



North Hobart Heritage Areas A Detailed Assessment

Prepared by Katheryn Bennett

for



Cover Photograph: North Hobart Post Office, Elizabeth Street, North Hobart, 2001.

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APPENDIX - NORTH HOBART HERITAGE STUDY 1999, PROPOSED NEW HERITAGE AREAS

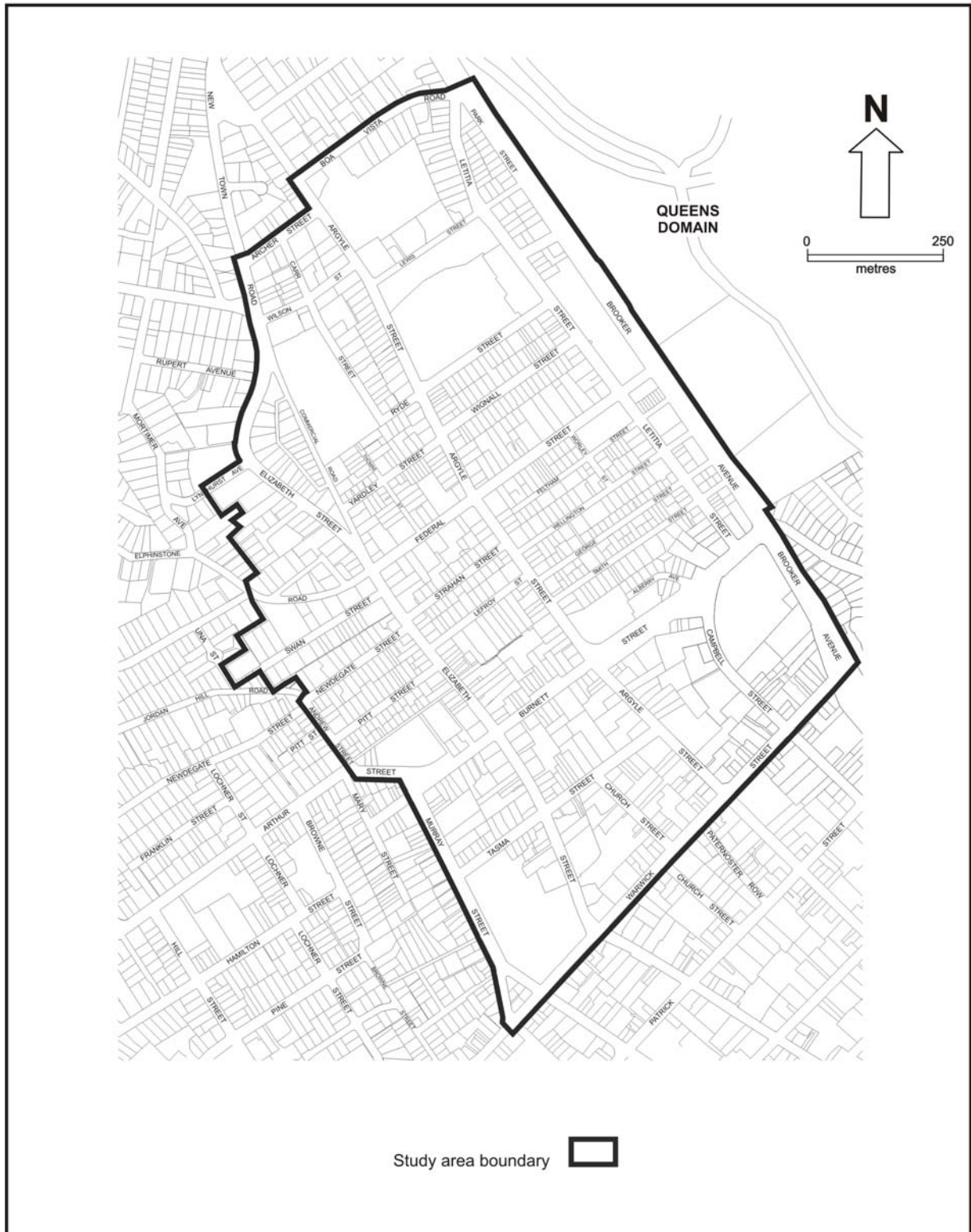


Figure 1 The general study area of North Hobart.

Source: S Jeffery, 2001

1. INTRODUCTION

1.1. Background

This study was commissioned because it was deemed necessary to build on some of the work that was prepared for the *North Hobart Heritage Study 1999*, more specifically, that which dealt with heritage areas.

1.2. Study Area

The general study area is the suburb of North Hobart, the boundaries for which are defined in Figure 1. It is bounded by Lyndhurst Avenue, Archer Street and Boa Vista Road in the north; Warwick Street in the south; Brooker Avenue in the east; and Murray, Arthur and Andrew Streets in the west.

The study area in more detailed terms comprises the existing and proposed heritage areas. Detailed maps of these areas are provided in the following chapters.

1.3. Study Tasks

This study was completed over a period of five weeks in a number of key phases.

- **Research:** all relevant secondary sources were examined including: reports, maps, photographs etc.
- **Field Work and Survey:** proposed heritage areas (those identified in the *North Hobart Heritage Study 1999* - see Appendix 1) were closely examined in the field, and important physical characteristics were noted and photographed. Particular attention was given to areas around proposed boundaries.
- **Write Up and Final Report:** The results of the research and field work and survey phases were analysed and compiled into a report format. This work was then reviewed and the final report produced.

1.4. Authorship

This study was conducted by Katheryn Bennett, under the guidance of Brendan Lennard, Council's Cultural Heritage Officer.

1.5. Acknowledgements

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

Steve Jeffery;
Megan Baynes;
Karen McShane; and
Sue Burrill.

1.6. Nomenclature

1.6.1. Street Names

During the research phase of this study it became apparent that numerous streets within the study area had been re-named over the course of time. A table of present and past street names has been provided below to allay any confusion.

Street Name - Present	Street Name - Past	Comments
Campbell Street	Quadrant	Referred to the upper (curved) part of Campbell Street.
Condell Place	Hawke Lane	
Elizabeth Street	New Town Road	The northern section of Elizabeth Street, above Warwick Street, was once known as New Town Road.
Federal Street	Colville Street	
Murray Street	Veterans Row	This refers to the upper part of Murray Street between Warwick and Burnett Streets.
Newdegate Street	Queen Street	
Pitt Street	King Street	
Ryde Street	Clara Street	
Tasma Street	High Street	
Wignall Street	Cedric Street	

Figure 2 Table of Present and Past Street Names

1.6.2. Architecture

No specific terminology has been used in this report, however, some of the architectural styles referred to are loosely based around the architectural periods and styles defined in *A Pictorial Guide to Identifying Australian Architecture*. The residential architecture examined in North Hobart was mostly found to be of vernacular styling, making established architectural styles, terms and periods difficult to apply.

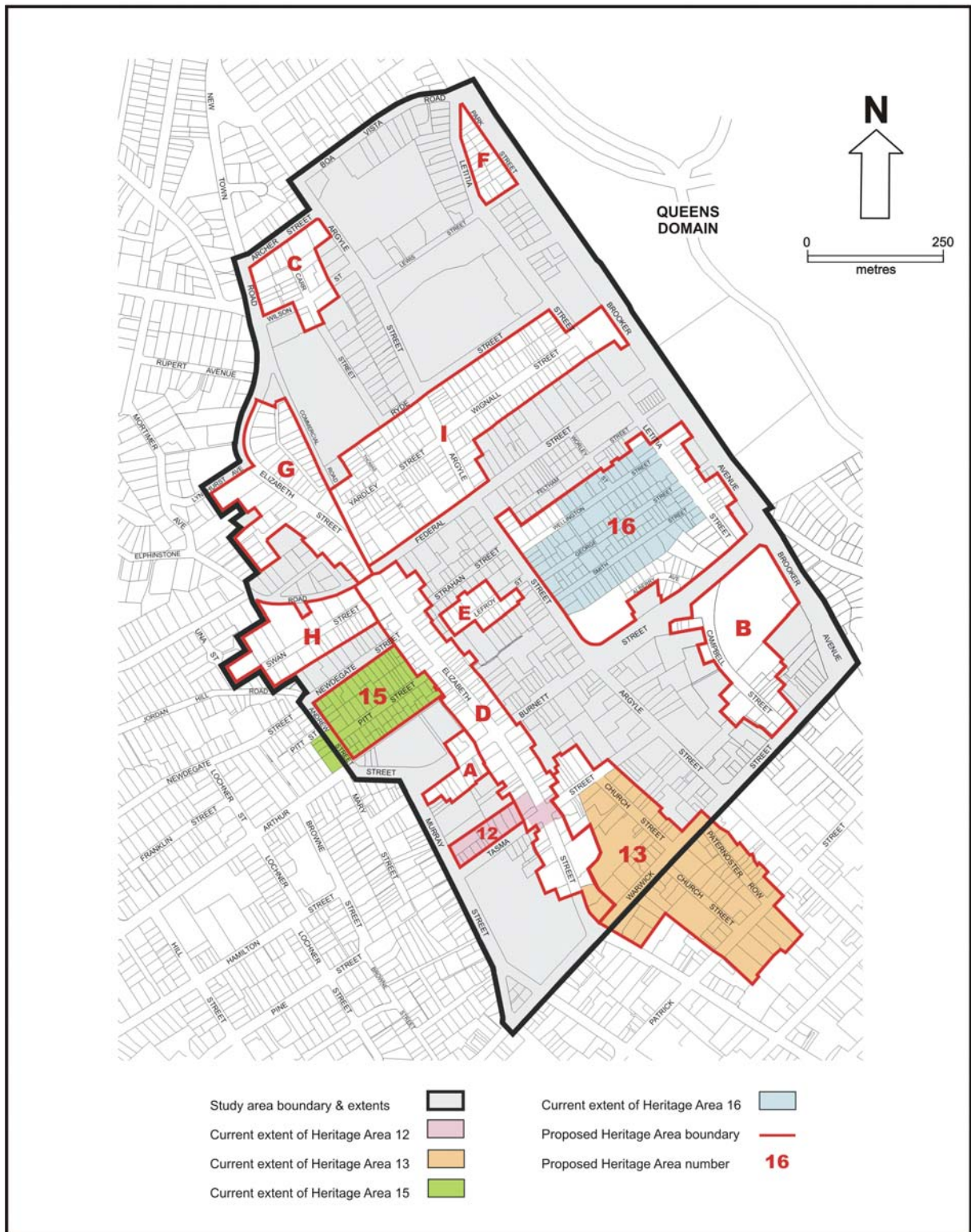


Figure 3 Existing and Proposed Heritage Areas within North Hobart.

Source: S Jeffery, 2001.

2. HERITAGE AREAS IN NORTH HOBART

There are four existing heritage areas located within North Hobart. These are clearly defined in the *City of Hobart Planning Scheme 1982*; and include numbers 12, 13, 15, and 16. Recommendations for the extension of three of these heritage areas were made (in map form) in the *North Hobart Heritage Study 1999*, and have been discussed in detail in the relevant chapters.

Nine proposed heritage areas were also identified. Titles/reference numbers were not given to these areas in the *North Hobart Heritage Study 1999*, and so, as part of this study, preliminary titles have been given, as well as alphabetical references, so that these areas can be more easily defined. See Figure 3, which shows Existing and Proposed Heritage Areas within North Hobart.

2.1. Existing Heritage Areas¹

Heritage Area 12 - Tasma Street
Heritage Area 13 - Holy Trinity Church Area
Heritage Area 15 - North West Residential
Heritage Area 16 - North Residential

2.2. Proposed Heritage Areas²

Proposed Heritage Area A - Burnett Street
Proposed Heritage Area B - Campbell Street
Proposed Heritage Area C - Carr Street
Proposed Heritage Area D - Elizabeth Street
Proposed Heritage Area E - Lefroy Street
Proposed Heritage Area F - Letitia Street
Proposed Heritage Area G - McTavish Avenue and Surrounds
Proposed Heritage Area H - Swan Street
Proposed Heritage Area I - Yardley/Wignall Streets and Surrounds

2.3. Significant Groups

Three small groups of buildings were identified in the *North Hobart Heritage Study 1999*, as having heritage area potential. These groups are comprised of between four and eleven houses.

- Group 1 is located near the intersection of Letitia Street and Boa Vista Road and contains six houses at 23 Boa Vista Road, 104-112 Letitia Street;
- Group 2 is located on the western side of Argyle Street near the intersection with Lewis Street, and contains four houses at 388-394 Argyle Street; and
- Group 3 is located along the southern side of Federal Street near the intersection with Worley Street, and contains eleven houses at 32-52 Federal Street (see Appendix 1).

All three groups were examined during the field survey phase of this study and found to be significant, however it was ultimately decided that they were too small to constitute heritage areas. It was thought to be more appropriate for individual items within these groups to be identified at a later stage as belonging to a significant group.

¹ The heritage area number is specified by the *City of Hobart Planning Scheme 1982*, while the remaining title has been taken from *Hobart Heritage Listings: A Continuing Analysis*.

² The proposed heritage area titles have been devised by the author to allow for easy identification. The areas have been listed in alphabetical order.

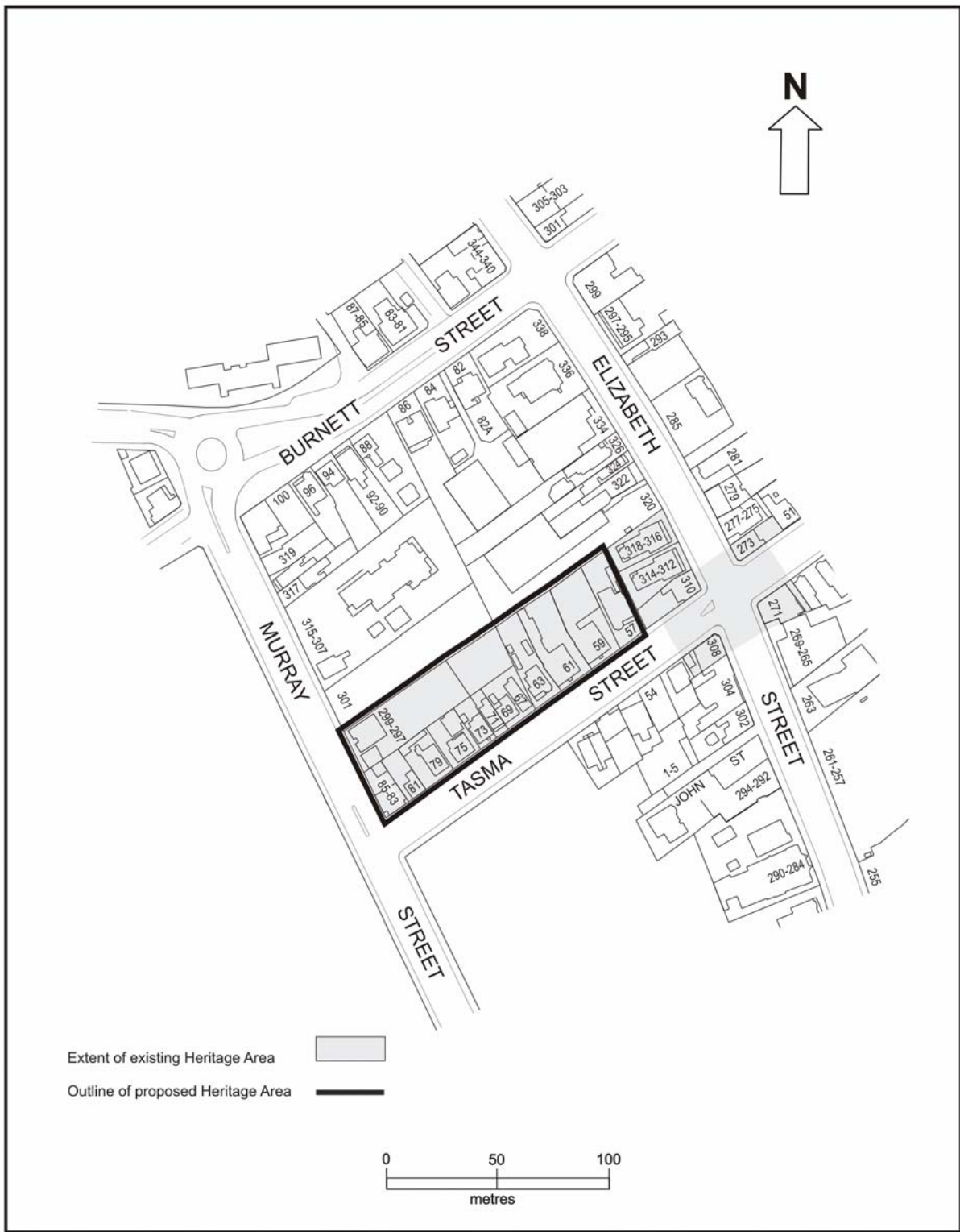


Figure 4 Heritage Area 12 - Tasma Street, showing recommended boundary change.

Source: S Jeffery, 2001.

3. HERITAGE AREA 12 - TASMA STREET

3.1. Boundary

Heritage Area 12 is presently defined by the northern boundaries of properties located in Tasma, upper Murray and Elizabeth Streets in the north; Elizabeth Street in the east; Tasma Street in the south; and upper Murray Street in the west (see Figure 4).

The proposed boundary change is to move the eastern boundary west so that it is aligned with the eastern property boundary of 57 Tasma Street. The area at the intersection of Elizabeth and Tasma Streets which is removed because of this recommended change would be encompassed by Proposed Heritage Area D - Elizabeth Street (refer Chapter 10).

3.2. Historical Outline

This section of Tasma Street (formerly High Street) was constructed by the late 1830s, and the land on either side was later subdivided into parcels which were granted to numerous settlers. The major landholders in the street by the mid-1840s were John Addison, John Petrie and John Morgan; all of whom owned land that was not built upon by that time. In contrast, the smaller landholders, namely John Smith, John Findlay, Mary Ann Smith, and William Lawrence, had constructed small dwellings.³

The residential development within Tasma Street was directly influenced by the early urban development of upper Murray Street (formerly Veterans Row). This road had been constructed in the early 1830s due to the granting of land to discharged soldiers. A row of working class cottages was subsequently built along either side of the street.⁴

Residential development continued in Tasma Street from the mid-nineteenth century to the early twentieth century, with several houses being speculatively built during this time.

The commercial strip development of Elizabeth Street also had an important impact on Tasma Street, as various commercial buildings were built on vacant land at the intersection of Tasma and Elizabeth Streets.⁵

³ James Sprent's *Survey of Hobart Town 1841-1845*, pp3, 64.

⁴ Pearce, K., 1992, *North Hobart Historical Study*, p32.

⁵ HCC, 1985, Zone 15 - North West Residential, *Hobart Heritage Listings: A Continuing Analysis*, HCC.

3.3. Character Description

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

Important landscape elements are cottage style front gardens, and roughly pecked sandstone block kerbing which is located along the northern side of the street.

The area contains a mixture of Old Colonial and Victorian period houses. Georgian style cottages dominate the western end of Tasma Street, while mid to late Victorian houses are situated along the eastern end of the street. Houses are constructed of timber, stone and brick, with brick being the predominant material. The majority of the residences are detached and single storey, however there are a few that are two storey. The houses are situated on narrow rectangular allotments that are at right-angles to the street. Buildings are set close to the street frontage, and have a consistent setback of approximately two metres from the footpath.

There are a few important individual buildings and groups. Two mid-Victorian sandstone cottages at 51 and 59 Tasma Street are key buildings. The small gable roofed cottage at 297 Murray Street is thought to be one of the original Veterans Row cottages built in the 1830s. The most important building group is the mixture of Georgian style cottages at 67-75 Tasma Street.

A major unsympathetic trend within the area is the development of warehouses at the rear of dwellings, which has resulted in the alienation of historic structures and destruction of nineteenth century curtilages.



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- 1 Tasma Street looking south-west to the intersection with upper Murray Street, with the houses located on Lime Kiln Hill as a backdrop.
- 2 Sandstone block kerbing runs along the northern side of Tasma Street, and is a remnant of the nineteenth century drainage system.
- 3 This cottage at 297 Murray Street is believed to be one of the last remaining of the numerous small rudimentary cottages built along upper Murray Street in the 1830s for returned soldiers.
- 4 These two identically styled sandstone houses provide an early example of speculative housing. They are also key structures within the streetscape

3.4. Summary of Significance

Heritage Area 12 - Tasma Street is of cultural heritage significance because:

1. The fine quality and quantity of Old Colonial and mid to late Victorian period houses exemplify the growth of North Hobart into a popular middle distance residential suburb.
2. The group of early Georgian cottages reflect the early nineteenth century settlement pattern of the area.
3. Individual houses within this area that are intact representative examples of early, mid and late Victorian architecture.
4. The general uniformity of form and scale in the area that creates a consistent and striking streetscape.
5. The aesthetic value of the streetscape which is enhanced by the open vistas toward Lime Kiln Hill and Elizabeth Street, created by the straight line, width and length of Tasma Street.
6. The small cottage style front gardens of properties within the area are highly significant aesthetic features that reinforce the residential character of the area.
7. The sandstone kerbing provides evidence of the original nineteenth century drainage system used throughout North Hobart.



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- 5 A late Victorian two storey house, that is decorated in true Victorian style with cast iron lace and coloured glazed end-panels to the verandah/balcony.
- 6 The cottages at 67-75 Tasma Street both as a group and individually make an important contribution to the streetscape.
- 7 Installation of porches/awnings etc. provide shade and shelter to simple Georgian style facades at 71 and 73 Tasma Street.
- 8 Warehousing occupies the rear yard of 59 Tasma Street, an unsympathetic trend.

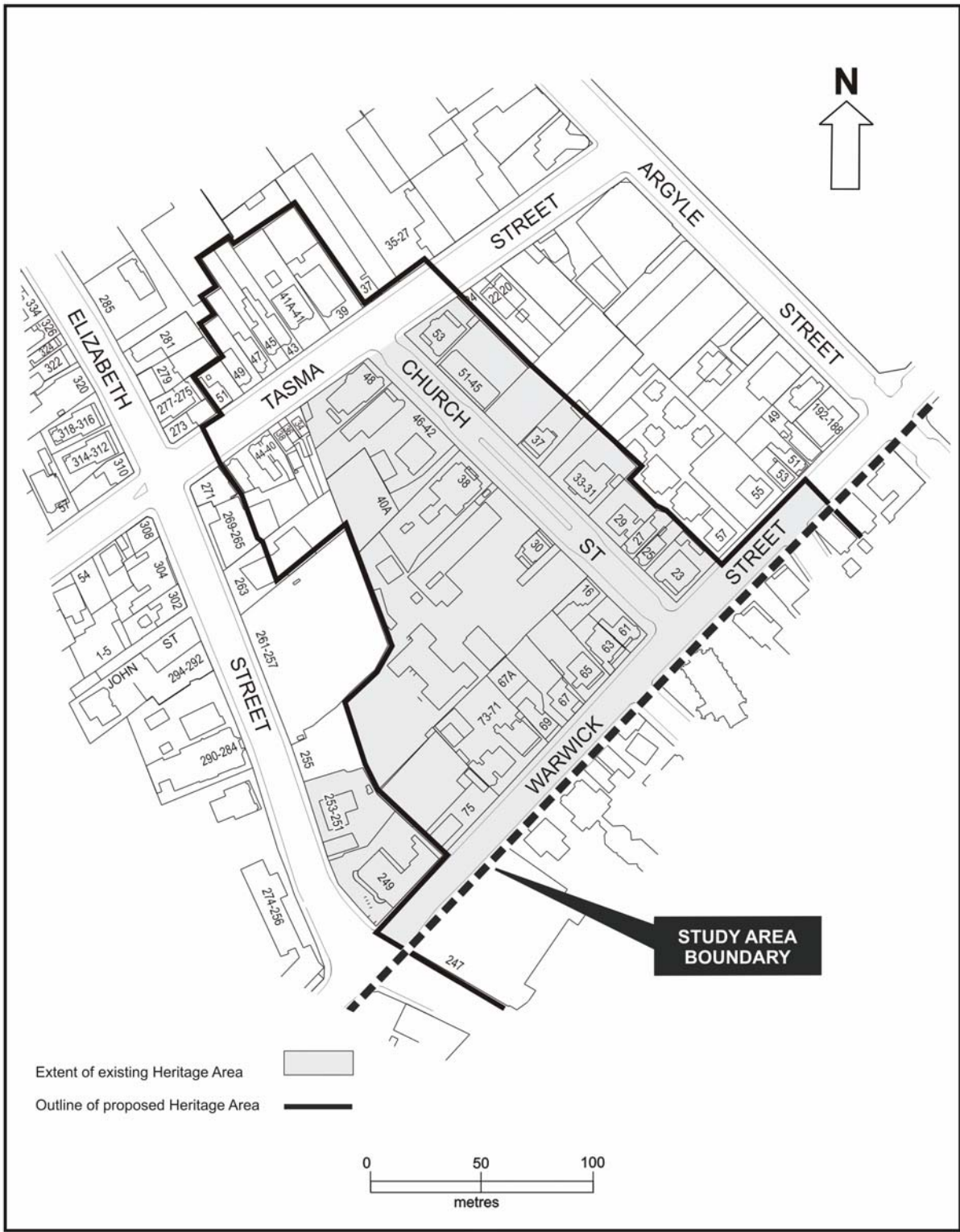


Figure 5 Heritage Area 13 - Holy Trinity Church Area, showing recommended boundary changes.

Source: S Jeffery, 2001.

4. HERITAGE AREA 13 - HOLY TRINITY CHURCH AREA

4.1. Boundary

Heritage Area 13 is loosely defined by Tasma Street in the north, Church Street and Paternoster Row in the east; Patrick Street in the south; and Elizabeth Street in the west. It is only the northern section of the heritage area that falls within the general study area (see Figure 5).

It is recommended that the northern boundary be extended, and that the western boundary be adjusted slightly. The northern boundary extension would encompass properties located on either side of Tasma Street (to the east of Elizabeth Street). The adjustment of the western boundary would remove 251-253 Elizabeth Street (Prospect House) and 249 Elizabeth Street (Melbourne Lodge) from the existing heritage area, however they would be included in Proposed Heritage Area D - Elizabeth Street.

4.2. Historical Outline

The earliest sign of development within this area was the construction of Patrick and Warwick Streets in 1826, and the designation of five acres of land at the top of Trinity Hill to allow for the construction of a church.⁶ Although one acre of this land was granted for a burial ground in 1828⁷ and Trinity Church was eventually constructed in 1844⁸, a large portion of the original five acre church reserve was subdivided into residential allotments by the 1840s.

All streets within this area were constructed by the 1840s, and by the 1860s it had become a highly desirable residential neighbourhood. This was due mainly to its elevation which afforded wonderful views and was a healthy and airy place to live - an important concern for educated city dwellers of the nineteenth century.

Many of the early houses were substantial dwellings of brick or sandstone construction. Smaller houses and cottages tended to be built in lower-lying areas such as Paternoster Row and Tasma Street. In the later nineteenth century numerous ornately decorated terraces and larger houses were built, particularly along either side of Church and Warwick Streets.

As the population of North Hobart increased, private and public schools were established. The first school was the parochial school which moved to the Trinity Church parish rooms in 1853. In 1883 Trinity Hill State School opened; this was the first government school established in Hobart.⁹ Shops operated from an early time, mainly along Elizabeth Street; and a brewery was established at the corner of Warwick and Elizabeth Streets in 1863.¹⁰

⁶ *Land Commissioners' Plan of Hobart and Surroundings, 1826.*

⁷ Godden Mackay Logan, 1998, *Cemeteries and Burial Ground Brochure Project*, Inventory Sheet No. 14.

⁸ Bolt, F., 1981, *Old Hobart Town Today: A Photographic Essay*, p52.

⁹ Vincent, R., 1999, *North Hobart Heritage Study*, p62.

¹⁰ Deutscher, K. M., 1999, *The Breweries of Australia: A History*, pp285, 293 -294.

4.3. Character Description

It is a very steep area as it encompasses Trinity Hill, which is the second highest point within North Hobart. There are streets contained within the area, including Church Street and Paternoster Row; and streets that run through the area, including Tasma and Warwick Streets. Elizabeth Street bends around the base of the hill. Streets are wide and straight, and there are panoramic views of the city, Mount Wellington, River Derwent and Domain.

Many houses have small to medium sized front gardens. There are numerous mature trees growing in the grounds of larger properties. Deciduous street trees are scattered throughout the area, and there is a wide and lightly vegetated nature strip along the north-western section of Church Street.

Representative examples of nineteenth/early twentieth century architecture can be found within this area. There are structures which date from the early years of settlement, as well as more substantial houses from the later nineteenth/early twentieth century. Most houses are brick or sandstone, and one or two storey. They are situated on rectangular shaped allotments which vary in width and depth.

There are many important individual buildings and groups. Trinity Church is one of the most historic and visible buildings. The former brewery building on the corner of Elizabeth and Warwick Streets is also important, as is the row of Victorian Georgian terraces, built in the 1840s, that are located at 45-51 Church Street. Important groups include: the late Victorian/Federation two storey houses on either side of Tasma Street; the cluster of impressive Victorian Italianate conjoined houses located on the eastern side of Warwick Street (between Church and Elizabeth Streets); and the delightful group of mid to late Victorian cottages staggered along the northern side of Warwick Street.

The main intrusions are unsympathetic additions and alterations, and the alienation of some historic buildings due to extensive land uses such as car parking.



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- 1 Looking east along Warwick Street at the intersection with Elizabeth Street. The old brewery building encompasses much of the southern side of Warwick Street, and Trinity Church is clearly visible from this location at the base of Trinity Hill.
- 2 Mature deciduous trees along Tasma Street are an attractive addition to the street, and provide much needed shade in the warmer months.
- 3 A row of Old Colonial Georgian terrace cottages, Church Street. These are a fine example of early low-cost housing.
- 4 A group of mid Victorian 'decorated' houses constructed of brick and/or sandstone, 61-71 Warwick Street.

4.4. Summary of Significance

Heritage Area 13 - Holy Trinity Church Area is of cultural heritage significance because:

1. The fine quality and quantity of Old Colonial, mid to late Victorian and Federation period houses provide evidence of the original middle-class nature of this prominent and popular residential area of North Hobart.
2. Individual houses within this area that are intact representative examples of Old Colonial, Victorian and Federation period architecture.
3. The number of significant groups of mid to late Victorian and Federation houses within the area.
4. The aesthetic value of the streetscape which is enhanced by the panoramic views of the City, Mount Wellington, River Derwent and the Domain, created by the distinctive topography of the area.
5. The front gardens of properties within the area and street plantings, that are highly significant aesthetic features which reinforce the residential character of the area.
6. The area has social significance to the local and broader community due to the location of two major structures that were/and are currently places of community focus (including Trinity Church and the former Trinity Hill State School).
7. The former brewery building at 247 Elizabeth Street is a physical reminder of an important light industry that was established within the area from the late nineteenth century.



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- 5 A group of finely detailed Federation period houses, Tasma Street.
- 6 Richly decorated Victorian Italianate terrace houses which are stepped down the southern side of Warwick Street.
- 7 Trinity Church, a landmark structure.
- 8 Synthetic tiles on a Federation period house. Corrugated iron is the traditional and common roofing material used within the area.

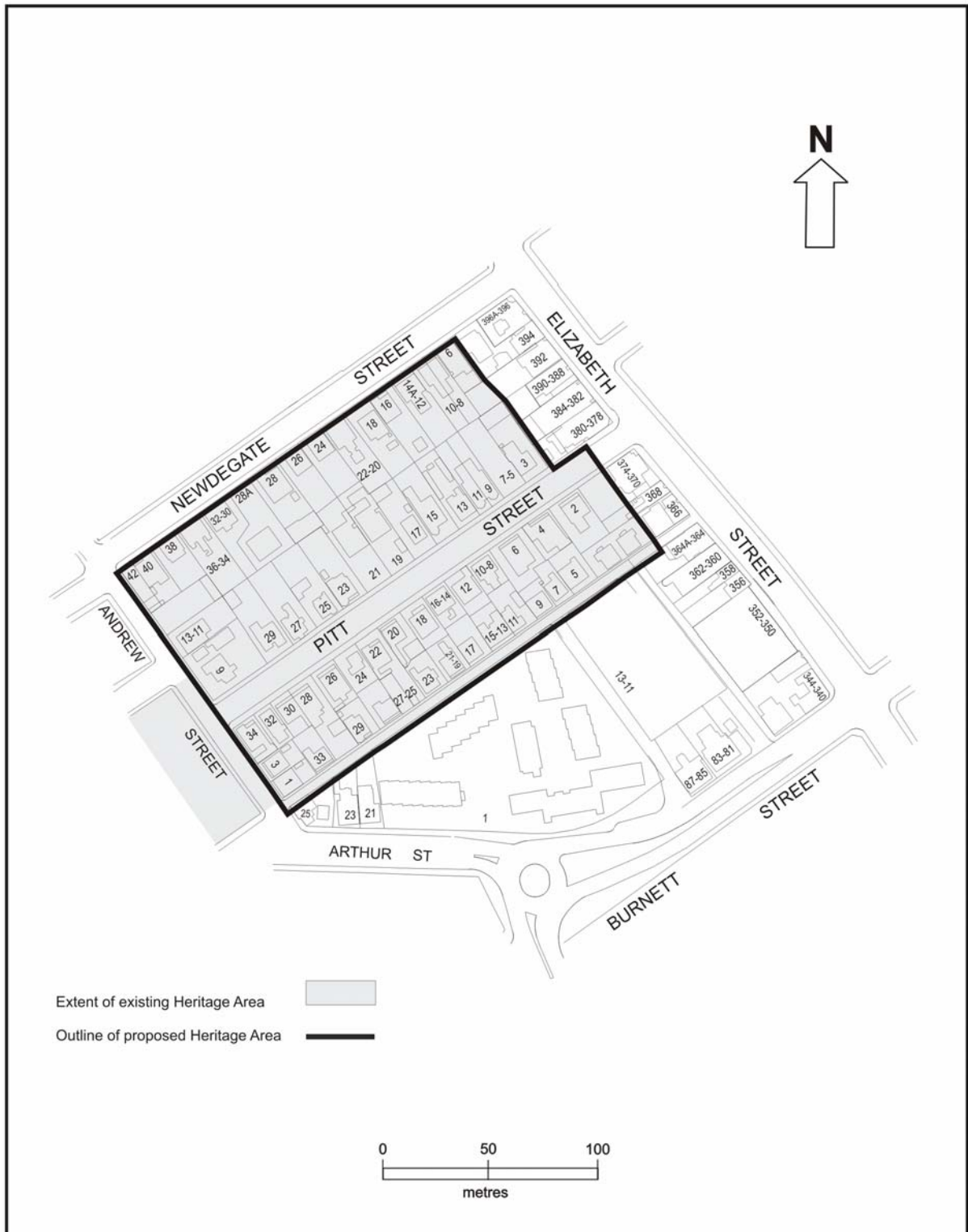


Figure 6 Heritage Area 15 - North West Residential.

Source: S Jeffery, 2001.

5. HERITAGE AREA 15 - NORTH WEST RESIDENTIAL

5.1. Boundary

Heritage Area 15 is defined by Newdegate Street in the north; the western boundaries of properties located in Elizabeth Street in the east; the northern side of Little Arthur Street in the south; and Andrew Street in the west (see Figure 6).

It is recommended that the boundary of Heritage Area 15 remain unchanged.

5.2. Historical Outline

The first major land grant that appears to cover the whole of the present heritage area was given to Naval Officers Glebe prior to 1828.¹¹ The land was being used for pasture ten years later, perhaps due to the fact that it was still located outside the town boundary.¹²

John Dunn appears as the land grantee on Sprent's c1840 Survey Plan. It was while Dunn owned the land that it was subdivided in the 1850s. Pitt and Newdegate Streets were created as a result of this subdivision.¹³

By the 1860s, small workers' cottages had been constructed along Little Arthur, Pitt and Newdegate Streets.¹⁴ These were second and third class allotments because most were much less than an acre. Despite this, the land was conducive to settlement because it was flat, which would allow for easy building, and there was a ready supply of water from the Park Street Rivulet which ran through the area.¹⁵

The land was almost fully built upon by the early 1900s,¹⁶ and as such, various services and industries were in operation by this time. A schoolroom was established at 32 Pitt Street; a non-denominational chapel was built at the corner of Pitt and Andrew Streets in 1901;¹⁷ there was a shop at the corner of Newdegate and Andrew Streets, numerous commercial enterprises lining Elizabeth Street, as well as various workshops and stables. All this meant that the social and commercial needs of this working class neighbourhood were well attended to.

¹¹ Vincent, R., 1999, *North Hobart Heritage Study*, p37.

¹² Frankland, 1839, *Plan of Hobart Town*.

¹³ Vincent, R., 1999, *North Hobart Heritage Study*, p55.

¹⁴ *Hobart Town and Buildings Plan 1866*.

¹⁵ HCC, 1985, *Zone 15 - North West Residential, Hobart Heritage Listings: A Continuing Analysis*, HCC.

¹⁶ *Metropolitan Drainage Board, City of Hobart, Detailed Plan No. 59*.

¹⁷ Vincent, R., 1999, *North Hobart Heritage Study*, p71.

5.3. Character Description

Little Arthur, Pitt and Newdegate Streets run east to west. They are situated on land that gently slopes down from Andrew Street to Elizabeth Street. The foothills of Mount Wellington form a backdrop to the whole area. More immediate vistas are the lively commercial buildings along Elizabeth Street in the east, and houses and gardens in the west. There is a row of four, two storey terraces at the western end of Pitt Street that are particularly striking, as they form a visual enclosure to the street.

The major landscape features within this area are cottage style front gardens. There are also street plantings of deciduous trees along the southern side of Pitt and Newdegate Streets.

The predominant architectural form within the area is the small to medium size cottage. There are cottages dating from the early years of settlement to the late nineteenth/early twentieth centuries. The early Georgian cottages are constructed of either brick or stone, while cottages built in the later nineteenth/early twentieth centuries are mostly of timber construction. Later infill includes Inter War houses, several of which are located in Pitt and Newdegate Streets; and a few c1970/c1980 houses and units that are scattered throughout the area.

The majority of the residences are detached and single storey, however there are a few that are two storey. The houses are situated on long and narrow rectangular allotments that are at right-angles to the street. Buildings are positioned close to the street-edge. In Little Arthur Street the building setback is about two metres from the street-edge, while in Pitt and Newdegate Streets the setback is about four metres.

Important individual buildings include the two storey brick (former) shop at the corner of Newdegate and Andrew Streets; the former schoolroom (now residence) at 32 Pitt Street; and a curious early stone cottage at 11 Andrew Street. There are several important groups of buildings within the area. An uninterrupted line of early cottages along Little Arthur Street, the majority of which are symmetrical in plan, are a major feature. The group of two storey timber terraces at 4-6, 8-10, and 12 Andrew Street also make a highly valuable contribution to the streetscape.

The major intrusions are unsympathetic alterations and additions to houses, which commonly involve replacement of traditional corrugated iron roofing with synthetic roof tiles, and infill of verandahs. There is also some use of interior block space for warehousing/garages and unit developments, as well as some inappropriate front fences.



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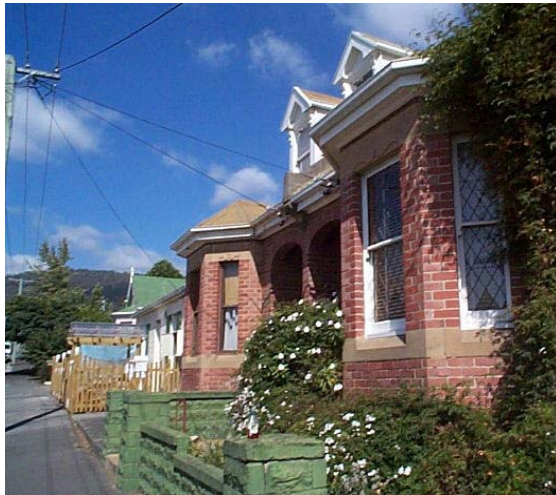
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- 1 View of Little Arthur Street looking west from the intersection with Condell Place. Georgian style cottages line the northern side of this narrow street. The two storey Georgian style house (centre) is particularly prominent.
- 2 View of Pitt Street looking west towards Knocklofty. The two storey weatherboard terraces in Andrew Street make a particularly colourful contribution to the streetscape.
- 3 The continuous rows of small front gardens and street plantings are key landscape elements.
- 4 This early Georgian style cottage at 9 Little Arthur Street is a fine representative example of its type. There are numerous early structures such as this scattered throughout the area.

5.4. Summary of Significance

Heritage Area 15 - North West Residential is of cultural heritage significance because:

1. The fine quality and quantity of Old Colonial, Victorian, and Federation period houses provide evidence of the original residential nature of this area of North Hobart.
2. Individual houses that are intact representative examples of Old Colonial, Victorian and Federation period architecture.
3. The clusters of Old Colonial Georgian cottages that provide evidence of the early nineteenth century settlement pattern.
4. The number of significant groups of Old Colonial and late Victorian residences.
5. The continuous single storey brick/weatherboard facades and the general uniformity of form and scale together with a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.
6. The aesthetic value of the streetscape which is enhanced by the vistas toward the foothills of Mount Wellington and surrounding built up areas, created by the form of the streets which are straight and wide.
7. The front gardens of properties and street plantings which are highly significant aesthetic features that reinforce the residential character of the area.
8. The area has social significance to the local and broader community due to the location of one major structure that was a place of community focus which is the former schoolroom (later Scout Hall) at 32 Pitt Street.
9. The corner shop located in Newdegate Street which reflects a much larger commercial network which developed during periods of suburban expansion, namely in the late nineteenth/early twentieth centuries.



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- 5 A pair of late Victorian/Federation period conjoined houses at 9-11 Pitt Street. Houses of this period are common throughout the area.
- 6 The gable roof schoolroom at 32 Pitt Street has been a prominent element since its construction in the late nineteenth century. The cottage beside it is typical of the late Victorian/Federation period cottages located throughout the area.
- 7 This corner shop is a landmark structure, and was one of numerous corner shops that once serviced the neighbourhood.
- 8 These c1980 units at 1-3 Little Arthur Street ignore the traditional setback of the older houses within the street. The complex makes an unsympathetic contribution to the streetscape.



Figure 7 Heritage Area 16 - North Residential, showing recommended boundary change.

Source: S Jeffery, 2001.

6. HERITAGE AREA 16 - NORTH RESIDENTIAL

6.1. Boundary

Heritage Area 16 is presently defined by the northern boundaries of houses located on the northern side of Wellington Street in the north; Letitia Street in the east; the southern boundaries of properties located on the southern side of Smith Street in the south; and Argyle Street in the west (see Figure 7).

It is recommended that the heritage area be extended. The northern boundary would be adjusted to encompass the remaining properties located on the northern side of Wellington Street and several properties along Argyle Street. The eastern boundary would be extended to properties located on the eastern side of Letitia Street between Burnett and Wellington Streets. The southern boundary would be moved to encompass the recreation ground near the corner of Argyle and Burnett Streets (known as Soundy Park), Alberry Avenue, and properties located near the corner of Letitia and Burnett Streets.

6.2. Historical Outline

This area has three distinct sections that have different but inter-linking histories. The first section, encompassed by the existing heritage area, was the first to develop. In 1827 it was subdivided into four, five acre lots. By 1829, Lot Two and Lot Four had been granted to George Smith and E. Williamson respectively. In 1834, Smith and George Streets were formed by the subdivision of Smith's property into 35 allotments, most were barely a quarter of an acre.¹⁸ By 1839, 14 structures had been built along the two streets; and by the 1850s there were many more, mostly low cost, rental houses. Wellington Street was cut through by the 1860s, and the surrounding five acres of land, originally granted to Henry Chapman in 1839 - who had kept cows on it, was subdivided and built upon. In 1895, a quarter of an acre of land between Smith and George Streets was given to the Hobart Benevolent Society. Twelve terrace houses were subsequently built.¹⁹ By 1900 the area was heavily built upon, although some residential infill development did occur up until the 1930s. Warehouses and garages were established in more recent years.

The second section to develop was the area partially dissected by Alberry Avenue. The land from Alberry Avenue to Argyle Street was granted to Andrew Downey in the 1830s. A portion of the land at the Argyle Street end was subdivided early on, and a glueworks was established on this site in the 1840s by Richard Cleburne. A tannery was built at the site in the 1860s, and continued to operate at least until the 1920s²⁰. Chesterman's timber yard occupied the site at least until the late 1970s²¹. The land was later purchased by the State Government, and subsequently acquired by the Hobart City Council in 1988²², and converted into a park, now known as Soundy Park.

The remaining portion of Downey's original grant remained undeveloped until the early twentieth century when the Alberry Avenue subdivision was put in place. Several workers' cottages were subsequently built along Alberry Avenue by the Hobart Tannery Company. The small area of land bounded by Burnett and Letitia Streets and Alberry Avenue, which is adjacent to Downey's land, was originally granted to Henry Hopkins. It was not substantially

¹⁸ Ibid, p51.

¹⁹ Ibid, p68.

²⁰ Ibid, p49.

²¹ Approximate date determined through examination of various aerial photographs.

²² Parks and Reserves File - *Soundy Park*, Volume 1, No. 70-79-1, held by the HCC, Hobart.

built upon until the late nineteenth century. Fairfield Private Hospital and grounds once occupied half the total area. The hospital operated from c1900 to 1920.²³

The third, and final, section to develop was the area bounded by Smith, Letitia, and Campbell Streets and Brooker Avenue. Letitia Street was not created until the 1860s. Similarly, George, Smith and Wellington Streets were not extended to this area until the 1860s. Significant residential development did not occur until the late nineteenth/early twentieth centuries, and the area continued to be built upon throughout the twentieth century.

6.3. Character Description

The land within this area ranges from flat to gently sloping. Wellington, George and Smith Streets slope gently down from their intersection with Argyle Street to Letitia Street. The sections of Letitia and Argyle Streets are relatively flat. There are clear, uninterrupted views from most streets to the Domain, Glebe, and Knocklofty.

Small residential front gardens are a major landscape feature. Street plantings are not common, mostly because the streets are too narrow. In Smith Street a compromise was reached, and Golden Pencil Pines have been planted along the southern side. There is a large recreation ground (Soundy Park) that is scattered with trees and shrubs and has large expanses of lawn. A rubble wall near the Argyle Street entrance to the recreation ground is also an important feature of this site.

This area has a comprehensive mixture of nineteenth and early twentieth century residential architecture. There are a number of Colonial/Victorian Georgian cottages located along Smith, George and Wellington Streets. There are also numerous late Victorian/Federation period 'decorated' cottages, and a small number of Inter War houses. Houses are either constructed of brick or timber, most are single storey and detached, however, there are several rows of prominent two storey terraces.

The Wagon and Horses Public House, located on the corner of Argyle and George Street is a prominent individual element within the area. Significant building groups include the row of two storey brick terraces located at 43-53 Smith Street and 46-56 George Street; two storey brick Inter War terraces at 21-31 Letitia Street, the very elegant group of single storey detached Inter War timber houses along Alberry Avenue; and the various clusters of Georgian cottages.

The major intrusions are warehouses and large workshops/garages, many of which are not sympathetic in design. Unsympathetic alterations and additions to historic houses, such as synthetic roof tiles, large metal-framed windows, and porches and verandahs of steel construction, are also a concern.

²³, Vincent, R., 1999, *North Hobart Heritage Study* p73.



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- 1 Looking west down George Street. It is a narrow two-way street that slopes down towards Letitia Street. Note the uninterrupted view to the Domain.
- 2 The random rubble wall near the entrance to Soundy Park is an important historic and aesthetic element within the streetscape.
- 3 An Old Colonial Georgian cottage at 42 Smith Street.
- 4 The mixture of architecture in Smith Street. Late Victorian ‘decorated’ houses are juxtaposed against hard-edge concrete garages, workshops and warehouses.

6.4. Summary of Significance

Heritage Area 16 - North Residential is of cultural heritage significance because:

1. The fine quality and quantity of Old Colonial, Victorian, Federation and Inter War period houses provide evidence of the original residential nature of this area, and also reflect the boom periods of suburban expansion within North Hobart.
2. Individual houses within this area that are intact representative examples of Old Colonial, Victorian and Federation and Inter War architecture.
3. The clusters of Old Colonial Georgian cottages that provide evidence of the early settlement pattern within North Hobart.
4. The general uniformity of form and scale in the area together with a distinctive early nineteenth century subdivision pattern that creates a consistent and impressive streetscape.
5. The aesthetic value of the streetscape which is enhanced by the vistas toward the Glebe, the Domain and Knocklofty created by the form of the streets which are mostly straight.
6. The front gardens of properties within the area that are highly significant aesthetic features which reinforce the residential character of the area.
7. The remnants of a rubble wall located along Argyle Street provides physical evidence of early nineteenth century industrial activity within the area.



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- 5 The Wagon and Horses Public House at the corner of Wellington and Argyle Streets, which is Inter War Old English in style. There has been a pub on this corner, according to historical sources, since 1838.
- 6 A group of six terrace houses along Smith Street. There are another set of six terraces along George Street. These terraces were built in the 1890s by the Hobart Benevolent Society.
- 7 A group of six conjoined houses along Letitia Street. These were probably speculatively built around the time when the tram route was extended to this area in 1916.
- 8 A Georgian style house adjacent to warehouses and garages in Smith Street.

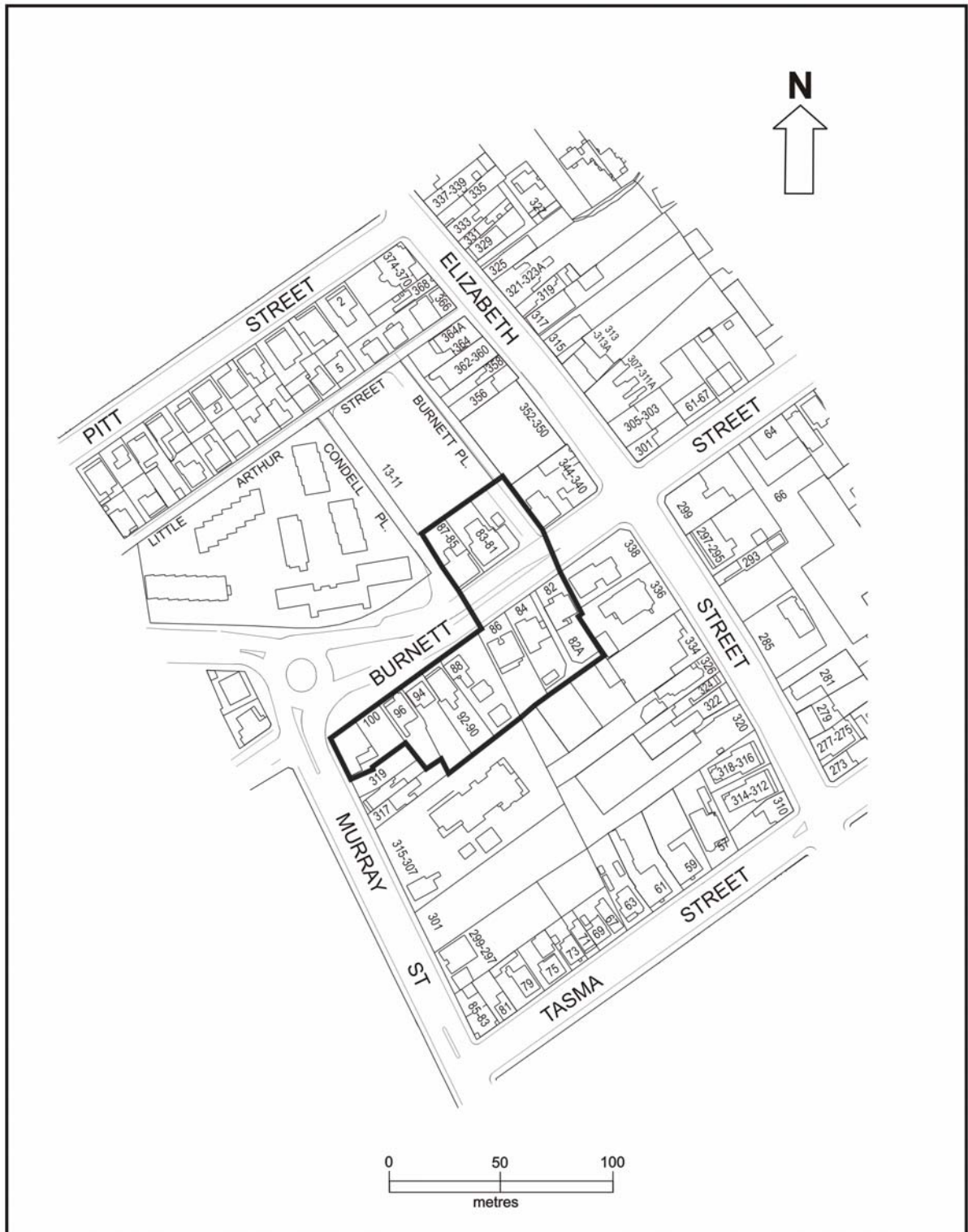


Figure 8 Proposed Heritage Area A - Burnett Street.

Source: S Jeffery, 2001.

7. PROPOSED HERITAGE AREA A - BURNETT STREET

7.1. Boundary

Proposed Heritage Area A is defined by the northern property boundaries of houses located on the northern side of Burnett Street and the southern side of Burnett Street in the north; the eastern boundaries of properties located on the eastern end of Burnett Street at the intersection with Elizabeth Street in the east; the southern boundaries of properties located on the southern side of Burnett Street in the south; and the western boundary of the Crescent Hotel in the west (see Figure 8).

7.2. Historical Outline

Burnett Street and upper Murray Street were established by the 1820s. Early land grants went to: Henry Condell, who was granted four acres in 1826²⁴ which encompassed the whole northern side of Burnett Street; Samuel Crisp, who was given three and a half perches at the corner of Burnett Street and upper Murray Street; Charles Stephen Mason and William Seabrook who were given 20 perches with frontages on Veterans Row and Burnett Street; Joseph Costello who received 16.5 perches along Burnett Street; C.E. Knight who was granted one rood and 32 perches along the southern side of Burnett Street; and William Murray who was given three rood and 14 perches at the south-western corner of Burnett and Elizabeth Streets.²⁵

By the 1830s the southern side of Burnett Street had been roughly subdivided and two structures had been built. The northern side was largely unimproved, with the exception of some land clearance to allow for the construction of Henry Condell's brewery. Ten years later the situation was much the same. There were at least seven structures at the south-western end of Burnett Street, and Condell's Bewley Bank Brewery had undergone considerable expansion. The Lime Kiln Inn (later renamed the Crescent Hotel), which was located at the corner of Burnett Street and Veterans Row was established in c1858²⁶, probably in response to the growing residential population and the expansion of the Lime Kiln and Quarry which were located up the hill between Browne and Lochner Streets. By the 1900s, it had developed into a highly built-up residential area comprised of mostly working class housing.

There was some infill during the 1940s, when three houses were built on the southern side of Burnett Street due to the subdivision of a larger property. Demolition of some nineteenth century houses occurred in the 1970s/1980s to make way for the construction of a subsidised housing complex and commercial development. Alterations to Burnett Street, at the intersection with Murray and Arthur Streets, were carried out in the mid-1980s.

²⁴ Ibid, p49.

²⁵ *Hobart Sheet*, No. 4.

²⁶ Bryce, D.J., 1997, *Pubs in Hobart from 1807*, pp39, 97.

7.3. Character Description

This section of Burnett Street rises steadily from the intersection with Elizabeth Street to upper Murray Street. It has been widened in this area, and split down the centre to allow for two, one-way lanes for traffic flowing east and west. Immediate views are of the surrounding streetscapes and built up area. Further west are the vegetated foothills of Mount Wellington, and to the east is the Domain, with the Meehan Ranges in the far distance.

Retaining walls have been used at the centre of Burnett Street to provide for a split level carriageway. Embankments located on both sides of the street have been paved in places; and there are a few street trees growing on a centre island, and along footpaths. Front gardens are a feature of the southern side of the street.

There is a diverse mix of nineteenth century and early to mid twentieth century residential architecture within this small and compact area. Houses are mostly of brick construction and corrugated iron is the most common roofing material. Two storey brick terraces are a prominent and re-occurring feature of the northern side of the street; while single storey small to medium size houses dominate the southern side of the street. The setback of houses built in the nineteenth century is less than houses built in the early to mid twentieth century.

One of the most important individual buildings within the area is the Crescent Hotel. It is a key structure, which is located at the major intersection of Burnett and upper Murray Streets. The cottage at 90-92 Burnett Street is also an important building, which dates from the 1840s. Groups of buildings that make a valuable contribution to the streetscape of the area include the terrace houses at 81-83, 85-87 Burnett Street and the group of small cottages at 88, 90-92, 94, and 96 Burnett Street.

Intrusions within the area, include some unsympathetic alterations and additions to houses, and curtilage damage due to the construction of units at the rear of historic properties.



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- 1 Looking west along Burnett Street towards the intersection with upper Murray and Arthur Streets.
- 2 A traffic island in the centre of Burnett Street that has been planted with trees and grass.
- 3 An early Georgian cottage that was built by the 1840s.
- 4 A pair of Federation terraces with ornate timber verandahs/balconies located on the northern side of Burnett Street.

7.4. Summary of Significance

Proposed Heritage Area A - Burnett Street is of cultural heritage significance because:

1. The fine quality and quantity of Old Colonial Georgian, late Victorian, Federation and Inter War period houses within the area provide evidence of the original residential nature of this area, and also exemplify the boom periods of suburban expansion within North Hobart.
2. Individual houses within this area that are intact representative examples of Old Colonial, Victorian and Federation and Inter War architecture.
3. The small groups of Old Colonial Georgian cottages that provide evidence of the early settlement pattern both within the area and throughout North Hobart.
4. The general uniformity of form and scale in the area together with a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.
5. The aesthetic value of the streetscape which is enhanced by the views to surrounding built up areas, the foothills of Mount Wellington and the Domain, created by the form of Burnett Street which rises steadily, and is straight and wide.
6. The front gardens of properties within the area and scattered street trees that are important aesthetic features that reinforce the residential character of the area.
7. The area has social significance to the local and broader community due to the location of a very old established public house (the Crescent Hotel) within the area. The presence of which also reflects the very early development of this area into a residential neighbourhood.



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- 5 The Crescent Hotel, located at the corner of Burnett and upper Murray Streets. The ground floor of this building may be part of the original structure built c1858.
- 6 Two 'decorated cottages' that are part of a larger group of early cottages located on the southern side of Burnett Street.
- 7 An Inter War house at 86 Burnett Street with modern roof tiles that are strikingly different from traditionally used corrugated iron.
- 8 Modern brick units at the rear of an Old Colonial Georgian cottage at 88 Burnett Street. An example of later land use practices.

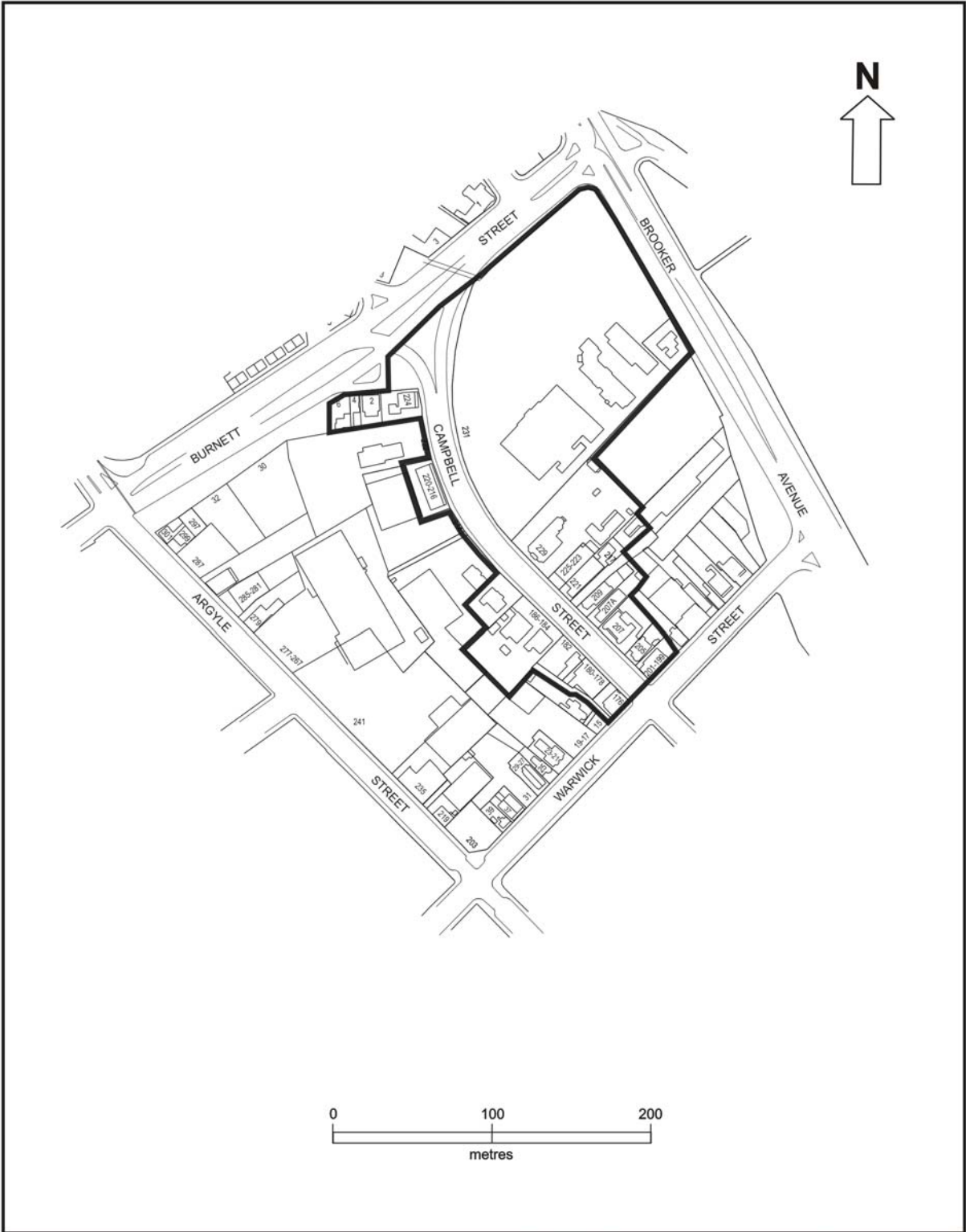


Figure 9 Proposed Heritage Area B - Campbell Street.

Source: S Jeffery, 2001.

8. PROPOSED HERITAGE AREA B - CAMPBELL STREET

8.1. Boundary

Proposed Heritage Area B is bounded by upper Campbell Street and Burnett Street in the north; Warwick Street in the south; the eastern boundaries of properties located on the eastern side of Campbell Street in the east; and the western boundaries of 6 Burnett Street, and properties located on the western side of Campbell Street in the west (see Figure 9).

8.2. Historical Outline

The area around upper Campbell Street, known as the Quadrant, was established in the 1830s.²⁷ The Trinity Church Burial Ground was established around the same time on five and a half acres of land located within the Quadrant area. Although the land had been granted to the Church of England, a small portion was set aside by the Government for convict burials, the first of which took place in 1831. The burial ground closed in 1872, and fell into disrepair, so much so, that in 1923 human remains were removed from the ground and taken to Cornelian Bay Cemetery for re-burial. Campbell Street Primary School was built on the site three years later.²⁸

In 1836, a windmill was built by William McRobie down Trinity Lane, which was adjacent to the burial ground. This was purchased by George Arnold in c1870, who then converted the site into a biscuit factory. As his prosperity grew, Arnold re-located the factory to another site, pulled the old factory buildings down and built a large home for himself called 'Glenora'; which was later the home of Henry Jones of IXL Jams.²⁹ The remaining lower portion of Campbell Street was subdivided and scattered with houses by 1839. Development continued into the 1860s, and by the 1900s it was substantially built upon. Block interiors, however, were not built-up, which allowed for the development of warehousing industries from the 1960s.

²⁷ Frankland, 1839, *Plan of Hobart Town*.

²⁸ Bennett, K., 1998, *Cemeteries and Burial Grounds Brochure Project*, Inventory Sheet 14.

²⁹ Vincent, R., 1999, *North Hobart Heritage Study*, p47.

8.3. Character Description

Campbell Street slopes gently down from its intersection with Burnett Street to Warwick Street. The Domain and Knocklofty are visible from most locations, however Trinity Hill provides a more immediate backdrop to the area.

Street plantings include an assortment of native trees growing on traffic islands in Burnett and Campbell Streets. There is a large recreation ground, the Campbell Street Primary School sportsground, which is a wide-open grassed area bordered by a mixture of mature native and exotic deciduous trees. Small cottage style front gardens are a re-occurring feature throughout this area.

The architectural periods represented range from Old Colonial to Inter War. Most structures are of brick construction, however there are a few that are weatherboard. The predominant roofing material is corrugated iron.

There are several prominent individual buildings within this area. The large Victorian Italianate house known as 'Glenora' at 229 Campbell Street is a landmark structure; as is the purpose built Inter War period Campbell Street School. The Victorian 'decorated' cottage at 224 Burnett Street is also a significant element within the streetscape of the Quadrant. Important building groups include the three mid-Victorian terrace houses at 216-220 Campbell Street; and the two, two-storey Federation period shops at the corner of Campbell and Warwick Streets.

The major intrusions are warehouses and large workshops/garages, many of which are not sympathetic in design. Unsympathetic alterations and additions to historic houses are also of concern.



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- 1 The intersection of upper Campbell and Burnett Streets is on gently sloping land. The curve of upper Campbell Street enhances the visual prominence of the Victorian 'decorated' cottage.
- 2 Mature deciduous trees bordering the Campbell Street Primary School playground provide a leafy green belt along the edge of upper Campbell Street.
- 3 An unusual Old Colonial Georgian house at 207 Campbell Street. This house dates at least from the 1840s, as it is marked on Sprent's Survey of Hobart.
- 4 A group of three mid Victorian terrace houses that are unusual in style. These houses are now almost surrounded by warehouses.

8.4. Summary of Significance

Proposed Heritage Area B - Campbell Street is of cultural heritage significance because:

1. The fine quality and quantity of Old Colonial, Victorian, Federation and Inter War period houses provide evidence of the original residential nature of this area, and also reflect the boom periods of suburban expansion within North Hobart.
2. Individual houses within this area that are intact representative examples of Old Colonial, Victorian and Federation and Inter War architecture.
3. The small numbers of scattered Old Colonial Georgian structures that provide evidence of the early settlement pattern within North Hobart.
4. The aesthetic value of the streetscape which is enhanced by the curved form of Campbell Street, and by the views to the Glebe, the Domain, Knocklofty and Trinity Hill.
5. The small cottage style front gardens of properties within the area that are highly significant aesthetic features that reinforce the residential character of the area.
6. The area has social significance to the local and broader community due to the location of several places that were (and continue to be) a focus for community activities including the Campbell Street Primary School, and sportsground (former Trinity Burial Ground) at 231 Campbell Street.
7. The Federation period, largely intact corner shops that are a physical reminder of the larger commercial network which developed during periods of suburban expansion.



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- 5 A Federation period shop at the corner of Campbell and Warwick Streets. It is one of two historic shops located at this intersection. Both structures form a gateway to the area.
- 6 Campbell Street Primary School. It is an intact Inter War school, located on what used to be Trinity Burial Ground.
- 7 This two storey Victorian Italianate house is 'Glenora' the former home of George Arnold, and later Henry Jones. It is a landmark structure.
- 8 The building on the left once looked like the house on the right, however extensive alterations and additions have completely altered its appearance.

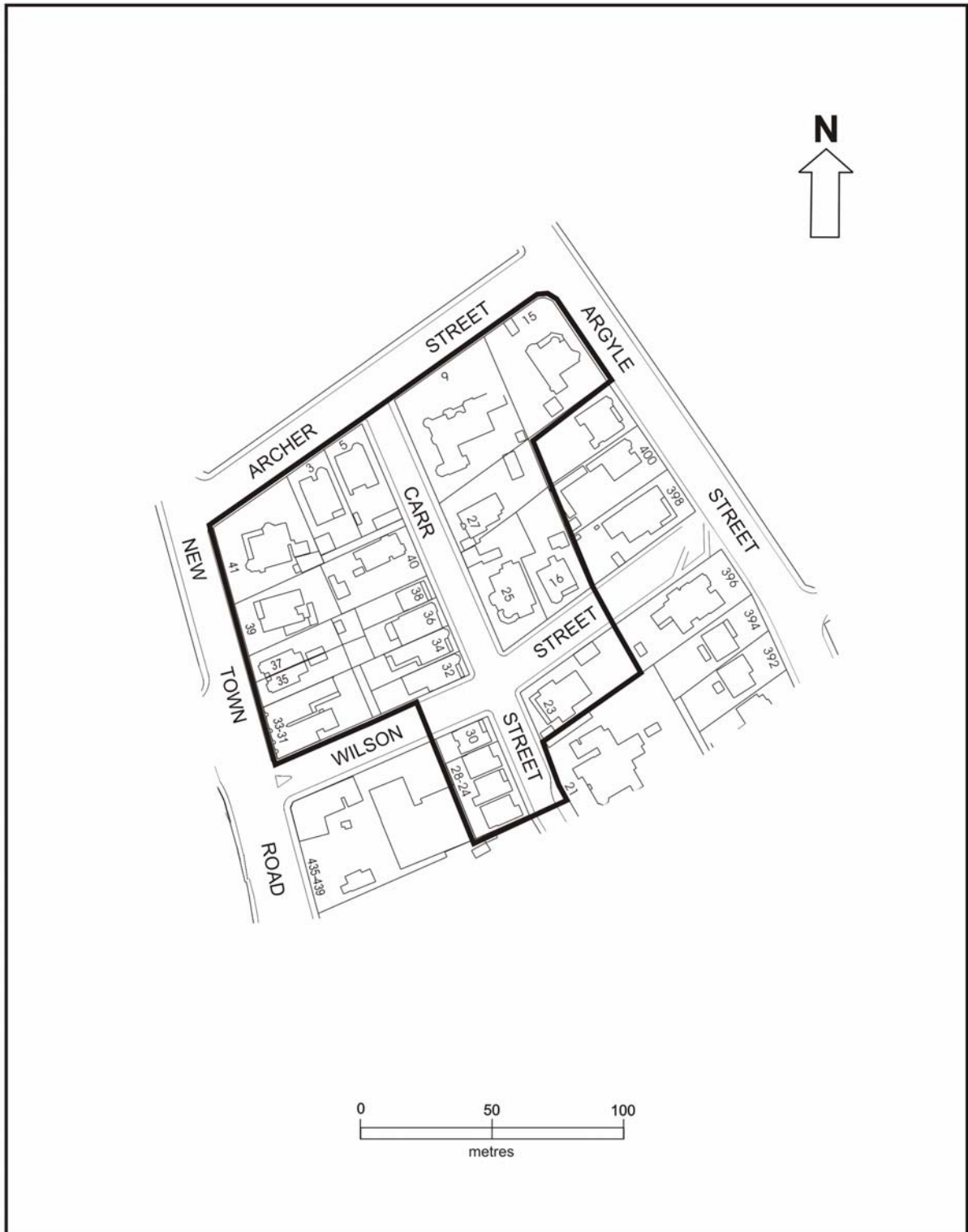


Figure 10 Proposed Heritage Area C - Carr Street.

Source: S Jeffery, 2001.

9. PROPOSED HERITAGE AREA C - CARR STREET

9.1. Boundary

Proposed Heritage Area C is bounded by Archer Street in the north, Argyle Street in the east, Wilson and Carr Streets in the south, and New Town Road in the west (see Figure 10).

9.2. Historical Outline

This area was once part of the Hobartville Estate, which was one of the largest and earliest established properties within North Hobart.³⁰ In 1885 the estate, owned by the late James Lord, was subdivided into 56 allotments, and as a result Carr and Wilson Streets were created. The standard lot size was about 35 perches, however, lot 56 was four acres and included the house, tennis court, orchard and grounds.³¹ Friends' School purchased lot 56,³² and the remaining lots were bought and built upon by the 1920s. Several large residences were built c1900 across two lots, most were located along Archer Street. Smaller houses, which were of mostly brick construction, tended to be built near the intersection of Wilson and Carr Streets. The area was almost fully built upon by the 1910s.

³⁰ Ibid, p56.

³¹ Ibid, p57.

³² Ibid, p56.

9.3. Character Description

This area encompasses what was formerly known as Lord's Hill, which is the highest point within the suburb. As a result, Carr and Wilson Streets have predictably steep sections. Carr Street rises steadily from its intersection with Ryde Street to where it meets Wilson Street. Wilson Street is steep between New Town Road and Carr Street. The northern area of land surrounding Carr and Archer Streets, however, is gently sloping. Streets are wide and straight, and panoramic views of the Mount Wellington and city are available from the top of the hill.

Gardens are the major landscape feature within this area. The larger houses along Archer Street and New Town Road are surrounded by large gardens with mature trees. The smaller properties, mostly located near the intersection of Carr and Wilson Streets, have small front gardens. There are a few street trees growing throughout the area. Retaining walls are also used, particularly along Archer Street and New Town Road. They are mostly constructed out of sandstone or brick, and because of the quality of their design, contribute to the streetscape.

The predominant periods of architecture represented in this area are late Victorian and Federation. Houses range from simple single storey late Victorian cottages with street-front bay windows, to elaborate late Victorian/Federation one/two storey homes with an array of decoration and interesting design features. All houses, except for one, are of brick construction.

There are several key individual buildings. These include the large Federation Queen Anne house with prominent corner tower at 9 Archer Street; and the Federation Bungalow with its wide and simple roof planes and highly decorated verandah at 25 Carr Street. The Federation period corner shops at 31-33 New Town Road have landmark qualities due to their relative intactness and location at a major intersection. Significant building groups include 3-5 Archer Street and 41 New Town Road, which are a group of three late Victorian single storey brick houses with prominent faceted bay windows. The group of residences at 32-38 Carr Street are also important, as they are a mix of late Victorian and Federation cottages which together have a strong and consistent street presence.

Intrusions within the area include the painting of face brickwork; the construction of some unsympathetic fences along front boundaries; and the removal of front gardens and replacement with off-street parking space.



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- 1 At the intersection of Carr and Wilson Streets, looking north towards Archer Street. Note the views to surrounding mountains.
- 2 A solidly designed sandstone retaining wall with timber picket fence, which runs along a section of Archer Street.
- 3 A group of Federation cottages located on the western side of Carr Street, which make an important contribution to the streetscape of the area.
- 4 32 and 34 Carr Street, are typical examples of the late Victorian/Federation houses located throughout the area.

9.4. Summary of Significance

Proposed Heritage Area C - Carr Street is of cultural heritage significance because:

1. The fine quality and quantity of late Victorian and Federation period houses within the area provide evidence of the original residential nature of this area, and also exemplify the boom periods of suburban expansion within North Hobart.
2. Individual houses within this area that are intact representative examples of late Victorian and Federation architecture.
3. The general uniformity of form and scale in the area together with a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.
4. The aesthetic value of the streetscape which is enhanced by the views to surrounding built up areas, the foothills of Mount Wellington and the city, created by the topography and form of the streets.
5. The front and rear gardens of properties within the area, scattered street trees, and old retaining walls that are important aesthetic features which reinforce the residential character of the area.
6. The two conjoined Federation period shops at the corner of New Town Road and Wilson Streets are intact examples of their type, and reflect a much wider commercial network which developed in times of suburban expansion; namely in the late nineteenth/early twentieth centuries.



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- 5 9 Archer Street, an expansive and highly prominent Federation Queen Anne residence.
- 6 25 Carr Street, a large Federation Bungalow that occupies a landmark position at the top of Lord's Hill at the intersection of Wilson and Carr Streets
- 7 A group of Federation period shops, with original shop-front windows and pressed metal ceilings to the awnings.
- 8 An unsympathetically designed fence, removal of the front garden to make way for off-street parking, and the rendering of face brickwork has had a detrimental impact on the heritage significance of this Federation period house.



Figure 11 Proposed Heritage Area D - Elizabeth Street.

Source: S Jeffery, 2001.

10. PROPOSED HERITAGE AREA D - ELIZABETH STREET

10.1. Boundary

Proposed Heritage Area D runs in a linear fashion along Elizabeth Street between Warwick and Federal Streets. It is adjacent to several existing heritage areas, including: Heritage Area 12 and 13. It is located near to Proposed Heritage Area E - Lefroy Street (see Figure 11).

10.2. Historical Outline

The section of Elizabeth Street that crosses this part of North Hobart was laid out by 1828, as were the intersecting cross streets of Warwick, Burnett, and Colville Streets.³³ It was in the later years of the nineteenth century that Tasma, Pitt, Lefroy, and Swan Streets were created.

Development along Elizabeth Street appears to have been considerably advanced by the late 1830s, particularly between Warwick Street and Arthur Street (which was the northern town boundary). The importance of Elizabeth Street grew as it became the ‘Road to the Interior’, for it was by this road that places further north could be reached such as New Town, O’Brien’s Bridge (Glenorchy) and later Launceston. As a result of this increased focus on Elizabeth Street and a growth in the population of Hobart in the 1830s and 1840s, large stately residences were constructed along this section of the street. There was a particularly striking group of brick and sandstone residences built along the eastern side of Elizabeth Street, namely Melbourne Lodge c1829,³⁴ and Prospect House c1830.

Despite this development, land further north between Arthur and Federal Streets was still largely rural in function by the 1840s. William Shoobridge’s farm, part of which fronted onto Elizabeth Street, was established in 1822, and operated until the 1860s. There were also several dairies within the area, one was located at the corner of Elizabeth and Burnett Streets in the 1830s. Market gardens and orchards were also established in the early years. In the 1820s, for example, the licensee of the Dallas Arms Inn (now 313A Elizabeth Street) applied for a further three acres to enable him to establish a market garden.³⁵

Numerous industries were established from the early days. In the 1820s, Henry Condell established a brewery at a site now occupied by Condell Place. A plough manufactory run by Mr Holdship was operating from what is now 279 Elizabeth Street in the 1830s; and a blacksmith’s shop was started by Benjamin Holroyd at 350 Elizabeth Street in the 1860s³⁶.

Public houses were also an important feature of early commercial development along Elizabeth Street. These establishments serviced both the surrounding residential population, and travellers on the road to the north. The Dallas Arms Inn was the first to be established in 1828. By the 1850s, however, there were 18 public houses in the suburb, most of which were concentrated along this stretch of Elizabeth Street.

In the 1890s, the area became increasingly built up due to the introduction of a tram service to the area, the main line ran along Elizabeth Street. By the early 1900s, both sides of Elizabeth Street were substantially built upon, and had become a densely packed commercial/residential strip. Stores were to be found on nearly every corner, and family businesses, such as Soundy’s Department Store (established in 1883), were regularly patronised by the locals.

³³ Vincent, R., 1999, *North Hobart Heritage Study*, p38.

³⁴ Bennett, K., 1997, *The Survival of Georgian Buildings in Inner Hobart*, p75.

³⁵ Vincent, R., 1999, *North Hobart Heritage Study*, pp41-42.

³⁶ *Ibid*, pp48-49.

Other services developed along Elizabeth Street in the late nineteenth/early twentieth centuries. The Elizabeth Street Practising School was constructed in 1911 (this became Elizabeth Matriculation College in 1968); the Baptist Tabernacle was constructed 1887-1889; the North Hobart Post Office was established in 1912; and the State Theatre (originally the Picture Palace) was constructed in c1914.³⁷

In recent decades, the commercial function of this part of Elizabeth Street has started to shift. There are increasing numbers of restaurants in the area, and a decline in the number of traditional corner stores and family run businesses. Large scale commercial enterprises, such as supermarkets, and chain stores have replaced many of the traditional businesses.³⁸

10.3. Character Description

The land is gently sloping and gradually rises from Warwick Street in the south to Federal Street in the north. Elizabeth Street is an arterial road, which is wide and relatively straight except for a distinctive bend at the intersection of Warwick Street as it skirts the base of Trinity Hill. The immediate view from the street looking north are the surrounding built up commercial/residential areas of North Hobart, whereas looking south the foothills of Mount Wellington are evident in the far distance.

Cottage style front gardens are scattered throughout the area, but are mostly evident south of Burnett Street where there are more residences located along Elizabeth Street. There are no permanent street plantings along this route as most buildings are built hard against the footpath-edge and have overhanging awnings in line with the street-edge. There are, however, some semi-permanent flower boxes at some intersections. Street art is also a feature of this area, particularly in the commercial core between Burnett and Federal Streets.

There is a mixture of architectural styles along Elizabeth Street, ranging from Colonial Georgian, mid to late Victorian, Federation, Inter War to Late Twentieth Century. Most buildings are two storeys and are of brick and/or sandstone construction. Most of these buildings have a purely commercial function.

There are many individual buildings and groups that make a valuable contribution to the streetscape. The North Hobart Post Office is a landmark structure that symbolises the northern 'gateway' to North Hobart. It is a purpose built post office building executed in the Federation Free Style. There are various other important individual buildings including: the State Theatre at 375 Elizabeth Street, the former Soundy's Department Store at 367-373 Elizabeth Street; the Neo-Classical Baptist Tabernacle at 284-290 Elizabeth Street; the Colonial Georgian buildings at 313A Elizabeth Street; Prospect House, which is a three storey Georgian former residence near the intersection with Warwick Street, and Melbourne Lodge which was built at a similar time.

Important groups include the uninterrupted rows of mid to late Victorian commercial buildings that line either side of Elizabeth Street; and the two pairs of Federation conjoined houses at 312-318 Elizabeth Street which have ornate timber verandahs/balconies.

Intrusions include unsympathetic alterations and additions to historic buildings in an attempt to boost their commercial functionality. The use of inappropriate signage is also a problem.

³⁷ Ibid, pp44, 62-63, 70, 72.

³⁸ Ibid, p69.



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- 1 Looking north along Elizabeth Street from the major intersection with Burnett Street. This section up to Federal Street is the core commercial strip of North Hobart.
- 2 Looking south along Elizabeth Street from the intersection with Burnett Street. This area, while still primarily commercial in function does have a larger number of residences; such as the two pairs of terrace houses at the far right-hand side of the photo.
- 3 Old Colonial Georgian buildings originally built in c1828 as the Dallas Arms Inn, North Hobart's first public house.
- 4 A historic and vibrant group of mid to late nineteenth/early twentieth century shops, that would have originally functioned as shop/residences.

10.4. Summary of Significance

Proposed Heritage Area D - Elizabeth Street is of cultural heritage significance because:

1. The fine quality and quantity of Old Colonial, mid to late Victorian, Federation and Inter War commercial/residential buildings provide evidence of the original mixed residential/commercial nature of the area.
2. Individual houses within this area that are intact representative examples of Old Colonial and Federation residential architecture.
3. The continuous two storey (mostly brick) facades, general uniformity of form and scale in the area together with a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.
4. The aesthetic value of the streetscape that is enhanced by the views to the surrounding built up commercial/residential areas and mountain, created by the topography and form of Elizabeth Street.
5. The front gardens of a few properties within the area, and more recent street art are important aesthetic features that reinforce the mixed commercial/residential character of the area.



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- 5 The Baptist Tabernacle at 284-290 Elizabeth Street was constructed soon after the re-forming of the congregation in 1884, led by prominent North Hobart residents J.T. Soundy and Dr. Harry Benjafield.
- 6 The North Hobart Post Office at 414 Elizabeth Street is one of the areas most prominent landmarks.
- 7 Street Art has become an important feature of the North Hobart commercial core. This decorative tile panel is located near the intersection with Swan Street.
- 8 Commercial pressures have led to unsympathetic alterations to some historic buildings.

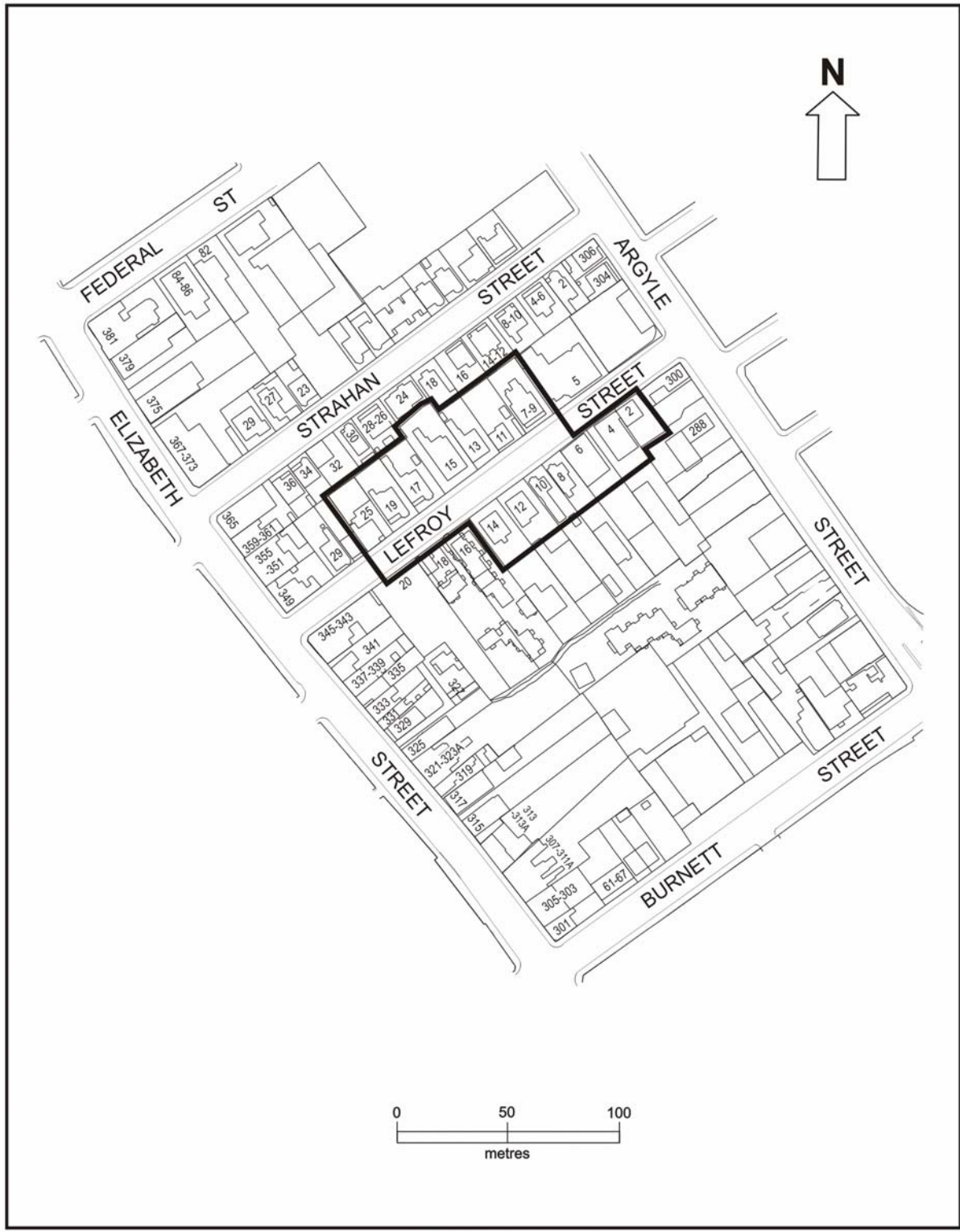


Figure 12 Proposed Heritage Area E - Lefroy Street.

Source: S Jeffery, 2001.

11. PROPOSED HERITAGE AREA E - LEFROY STREET

11.1. Boundary

Proposed Heritage Area E is a small area that encompasses both sides of Lefroy Street (see Figure 12).

11.2. Historical Outline

By the late 1830s, this area had been cleared of vegetation, was subdivided into large lots, and appears to have been used for orcharding and other similar agricultural activities.³⁹ There were a small number of grants covering this area. Individuals to receive parcels of land included G.S. Crouch, J.L. Roberts, J. Clarke Beckwith, Thomas Travis, J. Page, John Walton and Joseph Benson Mather. Walton and Mather received the largest grants of four, and three and a half acres respectively.

Lefroy was cut through by 1860s. According to the Plan of 1866, there were seven structures built along Lefroy Street, four of which were located on the northern side. By the 1900s, the area is almost fully occupied with small to medium size houses. There also appears to have been some later infill developments along the northern side of Lefroy Street.

The commercial needs of the people that lived in this area were seen to by the various business that lined Elizabeth Street. There were, however, other services that were established within the area at varying times. During the 1920s, for example, a Church of Jesus Christ of Latter Day Saints was started in Lefroy Street.⁴⁰

Recent plans of the area suggest that there has been little physical change since the early 1900s, with the exception of a few newer structures and the occupation of land that was previously vacant.

³⁹ Frankland, 1839, *Plan of Hobart Town*.

⁴⁰ Vincent, R., 1999, *North Hobart Heritage Study*, p71.

11.3. Character Description

Lefroy Street is a short street that runs between Elizabeth and Argyle Streets in a east-west direction. It is wide and straight, and slopes down from its intersection with Elizabeth Street to Argyle Street. Views to the west are of the built upon and vegetated slopes of Knocklofty, and, more immediately, the commercial buildings along Elizabeth Street. Commercial buildings along Argyle Street are visible when looking along the street to the east.

The key landscape features are cottage style front gardens, and street plantings of deciduous trees which are located at uneven intervals along both sides of the street.

The architecture is a mixture of Old Colonial/Victorian Georgian cottages and late Victorian/Federation 'decorated' cottages; as well as several Post Modern unit complexes and office buildings. The majority of the cottages are symmetrical in plan, and are constructed out of either brick or timber with corrugated iron the most common roofing material. Buildings are situated on narrow-fronted allotments that are at right angles to the street. They are closely positioned toward the street-edge, with most setbacks being between one and two metres from the footpath.

One of the oldest houses in the street is the two storey Georgian house at 11 Lefroy Street. Federation terrace houses at 7-9 Lefroy Street, with their ornate two storey timber verandahs/balconies also make an important contribution to the streetscape. The key building group within the area is the collection of decorated cottages located on the northern side of the street (11-19 Lefroy Street).

Intrusions include several unsympathetic Post Modern office buildings and units that are positioned hard against the street-edge; and warehousing located within the rear yards of several cottages.



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- 1 Looking west along Lefroy Street towards the commercial strip of Elizabeth Street, and further beyond to the slopes of Knocklofty.
- 2 The front gardens of 13 and 15 Lefroy Street make a delightful contribution to the streetscape.
- 3 A two storey brick Georgian cottage at 11 Lefroy Street. This is thought to be the oldest building in the street; it first appears on plans of the 1860s.
- 4 Two storey brick late Victorian terraces at 7-9 Lefroy Street make an impressive contribution to the streetscape; their ornate timber verandahs are a particularly striking feature.

11.4. Summary of Significance

Proposed Heritage Area E - Lefroy Street is of cultural heritage significance because:

1. The fine quality and quantity of Old Colonial, Victorian and Federation period houses provide evidence of the original residential nature of this area, and also exemplify the boom periods of suburban expansion within North Hobart.
2. Individual houses within this area that are intact representative examples of Old Colonial, Victorian and Federation architecture.
3. The small number of early Georgian cottages within this area are physical evidence of the early nineteenth century settlement pattern.
4. The general uniformity of form and scale in the area together with a distinctive nineteenth century subdivision pattern that create a consistent and impressive streetscape.
5. The aesthetic value of the streetscape which is enhanced by the views to surrounding built up commercial areas of Elizabeth and Argyle Streets, and the views to the vegetated slopes of Knocklofty, created by the topography and the form of Lefroy Street.
6. The front cottage style gardens of properties within the area, and scattered street trees are important aesthetic features which reinforce the residential character of the area.



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- 5 Post Modern units located on the southern side of Lefroy Street have a dramatic hard edged effect, traditional setbacks have been ignored in this development.
- 6 A large car park occupies land that appears to have been vacant for many years.
- 7 An early Georgian style cottage that is surrounded by unsympathetic hard-edge structures that ignore the traditional building setback. The building on the far-right was actually a house which has undergone extensive alterations and additions.
- 8 Warehousing at the rear of a timber cottage has alienated the house by destroying the historic curtilage.

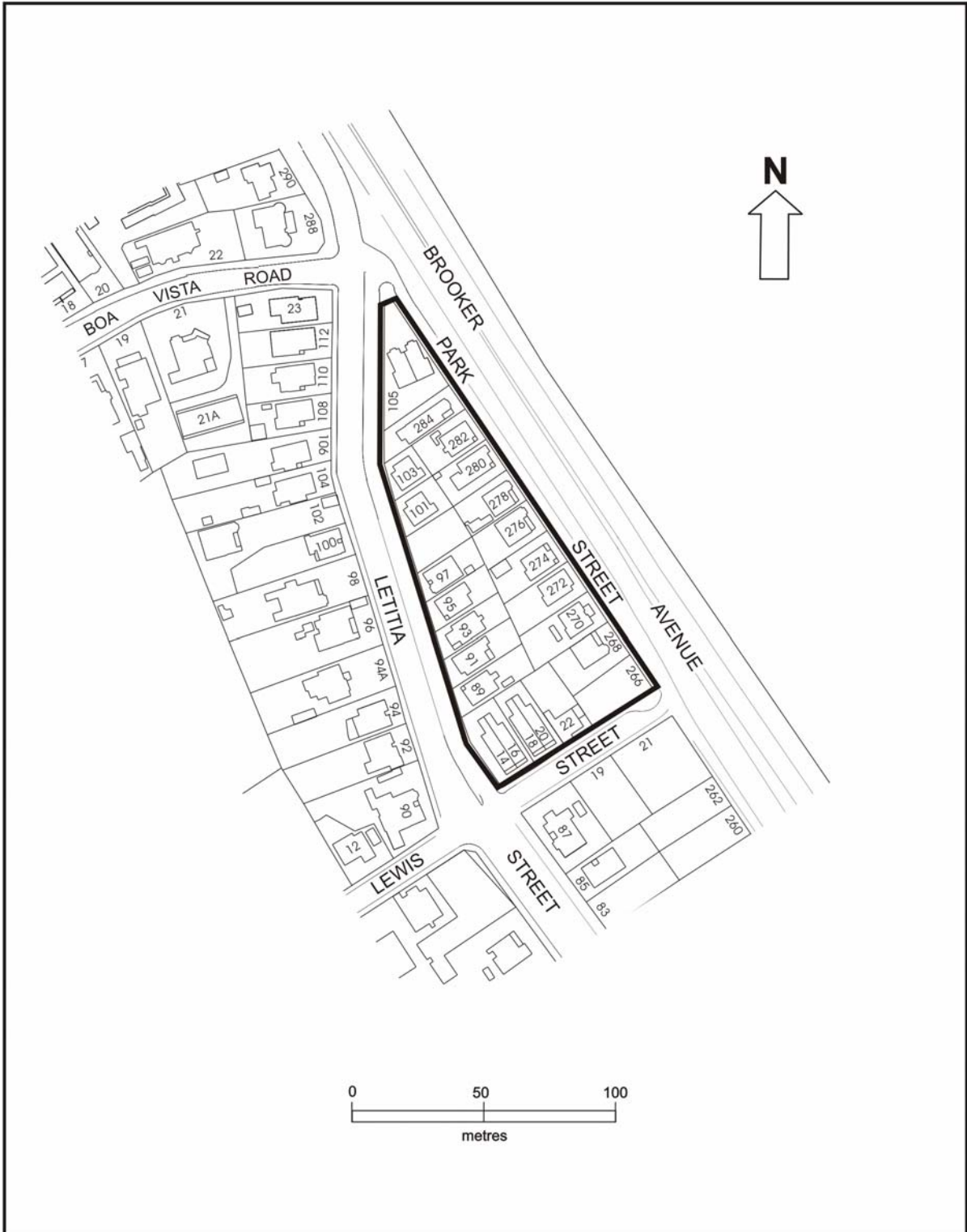


Figure 13 Proposed Heritage Area F - Letitia Street.

Source: S Jeffery, 2001.

12. PROPOSED HERITAGE AREA F - LETITIA STREET

12.1. Boundary

Proposed Heritage Area F is an area contained by Letitia Street in the north and west, Park Street in the east, and Lewis Street in the south (see Figure 13).

12.2. Historical Outline

This area of land was ‘unimproved’ by the late 1830s, as it appears to be forested on Frankland’s Plan. It was, however, adjacent to the cultivated lands of Boa Vista Estate, established by Dr James Scott (Assistant Colonial Surgeon) in 1831,⁴¹ and the Government Brickfields, established in 1816.⁴²

The land is thought to have been acquired by the Government Brickfields during its operation, for when the brickfield site was subdivided in 1859, and allotments offered for sale, several were purchased by Samuel Moses who was then the owner of Boa Vista.⁴³

Moses’ land was purchased and subdivided by Mr L. Kemsley in around 1895.⁴⁴ The land appears not to have been substantially built upon until after 1910. This is probably due to the fact that trams only began running along Letitia Street from 1916. Public transport services had a huge impact on the development of this land and other outlying areas of North Hobart.⁴⁵

⁴¹ Bolt, F., 1981, *Old Hobart Town Today*, p49.

⁴² Vincent, R., 1999, *North Hobart Heritage Study*, p48.

⁴³ *Ibid*, p56.

⁴⁴ Vincent, R., 1999, *North Hobart Heritage Study*, p56.

⁴⁵ *Ibid*, p60.

12.3. Character Description

This is a contained area because of its topography. It sits below the Brooker Highway and Letitia Street in a gully; and is encircled by narrow, one-way roads. Both Park Street and the lower part of Letitia Street are relatively flat at the southern end of the block, but rise steadily in the north where they intersect. Views are contained to the immediate area.

There are several important landscape elements. Retaining walls are a major feature, and are located along Park Street and the lower part of Letitia Street. They are of concrete construction and are in the form of blocks and slabs. There are also mature trees growing on an embankment that runs parallel to Park Street. Rows of cottage style front gardens also make an important contribution.

The architecture of the area is noteworthy because of its uniformity. Single storey Inter War timber cottages that are asymmetrical in plan are common throughout. They are all located on narrow-fronted rectangular allotments that are at right-angles to the street. There is a consistent setback of approximately two metres, with front gardens providing a green buffer zone between the footpath and the houses. Fences are low (between one and one and a half metres), and are mostly constructed of timber pickets.

Other less common architectural types include two pairs of late Victorian brick terrace houses. They are single storey, symmetrical in form, and have front verandahs decorated with iron lace. These terraces are an important building group, as are the rows of Inter War cottages along Park and Letitia Streets, which are predominantly intact.

Intrusions within the area include some unsympathetic alterations and additions to houses, namely the infill of verandahs with inappropriate materials, and the use of faux brick cladding over weatherboards. The development of off-street parking in front yards; and inappropriately designed and positioned infill houses is also of concern.



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- 1 Looking south along Park Street from the intersection with Letitia Street. Note the grassy embankment and mature deciduous trees (left), and the row of cottage gardens (right).
- 2 View of upper and lower Letitia Street that are divided by a concrete block retaining wall. Views of the surrounding residential area are available from this side of the block.
- 3 An Inter War cottage (274 Park Street), the type of which is common throughout the area.
- 4 Cottages along Park Street which are largely intact.

12.4. Summary of Significance

Proposed Heritage Area F - Letitia Street is of cultural heritage significance because:

1. Groups of Inter War period houses that make a valuable contribution to the streetscape, and also exemplify a distinct period of urban expansion related to the provision of a tram service to the area in the early twentieth century.
2. The continuous single storey painted weatherboard facades, the general uniformity of form and scale in the area together with a distinctive and intact early twentieth century subdivision pattern that together create a consistent and impressive streetscape.
3. The aesthetic value of the streetscape which is enhanced by the restricted vistas to immediate built up areas, created by the distinctive topography and the form of the streets.
4. The front cottage style gardens and scattered street planting are important aesthetic features that reinforce the residential character of the area.



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- 5 An unsympathetic unit development located along Letitia Street, which is set amongst the tight uniformity of Inter War cottages. Similar unit designs have been noted in other historic areas in North Hobart.
- 6 A front garden has been replaced with off-street parking.



Figure 14 Proposed Heritage Area G - McTavish Avenue and Surrounds.

Source: S Jeffery, 2001.

13. PROPOSED HERITAGE AREA G - MCTAVISH AVENUE AND SURROUNDS

13.1. Boundary

The boundary for Proposed Heritage Area G is irregular in shape. The area is defined by Commercial Road in the east; a small section of Elphinstone Road in the south; Audley Place, McTavish Avenue, and the western boundaries of properties located along Elizabeth Street and McTavish Avenue in the west, and the northern boundaries of two properties located along Commercial Road and Elizabeth Street, and Lyndhurst Avenue in the north. The area is adjacent to Proposed Heritage Area H - Swan Street (see Figure 14).

13.2. Historical Outline

The area comprises two historically distinct sections. The first section is the area surrounding McTavish Avenue on the western side of Elizabeth Street between Lyndhurst Avenue and Elphinstone Road; and the second section is the area between Elizabeth Street and Commercial Road.

The developmental histories of these two sections are inter-linked, with Elizabeth Street (formerly New Town Road) providing a common focus. Elizabeth Street was cut through this area in the 1820s, and was given a distinctive L-shaped bend as a response to the topography of the area. This feature, which helped to physically shape both sections, was once known as Mr O'Connor's Elbow, after Roderic O'Connor who was Inspector of Roads at the time.⁴⁶

Early land grants within the first section went to Janet McTavish, who received about five acres of land c1830;⁴⁷ Thomas Giblin and Joseph Allport, who together were granted around six acres encompassing what is now Lyndhurst Avenue; and Walter Butler, William Salter, T.R. Wilson and William Bateman, who were given less than two perches of land each with frontages onto Elizabeth Street.⁴⁸ By the late 1830s, the area had been roughly subdivided and the land was being cultivated. There are two structures evident on Frankland's Plan of 1839, one was 'Rosebank' the home of Janet McTavish who was a midwife, and the other appears to have been a small to medium size building the owner of which is unknown.

By the 1860s, a number of small structures had been built along Elizabeth Street, near the intersection with Elphinstone Road, and there were a few buildings scattered at the southern edge of the McTavish Estate.⁴⁹ In the 1870s, two acres of land adjacent to Lyndhurst Avenue was acquired by Dr Harry Benjafield. His property, known as 'The Willows', included a grand two storey house built in 1878 (later renamed 'Mimosa').⁵⁰ It was not until the late 1930s, however, when the McTavish Estate was sold and subdivided, that large scale development occurred. Houses were constructed along Elizabeth Street and Elphinstone Road frontages, and McTavish Avenue was created as a result of this subdivision.⁵¹

An early land grant (pre-1828) to John Dunn of around four acres, encompassed the land which falls within the second section. The area was bounded by Elizabeth Street, and Commercial Road (which appears to have been cut through by the late 1820s).⁵² By the late 1830s, the area, which was located outside the northern town boundary of Arthur Street, was an open field with

⁴⁶ Ibid, p38.

⁴⁷ Ibid, p58.

⁴⁸ *Hobart and Suburbs Plan*, showing original land grants, held by the HCC.

⁴⁹ *Intercolonial Exhibition Chart*, 1866.

⁵⁰ Holiday, A., Eastman, W., 1994, *Mansions, Cottages and All Saints*, p112.

⁵¹ Vincent, R., 1999, *North Hobart Heritage Study*, p58.

⁵² Ibid, p45.

a large structure located in the southern corner. There was little more development by the 1880s. The Rainbow Inn had been constructed near the northern intersection of Elizabeth Street and Commercial Road, and there were two conjoined structures located on the western side of Commercial Road, near the back entrance to the Hobartville Estate.⁵³

It was the introduction of a tram service in 1893 that encouraged development within the area. By 1900, six small houses had been built on the southern corner of the block; and by the 1920s, there were houses scattered around the periphery, with frontages on Commercial Road and Elizabeth Street. Houses fronting onto Elizabeth Street were sited on larger allotments than houses that had frontages onto Commercial Road which, unlike Elizabeth Street, was not an arterial road. By the 1950s, the area was almost completely built upon, however there were at least two unoccupied allotments, both of which have since been developed. Three large structures positioned at the northern corner of the block (possibly Moy's Bread and Self Raising Flour Factory⁵⁴) appear to have been demolished to make way for the Blue Gum Service Station, which was built over twenty years ago.

⁵³ Ibid, p57.

⁵⁴ Ibid, p47.

13.3. Character Description

McTavish Avenue and Elphinstone Road are the steepest roadways in the area, and rise sharply from their intersection with Elizabeth Street. The land is more gently sloping further up Elizabeth Street, near Lyndhurst Avenue. The sharp curve of Elizabeth Street is in response to a gully-like feature on its eastern side. Commercial Road runs parallel to, but well below, Elizabeth Street. It is a short straight street, that rises steadily at its northern end. There are panoramic views of the city, mountain and Domain from Elphinstone Road and McTavish Avenue. Views are more restricted at the lower elevations.

Gardens are very important, as the larger properties, such as 444 and 446 Elizabeth Street, have numerous large mature evergreen trees. There are also prominent garden beds set amongst wide open lawns. Smaller properties have well kept cottage style front gardens. There are also retaining walls (mostly along Elizabeth Street) constructed out of a variety of materials.

The area has a mix of architectural styles ranging from the Old Colonial period, to the Late Twentieth Century period. The majority of houses are single storey, and are either of brick, stone or timber construction. Houses on the western side of Elizabeth Street have larger allotments than houses located on the eastern side and along the western side of Commercial Road.

Key buildings include 444 Elizabeth Street, which is an Old Colonial Georgian house set amongst an established (yet somewhat overgrown) garden. The house at 446 Elizabeth Street known as 'Mimosa', is a two storey Victorian Second Empire mansion, which has a generous setback from the street. The large two storey Victorian Italianate house at 432 Elizabeth is also an impressive structure. Important building groups include: 418-422 Elizabeth Street, which is a group of three Victorian Georgian cottages; a group of late Victorian/Federation period houses at 403-411 Elizabeth Street; two beautifully detailed sandstone mid to late Victorian cottages at 419-421 Elizabeth Street; and the group of six Victorian/Federation cottages along the southern end of Commercial Road.

The major intrusions within the area include unsympathetic front fences that exceeded the average height of between one and one and a half metres.



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- 1 Looking north along Elizabeth Street towards the distinctive L-shaped bend once known as O'Connor's Elbow. Note the mature trees in gardens on the western side of the street, and the small front gardens of properties on the eastern side.
- 2 A group of mature evergreen trees set in parkland surrounds form part of the cultural landscape.
- 3 Old Colonial Georgian house at 444 Elizabeth Street. It is of sandstone construction, and has an elaborate fanlight above a large six-panelled door.
- 4 A mid to late Victorian sandstone cottage, with unusual 'Juliet' style balconies on top of faceted bay windows.

13.4. Summary of Significance

Proposed Heritage Area G - McTavish Avenue and Surrounds is of cultural heritage significance because:

1. The fine quality and quantity of late Victorian and Federation period houses provide evidence of the original residential nature of this area, and also exemplify the boom periods of suburban expansion.
2. Individual houses within this area that are intact representative examples of Old Colonial, Victorian and Federation architecture.
3. The small number of Colonial and early Victorian houses that reflect the early settlement pattern of both the defined area, and North Hobart.
4. Groups of houses within this area that are impressive examples of late Victorian and Federation architecture, and which make a valuable contribution to the streetscape.
5. The general uniformity of form and scale in the area together with a distinctive nineteenth/early twentieth century subdivision pattern that creates a consistent and impressive streetscape.
6. The aesthetic value of the streetscape that is enhanced by the vistas to surrounding built up areas, Mount Wellington, the city, and Domain, created by the form of the streets.
7. The front and rear gardens of properties and retaining walls, are important aesthetic features which reinforce the residential character of the area.



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- 5 An elegantly composed Inter War house located at the western end of McTavish Avenue. This is one of two similar style houses that possess landmark qualities.
- 6 The mansion of 'Mimosa' is a beautifully detailed buildings set amongst a mature garden. This house was built by Dr Harry Benjafield in 1878.
- 7 A pair of identical Federation cottages located 12-14 Commercial Road. They are part of a larger group of similar intact cottages.
- 8 An unsympathetic fence obscures a Federation facade.

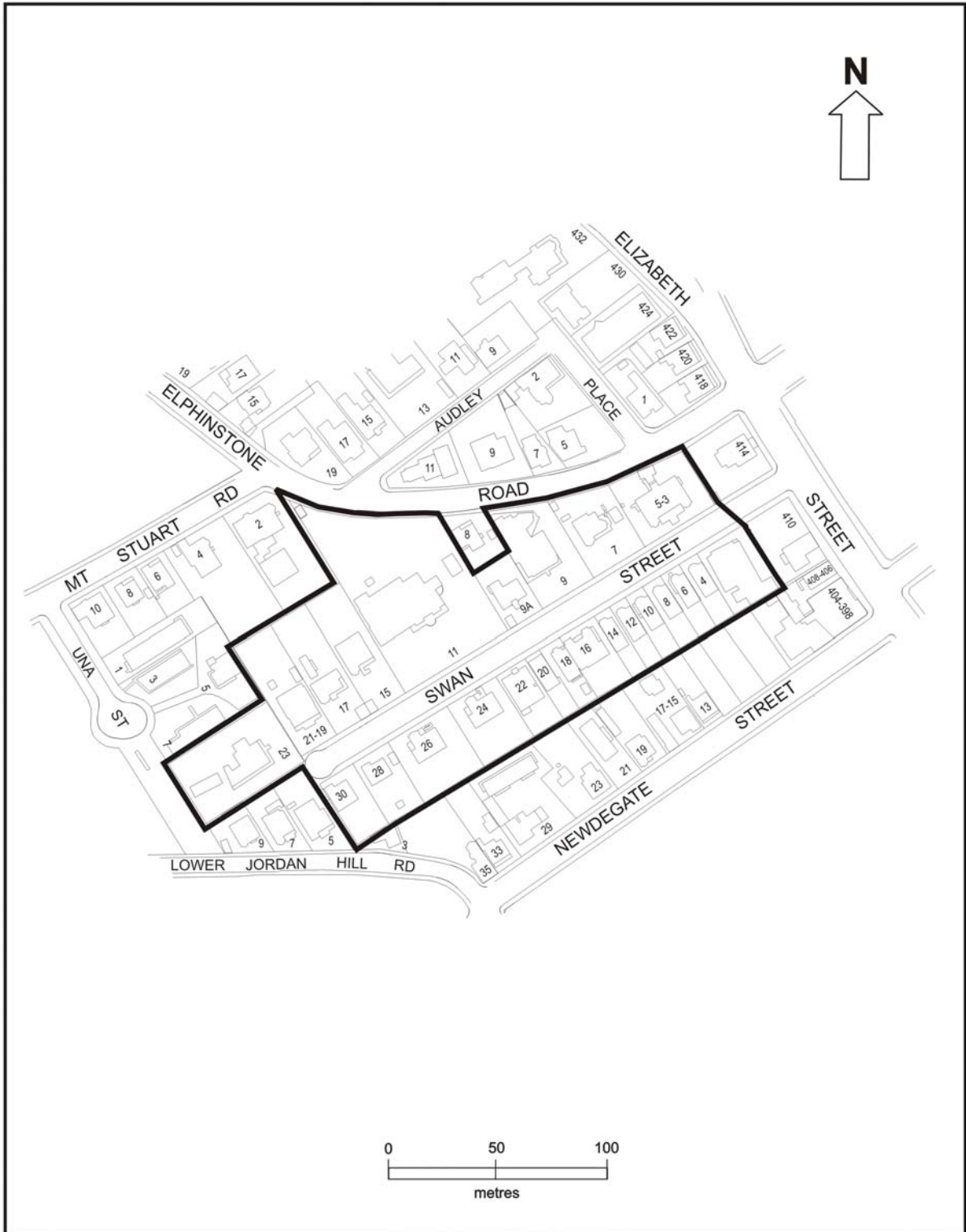


Figure 15 Proposed Heritage Area H - Swan Street.

Source: S Jeffery, 2001.

14. PROPOSED HERITAGE AREA H - SWAN STREET

14.1. Boundary

Proposed Heritage Area H is bounded by Elphinstone Road in the north, the eastern boundaries of properties located at the far eastern end of Swan Street in the east; the southern property boundaries of properties located along the southern side of Swan Street in the south; and the western boundaries of properties located at the far western end of Swan Street. The area is near to Existing Heritage Areas 15 (see Figure 15).

14.2. Historical Outline

John Swan was granted seven acres of land in the 1830s that encompassed the proposed heritage area. His land was surveyed and partially subdivided by the mid-1840s, however was not fully subdivided until the late nineteenth century when Swan Street was cut through.

This area developed as a residential area from the 1860s. There were at least five buildings located on Swan's land even though Swan Street had not been constructed by that time. By 1900, there were several large houses built along the elevated northern side of Swan Street. One of these was the home of Mr W.D. Peacock, a jam manufacturer who bequeathed his property to the Government.⁵⁵ Six speculative homes were constructed on the southern side of Swan Street by 1910, and several larger residences were constructed soon after. The Swan Street Methodist Church was constructed at the eastern end of Swan Street in 1905.⁵⁶

⁵⁵ Ibid, p50.

⁵⁶ Ibid, p70.

14.3. Character Description

Swan Street is a wide straight-running street which has a cul de sac at its western end. It slopes down steadily towards Elizabeth Street that it intersects. The land on the northern side of the street is elevated, however on the southern side it is at a much lower elevation, and falls away sharply. Properties located on the northern side of the street have panoramic views of the city and Mount Wellington, and views of North Hobart and Knocklofty are available from properties located on the southern side.

The difference in the elevation of the land has led to the construction of retaining walls along the northern side of the street. The walls, some of which are particularly detailed in design, are constructed out of brick, sandstone and concrete. Mature trees and expansive gardens are also a feature of properties located on the northern side of the street; while small cottage style front gardens predominate on the southern side.

There is an impressive mixture of architectural styles represented within this street, including a collection of highly decorated Victorian Italianate houses; several simple Federation cottage, as well as solid Inter War homes and even a Late Twentieth Century Post Modern unit complex. Houses located on the northern side of the street are situated on large allotments, most of which have frontages on both Swan Street and Elphinstone Road. In contrast, houses located on the southern side are situated on long and narrow rectangular allotments that have only one frontage. Most houses are two storeys, however there are a few that are single storey; these are mainly located at the southwestern end of the street.

There are several structures that individually possess unique landmark qualities. The Peacock Centre at 11 Swan Street (former home of W.D. Peacock) is a large Federation house with classical influences. Similarly, 3-5 Swan Street are a pair of highly ornate Victorian Italianate conjoined houses which fully address the street. Significant groups include the Swan Street Methodist Chapel and a group of six Victorian Italianate terrace houses.

Very few intrusive elements were observed within the area. There was at least one unsympathetic front fence that exceeded two metres in height; as well as a set of metal stairs winding around a small section of a beautifully detailed Italianate facade.



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- 1 Looking west along Swan Street with the foothills of Mount Wellington visible in the background. Note the mature trees on the northern side of the street which are part of several expansive gardens.
- 2 Retaining walls are an integral landscape feature of the northern side of Swan Street.
- 3 A small and simple Federation period cottage located on the southern side of Swan Street.
- 4 A pair of Victorian Italianate houses (3-5 Swan Street) which dominate the entry to the street.

14.4. Summary of Significance

Proposed Heritage Area H - Swan Street is of cultural heritage significance because:

1. The fine quality and quantity of late Victorian and Federation period houses provide evidence of the original residential nature of this area, and also exemplify the boom periods of suburban expansion.
2. Individual houses within this area that are intact representative examples of late Victorian and Federation architecture.
3. Groups of houses within this area that are impressive examples of late Victorian and Federation architecture that, as a group, make a valuable contribution to the streetscape.
4. The continuous two storey ornately decorated facades and general uniformity of form and scale in the area together with a distinctive nineteenth/early twentieth century street pattern that creates a consistent and impressive streetscape.
5. The aesthetic value of the streetscape which is enhanced by the vistas to surrounding built up areas, Mount Wellington and its foothills, and the city, created by the topography which dictates the form of the street.
6. The front and rear gardens of properties within the area, and retaining walls are important aesthetic features which reinforce the residential character of the area.
7. The two buildings that have social significance for the local and broader community because of their past and present social and religious functions include the Swan Street Methodist Chapel and the Peacock Rehabilitation Centre.



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- 5 A Post Modern style block of units that has a similar setback to other houses in the street, and is surrounded by an established garden. This structure adds diversity to the streetscape.
- 6 This is the Peacock Centre (former residence of W.D. Peacock). It is one of the largest properties within the street, and makes an impressive contribution to the streetscape.
- 7 This significant group consists of the Swan Street Methodist Church and a row of six Victorian Italianate terrace houses. This group forms part of the gateway to the street.
- 8 These metal stairs obscure part of an ornate facade. They were probably installed when the terrace house was divided into flats.



Figure 16 Proposed Heritage Area I – Yardley/Wignall Streets and Surrounds.

Source: S Jeffery, 2001.

15. PROPOSED HERITAGE AREA I – YARDLEY/WIGNALL STREETS AND SURROUNDS

15.1. Boundary

Proposed Heritage Area I is bounded by Ryde Street in the north, part of Letitia Street and the Brooker Highway in the east, Federal Street in the south; and the eastern side of Commercial Road in the west. It is adjacent to Proposed Heritage Area G (see Figure 16).

15.2. Historical Outline

There were several portions of land granted in the early years within this area. The largest of which were two grants to Thomas Yardley Lowes, who received one allotment of ten acres and another of around seven acres. Elizabeth Staples was the recipient of one acre which was located at the far eastern end of Wignall Street; John Hiddlestone was given one rood along Argyle Street near the intersection with Federal Street; and George Peacock was granted one rood and twelve perches at the intersection of Federal and Argyle Streets.⁵⁷

The 10 acre allotment granted to Lowes was subdivided by the mid nineteenth century, and Yardley and Thomas Street were created. Development was slow however, as there were only two houses in Yardley Street and two vacant allotments by 1860. By 1872, the number of houses had increased to six, four of them were owned by Joseph Hume. The situation was much the same in Thomas Street, where only a couple of houses had been constructed by this time. Development remained stagnant for the next twenty years.⁵⁸

A similar pattern of development was experienced along the northern side of Federal Street and the eastern side of Argyle Street. There were a few scattered structures by the 1860s, and the land was roughly subdivided.

It was the introduction of trams to North Hobart in the 1890s, that sparked a considerable amount of building within the area. By the 1900s, rows of speculative houses had been constructed along both sides of Yardley Street, and on the western side of Thomas Street. There was a row of three speculative houses along the northern side of Federal Street, and several larger established properties. Most of the houses in Wignall (formerly Cedric Street), Argyle and Ryde Streets were constructed c1916, when a tram line was installed along Letitia Street, and a branch line was constructed from Elizabeth Street along Federal and Thomas Streets.⁵⁹ There was also a tram terminus along Ryde Street in close proximity to the North Hobart Recreation Ground which was established in 1922.⁶⁰

As the population of North Hobart and Greater Hobart increased in the early 1900s, there was a clear need to provide a public secondary education program, which had previously only been available at a few privately run schools. In 1913, the old Trinity Hill School was transformed into a State high school, which was later shifted in 1917,⁶¹ to a newly built school located on the eastern side of Letitia Street (opposite Wignall Street), on land that was originally granted to Elizabeth Staples.

⁵⁷ *Hobart Sheet No. 4*, compiled and drawn by the Survey Office, Hobart, held by HCC.

⁵⁸ Vincent, R., 1999, *North Hobart Heritage Study*, p55.

⁵⁹ *Ibid*, p60.

⁶⁰ *Ibid*, p68.

⁶¹ *Ibid*, p62.

15.3. Character Description

The land is gently sloping, however, there are steadily rising sections in Thomas Street and Commercial Road. Streets are mostly straight and wide; however Thomas Street and Commercial Road are the narrowest of all. There are clear vistas along most streets, with Mount Wellington and its foothills providing a backdrop in the west, and the Domain in the east.

The major landscape features include street trees planted at varying intervals along footpaths, and in the case of Ryde Street, down the centre of the road. There are mature trees along one part of Letitia Street, most of which are associated with the former Hobart High School. There are cottage style front gardens throughout the area. In sections of Thomas and Yardley Streets, however, front gardens are notably absent due to the positioning of houses hard against the street-edge.

The predominant forms of architecture are late Victorian and Federation period ‘decorated’ cottages that are either symmetrical or asymmetrical (with a bay window to the street front) in plan. Houses are constructed mostly out of brick or timber, however some of the earlier houses are of sandstone construction. Most houses have hipped roofs that are clad with corrugated iron. They are commonly detached and single storey, however, there are several groups of conjoined houses. Allotments are rectangular, have a narrow street frontage, and are positioned at right angles to the street. The average setback of houses from the footpath is two metres. Fences are mostly between one and one and a half metres high and are constructed from timber pickets, wire and brick.

Individual structures that possess significant landmark qualities include the former Hobart High School located along Letitia Street at the intersection with Wignall Street; two storey Federation/Inter War period corner shops located at 44 Ryde Street and 342-344 Argyle Street; several large houses along Federal Street, including numbers 67-69, and 77; and an interesting red brick office building with some Federation Romanesque style elements located at the corner of Federal and Elizabeth Streets. Important groups include the Federation/Inter War cottages at 4-12 Yardley Street, the late Victorian/Federation ‘decorated’ cottages at 21-31 Yardley Street, 8-12 Thomas Street, and 5-11 Yardley Street.

Intrusions include unsympathetic infill to verandahs and porches, some intrusive garages and fences. There are several c1970/c1980 infill houses that are insensitive in their design; and there are numerous warehouses/garages that have a negative impact on the streetscape.



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- 1 Looking west along Ryde Street from the intersection with Letitia Street. Note the corner shop, tree plantings down the middle and along the side of the street. Knocklofty is in the background.
- 2 Front gardens are a prominent landscape feature throughout this area.
- 3 Federation speculative houses, 8-12 Thomas Street, are notable because of their uniformity and because they are built hard against the street-edge, so much so that there is no room for a front garden.
- 4 Federation/Inter War speculative houses at 4-12 Yardley Street, contribute to the overall consistency of the streetscape.

15.4. Summary of Significance

Proposed Heritage Area I - Yardley/Wignall Streets and Surrounds is of cultural heritage significance because:

1. The fine quality and quantity of late Victorian and Federation period houses provide evidence of the original residential nature of this area, and also exemplify the boom periods of suburban expansion within North Hobart; which occurred most often with the introduction of trams services to the area.
2. Individual houses within this area that are intact representative examples of late Victorian and Federation architecture.
3. The continuous single-storey mainly painted weatherboard facades, general uniformity of form and scale in the area together with a distinctive nineteenth/early twentieth century subdivision pattern that create a consistent and impressive streetscape.
4. The aesthetic value of the streetscape that is enhanced by the vistas to surrounding built up areas, Mount Wellington and its foothills, and the Domain, created by the topography and form of the streets.
5. The front gardens of properties within the area, scattered street trees, that together form 'green strips' are important aesthetic features which reinforce the residential character of the area.
6. The small number of largely intact corner shops reflect a much wider commercial network which developed in times of suburban expansion; namely in the late nineteenth/early twentieth centuries.
7. The former Hobart High School has social significance for the local and broader community primarily due to its past function as a secondary education facility.



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- 5 The former Hobart High School (which is now a funeral home) is an impressive Federation Free style building, which has considerable landmark qualities.
- 6 A row of cottages along Ryde Street that are asymmetrical in plan. All have low front fences mostly constructed from timber pickets.
- 7 This fence obscures the house from view, and in so doing, detracts from the mostly intact late nineteenth/early twentieth century streetscape.
- 8 Warehousing has a strong presence within the area.

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**APPENDIX 1 NORTH HOBART HERITAGE STUDY 1999 - PROPOSED
NEW HERITAGE AREAS**

North Hobart Heritage Study



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December 1999

Cover Photo North Hobart Post Office c.1940s> the building was originally constructed in 1913.
(Photo Tasmanian Museum and Art Gallery Collection)

OPEN SPACE

Recommendation: Open space should be provided at the front and rear of each building.

Recommendation: *The private open space should be in the rear yard.*

MINIMUM SIZE OF LOTS

Traditional subdivision allotments vary considerably from 400-500 to 800-1000 m².

It is assumed that the rationale for the sizes varies depending on the Regulation for development in the periods of development.

Recommendation: *The traditional subdivision and allotment size should be preserved as contributing to the character of the Suburb.*

FRONT FENCES

The characteristics of the North Hobart precincts are that fences heights are generally less than 1000mm. This results in the streetscape encompassing from the front facade of one side of the street to the front facade of the opposite side of the street. Buildings are generally set back with very small front gardens or they are adjacent to the street.

This produces a sense of enclosure and compactness as well as a tightly packed sense of buildings being cheek by jowl with each other. This should not be lost by the intrusion of high walls.

If noise is considered to be the problem then advice should be provided on the relative advantages of double glazing and increasing the thickness of glass, to reduce the transmission of sound.

Recommendation. *The height of front fences should be restricted to below 950mm.*

PROPOSED NEW HERITAGE AREAS

As a result of the review of individual listing and the existing heritage areas these new heritage areas are proposed to encompass many of the listings proposed to be added to the Register of places.

Recommendation. *The heritage areas in North Hobart should be increased and extended to encompass the areas enclosed on the following five maps.*

