projecting to the street. It has a two storey bay and verandahs to both levels with the upper verandah enclosed. There are roughcast elements in the gable and in spandrels in the bays. The house is set in very large gardens featuring mature trees and shrubs.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the popularity of upper Sandy Bay and Dynnyrne as a residential suburb in the first decades of the twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Queen Anne residence in a large garden setting.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Cottage

20 Pillinger St

Dynnyrne

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

**Visual Relationships** The cottage is set very close to the street behind a picket fence. It has a strong street presence and is an important part of a heritage streetscape.

**Historical Relationship:** The cottage has been built in two stages with the Victorian northern hipped wing extended in the early twentieth century by a gabled wing. The house demonstrates the growth in popularity of upper Sandy Bay and Dynnyrne as a residential suburb in the late Victorian period with the subdivision of Pillinger St (then Dynnyrne St).

**Description:** A modest L-shaped single storey weatherboard cottage built in two stages. The first stage is a small late Victorian hip roof wing with a central chimney, minimal eaves and double hung sash windows. This wing previously faced away from the street with the entrance on the northern façade. The door was removed to the street façade when the gabled wing was added in the early twentieth century. The gabled wing features a decorative timber screen and a pair of double hung sash windows. The door has a top light and is sheltered by small porch supported by timber posts. There is a low picket fence on the street boundary.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The cottage is of cultural heritage significance as it is an early cottage in Pillinger Street and in its fabric demonstrates two stages of suburban development. It also demonstrates the practice of extending older dwellings to meet contemporary needs and design fashions.

### (b)-Rarity:

The house is of cultural heritage significance as it contains a rare surviving example of a Victorian worker's cottage.

### (c)-Research Potential:

The house is of cultural heritage significance as it demonstrates the process of extending and altering existing dwellings to meet later accommodation needs and fashions.

### (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a late Victorian cottage extended in the Federation period to meet accommodation needs and contemporary fashions.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

### (g)-Association:

Name: House  
 30 Pillinger St Dynnyrne Hobart  
 Type: Residential, Habitation Feature Type: House; Garden  
 Use: Residential, Habitation Archit. Style: Federation Queen Anne  
 Walls: Brick Roof: Corrugated iron  
 Floors: 2 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set back slightly from the street behind a tall paling fence and an established garden. It is a dominant residence in the streetscape of upper Pillinger St.

Historical Relationship: The house was built in the first decades of the twentieth century and demonstrates the growing popularity of Upper Sandy Bay and Dynnyrne as a residential suburb.

Description: A very fine picturesque two storey brick residence with a corrugated iron gabled roof featuring a widow's walk. The house is on a stone base and has a half timbered effect in the upper level. There is a two storey bay with casement windows and a tall, narrow chimney. The lower floor verandah angles out at 45 degrees at the corner and is roofed by corrugated iron. The main five panelled timber door is at this corner. The verandah is well detailed with timber posts, brackets and balustrades. There is a large decorative arch in the southern façade. The house is set in a good established garden and has a tall paling fence on the street boundary.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growth in popularity of Upper Sandy Bay and Dynnyrne as a residential suburb in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it is a fine example of a picturesque Federation Queen Anne house set in a good garden.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 106 King St Dynnyrne Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Brick Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Setback very slightly from King St behind a picket fence the house is part of a small group of similar residences and forms an integral part of the streetscape.

Historical Relationship: The house was built in the first decades of the twentieth century and demonstrates the residential development of upper King St during that period.

Description: A fine single storey brick bungalow with a hipped corrugated iron roof with gables projecting to the street and the north. A partially enclosed return verandah runs between the gables and features timber posts and brackets. The four panel front door is flanked by top and side lights. There is pressed metal and timber screening in the gables and a square bay below the flying gable which addresses the street. There are rough cast elements to the chimneys.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of cultural heritage significance as it demonstrates the growth in popularity of Upper Sandy Bay and Dynnyrne as a residential suburb in the early twentieth century.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Bungalow.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:



Name: House  
 104 King St Dynnyrne Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Brick Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Setback very slightly from King St behind a low brick fence the house is part of a small group of similar residences and forms an integral part of the streetscape.

Historical Relationship: The house was built in the first decades of the twentieth century and demonstrates the residential development of upper King St during that period.

Description: A fine single storey brick bungalow with a corrugated iron hipped roof featuring large roof planes and gables projecting to the street and north. There is a partially enclosed return verandah between the gables, supported by timber posts on stone piers. There is bay with casement windows and toplights in the street gable and a bay with a shingled skirt to the verandah.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growth in popularity of Upper Sandy Bay and Dynnyrne as a residential suburb in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 108 King St Dynnyrne Hobart  
 Type: Residential, Habitation Feature Type: House; Garden  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Brick Roof: Corrugated iron  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Setback slightly from King St behind a low stone fence and garden the house is part of a small group of similar residences and forms an integral part of the streetscape.

Historical Relationship: The house was built in the first decades of the twentieth century and demonstrates the residential development of upper King St during that period.

Description: A fine brick bungalow with a hipped corrugated iron roof featuring large roof planes and gables to the street and north. The gables feature pressed metal and timber screens and timber brackets. The street gable has an arched window head and a stone string course. A return verandah supported by timber posts on low stone piers runs between the gables and shelters a bay and an entrance featuring stained glass door and top and side lights. There is a postwar stone and iron fence on the street boundary and a late twentieth century front garden.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growth in popularity of Upper Sandy Bay and Dynnyrne as a residential suburb in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Stretton Croft

6 Proctors Rd

Dynnyrne

Hobart

Type: Residential, Habitation

Feature Type: House; Mature tree

Use: Residential, Habitation

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set back from and below Proctors Rd with a large palm tree in the front garden, the house has a low profile to the street and sweeping views to the river in the east.

Historical Relationship: The house was built in the first decades of the twentieth century and demonstrates the residential development of lower Proctors Rd during that period.

Description: A fine single storey brick bungalow with a hipped corrugated iron roof featuring a gable projecting to the street and exposed rafters in the eaves. There is a small front verandah with paired timber posts supported by bluestone piers and sheltering an entrance with stained glass panels. The three battered roughcast chimneys are features with terracotta pots and tile decorative elements. The upper portion of the gable is roughcast and there is a rendered art nouveau panel bearing the property's name in the lower portion. There is a verandah at the side and rear. A curved brick path leads through an established garden and past a large palm tree to the street.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growth in popularity of Upper Sandy Bay and Dynnyrne as a residential suburb in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

98 King St Dynnyrne Hobart

Type: Residential, Habitation Feature Type: House; Garden; Mature trees

Use: Residential, Habitation Archit. Style: Federation Arts and Crafts

Walls: Brick Roof: Tile

Floors: 2 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set back from the street in a large established garden with mature trees the house has a reduced presence to the street.

Historical Relationship: The house was built in the first decades of the twentieth century and demonstrates the growing popularity of upper King St as a residential district during that period.

Description: A large two storey brick house, roughcast in the upper level, with a gabled tile roof featuring several gabled wings. There are timber screens in the gables, arched windows, timber skirts to sunrooms and a single storey brick addition to the west. The house has bay windows with stained glass toplights and stained glass in the main entrance. There are paved paths and a large mature palm tree in the garden.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growth in popularity of Upper Sandy Bay and Dynnyrne as a residential suburb in the twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a substantial Federation Arts and Crafts residence in an appropriate garden setting.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Cranbrook

45 Proctors Rd

Dynnyrne

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Inter War California Bungalow

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set back from the street in an elevated position with a lawn and garden partially obscuring views to and from the residence.

Historical Relationship: Built in the interwar years when the middle reaches of Proctors Rd were developed as a residential area.

Description: A fine single storey brick bungalow with a corrugated iron hip roof featuring a prominent gable to the street. The gable features a rectangular ventilator in a scalloped timber skirt. Concrete steps lead to a verandah below the gable. The verandah is supported by timber posts on brick piers and features fine timber detailing with brackets and a frieze and gable brackets. Casement windows have reinforced concrete lintels and stained glass top lights. The art nouveau front door has stained a glass top light and a fine curved glass panel with stained glass elements. There is a square bay with an awning roof and casements featuring stained glass toplights. There is a lawn and established garden in front of the house.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the growth in popularity of Upper Sandy Bay and Dynnyrne as a residential suburb in the interwar period.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a brick Inter War California Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: Bayswater Corner Post

320 below Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Other

Feature Type: Boundary post

Use: Residential, Other

Archit. Style: Not applicable

Walls: Sandstone

Roof:

Floors:

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

The corner post is located on the street edge adjacent to a brick gas pumphouse on the edge of the public reserve at the entrance to Marieville Esplanade. The post is strongly related to identical posts and wrought iron gates at 300 Sandy Bay Rd although they are visually severed from them.

Historical Relationship:

The corner post marked the corner of John Lord's Bayswater. Other posts and wrought iron gates are still extant at the entrance to 300 Sandy Bay Rd

Description:

A fine tall ashlar sandstone corner post with a stone plinth and capital. The post stands in isolation from its related fence elements.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The post is of cultural heritage significance as it demonstrates the changing residential development patterns along Sandy Bay Rd.

(b)-Rarity:

The post is of cultural heritage significance as it is a rare surviving example of a late Victorian stone fence post.

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Victorian boundary post for a major residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: Gas Pumphouse

320 below Sandy Bay Rd

Sandy Bay

Hobart

Type: Services, Gas

Feature Type: Pump house

Use: Services, Gas

Archit. Style: Federation

Walls: Brick

Roof: Tile

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set on the street edge in the corner of a park and partially obscured by exotic shrubs. It has a strong visual relationship with the adjacent Bayswater corner post.

Historical Relationship Hobart had reticulated gas as early as 1857. The introduction of domestic gas appliances in the 1880s popularised the fuel just as Sandy Bay experienced a building boom. 1920s plans show that pipes were laid under footpaths. The small brick pumphouse is a material reminder of this phase. There has been no reticulated gas in Hobart since 1978.

Description: A very small brick gas pumphouse with a tiled gable roof, a timber finial, plain timber barge boards and stone sills and lintels.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The pumphouse is of cultural heritage significance as it demonstrates the reticulation of gas to domestic users in Sandy Bay until the 1970s.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The pumphouse is of cultural heritage significance as it demonstrates the principal characteristics of a Federation gas pumphouse.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Bayswater

1 Sayer Cres

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Gates

Use: Residential, Habitation

Archit. Style: Victorian Italianate

Walls: Brick

Roof: Slate

Floors: 2

Integrity: Extended

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: The house is set well back from the street and is partially obscured by hedges and shrubs. The visual setting of the house is severely compromised by a large paved carpark at the front and the two storey extension at the side. Important elements of the original property such as the boundary posts and gates are now off site.

Historical Relationship: Built for John Lord in 1889 the property was subdivided in 1918 and the house later into flats.

Description: A fine two storey Victorian Italianate brick residence on a stone base with a hipped slate roof featuring paired eave brackets. There is a two storey bay to the front with a rendered string course between the storeys. A bullnosed return verandah has partially been enclosed on both levels. The verandah encompasses a turret on the eastern side. Chimneys are tall and narrow with roughcast upper thirds and terracotta pots. There is a very unsympathetic c1960 two storey addition to the west and a very unsympathetic asphalt carpark in front. The property entrance on Sayer Cres has a very fine pair of timber gates with fine gateposts. These possibly date to the 1918 subdivision. The residence is structurally intact although in need of maintenance.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of cultural heritage significance as it demonstrates the late nineteenth century popularity of Sandy Bay Rd as a residential area for wealthy Hobartians.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a fine Victorian Italianate mansion.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House  
 30 View St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House;  
 Use: Residential, Habitation Archit. Style: Federation Bungalow  
 Walls: Brick Roof: Tile  
 Floors: 1 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located on a prominent corner site the house is in an elevated position and has unimpeded views to and from it. It is an important part of the c1915-25 streetscape.

Historical Relationship: Built as one of the early houses of the Golf Links Estate subdivision after the first sale in 1915.

Description: A fine single storey brick bungalow with a tiled hip roof featuring gables projecting to both street elevations a corner gable at 45 degrees. Gables have timber skirts and brackets with square bay windows below. The bays feature casement windows with stained glass toplights. There is a fine return verandah with brick balustrade and round concrete posts and a corner bay under the corner gable. Concrete steps lead from a corner gate via a curved concrete path to the verandah. There is a keyhole window with stained glass and stained glass in the front door and its top and side lights.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it one of the first houses built in the Golf Links Estate, the largest residential subdivision in Sandy Bay.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it is an outstanding example of a Federation Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Elverton

14 Dresden St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Italianate

Walls: Rendered brick

Roof: Slate

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set back from the street behind a high fence Elverton has little street presence. It addresses the River Derwent, over which it has sweeping views, rather than the street.

Historical Relationship: Built in 1892 by former Hobart mayor, Daniel Freeman and later sold in 1908 to the Sisters of the Good Shepherd who used it for accommodation associated with the nearby Mt St Canice convent. Elverton is now owned by the current Lord Mayor, John Freeman.

Description: A large rambling single storey Victorian residence of painted and rendered brick with a slate roof featuring a two major hipped wings and several other hipped and gabled wings. The house has tall rendered chimneys with richly moulded corbels, double hung sash windows and a verandah along the river frontage. There are bay windows at the front and rear. The house is set in large grounds and has a high rendered fence to the street.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

Elverton is of cultural heritage significance as it demonstrates the growing popularity of Lower Sandy Bay as a residential district for wealthy Hobartians in the late nineteenth century.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Victorian Italianate residence..

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:



Name: Cottage

28 Margaret St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Regency

Walls: Rendered brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Located opposite Ashfield and tucked away in a secluded corner with a narrow frontage, the house has little street presence.

Historical Relationship: The cottage appears to have erected in the mid-nineteenth century and is likely to be related to Ashfield.

Description: A small single storey rendered brick cottage with restrained detailing. It has a corrugated iron hipped roof featuring a hipped wing projecting to the street. There are stone quoins, early double hung sash windows, a later verandah with timber posts and iron brackets. The windows have stone sills and architraves with carved ornamentation.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of cultural heritage significance as it is an early Victorian cottage, probably related to the Ashfield estate.

## (b)-Rarity:

The house is of cultural heritage significance as it rare surviving example of an early Victorian rendered brick cottage..

## (c)-Research Potential:

## (d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Victorian Regency cottage.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Mayfair Veterinary Clinic

2 Russell St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: Veterinary clinic

Use: Health Services, Veterinary

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Largely intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set close to the street boundary in a slightly elevated position the house has a strong presence to the street.

Historical Relationship: The house was built in the first quarter of the twentieth century and demonstrates the growing popularity of Upper Sandy Bay as a residential suburb.

Description: A single storey brick bungalow with a corrugated iron hipped roof featuring a corner gable and rafters exposed in the eaves. There is a return verandah supported by timber posts on brick pillars. There is also a square bay with fine windows featuring decorative arch glazing bars and stained glass panels, and a door at the corner of the verandah at 45 degrees to the façade. The door has top and side lights.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the early twentieth century growth in popularity of Upper Sandy Bay as a residential suburb.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it demonstrates the principal characteristics of a Federation Bungalow.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Bridge Abutment

cnr Quayle St and Marieville Esp Sandy Bay Hobart

Type: Transport, Land routes

Feature Type: Bridge abutments

Use: Transport, Land routes

Archit. Style: Not applicable

Walls: Sandstone masonry

Roof:

Floors:

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located below the pedestrian bridge across Sandy Bay Rivulet at the end of Marieville Esp. The abutments are easily visible.

Historical Relationship: The abutments relate to the nineteenth century road bridge across Sandy Bay Rivulet.

Description: Coursed sandstone abutments on both sides of the Sandy Bay Rivulet with a later concrete abutment above them.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The abutments are of cultural heritage significance as they are the abutments of a nineteenth century road bridge across Sandy Bay Rivulet and demonstrate an earlier phase of the rivulet crossing.

(b)-Rarity:

The abutments are of cultural heritage significance as they are rare surviving nineteenth century bridge abutments.

(c)-Research Potential:

(d)-Representative of:

The abutments are of cultural heritage significance as they demonstrate the principal characteristics of nineteenth century sandstone bridge abutments.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Closeburn (formerly Lampton)

8 Braeside Ave

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Slate

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

**Visual Relationships** Located on a rise above Sandy Bay Rd in front of Fahan School, Closeburn addresses Sandy Bay Rd rather than Braeside Ave but is virtually impossible to see from the road due to intervening buildings and hedges. The house is just visible from the River Derwent.

**Historical Relationship:** Built by Hobart businessman, T.G. Steele in 1908 and later owned by Dr Nairn Butler and his wife. The house has been called Tsu-Shima and Lampton in the past. When offered for sale to the Government in 1924 as a gubernatorial residence it was described as having 3 living rooms, 7 bedrooms, 2 bathrooms, a store room, an enclosed verandah, a kitchen, scullery, wash-house, dairy and man's room as well as numerous outbuildings including a garage and stable. The property was subdivided in c1938-40 to create Braeside Ave.

**Description:** A very fine rambling single storey brick residence with a slate hipped roof featuring several gables projecting to different elevations. Gables feature pressed metal and timber screens. There are bay windows, an enclosed verandah to the eastern elevation and rendered corbels on the chimneys. The house has a small hip roofed pavilion at the rear.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

Closeburn is of historic cultural heritage significance because it demonstrates the development of Lower Sandy Bay as a popular residential suburb for successful Hobart business proprietors in the first decade of the twentieth century, particularly after the introduction of tram services in 1893.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

Closeburn is of historic cultural heritage significance because it is an outstanding example of a substantial Federation Bungalow.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: Long Beach Bathing Pavilion

625 opp Sandy Bay Rd

Sandy Bay

Hobart

Type: Recreation

Feature Type: Pavilion

Use: Recreation

Archit. Style: Late Twentieth Century Brutalist

Walls: Concrete

Roof: Concrete

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships The pavilion is tucked into a bank opposite Long Beach. It has a strong presence to the beach and the popular walkway to Blinking Billy Point.

Historical Relationship: Designed by David Hartley Wilson and built in 1962 by Andrewartha Brothers to replace an earlier bathing shed.

Description: A concrete brick structure with twelve faceted bays featuring textured precast concrete panels. The panels were precast in sand on-site. The building is relieved by decorative work moulded in concrete along its front wall. It has a flat concrete roof doubling as a deck with iron railings around its perimeter. Garage doors are located at the western end of the pavilion.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The pavilion is of historic cultural heritage significance because it demonstrates the evolution of public amenities at a popular recreation location.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The pavilion is of historic cultural heritage significance because it demonstrates the principal characteristics of a Late Twentieth Century Brutalist building.

#### Status:

#### (e)-Creative / Technical:

The pavilion is of historic cultural heritage significance because it demonstrates a degree of technical achievement in its construction techniques on site.

#### (f)-Community:

#### (g)-Association:

The pavilion is of historic cultural heritage significance because of its association with the prominent mid to late twentieth century Tasmanian architect, David Hartley Wilson.



Name: House

549 Sandy Bay Rd Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Garden; Fence

Use: Residential, Habitation Archit. Style: Inter War Spanish Mission

Walls: Rendered brick Roof: Tile

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located on a rise above Sandy Bay Rd in Lower Sandy Bay the house is almost invisible from the street due to mature shrubs and trees. Its presence is indicated by a rendered fence with a Cordova tiled roof over the gate. The house is visible from the river and has sweeping views over the river.

Historical Relationship: Built in 1925 during a period of rapid suburban expansion in Lower Sandy Bay.

Description: A white single storey rendered brick residence with a hipped Cordova tile roof. The house has prominent parapets, arched openings to an entrance portico, arched windows and tall flat roofed chimneys. It is set in an established exotic garden and features a rendered fence with a Cordova tiled roof to the gate.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the rapid development of Lower Sandy Bay as a residential suburb in the interwar period.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of an Inter War Spanish Mission in a fine garden setting and with an appropriate fence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House

622 Sandy Bay Rd Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Garden; Hedge; Tennis Court

Use: Residential, Habitation Archit. Style: Federation Bungalow

Walls: Brick Roof: Tile

Floors: 1 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set below Sandy Bay Rd in a large garden with numerous mature trees and shrubs, the house is located on the corner of Elma and Sandown Rds but is difficult to see from those roads because of hedges, shrubs and a paling fence.

Historical Relationship: Built in c1910 by pioneer motor garage owner, Bert Heathorn, on land subdivided from the family's adjacent Sandown estate.

Description: A very fine single storey brick bungalow with a complex tiled roof featuring hipped and gabled elements and tall roughcast battered chimneys with terracotta pots. There is pressed metal and timber screening in the gables, a verandah supported by paired timber posts on brick pillars, and bays with casement windows topped by leaded toplights. The house is set in an established garden which includes a large cypress hedge and a tennis court. There is a fine contemporaneous picket fence on the Sandy Bay Rd boundary.



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the development of Lower Sandy Bay as a popular residential suburb for successful Hobart business proprietors in the first quarter of the twentieth century. In particular it is important demonstrating the beginnings of subdivisions in the Sandown/Nutgrove area.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

The house is of historic cultural heritage significance because it is an outstanding example of a substantial Federation Bungalow set in extensive and established gardens with cypress hedge, tennis court and picket fence.

### Status:

### (e)-Creative / Technical:

### (f)-Community:

### (g)-Association:

The house is of historic cultural heritage significance because of its association with the Heathorn family, a prominent commercial family in Hobart in the late nineteenth/early twentieth century which had large land holdings in Lower Sandy Bay.

Name: Fort Nelson

Folder St

Sandy Bay

Hobart

Type: Military

Feature Type: Fort; House

Use: Residential, Habitation

Archit. Style: Late Twentieth Century Organic

Walls: Glass

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

Located on a prominent hilltop with sweeping 270 degree views. The house is surrounded by native bushland.

Historical Relationship:

Fort Nelson was built in 1909 as part of the Derwent River defence system. After purchasing it from the Commonwealth in 1949 the well known architect, Esmond Dorney, and his wife built a small residence on one of the two gun emplacements. A main house was built on the second emplacement in 1967 then replaced with a smaller dwelling in 1978 after being destroyed in a bushfire. The original 1949 dwelling was destroyed in fires in January 1998.

Description:

The site consists of the remains of Fort Nelson and a 1978 dwelling. The fort remains include reinforced concrete gun emplacement, observation point and magazines. There are also foundations of barracks and the fort commander's residence as well as early steel telegraph poles from Sandy Bay Rd. The residence is a circular dwelling steel framed structure on a concrete brick base and with large areas of glass wall. It was erected on the eastern gun emplacement. It features floor to ceiling windows giving views to the river from Bruny Island to the City of Hobart. Two small rectangular wings provide accommodation for bedrooms and services. The roof is a series of shallow barrels clad in corrugated iron. A small office/dwelling has been erected on the observation post site. The house is surrounded by native bushland and is accessed from Churchill Ave via a narrow paved lane.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Fort Nelson is of cultural heritage significance as the final phase of shore-based defences erected along the Derwent River after European settlement. The infrastructure and the operations of the fort are easily understood by the remaining fabric.

(b)-Rarity:

Fort Nelson is of cultural heritage significance as a rare and relatively intact early twentieth century defensive fort along the Derwent River.

(c)-Research Potential:

Fort Nelson is of cultural heritage significance as it has the potential to yield information on the operation of a defensive installation in the first half of the twentieth century.

(d)-Representative of:

Fort Nelson is of cultural heritage significance because it demonstrates the principal characteristics of an early twentieth century defensive installation. The house is of cultural heritage significance as it demonstrates the principal characteristics of a

(e)-Creative / Technical:

The house is of cultural heritage significance as it demonstrates a high degree of creative and technical achievement in building a residence in an isolated location on an existing historic site.

(f)-Community:

(g)-Association:

Fort Nelson is of cultural heritage significance for its association with the military in Tasmania. The house is of cultural heritage significance for its association with the major postwar Tasmanian architect, Esmond Dorney.

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

fine Late Twentieth Century Organic residence utilising its site and remnant historic fabric.

Status:

Name: Cedar Court Hedges

Cedar Court

Sandy Bay

Hobart

Type: Residential, Other

Feature Type: Hedge

Use: Residential, Other

Archit. Style: Not applicable

Walls:

Roof:

Floors:

Integrity: Intact

Attic:

☐

Basement:

☐

Nominated By:

Visual Relationships

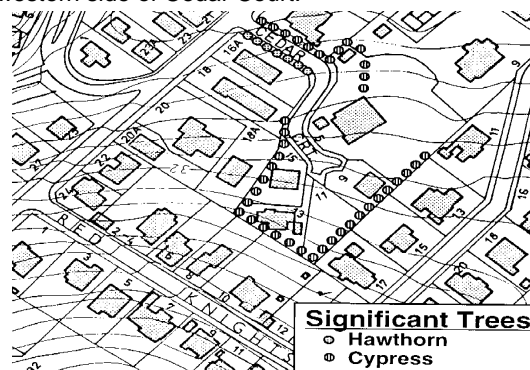
A very prominent cypress hedge growing along Cedar Court and behind several properties. The hedge has very strong streetscape values. The lower part of Cedar Court is lined with the cypress hedge on the eastern side and a hawthorn hedge on the western, forming a striking avenue the fine Federation residence, The Gables, a strong focal point.

Historical Relationship:

Cypress hedges were popular in the first decades of the twentieth century and were planted extensively in parts of Sandy Bay developed after 1910. The hedge appears to be related to the identified heritage property at 1 Cedar Court and is likely to reflect its former boundaries.

Description:

A very large well maintained cypress hedge acting as street boundaries and boundaries between a number of properties. The hedge intersects with a significant hawthorn hedge on the lower part of Cedar Court. The listing includes a section of mature hawthorn hedge on the lower western side of Cedar Court.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The hedges are of historic cultural heritage significance because they are a large and early cypress hedge and hawthorn hedge in Sandy Bay demonstrating early twentieth century landscaping and gardening philosophies. They also demonstrate the former boundaries of the identified heritage property, The Gables, at 1 Cedar Court.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The hedges are of historic cultural heritage significance because they demonstrate the principal characteristics of substantial cypress and hawthorn hedges in Sandy Bay.

Status:

(e)-Creative / Technical:

The hedge is of historic cultural heritage significance because it is the best example of a cypress hedge in Sandy Bay.

(f)-Community:

(g)-Association:

Supported:

☐

Not Supported:

☐

Refer:

☐

Signed:

01/11/2010



Name: Kingsley Bank

467 Sandy Bay Rd

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House; Garden

Use: Residential, Habitation

Archit. Style: Inter War Mediterranean

Walls: Rendered brick

Roof: Tile

Floors: 1

Integrity: Largely Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set well back in an elevated position on Sandy Bay Rd with low shrubby gardens in front. The house has sweeping views over the River Derwent.

Historical Relationship: Built by A.J. Walshe in 1932 the house demonstrates the rapid suburban growth in Lower Sandy Bay in the interwar years.

Description: An imposing double fronted single storey residence with a tiled hip roof. It has a dominant white rendered façade with an entrance portico supported by concrete posts and flanked by arched parapets. A room has been extended out from the southern parapet while the northern parapet features three double hung sash windows with a fanlight over the larger central window.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the rapid suburban growth of Lower Sandy Bay in the interwar years and changing fashions in domestic architecture.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of an Inter War Mediterranean residence.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: House  
 469 Sandy Bay Rd Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House; Garden; Fence; Mature tree  
 Use: Residential, Habitation Archit. Style: Inter War Georgian Revival  
 Walls: Brick Roof: Tile  
 Floors: 2 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: An imposing residence set well back from the road in an elevated position. The house has substantial gardens including a mature palm tree and an imposing concrete fence. It has fine views over the River Derwent.

Historical Relationship: Built in 1939 by C.E. Wilson, the house demonstrates the rapid suburban growth of Lower Sandy Bay in the interwar years.

Description: An imposing two storey brick residence with a hipped tile roof featuring a very large hip roofed dormer. A concrete loggia with rounded and squared columns shelters the main door and a three faceted bay. The façade is flanked by dominant concrete bays on stone bases. A flight of stone balustraded steps leads to the house from the street and the concrete fence. It passes through an established terraced garden and under a large palm tree.



#### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of historic cultural heritage significance because it demonstrates the rapid suburban growth of Lower Sandy Bay in the interwar years and changing fashions in domestic architecture.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of an Inter War residence.

**Status:**

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Terrace

34-36 Queen St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian townhouse

Walls: Brick

Roof: Slate

Floors: 2

Integrity: Altered

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Set back slightly from Queen St the house has an imposing street presence and forms an important part of the nineteenth century streetscape.

Historical Relationship: The terrace had been built as a pair of townhouses by 1862. At the time there were few buildings in the immediate vicinity - the townhouse was one of the first suburban dwellings in this part of Sandy Bay.

Description: A two storey early to mid-Victorian brick terrace with a hipped slate roof with gables projecting to the street at either end. There are bay windows. Originally two properties it is now under single ownership and with alterations to the configuration of the residences. There have also been alterations to various elements of the terrace although the basic form remains intact.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The terrace is of historic cultural heritage significance because it is one of the first townhouses in Sandy Bay demonstrating the first stages of suburban development behind Marieville Beach.

## (b)-Rarity:

The terrace is of cultural heritage significance as it is a rare surviving example of an early to mid- Victorian townhouse in Sandy Bay.

## (c)-Research Potential:

## (d)-Representative of:

The terrace is of historic cultural heritage significance because it demonstrates the principal characteristics of an early to mid-Victorian terrace townhouse.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Stable

2 Ashfield St

Sandy Bay

Hobart

Type: Primary industry, Agriculture

Feature Type: Stable

Use: Residential, Other

Archit. Style: Vernacular

Walls: Weatherboard

Roof: Corrugated iron

Floors: 2

Integrity: Largely intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located behind 2 Ashfield St, the stable has a street presence to Margaret St. It is set back a short distance from Margaret St enabling cars to be parked in front.

Historical Relationship: Built in the late nineteenth/early twentieth century as a stable.

Description: A two storey weatherboard stable with a gabled corrugated iron roof and a loft door cut in as a dormer in the Margaret St elevation. An iron hook is located above the loft opening to assist with hauling hay into the loft. There are garage doors below the loft.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The former stable has cultural heritage significance as a late nineteenth/early farm building in suburban Sandy Bay demonstrating former rural activities and transportation means.

## (b)-Rarity:

The former stable has cultural heritage significance as a rare surviving example of a late nineteenth/early twentieth century timber stable in an urban location.

## (c)-Research Potential:

## (d)-Representative of:

The former stable has cultural heritage significance as it demonstrates the principal characteristics of a late nineteenth/early twentieth century stable.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: Stable

52 King St Sandy Bay Hobart

Type: Primary industry, Agriculture Feature Type: Stable

Use: Community services, scouting Archit. Style: Vernacular

Walls: Weatherboard Roof: Corrugated iron

Floors: 2 Integrity: Largely intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located in a large paved carpark the former stable is a strong visual element within the carpark.

Historical Relationship: Built in the late nineteenth/early twentieth century as a stable.

Description: A two storey weatherboard stable with a gabled corrugated iron roof and a skillion addition at the rear. There is a loft entrance in one gable surmounted by a gantry and hook. Small timber doors are in the side elevation along with small boarded up window openings.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The former stable has cultural heritage significance as a late nineteenth/early twentieth century farm building in the modern commercial heart of Sandy Bay.

#### (b)-Rarity:

The former stable has cultural heritage significance as a rare surviving example of a late nineteenth/early twentieth century timber stable in the modern commercial heart of Sandy Bay.

#### (c)-Research Potential:

#### (d)-Representative of:

The former stable has cultural heritage significance as it demonstrates the principal characteristics of a late nineteenth/early twentieth century stable.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:



Name: Rifle Range Caretaker's House

Grace St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: Preschool

Use: Education, Child care

Archit. Style: Federation Bungalow

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely intact

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

Located adjacent to the playing fields of the University of Tasmania the house has little street presence. It is an unusually domestic scale Federation building in an otherwise institutional setting.

Historical Relationship:

Built as a caretaker's residence for the Sandy Bay Rifle Range it was taken over by the University of Tasmania after it moved to its Sandy Bay location after World War II. In recent years it has been used as a child care centre.

Description:

A single storey weatherboard bungalow on a brick base with a corrugated iron hipped roof featuring gables to two elevations and gable ventilators at the tops of the hips. The gables feature timber and pressed metal screens, windows are double hung sash with four pane upper sashes and there is an enclosed return verandah. The building is surrounded by a bare grassed yard which is enclosed by a modern child proof metal fence.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The former rifle range caretaker's residence is of historic cultural heritage significance because it is an integral remnant of the rifle range which occupied the site for many years prior to the university and which was an important part of Tasmania's defense training facilities.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

The former rifle range caretaker's residence is of historic cultural heritage significance because of its association with early twentieth century defense training in Tasmania.

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name: University Temporary Buildings

Grace St

Sandy Bay

Hobart

Type: Education, Tertiary

Feature Type: Hut

Use: Education, Tertiary

Archit. Style: Vernacular

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Largely intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships

Three modest huts located between the Grace St carpark and the former rifle range caretaker's residence at the University of Tasmania. They have an unusually low scale and plain presentation in an otherwise institutional setting.

Historical Relationship:

Transported to the University of Tasmania by the army when the university relocated to the Sandy Bay site in the 1940s the huts were temporary accommodation for science faculties which had been overcrowded at the Domain campus.

Description:

Three utilitarian single storey weatherboard huts with gabled corrugated iron roofs. One is on a concrete base, the other two on timber posts. The huts have large timber warehouse type doors and mesh covered windows.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The university temporary huts are of historic cultural heritage significance because they were among the first buildings erected at the new University of Tasmania site after its relocation from the Domain campus. They demonstrate the austere conditions of early accommodation at the university and in society in general after the Second World War.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Supported: ☐ Not Supported: ☐ Refer: ☐ Signed: \_\_\_\_\_

01/11/2010

Name: Verandah Post Pads

163 opp Sandy Bay Rd

Sandy Bay

Hobart

Type: Transport, Land routes

Feature Type: Gutters; Post Pads

Use: Transport, Land routes

Archit. Style: Not Applicable

Walls: Sandstone

Roof:

Floors:

Integrity: Remnants

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships The gutters are located on the road edge and are surrounded by modern concrete kerbing.

Historical Relationship The gutters were installed in the nineteenth century while the verandah post pads are of a similar age. The pads were used to support verandah posts for the building behind the existing façade.

Description: A short section of sandstone kerbing, five to six metres long with four square verandah post pads located at equal intervals in the kerbing.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The kerbing and verandah post pads are of historic cultural heritage significance because they are early street furniture in the Sandy Bay shopping area demonstrating nineteenth century kerbing technology.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The kerbing and verandah post pads are of historic cultural heritage significance because they demonstrate the principal characteristics of nineteenth century kerbing and street furniture.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: St George's Cemetery Stone Wall

65 below Sandy Bay Rd

Sandy Bay

Hobart

Type: Cemetery

Feature Type: Wall

Use: Cemetery

Archit. Style: Not applicable

Walls: Sandstone

Roof:

Floors:

Integrity: Remnants

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships: Remnants of stone walling on the street edge of Sandy Bay Rd with a strong street presence.

Historical Relationship: St George's burial ground was opened in 1841 and closed after the 1872 Cemeteries Bill established the Cornelian Bay Cemetery and the 1880 Cemeteries Act enabled the government to close old burial grounds. The 1926 St George's Burial Ground Act turned half the land over for use a playground for children at the nearby Albuera St School.

Description: Base of coursed sandstone blocks with stone coping and cutouts for a former iron palisade fence. The fence in parts is in need of maintenance.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The stone wall base is of historic cultural heritage significance because it is a remnant of an early cemetery in Sandy Bay.

(b)-Rarity:

The stone wall base is of historic cultural heritage significance because it is a rare surviving remnant of a nineteenth century stone fence.

(c)-Research Potential:

(d)-Representative of:

The stone wall base is of historic cultural heritage significance because it demonstrates the principal characteristics of a late nineteenth century stone fence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Blinking Billy Point Lighthouse

652 adj Sandy Bay Rd

Sandy Bay

Hobart

Type: Transport, Maritime

Feature Type: Lighthouse

Use: Recreation

Archit. Style: Utilitarian

Walls: Prefabricated steel

Roof: Iron

Floors:

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

**Visual Relationships** The lighthouse is in a prominent position, on a rise above the sewerage pumphouse and the searchlight emplacements for the Alexander Battery. It is very close to the boundary of a neighbouring property which is currently being built on and will seriously degrade the visual setting of the light.

**Historical Relationship:** The light was erected in 1900 as part of the navigation system for the Derwent estuary. Following decommissioning in 1955 it was saved from demolition by Sir Geoffry Walch and transferred to the Hobart City Council in 1975 for use by the Maritime Museum. Located on One Tree Point the light was named Blinking Billy Light after the myopic and squinting Warden of the Hobart Marine Board, William Watchorn.

**Description:** The lighthouse has a metal cupola, glass panels and iron railings around an external balcony. There is no longer a light in situ. A plaque on the tower provides a brief history. The tower is enclosed by a barbed wire topped mesh fence.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

Blinking Billy Lighthouse is of cultural heritage significance because it is an integral part of the system of navigation lights and markers erected around the coast of Tasmania in the late nineteenth and early twentieth centuries.

#### (b)-Rarity:

Blinking Billy Lighthouse is of cultural heritage significance because it is a rare surviving example of an iron lighthouse tower dating from the turn of the century.

#### (c)-Research Potential:

#### (d)-Representative of:

Blinking Billy Lighthouse is of cultural heritage significance because it demonstrates the principal characteristics of a c1900 estuarine lighthouse tower.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Blinking Billy Lighthouse is of cultural heritage significance because of its association with the Hobart Marine Board, a major player in maritime safety in late nineteenth/early twentieth century Tasmania.



Name: House

597 Sandy Bay Rd Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House; Garden

Use: Residential, Habitation Archit. Style: Federation Arts and Crafts

Walls: Brick Roof: Tile

Floors: 2 Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Located in a prominent position overlooking Sandy Bay Rd the residence is partially shielded from the road by established gardens and its elevated position. It is opposite Sandown Park and enjoys extensive views to the River Derwent.

Historical Relationship: The house was built during the early stages of suburbanisation of Lower Sandy Bay.

Description: A fine two storey brick residence, rendered with roughcast, and a tiled gable roof. The house has tall roughcast chimneys, bracketed upper gable infill, oriel windows and a porte cochere at the entrance which forms a balcony for the upper level. Windows are casement. The house is located in an established garden.



#### STATEMENTS OF SIGNIFICANCE

##### (a)-Historical:

The house is of cultural heritage significance because it is an early substantial residence demonstrating the growing popularity of Lower Sandy Bay as a residential suburb for successful Hobart business proprietors following the introduction of tram services in 1893.

##### (b)-Rarity:

##### (c)-Research Potential:

##### (d)-Representative of:

The house is cultural heritage significance because it is a fine example of a substantial Federation Arts and Crafts residence in an established garden.

##### Status:

##### (e)-Creative / Technical:

##### (f)-Community:

##### (g)-Association:

The house is of historic cultural heritage significance because of its association with the famous 1930s Hollywood actor, Errol Flynn.

Name: House

46

Parliament St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation Italianate

Walls: Weatherboard

Roof: Corrugated iron

Floors: 2

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships A very prominent residence providing a strong focal endpoint to Duke St. The house is set close to the street boundary and is an integral element of the early twentieth century streetscape.

Historical Relationship: Built around the turn of the century when the Parliament St area experienced rapid suburban growth.

Description: A fine two storey weatherboard residence with a gabled corrugated iron roof, a three faceted bay window, finials and decorative barge boards. There is a semi enclosed bullnosed porch to the front door, a modern picket fence enclosing a small modern garden and a paved carpark at the side.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of historic cultural heritage significance because it is an early house in the Parliament St residential area demonstrating its suburban development in the late nineteenth/early twentieth century.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of historic cultural heritage significance because it demonstrates the principal characteristics of a Federation Italianate residence.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House

718

Sandy Bay Rd

Sandy Bay

Hobart

Type: Primary industry, Agriculture

Feature Type: House; Mature trees

Use: Residential, Habitation

Archit. Style: Federation domestic

Walls: Weatherboard

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships

The cottage is set well below Sandy Bay Rd in a very large allotment. It addresses the river rather than the road and is very difficult to see from the road.

Historical Relationship:

The early part of the cottage appears to date from the late nineteenth century when the district was largely rural.

Description:

A weatherboard cottage built in two periods. The rear (street) frontage is a small weatherboard wing with a corrugated iron hipped roof. The front is a c1910-20 L-shaped weatherboard wing addressing the river. It has a gabled corrugated iron roof with finials and barge boards and a plain verandah supported by timber posts. The cottage is located on a very large allotment with a mature oak tree near the Sandy Bay Rd boundary.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance because it is a nineteenth century farm cottage on a large allotment demonstrating the former rural character of the district.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a modest late nineteenth century farm cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: Cottage

108

Queen St

Sandy Bay

Hobart

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Regency

Walls: Rendered brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships The cottage is set well back from the street behind a modern high picket fence. It is modest in scale and has little street presence.

Historical Relationship: The cottage appears to have been built in c1840 during the initial phase of residential development in Sandy Bay.

Description: A very fine small double fronted single storey detached rendered brick cottage with a hipped corrugated iron roof. It has stone sills, lintels and architraves, and a late Victorian verandah with timber posts and cast iron frieze.



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The cottage is of cultural heritage significance because of its ability to demonstrate the pattern of early land settlement and modest residential buildings.

#### (b)-Rarity:

The cottage is of cultural heritage significance because it is a rare surviving example of a very early rendered brick cottage. Its largely intact condition enhances this significance.

#### (c)-Research Potential:

#### (d)-Representative of:

The cottage is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey Victorian Regency cottage.

#### Status:

#### (e)-Creative / Technical:

#### (f)-Community:

#### (g)-Association:

Name: Stella Maris

11 Rose Court

Sandy Bay

Hobart

Type: Primary Industry, Agriculture

Feature Type: House

Use: Residential, Habitation

Archit. Style: Federation Arts and Crafts

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Intact

Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Located in an elevated position near the boundary of the recently formed Rose Court, Stella Maris has an imposing presence with sweeping views to the east. The house has an important historical and visual relationship with the Mt St Canice complex across the road.

## Historical Relationship:

Built in 1903 at a cost of 700 pounds, Stella Maris was designed by well known architect A.C. Walker. It was built as 'commodious men's quarters' for workers working in the Mt St Canice farm and was later used as hostel accommodation for girls.

## Description:

A fine modest single storey house in the Arts and Crafts style. It has a gabled corrugated iron roof with upper gable infill of shingles at the ends and pressed metal and timber in the main gable. There is a verandah supported by timber posts and a large circular brick arch surrounding paned sash windows at the front of the house.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

Stella Maris is of cultural heritage significance as an important element of the Mt St Canice complex for 'fallen girls'.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

Stella Maris is of cultural heritage significance as a fine example of a modest Federation Arts and Crafts residence.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

Stella Maris is of cultural heritage significance as it is valued by the community as an important element of the Mt St Canice complex.

## (g)-Association:

Stella Maris is of cultural heritage significance because of its association with the significant early twentieth century Tasmanian architect, A.C. Walker, and with the Catholic Church.

Supported: ☐ Not Supported: ☐ Refer: ☐

Signed: \_\_\_\_\_

01/11/2010



Name: House

34 Princes St Sandy Bay Hobart

Type: Residential, Habitation Feature Type: House

Use: Residential, Habitation Archit. Style: Victorian Georgian

Walls: Weatherboard Roof: Corrugated iron

Floors: 1.5 Integrity: Largely intact

Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships Set back a little from the street in a slightly elevated position the house addresses the street strongly. It forms a fine pair with the adjacent heritage listed cottage at 32 Princes St. It is an important part of the late Victorian streetscape of Princes St.

Historical Relationship: Built in the late Victorian period and demonstrating the growing popularity of Upper Sandy Bay as a residential suburb.

Description: A double fronted one and a half storey weatherboard cottage with a corrugated iron hipped roof. There is a verandah at the front with timber posts and balustrade and cast iron frieze and. There is a pair of gable dormers with decorative barge boards and finials, sandstock chimneys, later extended, and a twentieth century weatherboard extension to the west. The house is fronted by a picket fence on the street boundary.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of cultural heritage significance as a Victorian cottage demonstrating the sequential development of Upper Sandy Bay as a residential suburb in the late nineteenth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of cultural heritage significance because it demonstrates the principal characteristics of a late Victorian Georgian cottage.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 79 Princes St Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Victorian Gothic  
 Walls: Weatherboard Roof: Corrugated iron  
 Floors: 1.5 Integrity: Largely intact  
 Attic: ☒ Basement: ☐ Nominated By:

Visual Relationships: Set close to the street boundary the house has a imposing presence to the street and is an integral part of the late Victorian streetscape.

Historical Relationship: The house appears to have been built in the 1880s when Upper Sandy Bay was becoming an increasingly popular residential district.

Description: A fine one and a half storey weatherboard residence on a stone base. It has a steep pitched corrugated iron hipped roof featuring a prominent gable to the street frontage. The gable features ornate decorative barge boards, a finial, a shuttered upstairs window and a three faceted bay on the ground floor. There is also a small dormer in the western roof. The original bullnosed verandah has been removed and replaced with an unsympathetic timber pergola.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance because it is a Victorian residence demonstrating the growing popularity of Upper Sandy Bay as a residential suburb in the late nineteenth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance because it demonstrates the principal characteristics of a Victorian Gothic residence.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 18 Marieville Esp Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Italianate  
 Walls: Brick Roof: Corrugated iron  
 Floors: 2 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

## Visual Relationships

Set back a little from the street on the corner of Marieville Esp and Marsden St the house has an imposing presence overlooking Marieville beach. It is part of an important group of three residences which form an outstanding heritage group and which contribute significantly to the waterfront.

## Historical Relationship:

The house was built in c1900 when the neighbourhood behind Marieville Esp was becoming an increasingly popular residential area.

## Description:

A fine two storey Italianate house in brick with a hipped corrugated iron roof featuring gables projecting to both street elevations. There is roughcasting and timber screens in both gables and roughcasting between the upper floor windows. The gables surmount two storey bays. A return verandah featuring timber posts, timber balustrade to the top verandah and timber frieze to the bottom runs between the gables at both levels. The house has stone sills to double hung sash windows and top and side lights to doors at both levels.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of cultural heritage significance for its ability to illustrate the historical and sequential subdivision of land behind Marieville Esplanade.

## (b)-Rarity:

## (c)-Research Potential:

## (d)-Representative of:

The house is of historic heritage significance because of its ability to demonstrate the principal characteristics of a fine suburban Italianate residence. Its significance is enhanced because it is an integral element of an important group of three similar residences.

## Status:

## (e)-Creative / Technical:

## (f)-Community:

## (g)-Association:

Name: House  
 20 Marieville Esp Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type:  
 Use: Residential, Habitation Archit. Style: Federation Italianate  
 Walls: Brick Roof: Corrugated iron  
 Floors: 2 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set back a little from the street the house has an imposing presence overlooking Marieville beach. It is part of an important group of three residences which form an outstanding heritage group and which contribute significantly to the waterfront.

Historical Relationship: The house was built in c1900 when the neighbourhood behind Marieville Esp was becoming an increasingly popular residential area.

Description: A fine two storey brick residence with a corrugated iron hipped roof featuring flying gables to the front and northern elevations. The gables feature roughcast and timber infill. The street facing gable has square bays on both floors. A return verandah supported by timber posts, paired on the street elevation, and with a cast iron railing at the upper level runs between the gables. The doors (five panelled main entrance) feature top and side lights. The residence is the middle residence of an important group of three which have similar proportions and detailing.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance for its ability to illustrate the historical and sequential subdivision of land behind Marieville Esplanade.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic heritage significance because of its ability to demonstrate the principal characteristics of a fine suburban Italianate residence. Its significance is enhanced because it is an integral element of an important group of three similar residences.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Name: House  
 22 Marieville Esp Sandy Bay Hobart  
 Type: Residential, Habitation Feature Type: House  
 Use: Residential, Habitation Archit. Style: Federation Italianate  
 Walls: Brick Roof: Corrugated iron  
 Floors: 2 Integrity: Intact  
 Attic: ☐ Basement: ☐ Nominated By:

Visual Relationships Set back a little from the street the house has an imposing presence overlooking Marieville beach. It is part of an important group of three residences which form an outstanding heritage group and which contribute significantly to the waterfront.

Historical Relationship: The house was built in c1900 when the neighbourhood behind Marieville Esp was becoming an increasingly popular residential area.

Description: A fine two storey brick residence with a corrugated iron hipped roof featuring flying gables to both street elevations. The gables feature roughcast and timber infill. The Marieville Esp facing gable has square bays on both floors. A return verandah supported by timber posts, paired on the Marieville Esp elevation, and with a timber balustrade identical to that of 18 Marieville Esp at the upper level and a timber frieze at the lower runs between the gables. The doors (five panelled main entrance) feature top and side lights. The residence is one of an important group of three which have similar proportions and detailing.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance for its ability to illustrate the historical and sequential subdivision of land behind Marieville Esplanade.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of historic heritage significance because of its ability to demonstrate the principal characteristics of a fine suburban Italianate residence. Its significance is enhanced because it is an integral element of an important group of three similar residences.

Status:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



Name: Sandy Bay Rivulet Bridge

135 adj Sandy Bay Rd

Sandy Bay

Hobart

Type: Transport, Land routes

Feature Type: Bridge; Retaining wall

Use: Transport, Land routes

Archit. Style: Not applicable

Walls: Sandstone

Roof:

Floors:

Integrity: Damaged

Attic: ☐Basement: ☐

Nominated By:

Visual Relationships

The bridge is visible below the current rivulet crossing on Sandy Bay Rd.

Historical Relationship:

An early bridge crossing of Sandy Bay Rivulet, possibly relating to the first formed road constructed in 1824.

Description:

The bridge is of coursed sandstone with a later brick arch (probably to replace an earlier arch. The abutments are largely intact although the top of the bridge has been overlaid with a twentieth century concrete carriageway. Nineteenth century sandstone retaining walls upstream of the bridge have been rendered over with cement. The original stone work is visible where the concrete is falling away. A section of the original bridge stonework is threatened by a tree growing in the side.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The bridge is of historic cultural heritage significance because of its ability to demonstrate the growth and development of communication and transportation in Colonial Tasmania.

## (b)-Rarity:

The bridge is of historic cultural heritage significance because it is a rare surviving colonial sandstone bridge in Hobart.

## (c)-Research Potential:

The abutments have the potential to yield information on colonial bridge building techniques.

## (d)-Representative of:

The bridge is of cultural heritage significance as they demonstrate the principal characteristics of colonial masonry bridges.

Status:

## (e)-Creative / Technical:

The bridge is of historic heritage significance because of their ability to demonstrate a high degree of technical and creative achievement.

## (f)-Community:

## (g)-Association:

Supported: ☐Not Supported: ☐Refer: ☐

Signed: \_\_\_\_\_

01/11/2010

Name:

Type:

Feature Type:

Use:

Archit. Style:

Walls:

Roof:

Floors:

Integrity:

Attic:

☐

Basement:

☐

Nominated By:

Visual  
Relationships

Historical  
Relationship:

Description:

## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

(e)-Creative / Technical:

(b)-Rarity:

(f)-Community:

(c)-Research Potential:

(g)-Association:

(d)-Representative of:

**Status:**

Supported:

☐

Not Supported:

☐

Refer:

☐

Signed:

.....

01/11/2010

Name:

Type:

Feature Type:

Use:

Archit. Style:

Walls:

Roof:

Floors:

Integrity:

Attic:

☐

Basement:

☐

Nominated By:

Visual  
Relationships

Historical  
Relationship:

Description:

## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

(e)-Creative / Technical:

(b)-Rarity:

(f)-Community:

(c)-Research Potential:

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**Status:**

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