

## Abermere

5-7 Abermere Avenue

Mount Stuart

Type: Habitation

Feature Type:

Use: Habitation

Archit. Style: Federation Italianate

Walls: Brick

Roof: Corrugated iron

Floors: 1

Integrity: Extended

Attic: ☐

Basement: ☐

Date: c1895

Visual Relationships: Located on a large block on top of the hill with expansive views to the north, east and south. Subdivision of the former very large property in the mid to late twentieth century has led to the house being largely obscured.

Historical Relationship: Built by Deputy Sheriff, Hector Ross in the late nineteenth century as one of a number of substantial residences on the higher parts of Elphinstone Road. Most of these properties were later subdivided in the mid to late twentieth century leaving the main residences on smaller although still substantial allotments. The residences were mostly erected by prominent figures in Hobart. The property was subdivided in the post war years and the house acquired by the state government for residential purposes. Prior to this Abermere occupied a substantial acreage and was used for the annual Mount Stuart Fair. A nearby paddock was fenced to hold deer.

Description: A very fine large single storey brick residence with a complex colorbond roof which appears to be in its original form except for the enclosed end of the verandah and the probable addition of the garage. The house has projecting bays to the frontage, eaves supported by an elaborate dentil course and dressed stone lintels and sills to timber double hung sash windows.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Abermere is of outstanding cultural heritage significance as it demonstrates the development of Mount Stuart as a prestige residential area in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Abermere is of cultural heritage significance as it is a fine example of a substantial Federation Italianate residence.

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

Abermere is of cultural heritage significance for its associations with the Deputy Sheriff of Tasmania, Hector Ross.

**House****2a**      **Altna-Craig Avenue****Mount Stuart**Type:      *Habitation*Feature Type:      *House; Mature Trees*Use:      *Habitation*Archit. Style:      *Federation Arts and Crafts*Walls:      *Brick*Roof:      *Tile*

Floors:      2

Integrity:      *Largely Intact*Attic:      ☒      Basement:      ☐Date:      *c1915*

Visual Relationships:      *The house is located behind a high paling fence and addresses Augusta Road rather than Altna-Craig Avenue. Subdivision of the allotment in front has resulted in severe compromise of the house's setting.*

Historical Relationship:      *The house appears to have been built in the 1910s on Cleburne's original grant. It originally addressed Augusta Road.*

Description:      *A two storey roughcast rendered house with steep pitched tiled roof with several gabled sections. There are wide overhanging eaves, diamond paned timber casement windows, a dormer, dentil string course and terracotta pots on brick chimneys. A front facing gable surmounts a large bay window and a porch is supported by masonry columns. A row of mature Bhutan cypresses (*Cupressus torulosa*) lines the boundary immediately in front of the house.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*The house is of local cultural heritage significance as it demonstrates the development of Mount Stuart as a prestige residential area in the first decades of the twentieth century.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*The house is of cultural heritage significance as it is a fine example of a Federation Arts and Crafts residence.*

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

**Magpie Manor****4 Auvergne Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House; Garden; Mature Cypress*Use: *Habitation*Archit. Style: *Federation Arts and Crafts*Walls: *Brick*Roof: *Corrugated Iron*Floors: *2*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1916*

Visual Relationships: *A substantial house in a large mature garden but largely hidden from the street by a large cypress hedge.*

Historical Relationship: *Magpie Manor was built for G.E. Salter in c1916 after subdivision of the original William Bunster estate.*

Description: *A substantial fine two storey brick residence on a stone base and with a corrugated iron roof with hipped and gabled sections. It features a large gabled section over the front door with a porch at the ground level and a room above. There are timber double hung sash windows, terracotta chimney pots, an extensive garden, a gable roof garage and a mature Bhutan cypress on the street frontage.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Magpie Manor is of cultural heritage significance as it demonstrates the development of Mount Stuart as a prestige residential area in the first decades of the twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*Magpie Manor is of cultural heritage significance as it is a fine example of a Federation Arts and Crafts residence.*

**(e)-Creative / Technical:****(f)-Community:**

*Magpie Manor is of cultural heritage significance as it is an integral element in an important heritage precinct.*

**(g)-Association:**

**House****5 Auvergne Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Italianate*Walls: *Brick*Roof: *Corrugated iron*Floors: *1.5*Integrity: *Extended with porch at the front and large skillion roofed extension to the rear.*Attic: ☐Basement: ☐Date: *c1916*

Visual Relationships: *A large residence located high on the hill, the house is obscured from Auvergne Avenue by the house built on the subdivided property in front. The house enjoys expansive views to the north.*

Historical Relationship: *The house was built in c1916 for John Hudson, the Inspector of Mines. It reflects early twentieth century development of the neighbourhood as a prestige suburb..*

Description: *A substantial two storey brick residence with a corrugated iron roof with hipped and gabled sections and a rendered upper level. There are gables to the north and east, a two storey bay to the north with double hung sash windows and a enclosed upper level verandah.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*The house is of cultural heritage significance as it demonstrates the development of lower Mount Stuart as a prestige residential area in the early twentieth century.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

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

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



**House****6 Auvergne Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House; Cypress hedge;*Use: *Habitation*Archit. Style: *Federation Italianate*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1.5*Integrity: *Altered*Attic: ☒Basement: ☐Date: *c1916*

Visual Relationships: *The house is set below the street on a corner site and behind a substantial mature cypress hedge. Due to the prominent hedge the house has very little street presence.*

Historical Relationship: *The house was built for A.J. Jillett in c1916 after Auvergne Avenue was subdivided from the Bunster grant in stages between 1901 and 1923. It reflects the development of the lower parts of Mount Stuart as a prestige suburb in the early twentieth century.*

Description: *A substantial brick Federation residence with a corrugated iron hipped and gabled roof and a large room added into the roof space, probably in the c1930s. The house has a square bay window, timber and roughcast rendered gable screen and a partially enclosed verandah. A large mature cypress hedge on the street frontage hides the house from the street.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of Mount Stuart as a prestige residential area in the first decades of the twentieth century. The hedge is of significance as it demonstrates early twentieth century gardening and landscaping practices.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The property is of cultural heritage significance as the house demonstrates the principal characteristics of a Federation Italianate residence and the hedge is representative of early twentieth century gardening and landscaping practices.*

**(e)-Creative / Technical:****(f)-Community:**

*The property is of cultural heritage significance as the hedge is an integral element in a fine heritage streetscape.*

**(g)-Association:**

## House

25	Mortimer Avenue	Mount Stuart
Type:	Trade and Exchange, Other	Feature Type: Gateposts
Use:	Habitation	Archit. Style: Not Applicable
Walls:	Sandstone	Roof: Not Applicable
Floors:	N/A	Integrity: Damaged
Attic:	<input type="checkbox"/>	Basement: <input type="checkbox"/>
		Date: c1940
Visual Relationships:	A pair of sandstone gateposts situated at the entrance to 25 Mortimer Avenue and well above the street. The southernmost gatepost is largely obscured by vegetation. Late twentieth century signage on the northern post detracts from its setting.	
Historical Relationship:	The gateposts are thought to have been acquired by Harold Sargison who owned the property in the mid twentieth century. Sargison was a noted recycler of unwanted historic material. The gateposts were acquired from the former Tasmanian Hardware Club at 53 Collins Street. The property was later subdivided by Sargison.	
Description:	A pair of fine nineteenth century dressed sandstone gateposts with plinths and moulded capping. The southern post has a faded sign on its back marking the entrance to the Tasmanian Hardware Club, while the northern post has a faded number 53. There are various slots in the posts to accommodated gates and fence railings. The posts are in poor condition and require urgent conservation.	



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The gateposts are of local cultural heritage significance as they demonstrate nineteenth century building technology and the recycling of disused historic material in a prestige suburban setting. They also refer to the now defunct Tasmanian Hardware Club.

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

The gateposts are of local cultural heritage significance as they are a fine example of substantial nineteenth century gateposts

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

#### (f)-Community:

The gateposts are of local cultural heritage significance as they make a positive contribution to a fine heritage streetscape.

#### (g)-Association:

The gateposts are of local cultural heritage significance for their association with the Tasmanian Hardware Club.

St Cloud

11	Auvergne Avenue	Mount Stuart
Type:	Habitation	Feature Type: House; Garden; Mature Cypress Trees
Use:	Habitation	Archit. Style: Federation Italianate
Walls:	Brick	Roof: Tile
Floors:	2	Integrity: Intact
Attic:	<input type="checkbox"/>	Basement: <input type="checkbox"/>
		Date: c1920
Visual Relationships:	The house is set on a large allotment stretching between Auvergne Avenue and Senator Street. The Auvergne Avenue frontage features a fine garden with a prominent row of mature Bhutan cypresses ( <i>Cupressus torulosa</i> ) on the street boundary obscuring the house from the street.	
Historical Relationship:	Originally called St Cloud the house was built for Charles Chepmill in c1920 after Auvergne Avenue was subdivided from the Bunster grant in stages between 1901 and 1923. It reflects the development of the lower parts of Mount Stuart as a prestige suburb in the early twentieth century.	
Description:	A large two storey brick residence with a tile hipped roof with gabled sections. It as a two storey bay, terracotta roof ornamentation, roughcast elements, porthole windows and gable vents. It has a fine mature garden with a row of large cypress pines along the Auvergne Avenue frontage as well as other mature trees in both the front and rear gardens.	



STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the development of Mount Stuart as a prestige residential area in the first decades of the twentieth century. The cypresses are of significance as they demonstrate early twentieth century gardening and landscaping practices.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it is a fine example of a substantial Federation Italianate house.

(e)-Creative / Technical:

(f)-Community:

The property is of cultural heritage significance as the house and gardens are an integral element in an important heritage precinct.

(g)-Association:

**Warra-Ne****17 Auvergne Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Bungalow*Walls: *Roughcast rendered*Roof: *Tile*Floors: *1*Integrity: *Largely Intact*Attic: ☐Basement: ☐Date: *c1921*

Visual Relationships: *Set above the street on a large allotment with a late twentieth century garden, the house is a prominent presence in the streetscape.*

Historical Relationship: *Originally called Warra-Ne the house was built in c1921 for Jack Keneally after Auvergne Avenue was subdivided from the Bunster grant in stages between 1901 and 1923. It reflects the development of the lower parts of Mount Stuart as a prestige suburb in the early twentieth century.*

Description: *A single storey roughcast house on a stone base with a hipped tile roof with a gable to the street frontage. The roof features terracotta finials. There is a partially enclosed return verandah with timber posts on masonry piers, timber casement windows, a bay and a modern stone retaining wall on the street boundary.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of local cultural heritage significance as it demonstrates the development of Mount Stuart as a prestige residential area in the first decades of the twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of local cultural heritage significance as it is a good example of a Federation bungalow.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is an integral element in an important heritage streetscape.*

**(g)-Association:**



**Bellevue****6 Darling Parade****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Inter-War Functionalist*Walls: *Brick*Roof: *Parapeted flat roof*Floors: *2*Integrity: *Intact*Attic: ☐Basement: ☐Date: *1940*

Visual Relationships: *A dominant two storey building on a prominent corner. The house is best seen from a distance as it is partially obscured close up by a high brick fence and a mature postwar garden.*

Historical Relationship: *The house is located on Friend's original grant and later made up part of Dr Harry Benjafield's extensive Mount Stuart orchard. The orchard was subdivided and offered for sale by Co-Operative Estates in 1918 although most allotments were not built on for many years.*

Description: *A two storey brick house with strong horizontal lines, a parapeted flat roof, metal framed corner windows, a large ground level round bay and a concrete awning over the door.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*Bellevue is of local cultural heritage significance as it demonstrates the mid twentieth century suburban development of the former Benjafield orchards and the evolution of domestic architecture in Tasmania.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*Bellevue is of local cultural heritage significance as it is a good example of an Inter War Functionalist building.*

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

## Cottage

4 Doyle Avenue

Mount Stuart

Type: Habitation

Feature Type: House

Use: Habitation

Archit. Style: Federation Arts and Crafts

Walls: Roughcast

Roof: Corrugated Iron

Floors: 1

Integrity: Intact

Attic: ☐

Basement: ☐

Date: c1917

Visual Relationships: The cottage is set above the road with a bare garden in front.

Historical Relationship: The cottage appears to be one of the first dwellings built in the Co-Operative Estates subdivision of the Benjafield orchard. The first resident in the house was Edward Allen in c1917.

Description: A modest roughcast cottage with a corrugated iron gabled roof, a skillion section to the rear and a small porch over the front door with timber posts on masonry piers.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The cottage is of local cultural heritage significance as it demonstrates the initial evolution of the former Benjafield orchards from urban fringe agricultural to suburban residential land.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The cottage is of local cultural heritage significance as it is a good example of a modest Federation Arts and Crafts cottage.

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

**Ormley****14 Elphinstone Road****Mount Stuart**Type: *Residential, Habitation*Feature Type: *House; Garden*Use: *Residential, Habitation*Archit. Style: *Federation Queen Anne*Walls: *Brick*Roof: *Corrugated Iron*Floors: *2*Integrity: *Largely intact*Attic: ☒Basement: ☐Date: *c1899*

Visual Relationships:

*A dominant building on a very prominent corner site with commanding views down Elphinstone Road and to the city and river beyond. The house is partially hidden by tall mature hedges on both street frontages but retains a dominant presence in the streetscape.*

Historical Relationship:

*Built by Thomas Spencer in c1899 on a grant originally made to Janet McTavish in c1824 and subdivided by Henry Cane in 1894.*

Description:

*A substantial two storey brick residence on a stone base with a hipped corrugated iron roof featuring dormer windows to both street frontages and the rear. Some of the rear dormers were added during extensions in the 1990s. The house features timber double hung sash windows, stone lintels, corbelled brick chimneys, a dominant corner dormer with balcony, and a corner verandah on the ground level with timber posts, railings and frieze. There is a leaded top light to the front door. The residence is located in a mature garden with a tall hedge on the Mount Stuart Road frontage and a high modern picket fence on the Elphinstone Road frontage. There is a modern carport, also located on the Elphinstone Road frontage.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*Ormley is of outstanding cultural heritage significance as it demonstrates the development of Elphinstone Road as a prestige residential area in the early twentieth century.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*Ormley is of cultural heritage significance as it is an outstanding example of a substantial Federation Queen Ann residence.*

(e)-Creative / Technical:

(f)-Community:

*Ormley is of cultural heritage significance as it is a landmark building and a dominant and integral element in an outstanding heritage streetscape.*

(g)-Association:

**Linenah****16 Elphinstone Road****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Queen Anne*Walls: *Brick*Roof: *Corrugated iron*Floors: *1*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1900*

Visual Relationships: *Linenah is set close to and slightly above the street but is partially obscured by a tall paling fence. It has a mature mid to late twentieth century garden.*

Historical Relationship: *Originally called Linenah the house was built in c1900 on Edward Swan's original grant (the grant cut through the front garden of the property. Swan's grant was subdivided by Henry Cane in 1894 to provide a residential area for Hobart's wealthier citizens.*

Description: *A substantial brick residence with a complex hipped and gabled corrugated iron roof. There are gables with timber scallops and screens to two frontages, a verandah with timber posts, brackets and frieze, tall corbelled brick chimneys and stone lintels and sills to casement windows, some of which have leaded panes.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*Linenah is of cultural heritage significance as it demonstrates the development of Elphinstone Road as a prestige residential area in the early twentieth century.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*Linenah is of cultural heritage significance as it is a good example of a Federation Queen Ann residence.*

(e)-Creative / Technical:

(f)-Community:

*The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.*

(g)-Association:



## Tralee

18 Elphinstone Road

Mount Stuart

Type: Habitation

Feature Type: House

Use: Habitation

Archit. Style: Federation Georgian

Walls: Weatherboard

Roof: Corrugated Iron

Floors: 1

Integrity: Intact

Attic: ☐

Basement: ☐

Date: c1905

Visual Relationships: Tralee is sited close to and slightly above the road and is a strong element in the streetscape. It has a low concrete retaining wall with a late twentieth century garden on the street frontage.

Historical Relationship: Originally called Tralee the house was built in the late nineteenth/early twentieth century on Edward Swan's original grant. The grant was subdivided by Henry Cane in 1894.

Description: A fine example of a modest yet well detailed weatherboard cottage. Tralee has a corrugated iron hipped roof, a bull nosed verandah with timber posts, cast iron brackets and frieze and timber and iron railing. Although basically Georgian in form its front door is not symmetrically located in the façade. It features tall corbelled brick chimneys and timber double hung sash windows.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Tralee is of cultural heritage significance as it demonstrates the suburban development of Elphinstone Road in the late nineteenth/early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Tralee is of cultural heritage significance as it is a good example of a modest yet well detailed Federation Georgian cottage.

(e)-Creative / Technical:

(f)-Community:

Tralee is of cultural heritage significance as it is an important element in an outstanding heritage streetscape.

(g)-Association:

**House****20 Elphinstone Road****Mount Stuart**Type: *Habitation*Feature Type: *House; Garden*Use: *Habitation*Archit. Style: *Federation Queen Anne*Walls: *Weatherboard*Roof: *Corrugated Iron*Floors: *1*Integrity: *Intact*Attic: ☐ Basement: ☐Date: *c1896*

Visual Relationships: *Located on a large allotment well above the road with sweeping views to the north and the city and river beyond. The house is set in extensive mature gardens and has a modern iron palisade fence and recently paved concrete circular driveway.*

Historical Relationship: *The house was built by architect, Thomas Searell in c1896 on land originally granted to Edward Swan and later subdivided by Henry Cane in 1894 to provide housing for Hobart's wealthier citizens. The house is locally thought to have been built using material recycled from the exhibition buildings for the Tasmanian International Exhibition held at Macquarie Point in 1894-95. Searell had been employed by the Tasmanian Government to design the exhibition buildings.*

Description: *A fine and substantial single storey weatherboard house on a stone base with a complex corrugated iron hipped roof. The house features rounded and square bays, a return verandah with timber posts, railings and brackets, tall brick chimneys, timber and casement double hung sash windows and leaded top and side lights to the front door.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of outstanding cultural heritage significance as it demonstrates the development of Elphinstone Road as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is a fine example of a substantial Federation Queen Ann residence.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is a landmark building and a dominant and integral element in an outstanding heritage streetscape.*

**(g)-Association:**

*The house is of cultural heritage significance for its associations with architect, Thomas Searell.*

**Oskaloosa****22 Elphinstone Road****Mount Stuart**Type: *Habitation*Feature Type: *House; Mature exotic trees*Use: *Habitation*Archit. Style: *Federation Queen Anne*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1*Integrity: *Largely Intact*Attic: ☐Basement: ☐Date: *c1900*

Visual Relationships: *Oskaloosa is sited well above the road on a very large allotment and in an open garden setting with some mature pines and sweeping lawns. It has sweeping views to the city and river beyond.*

Historical Relationship: *The house (originally called Oskaloosa) was built by Hobart businessman, Henry Cane after 1894 on Edward Swan's original grant. Cane subdivided numerous large allotments in Elphinstone and Mount Stuart Roads for residential development for Hobart's wealthier citizens after acquiring the land in 1892.*

Description: *A fine and substantial single storey brick residence on a stone base and with a corrugated iron hipped roof. The house has square, faceted and rounded bays with a large partially enclosed return verandah which features ornate rounded timber posts and brackets. Eyelid roofs over the bays have ornate timber brackets while there are tall ornate brick chimneys. The front door has leaded top and side lights.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Oskaloosa is of outstanding cultural heritage significance as it demonstrates the development of Elphinstone Road as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*Oskaloosa is of cultural heritage significance as it is a fine example of a substantial Federation Queen Ann residence.*

**(e)-Creative / Technical:****(f)-Community:**

*Oskaloosa is of cultural heritage significance as it is a landmark building and a dominant and integral element in an outstanding heritage streetscape.*

**(g)-Association:**

*Oskaloosa is of cultural heritage significance for its associations with prominent Hobart businessman, Henry Cane*

## Boundary Stone

### Outside 25 Elphinstone Road

### Mount Stuart

Type:	Town Boundary	Feature Type:	Boundary Stone
Use:	Town Boundary	Archit. Style:	Not Applicable
Walls:	Not Applicable	Roof:	Not Applicable
Floors:	N/A	Integrity:	Intact
Attic:	<input type="checkbox"/>	Basement:	<input type="checkbox"/>
		Date:	1857
Visual Relationships:	The boundary stone is set on a bitumen footpath adjacent to the property boundary near the corner Elphinstone Road and Mortimer Avenue.		
Historical Relationship:	The boundary stone marked the boundary of the City of Hobart in 1857.		
Description:	A hand hewn sandstone block of milepost size on the corner of Elphinstone Road and Mortimer Avenue. The squared block with rounded top is inscribed, BS - HT - 1857.		



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

The boundary stone is of outstanding cultural heritage significance as it demonstrates the city boundaries in 1857 and the methods used to mark town boundaries.

#### (b)-Rarity:

The boundary stone is of outstanding cultural heritage significance as it is a rare surviving mid nineteenth century town boundary marker..

#### (c)-Research Potential:

#### (d)-Representative of:

The boundary stone is of outstanding cultural heritage significance as it is one of several 1857 boundary markers extant in Hobart and demonstrates the principal characteristics of these markers.

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

#### (f)-Community:

#### (g)-Association:



**Maidstone****26 Elphinstone Road****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Queen Anne*Walls: *Brick*Roof: *Tile*Floors: *1*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1900*

Visual Relationships:

*Maidstone is set on a very large allotment on top of a rise and well away from the road. Its distance from the road ensures that it has very little street presence. It has sweeping views over the city and river beyond. The house is located in a modern garden with a very open setting.*

Historical Relationship:

*The house (originally called Maidstone) was built in c1900 by E.T. Tinning on land originally granted to Edward Swan and subdivided by Henry Cane in 1894. This subdivision heralded the development of the higher reaches of Elphinstone Road as a popular residential area for Hobart's wealthier citizens.*

Description:

*A fine substantial single storey brick residence on a stone base with a complex tiled hipped roof. The house features tall corbelled brick chimneys, bay windows, a large verandah with timber posts and brackets and timber double hung sash windows with stone lintels and sills.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*Maidstone is of outstanding cultural heritage significance as it demonstrates the development of Elphinstone Road as a prestige residential area in the late nineteenth/early twentieth century.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*Maidstone is of cultural heritage significance as it is a fine example of a substantial Federation Queen Ann residence.*

(e)-Creative / Technical:

(f)-Community:

*Maidstone is of cultural heritage significance as it is a landmark building and an integral element in an outstanding heritage area.*

(g)-Association:

**Kippenross****28 Elphinstone Road****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Queen Anne*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1*Integrity: *Largely Intact*Attic: ☐ Basement: ☐Date: *c1900*

Visual Relationships: *Sited on a large allotment above the street the house is a dominant landmark in the middle section of Elphinstone Road. It has a postwar brick fence and a modern garden.*

Historical Relationship: *The house, originally known as Millicent, is situated on Edward Swan's grant which was later acquired by Henry Cane and subdivided into large allotments for wealthy Hobart citizens in 1894. By 1900 it was owned by James Griffith.*

Description: *A fine substantial single storey brick Federation Queen Anne residence with a complex corrugated iron hipped roof, tall corbelled brick chimneys, a return verandah with timber posts and cast iron brackets, bay windows, stone lintels and sills and timber double hung sash windows. The house is on a stone base.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Kippenross is of outstanding cultural heritage significance as it demonstrates the development of Elphinstone Road as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*Kippenross is of cultural heritage significance as it is a fine example of a substantial Federation Queen Ann residence.*

**(e)-Creative / Technical:****(f)-Community:**

*Kippenross is of cultural heritage significance as it is a landmark building and a dominant and integral element in an outstanding heritage streetscape.*

**(g)-Association:**

**House****27 Elphinstone Road****Mount Stuart**Type: *Habitation*Feature Type: *House; Garden; Mature Trees*Use: *Habitation*Archit. Style: *Federation Bungalow*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1.5*Integrity: *Intact*Attic: ☐ Basement: ☐Date: *c1910*

Visual Relationships: *Set below the street and mostly obscured by mature exotic trees.*

Historical Relationship: *The house was built in c1910 on Thomas Stone's 1829 location. It reflects the subdivision of Elphinstone Road into prestige allotments in the early twentieth century.*

Description: *A fine one and a half storey brick Federation Bungalow with a corrugated iron roof with hipped and gabled sections. There are bay windows, scalloped timber work in the gables, a return verandah with massive roughcast masonry piers and timber railing, casement windows and a porthole window. The house also features leadlit elements to the front door. The house is set in a mature garden.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of Elphinstone Road as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is a fine example of a Federation Bungalow with a mature garden.*

**(e)-Creative / Technical:****(f)-Community:**

*The property is of cultural heritage significance as it is an integral element in an outstanding heritage streetscape.*

**(g)-Association:**

**House****33 Elphinstone Road****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Queen Anne*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1.5*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1910*

Visual Relationships:

*The house is set below the street level and has fine views to the north. Its corner turret makes it a pivotal visual element on a bend in Elphinstone Road. It has a fine picket fence on the street frontage although the street setting is compromised by a ramped concrete driveway with c1950s iron railing leading to the front door.*

Historical Relationship:

*The house was built in c1910 on land located to Thomas Stone in 1829 and granted to him in 1836.*

Description:

*A brick house with a prominent corner bay with a candle snuffer roof. The house has a hipped and gabled corrugated iron roof with a prominent gabled porch to the front door and an oriel window on the north eastern frontage. The porch features massive roughcast rendered masonry piers scalloped timber infill. The house also has roughcast rendering in its upper level, timber casement windows with leaded toplights and a tall brick chimney. It has a fine (possibly original) picket fence on the street frontage.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*The house is of local cultural heritage significance as it demonstrates the development of Elphinstone Road as a prestige residential area in the early twentieth century.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*The house is of local cultural heritage significance as it is a good example of a Federation Queen Anne house.*

(e)-Creative / Technical:

(f)-Community:

*The house is of local cultural heritage significance as it is a key visual element in the Elphinstone Road streetscape.*

(g)-Association:



## Road Terracing

### Mortimer Avenue

### Mount Stuart

Type: *Transport, Land routes*

Feature Type: *Stone Terracing*

Use: *Transport, Land routes*

Archit. Style: *Not Applicable*

Walls: *Sandstone*

Roof: *Not Applicable*

Floors: *N/A*

Integrity: *Intact*

Attic: ☐ Basement: ☐

Date: *c1915*

Visual Relationships: *Prominent stone walling to terrace the upper level of Mortimer Avenue in response to the street's steep topography. The terracing is topped with garden planting and a timber railing and features a mature blue gum (*Eucalyptus globulus*).*

Historical Relationship: *The middle section of Mortimer Avenue was probably terraced in c1915 when it was extended for subdivision for residential development. The terracing was rebuilt in 1979-80 partially using recycled stone from the Cornelian Bay Cemetery.*

Description: *A section of sandstone terracing approximately 200m long in the middle section of Mortimer Avenue. The terrace also features planted shrubs, timber posts and railings and a mature blue gum (*Eucalyptus globulus*).*



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

*The terracing is of local cultural heritage significance as it demonstrates the extension of Mortimer Avenue in concert with residential subdivision.*

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

### (e)-Creative / Technical:

*The terracing is of local cultural heritage significance as it demonstrates late nineteenth/early twentieth century street construction techniques.*

### (f)-Community:

*The terracing is of local cultural heritage significance as it is an integral element in an outstanding heritage precinct.*

### (g)-Association:

## Werndee

## 1 Mortimer Avenue

## Mount Stuart

Type:	Habitation	Feature Type:	House; Garden; Mature cypress pines
Use:	Habitation	Archit. Style:	Federation Queen Anne
Walls:	Brick	Roof:	Tile
Floors:	2	Integrity:	Extended at the rear
Attic:	<input checked="" type="checkbox"/>	Basement:	<input type="checkbox"/>
		Date:	1903

**Visual Relationships:** *Formerly a very prominent house on a 2 acre allotment, mid twentieth century subdivisions had obscured Werndee from many viewpoints. The row of Bhutan Cypress (Cupressus torulosa) are a dominant feature on the Auvergne Avenue boundary.*

**Historical Relationship:** *Located on the original Beaulieu estate, Werndee was designed by noted Tasmanian architect Alan Walker and built for Federationist and state premier Sir Elliott Lewis in 1903 by R. H. Stabb. On the death of Lady Lewis in 1941 Werndee was sold to the Old Hobartians Association and used as a hostel for boys attending Hobart High School. More recently it has returned to private ownership*

**Description:** *A very fine and substantial two storey brick residence with a complex tiled roof which includes a prominent corner tower with a tiled 'candle snuffer' roof. The house features polychromatic brickwork as a string courses, timber double hung sash windows with dressed stone lintels and sills, chimneys with terracotta pots, a large return verandah with rounded timber posts, and timber brackets, frieze and railing and a gabled entrance porch. There are post war extensions at the rear and a fine row of mature Bhutan cypresses along the Auvergne Avenue frontage believed to have been planted by the original owners. The interior features a fine blackwood staircase.*



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

*Werndee is of outstanding cultural heritage significance as it demonstrates the development of Mortimer Avenue as a prestige residential area in the early twentieth century. The cypress trees on Auvergne Avenue demonstrate early twentieth century gardening and streetscape philosophies.*

*It has further significance as it demonstrates the mid twentieth century development of urban hostels for rural students attending high school in Hobart.*

## (b)-Rarity:

## (e)-Creative / Technical:

## (f)-Community:

*Werndee is of cultural heritage significance as it is a landmark building and its cypresses are a dominant and integral element of an outstanding heritage streetscape.*

*It has further significance for many former students who lived at the hostel there while attending high school in*

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*Hobart in the mid twentieth century.*

(c)-Research Potential:

(g)-Association:

*Werndee is of cultural heritage significance for its close associations with Alan Walker, a noted Hobart architect in the early twentieth century (and founder of the seminal Tasmanian Arts and Crafts Society) and Sir Elliott Lewis, Federationist and Premier of Tasmania.*

(d)-Representative of:

*Werndee is of cultural heritage significance as it is an outstanding example of a substantial Federation Queen Ann residence.*

**House****9 Mortimer Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House; Fence*Use: *Habitation*Archit. Style: *Federation Italianate*Walls: *Brick*Roof: *Corrugated Iron*Floors: *2*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1902*

Visual Relationships: *A fine prominent house in a prominent setting with an open garden enhanced by a modern stone and iron palisade fence. The house provides a key terminating visual focus to Rupert Street, an outstanding heritage street.*

Historical Relationship: *The house was built by Ethel Howell and her husband, the prominent surveyor Alfred Basil Howell, in c1903 on land subdivided by Henry Cane off the William Bunster estate in c1901.*

Description: *A very fine two storey brick residence on a stone base and with a hipped corrugated iron roof. It features a two storey bay to the Mortimer Avenue frontage, a fine partially enclosed bullnosed verandah to both levels with paired timber posts and railing, timber double hung sash windows with rounded heads and stone sills and terracotta chimney pots. The house is set in a large late twentieth century garden with a recent fence and a garage.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of Mortimer Avenue as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is a very fine example of a substantial Federation Italianate residence.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is a prominent landmark building which is an integral element in an outstanding heritage streetscape.*

**(g)-Association:**

*The house is of cultural heritage significance for its associations with Alfred Basil Howell, a prominent employee of the Tasmanian Survey Department in the late nineteenth and early twentieth centuries.*



**Eynon**

11	Mortimer Avenue	Mount Stuart
Type:	Habitation	Feature Type: House; Garden
Use:	Habitation	Archit. Style: Federation Italianate
Walls:	Brick	Roof: Corrugated Iron
Floors:	2	Integrity: Intact
Attic:	<input type="checkbox"/>	Date: c1910
Basement:	<input type="checkbox"/>	
Visual Relationships:	A substantial house set well back from the street with a fine established garden in front. The large allotment extends between Mortimer and Auvergne Avenues.	
Historical Relationship:	Eynon was built by Tasmanian surveyor, Alfred Basil Howell in c1909 on land subdivided by Henry Cane off the William Bunster estate in c1901. Howell's wife, Ethel bought 9 Mortimer Avenue in 1902 and the Howell's lived there until Eynon was erected in c1909-10. A keen croquet player, Basil Howell put down a croquet lawn in the large front garden.	
Description:	A fine two storey brick residence with a hipped and gabled corrugated iron roof. It features a two storey gabled bay to the Mortimer Avenue frontage, verandahs to both levels with paired timber posts and railing to the upper level, roughcast rendering in the bays and gable and double hung sash windows. The house is set in a large mature garden.	

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Eynon is of cultural heritage significance as it demonstrates the development of Mortimer Avenue as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*Eynon is of cultural heritage significance as it is a fine example of a substantial Federation Italianate residence.*

**(e)-Creative / Technical:****(f)-Community:**

*Eynon is of cultural heritage significance as it is a landmark building and is an integral element in an outstanding heritage streetscape.*

**(g)-Association:**

*Eynon is of cultural heritage significance for its associations with Alfred Basil Howell, a prominent employee of the Tasmanian Survey Department in the late nineteenth and early twentieth centuries.*

**House****14 Mortimer Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House; Garden*Use: *Habitation*Archit. Style: *Federation Bungalow*Walls: *Brick*Roof: *Imitation Slate*Floors: *1.5*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1917*

Visual Relationships: *Set below the street in a large allotment the house has little street presence. It faces away from the street, addressing extensive views to the northeast and to the city and river beyond.*

Historical Relationship: *Built in c1917 after the subdivision of part of the former Beaulieu estate to form the western end of Mortimer Avenue and create a prestige residential area. The house was purchased by the Friends School in c1923 as a residence for its new principal, Ernest Unwin. Until that time school principals were accommodated in the school boarding house. The house was used by Friends as a stop gap until a more suitable residence was purchased closer to the school in c1927.*

Description: *A fine one and half storey brick Federation Bungalow with a gabled imitation tile roof. It has semi-circular gable vents, scalloped timber in the gable ends, deep overhanging eaves, bays and oriel windows, casement and double hung sash windows, a wide porch and carport. There is a mature garden with a large exotic tree.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of Mortimer Avenue as a prestige residential area in the early twentieth century. It has further significance as it was the first off campus residence for Friends School principals.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is a fine example of a Federation Bungalow.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is an integral element in an outstanding heritage precinct.*

**(g)-Association:**

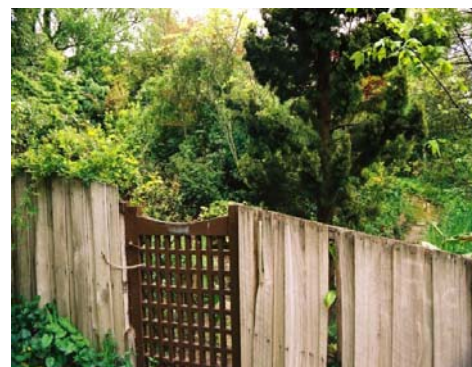
*The house is of cultural heritage significance for its association with Friends School, a prominent Hobart private school.*

**Midleton****16 Mortimer Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House; Garden*Use: *Habitation*Archit. Style: *Federation Bungalow*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1*Integrity: *Intact*Attic: ☐Basement: ☐Date: *1919*

Visual Relationships: *Midleton is set in a fine and large garden allotment. Its front address the view to the north and the city rather than the street. It is set well below the street and has little street presence*

Historical Relationship: *Midleton was built in 1919 by pharmacist Vesey Fitzgerald on an allotment subdivided from the Beaulieu estate in c1915. The property was subsequently sold to Alfred Cox of noted Hobart printers, Cox Kay. Cox subdivided the property in c1934, giving the smaller allotment at 18 Mortimer Ave to his daughter, Phyllis, on the occasion of her marriage. The two properties have a common extensive informal garden typical of the mid twentieth century and includes several Italian stones used as printing lithos. This garden arrangement without internal fences reflects the close familial relationship between early owners of the properties.*

Description: *A plain two storey brick residence with a corrugated iron hipped roof, timber windows, exposed rafters in the eaves and skillion ground floor section at the rear. It is set in a very fine established and informal garden which contains printings lithos from prominent Hobart printing firm, Cox & Kay. Midleton and the neighbouring property at 18 Mortimer Avenue share a common garden without internal fences.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Midleton is of cultural heritage significance as it demonstrates the development of Mortimer Avenue as a prestige residential area in the early twentieth century. Its outstanding garden demonstrates landscaping philosophies and practices in the first decades of the twentieth century and close familial relationships in a prominent Hobart family in the mid twentieth century. The printing lithos demonstrate now redundant printing practices and technologies.*

**(b)-Rarity:****(c)-Research Potential:****(e)-Creative / Technical:**

*Midleton is of cultural heritage significance as it has an outstanding garden demonstrating an exceptional creativity.*

**(f)-Community:****(g)-Association:**

*Midleton is of cultural heritage significance as it has close associations with prominent early twentieth century pharmacist, Vesey Fitzgerald and prominent Hobart printer, Alfred Cox.*

(d)-Representative of:

*Midleton is of cultural heritage significance as it has an outstanding garden which is typical of mid twentieth century informal Australian gardens.*



## House

21 Mortimer Avenue

Mount Stuart

Type: Habitation

Feature Type: House; Garden; Mature Tree; Hedge

Use: Habitation

Archit. Style: Federation Queen Anne

Walls: Brick

Roof: Tile

Floors: 1

Integrity: Intact

Attic: ☐Basement: ☐

Date: 1904

Visual Relationships: Located on a large allotment with an extensive mature garden the house is almost invisible from the street although the property has a strong street presence with its large mature cypress hedge.

Historical Relationship: Located on William Bunster's original grant and built by prominent Hobart retailer, Frederick Brownell in 1904. The northern end of Mortimer Avenue was subdivided from the Bunster estate in c1901.

Description: A very fine and substantial single storey brick residence with a very complex tile roof with hipped, gable and 'candle snuffer' sections. There are terracotta ridge ornaments, finials and chimney pots, a rounded corner bay with a return verandah which features timber posts and frieze. There are timber double hung sash windows with stone lintels and sills, polychromatic brickwork below the eaves and timber gable screens. The house is set in a large mature garden with a mature cypress hedge over a picket fence on the street frontage and other large mature pine trees.



## STATEMENTS OF SIGNIFICANCE

## (a)-Historical:

The house is of outstanding cultural heritage significance as it demonstrates the development of Mortimer Avenue as a prestige residential area in the early twentieth century. The garden and hedge is of outstanding heritage significance as they demonstrate early to mid twentieth century gardening and landscaping philosophies and practices.

## (b)-Rarity:

## (c)-Research Potential:

## (e)-Creative / Technical:

## (f)-Community:

The house is of cultural heritage significance as it is a landmark building and its cypress hedge is a dominant and integral element in an outstanding heritage streetscape.

## (g)-Association:

The house is of cultural heritage significance for its association with Frederick Brownell, a member of the prominent Tasmanian retailing family whose emporium was later acquired by Myer.

(d)-Representative of:

*The house is of cultural heritage significance as it is an outstanding example of a substantial Federation Queen Ann residence with a fine garden and hedge to the street.*

## House

31	Mortimer Avenue		Mount Stuart		
Type:	Habitation		Feature Type:	House	
Use:	Habitation		Archit. Style:	Federation Bungalow	
Walls:	Brick		Roof:	Corrugated Iron	
Floors:	1.5		Integrity:	Intact	
Attic:	<input type="checkbox"/>	Basement:	<input type="checkbox"/>	Date:	c1920

Visual Relationships: A prominent house set high above the road on the top side of the street. It has extensive views to the northeast and to the city and river beyond. It is an important element of the streetscape.

Historical Relationship: The house was built in the first decades of the twentieth century as Mortimer Avenue was subdivided to provide a prestige residential estate.

Description: A prominent one and a half storey brick residence with a corrugated iron gabled roof, exposed eaves, timber casement windows with diamond patterned toplights, an oriel windows, roughcast rendering in the upper walls, tall brick chimneys and with a later twentieth century garage on the street frontage.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of local cultural heritage significance as it demonstrates the development of Mortimer Avenue as a prestige residential area in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

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

(e)-Creative / Technical:

(f)-Community:

The house is of local cultural heritage significance as it is an integral element in an outstanding heritage streetscape.

(g)-Association:

**Akton**

<b>33</b>	<b>Mortimer Avenue</b>	<b>Mount Stuart</b>	
Type:	<i>Habitation</i>	Feature Type:	<i>House; Garage; Tramway</i>
Use:	<i>Habitation</i>	Archit. Style:	<i>Federation Bungalow</i>
Walls:	<i>Brick</i>	Roof:	<i>Corrugated Iron</i>
Floors:	<i>1</i>	Integrity:	<i>Intact</i>
Attic:	<input type="checkbox"/>	Basement:	<input type="checkbox"/>
		Date:	<i>c1921</i>

**Visual Relationships:** *A prominent house set high above the road on the top side of the street. It has extensive views to the northeast and to the city and river beyond. It is an important element of the streetscape. A garage at street level compromises the setting of the house but is an important historical element.*

**Historical Relationship:** *Akton was built by S.R. Adams in c1921 as Mortimer Avenue was subdivided to provide a prestige residential estate. The street level garage reflects the growing popularity of motor vehicles among wealthier Hobartians in the first decades of the twentieth century. The house had been acquired by prominent jeweller, Harold Sargison by 1925. Sargison incorporated a workshop in the property and built inclinator on both sides to facilitate the transport of heavy materials (such as firewood) to the top of his steep block.*

**Description:** *A fine brick Federation Bungalow with a hipped corrugated iron roof and featuring a large gabled porch projecting to the street. The porch features scalloped timber gable infill and skirt, diamond paned leaded casement windows, column posts on brick piers and a lattice infilled arched opening below. There are bays on both sides of the porch. The brick garage has a gabled corrugated iron roof and scalloped timber gable infill. There are substantial stone gateposts to the street pedestrian access with stone steps in the middle of narrow gauge inclinator rails. There are inclinator rails on both sides of the house. The house also features an almost intact workshop thought to date from Sargison's ownership in a shed at the rear.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Akton is of cultural heritage significance as it demonstrates the development of Mortimer Avenue as a prestige residential area in the early twentieth century. It also demonstrates the increasing popularity of motor vehicles in the first decades of the twentieth century. It demonstrates the practises of a practising and prominent jeweller and, with its inclinator, innovative technical responses to a difficult topographic situation.*

**(b)-Rarity:**

*Akton is of cultural heritage significance as the property contains remnants and evidence of a rare domestic inclinator used to transport heavy domestic material.*

**(c)-Research Potential:****(e)-Creative / Technical:****(f)-Community:**

*Akton is of cultural heritage significance as it makes an important contribution to an outstanding heritage streetscape.*

**(g)-Association:**

*Akton is of cultural heritage significance for its close*



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*association with prominent early to mid twentieth century  
Hobart jeweller, Harold Sargison.*

(d)-Representative of:

*Akton is of cultural heritage significance as it is fine example of a  
Federation Bungalow.*

## Road Terracing

### Mount Stuart Road

### Mount Stuart

Type:	Transport, Land routes	Feature Type:	Retaining wall
Use:	Transport, Land routes	Archit. Style:	Not Applicable
Walls:	Sandstone	Roof:	Not Applicable
Floors:	N/A	Integrity:	Largely Intact
Attic:	<input type="checkbox"/>	Date:	c1900
Basement:	<input type="checkbox"/>		
Visual Relationships:	Prominent stone walling to terrace the upper level of Mount Stuart Road in response to the street's steep topography.		
Historical Relationship:	The middle section of Mount Stuart Road was probably terraced in the late nineteenth/early twentieth century when the street was subdivided for residential development.		
Description:	A section of sandstone terracing approximately 400m long between Una and Mellifont Streets. The wall is crossed by two sets of sandstone steps, widened in the late 1990s, which provide pedestrian access between the upper and lower levels of the street. A late 1990s steel railing is located atop the terrace to provide a vehicle crash barrier.		



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The terracing is of local cultural heritage significance as it demonstrates the evolution of Mount Stuart Road from a semi rural road to a residential street requiring higher standards and pedestrian access.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

### (e)-Creative / Technical:

The terracing is of local cultural heritage significance as it demonstrates late nineteenth/early twentieth century street construction techniques.

### (f)-Community:

The terracing is of local cultural heritage significance as it is an integral element in an important heritage streetscape.

### (g)-Association:

**Kronye (J. W. Beattie's House)****Ia Mount Stuart Road****Mount Stuart**

Type: Residential, Habitation

Feature Type: House

Use: Residential, Habitation

Archit. Style: Victorian Italianate

Walls: Brick

Roof: Corrugated iron

Floors: 2

Integrity: Altered

Attic: ☐Basement: ☐

Date: c1900

Visual Relationships:

*Kronye is set high above the road and is partially hidden behind mature garden planting. It has expansive views to the city and river beyond. Its setting has been severely compromised with the addition of a wide concrete driveway leading to modern late twentieth century flats erected at the rear of the property. Along with other houses in Mount Stuart Road the house is a strong visual element from many parts of West Hobart and the city.*

Historical Relationship:

*Built for the prominent Tasmanian photographer, John Watt Beattie in c1900 on Edward Swan's earlier grant. The allotments on the upper side of Mount Stuart Road were subdivided by Henry Cane in 1894. Kronye is the name given to the building by its original owners.*

Description:

*Kronye is a substantial two storey brick residence with a corrugated iron hipped roof and a partially enclosed return verandah to both levels which is supported by unsympathetic mid twentieth century iron posts and railings. It has bay windows to the ground floor and leaded top and side lights to the front door as well as leaded panes in the door. The building has been altered and is located in a compromised setting.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*Kronye is of cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

*Kronye is of outstanding cultural heritage significance as it was owned and built by John Watt Beattie, Tasmania's most prominent photographer in the late nineteenth/early twentieth century. Beattie was arguably more instrumental than any other Tasmanian in the State's push for recognition as a tourist destination of great historic interest and physical beauty at the time.*

## Cnoc Tara

2	Mount Stuart Road	Mount Stuart	
Type:	Residential, Habitation	Feature Type:	House; Garden
Use:	Residential, Habitation	Archit. Style:	Federation Italianate
Walls:	Brick	Roof:	Slate
Floors:	2	Integrity:	Intact
Attic:	<input type="checkbox"/>	Basement:	<input type="checkbox"/>
		Date:	c1900

**Visual Relationships:** *Cnoc Tara is a dominant building on a very prominent corner site with commanding views down Elphinstone Road and to the city and river beyond. The house is partially hidden by an unsympathetic tall modern paling fence on both street frontages but remains a dominant presence in the streetscape. Along with other houses in Mount Stuart Road the house is a strong visual element from many parts of West Hobart and the city.*

**Historical Relationship:** *Cnoc Tara was built in c1900 for the prominent Hobart businessman, George D'Emden and was used as the Westminster Rest Home between 1936 and 1947. It is located on John Swan's original 1820s land grant.*

**Description:** *Cnoc Tara is a fine and substantial two storey brick residence with a hipped slate roof. It features prominent two bays to both Elphinstone and Mount Stuart Roads and return verandahs on both levels giving expansive views to the city and river beyond. The verandah features timber posts and cast iron frieze and railings. The house is built on a stone base and has tall partially rendered corbelled brick chimneys, rendered string courses, curve headed sash and casement windows, leadlighting in the front door and top and side lights and the name written in rendered art nouveau lettering.*



### STATEMENTS OF SIGNIFICANCE

**(a)-Historical:**

*Cnoc Tara is of outstanding cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.*

**(b)-Rarity:**

**(c)-Research Potential:**

**(d)-Representative of:**

*Cnoc Tara is of outstanding cultural heritage significance as it is a fine example of a substantial Federation Italianate residence.*

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

**(f)-Community:**

*Cnoc Tara is of cultural heritage significance as it is a landmark building and a dominant and integral element in an outstanding heritage streetscape.*

**(g)-Association:**



**Rhubarb Hill****3 Mount Stuart Road****Mount Stuart**Type: *Habitation*Feature Type: *House; Garden; Mature trees; Pickers Hut*Use: *Habitation*Archit. Style: *Victorian Georgian*Walls: *Weatherboard*Roof: *Corrugated iron*Floors: *1*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1850s*

## Visual Relationships:

*Located well back from and above the street in a mature garden setting the house has sweeping views to the city and river beyond. The house is largely hidden from the street by mature exotic trees and shrubs. Along with other houses on the upper side of Mount Stuart Road the house is a strong visual element from many parts of West Hobart and the city.*

## Historical Relationship:

*The initial cottage had been built by the 1850s on Edward Swan's original grant. A weatherboard addition was added to the front in the c1890s. The allotments on the upper side of Mount Stuart Road were subdivided by Henry Cane in 1894. The house, then known as Meriden, was owned by Mrs H.E. Hickman (of a prominent orcharding family) in 1901.*

## Description:

*A small weatherboard cottage with a corrugated iron hipped roof and a bullnosed verandah to the front with timber posts and railings and cast iron brackets. It has a four panel door with top and side lights and timber double hung sash windows. The earlier section of the house is at the rear as is a timber former pickers' hut. The house is fronted by a sympathetic picket fence with wooden gates.*

**STATEMENTS OF SIGNIFICANCE**

## (a)-Historical:

*The cottage is of cultural heritage significance as it demonstrates the nineteenth century rural economy of the area and its growing suburbanisation from the 1890s.*

## (b)-Rarity:

*The cottage is of cultural heritage significance as its c1850s section is a rare surviving mid nineteenth century dwelling. Similarly the pickers hut is a rare surviving feature of the orcharding industry which dominated Mount Stuart in the late nineteenth century.*

## (c)-Research Potential:

*Rhubarb Hill is of cultural heritage significance as it has the potential to yield important archaeological information that has the potential to contribute to a greater understanding of domestic and semi-rural economies in the mid nineteenth century.*

## (e)-Creative / Technical:

## (f)-Community:

*Rhubarb Hill is of cultural heritage significance as it is an important element in the late nineteenth/early twentieth century streetscape of the upper side of Mount Stuart Road.*

## (g)-Association:

(d)-Representative of:

*Rhubarb Hill is of cultural heritage significance as it is a good example of modest mid nineteenth century and Victorian farmhouse.*

## Culverden

4 Mount Stuart Road

Mount Stuart

Type: Habitation

Feature Type: House; Garden

Use: Habitation

Archit. Style: Federation Italianate

Walls: Brick

Roof: Corrugated iron

Floors: 2

Integrity: Largely intact

Attic: ☐Basement: ☐

Date: c1900

Visual Relationships:

A substantial two storey brick residence located on a large allotment and with expansive views to the city and river beyond located close to the street frontage. Its main public face is to the east and south, that is to the views rather than to the street. Along with other houses on the upper side of Mount Stuart Road the house is a strong visual element from many parts of West Hobart and the city.

Historical Relationship:

Culverden was built in c1900 for H.T Gould & Co employee, Michael Mason on John Swan's original grant.

Description:

A substantial two storey brick residence on a stone base and with a corrugated iron hipped roof. It has tall partially rendered corbelled brick chimneys with glazed chimney pots, timber double hung sash windows with stone lintels, a return verandah at the ground floor level with timber posts and cast iron brackets, a ground floor bay, a two storey square tower on the north eastern face and an added glass roofed conservatory to the south. There is also a modern brick garage set in the extensive mature gardens.



## STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Culverden is of outstanding cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the late nineteenth and early twentieth centuries.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Culverden is of outstanding cultural heritage significance as it is a fine example of a substantial Federation Italianate residence.

(e)-Creative / Technical:

(f)-Community:

Culverden is of cultural heritage significance as it is a landmark building and a dominant and integral element in an outstanding heritage streetscape.

(g)-Association:

**House****5 Mount Stuart Road****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Italianate*Walls: *Weatherboard*Roof: *Corrugated Iron*Floors: *1*Integrity: *Largely Intact*Attic: ☐Basement: ☐Date: *c1895*

**Visual Relationships:** *Located above the road on a large allotment with sweeping views of the Derwent and city. There is a modern fence to the street and a mature garden which partially obscures the house. Along with other houses on the upper side of Mount Stuart Road the house is a strong visual element from many parts of West Hobart and the city.*

**Historical Relationship:** *Originally called Belmont the house was built by architect Thomas Searell on land originally granted to Edward Swan's grant and subdivided by Henry Cane in 1894. Searell was employed by the Tasmanian Government to design the exhibition buildings for the Tasmanian International Exhibition held on Macquarie Point in 1894-95. He also designed several prominent buildings in Melbourne.*

**Description:** *A substantial single storey weatherboard house on a stone base and with a corrugated iron roof with hipped sections, a partially enclosed return verandah, a square bay, a rounded corner bay and timber casement and double hung sash windows. The house is set in a large mature garden and has a recently constructed timber fence to the street.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is a good example of a Federation Italianate residence.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.*

**(g)-Association:**

*The house is of cultural heritage significance for its close associations with prominent architect Thomas Searell.*



**Ovalau**7 **Mount Stuart Road****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Residential, Other*Archit. Style: *Federation Italianate*Walls: *Brick*Roof: *Tile*Floors: *1.5*Integrity: *Extended*Attic: ☒Basement: ☐Date: *c1900*

Visual Relationships: *The house is in a dominant location set above the street in a large garden. Its setting, however, has been compromised by the addition of a large concrete carparking apron in front and a brick garage on the street frontage.*

Historical Relationship: *The house was built in c1900 for William Cane a prominent Hobart businessman. It was built on Edward Swan's original grant. The allotments on the upper side of Mount Stuart Road were subdivided by Henry Cane in 1894. The house is currently used for community housing.*

Description: *A fine brick residence on a stone base with a tiled hipped roof, a partially enclosed return verandah featuring rounded timber posts and cast iron frieze and c1950s mesh railings, tall brick chimneys, bays and dormer windows. There are unsympathetic additions at the rear of the building.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Ovalau is of cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*Ovalau is of cultural heritage significance as it is a fine example of a Federation Italianate.*

**(e)-Creative / Technical:****(f)-Community:**

*Ovalau is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.*

**(g)-Association:**

**Emohruo****9 Mount Stuart Road****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Italianate*Walls: *Brick*Roof: *Corrugated iron*Floors: *1*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1910*

Visual Relationships: *Sited in a prominent location above the street with sweeping views to the city and river beyond and highly visible from West Hobart and the city. The setting is compromised by a wide concrete driveway beside the house and an unsympathetic garden.*

Historical Relationship: *Built on Edward Swan's original grant for Jonathon Paton by 1910, the house reflects the development of the upper side of Mt Stuart Road as a residential area for Hobart's upper middle class in the early twentieth century. The allotments on the upper side of Mount Stuart Road were subdivided by Henry Cane in 1894. The house was initially known as Emohruo.*

Description: *A single storey brick residence on a stone base with a corrugated iron roof with hipped sections and bays to two frontages. A return verandah between the bays features timber posts and cast iron railings and brackets. There are eave brackets, stone lintels and sills to timber double hung sash windows and tall corbelled brick chimneys. The house has a substantial 2002 extension in a late twentieth century late modernist style at the rear.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is a well-detailed example of a Federation Italianate residence.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.*

**(g)-Association:**

**House**

<b>13</b>	<b>Mount Stuart Road</b>	<b>Mount Stuart</b>	
Type:	<i>Habitation</i>	Feature Type:	<i>House</i>
Use:	<i>Habitation</i>	Archit. Style:	<i>Federation Bungalow</i>
Walls:	<i>Brick</i>	Roof:	<i>Tile</i>
Floors:	<i>1</i>	Integrity:	<i>Intact</i>
Attic:	<input type="checkbox"/>	Date:	<i>1913</i>
	Basement:	<input type="checkbox"/>	

**Visual Relationships:** *Sited in a prominent location above the street with sweeping views to the city and river beyond and highly visible from West Hobart and the city. There is a late twentieth century garden in front and a pre World War 2 stone garage on the street frontage.*

**Historical Relationship:** *Built for Mr P. Davidson in 1913 on Edward Swan's original grant, the house reflects the development of the upper side of Mt Stuart Road as a residential area for Hobart's upper middle class in the early twentieth century. The allotments on the upper side of Mount Stuart Road were subdivided by Henry Cane in 1894.*

**Description:** *A fine single storey brick bungalow with a corrugated iron gabled roof. It features large street facing gables, one with scalloped timber infill, gable brackets, multi-paned lead windows with a round headed window to the street.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is a good example of a Federation Bungalow.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.*

**(g)-Association:**

**Beaulieu Right of Way & Carriageway****adj 18 Mortimer Avenue****Mount Stuart**Type: *Transport, Land routes*Feature Type: *Path*Use: *Transport, Land routes*Archit. Style: *Federation Domestic*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1915*

Visual Relationships: *The pedestrian right of way adjacent to 18 Mortimer Avenue has little street presence and is overgrown with arching vegetation from the adjacent property providing a romantic ambience. It leads to Elizabeth Street and a grassed carriageway behind 16 Mortimer Avenue which in turn leads to a narrow and overgrown pedestrian lane to the back of Beaulieu.*

Historical Relationship: *The laneways and carriageway were created with the subdivision of the Beaulieu estate in c1915.*

Description: *An unsealed pedestrian right of way adjacent to 18 Mortimer Avenue is bordered by neighbouring property fences and is overgrown with arching vegetation from the adjacent property providing a romantic ambience. It leads to Elizabeth Street. A grassed carriageway behind 16 Mortimer Avenue in turn leads to a narrow and overgrown pedestrian lane to the rear of Beaulieu.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*The laneway and carriageway are of local cultural heritage significance as they demonstrate localised subdivision patterns unique to the Beaulieu estate and historic access routes to residents within and beyond the subdivision.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

(e)-Creative / Technical:

(f)-Community:

(g)-Association:



# House

25	Mount Stuart Road	Mount Stuart	
Type:	Habitation	Feature Type:	House
Use:	Habitation	Archit. Style:	Federation Bungalow
Walls:	Brick	Roof:	Marseilles Tiles
Floors:	1	Integrity:	Largely intact
Attic:	<input type="checkbox"/>	Basement:	<input type="checkbox"/>
		Date:	1913
Visual Relationships:	Sited in a prominent location above the street with sweeping views to the city and river beyond and highly visible from West Hobart and the city. There is a late twentieth century garden in front and a mid twentieth century garage on the street frontage. The house was built as a one of a pigeon pair with 27 Mount Stuart Road and forms a strong visual statement with it.		
Historical Relationship:	Built as one of a 'pigeon pair' in 1913 for Mr H.E. Parkinson on Edward Swan's original grant. The allotments on the upper side of Mount Stuart Road were subdivided by Henry Cane in 1894.		
Description:	A fine single storey brick Federation Bungalow on a stone base and with a half gabled tiled roof with a prominent street facing gable. There is a return verandah with a porthole window and paired timber posts on stone piers, a timber railing. There is scalloped timber work in the gable, a gable vent in the half gable, terracotta finials and tall brick chimneys. A large picture window in a street facing square bay has been reglazed in the late twentieth century as a picture window. Internally the house has pressed metal ceilings.		



## STATEMENTS OF SIGNIFICANCE

### (a)-Historical:

The house is of cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.

### (b)-Rarity:

### (c)-Research Potential:

### (d)-Representative of:

The house is of cultural heritage significance as it is a fine example of a Federation Bungalow.

### (e)-Creative / Technical:

### (f)-Community:

The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.

### (g)-Association:

## House

27 Mount Stuart Road

Mount Stuart

Type: Habitation

Feature Type: House

Use: Habitation

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Marseilles Tiles

Floors: 1

Integrity: Largely Intact

Attic:

☐

Basement:

☐

Date:

1913

Visual Relationships:

*Sited in a prominent location above the street with sweeping views to the city and river beyond and highly visible from West Hobart and the city. The house was built as a one of a pigeon pair with 25 Mount Stuart Road and forms a strong visual statement with it. The house's setting has been compromised by the recent addition of a paved open car parking apron in front and concrete terraced gardens.*

Historical Relationship:

*Built as one of a 'pigeon pair' in 1913 for Mr H.E. Parkinson on Edward Swan's original grant. The allotments on the upper side of Mount Stuart Road were subdivided by Henry Cane in 1894.*

Description:

*A fine single storey brick Federation Bungalow on a stone base and with a half gabled tiled roof with a prominent street facing gable. There is an enclosed return verandah with a porthole window and paired timber posts on stone piers. There is scalloped timber work in the gable, a gable vent in the half gable, terracotta finials and tall rendered chimneys with terracotta pots. A street facing square bay features timber casement windows. Internally the house has pressed metal ceilings.*



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

*The house is of cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.*

(b)-Rarity:

(e)-Creative / Technical:

(f)-Community:

*The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.*

(c)-Research Potential:

(g)-Association:

(d)-Representative of:

*The house is of cultural heritage significance as it is a fine example of a Federation Bungalow.*

## House

37 Mount Stuart Road

Mount Stuart

Type: Habitation

Feature Type: House

Use: Habitation

Archit. Style: Federation Bungalow

Walls: Brick

Roof: Corrugated Iron

Floors: 1

Integrity: Largely Intact

Attic: ☐

Basement: ☐

Date: c 1913

Visual Relationships: Sited in a prominent location on a large allotment above the street with sweeping views to the city and river beyond and highly visible from West Hobart and the city. The house has a bare front garden giving it a very strong street presence.

Historical Relationship: The house had been built by 1913 on Dumas's original grant.

Description: A substantial single storey brick residence on a stone base and with a corrugated iron roof with hipped and gabled sections. There are gables to the street and eastern frontages with a partially enclosed return verandah featuring timber posts and brackets. The street gable surmounts a roofed square bay with timber double hung sash windows and ornate brackets. Tall corbelled brick chimneys are surmounted by terracotta pots. There is a c1920s weatherboard extension at the rear. A late twentieth century paved carpark is in front to the side.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The house is of cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

The house is of cultural heritage significance as it is a fine example of a Federation Bungalow.

(e)-Creative / Technical:

(f)-Community:

The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.

(g)-Association:

**Nubrestone****43b Mount Stuart Road****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Queen Anne*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1*Integrity: *Intact*Attic: ☐Basement: ☐Date: *by 1910*

Visual Relationships: *Sited in a prominent location on a large allotment above the street with sweeping views to the city and river beyond and highly visible from West Hobart and the city. The house has a bare front garden giving it a very strong street presence.*

Historical Relationship: *The house appears to have been built for Montague Reid on Dumas's original grant by 1910.*

Description: *A very fine single story brick residence on a stone base with a gabled corrugated iron roof. It features square and faceted bays. A partially enclosed return verandah with timber posts, railings and frieze, pressed metal and timber gable screens, a porthole window and an ornate timber door with leadlighting in the door, top and side lights. Casement windows feature stone lintels and sills.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of Elphinstone and Mount Stuart Roads as a prestige residential area in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is a fine example of a Federation Queen Anne residence.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.*

**(g)-Association:**



**House**

<b>45</b>	<b>Mount Stuart Road</b>	<b>Mount Stuart</b>	
Type:	Primary Industry, Agriculture	Feature Type:	House
Use:	Habitation	Archit. Style:	Victorian Georgian
Walls:	Weatherboard	Roof:	Corrugated Iron
Floors:	2	Integrity:	Altered
Attic:	<input checked="" type="checkbox"/>	Basement:	<input type="checkbox"/>
		Date:	c1850s?
Visual Relationships:	The house is set well back from the street and faces to the east rather than the street. It is partially obscured from the street by later infill development but is a dominant feature when viewed from West Hobart. It has expansive views to the city and river beyond.		
Historical Relationship:	The house appears to have been erected in the mid nineteenth century, possibly by John Tedwell. It is located in Dumas's original grant and is likely to have been the farm house for a surrounding agricultural property. The surrounding property was subdivided in the late nineteenth/early twentieth century and with infill residential development subsequently occurring. The house was divided into flats some time during the twentieth century although it has recently been renovated as a single dwelling.		
Description:	A two storey residence with a rendered chimney, a corrugated iron hipped roof, a dormer to the east and an enclosed verandah on two sides.		

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

The house is of cultural heritage significance as it demonstrates pre suburban land use patterns and the previous rural nature of Mount Stuart. It is likely to be the oldest building in Mount Stuart Road.

**(b)-Rarity:****(c)-Research Potential:**

The house is of cultural heritage significance as it has the potential to yield important archaeological information with the potential to contribute to a greater understanding of mid nineteenth century life on Hobart's rural fringe.

**(d)-Representative of:****(e)-Creative / Technical:****(f)-Community:**

The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape.

**(g)-Association:**

**House****47 Mount Stuart Road****Mount Stuart**Type: *Habitation*Feature Type: *House; Mature tree*Use: *Habitation*Archit. Style: *Inter-War Californian Bungalow*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1*Integrity: *Largely intact*Attic: ☐Basement: ☐Date: *1923*

Visual Relationships:

*Sited in a prominent location above the street with sweeping views to the city and river beyond. A large mature Norfolk Island pine is a striking feature on the street frontage and is a dominant streetscape feature from West Hobart and the city. The house is the endpoint for the Mount Stuart Road Conservation Area.*

Historical Relationship:

*Built in 1922-23 on John Tedwell's original grant by Robert Chandler for his marriage. The Chandler family owned the house until c1972. Robert Chandler worked for H.W. Bailey & Co Insurance and owned much of the surrounding land.*

Description:

*A fine single story brick bungalow on a stone base and with a corrugated iron gabled roof featuring large shingle infilled gables to the street and east. There are gabled vents, a partially enclosed return verandah with timber posts on brick piers, casement windows and roughcast rendering in the gables, verandah and brick chimney. The front door and some windows feature leaded top lights. A tall mature Norfolk Island pine on the street boundary completes the property.*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*The house is of cultural heritage significance as it demonstrates the development of Mount Stuart Road as a prestige residential area in the first quarter of the twentieth century.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*The house is of cultural heritage significance as it is a fine example of an Interwar Californian Bungalow.*

(e)-Creative / Technical:

(f)-Community:

*The house is of cultural heritage significance as it is an integral element of an outstanding heritage streetscape. The large mature Norfolk Island pine adds substantially to this significance.*

(g)-Association:

**House****55 Mount Stuart Road****Mount Stuart**Type: *Habitation*Feature Type: *House; Mature Tree; Sheds*Use: *Habitation*Archit. Style: *Victorian Georgian*Walls: *Weatherboard*Roof: *Corrugated Iron*Floors: *1*Integrity: *Extended*Attic: ☐Basement: ☐Date: *c1850s*

Visual Relationships: *Located on a large allotment on a prominent corner slightly above Mount Stuart Road. Unsympathetic extensions conceal the earlier dating of the house. It is set in a bare, plain garden with a mature exotic tree on the Mount Stuart Road frontage.*

Historical Relationship: *The house is located on the grant originally located to Baynton. Its stylistic elements mark it as one of the earlier buildings still existing on Mount Stuart Road.*

Description: *A single storey weatherboard house with a corrugated iron hipped roof. The house has an enclosed verandah on the Mount Stuart Road frontage and ornate square and faceted bays to the east. It has rendered chimneys, one appearing to be of mid nineteenth century styling. The house has been extended several times and property includes an early twentieth century shed. The property includes a mature Irish Yew already identified as a significant tree in the City of Hobart Planning Scheme 1982.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates pre suburban land use patterns and the previous rural nature of Mount Stuart.*

**(b)-Rarity:****(c)-Research Potential:**

*The house is of cultural heritage significance as it has the potential to yield important archaeological information with the potential to contribute to a greater understanding of mid nineteenth century life on Hobart's rural fringe.*

**(d)-Representative of:**

*The house is of cultural heritage significance as it demonstrates the principal characteristics of a mid nineteenth century weatherboard farmhouse.*

**(e)-Creative / Technical:****(f)-Community:****(g)-Association:**

Mount Stuart

Type:	Feature Type:	house
Use:	Archit. Style:	
Walls:	Roof:	
Floors:	Integrity:	
Attic: <input type="checkbox"/>	Date:	
Basement: <input type="checkbox"/>		
Visual Relationships:		
Historical Relationship:		
Description:		



STATEMENTS OF SIGNIFICANCE

- |                         |                           |
|-------------------------|---------------------------|
| (a)-Historical:         | (e)-Creative / Technical: |
| (b)-Rarity:             | (f)-Community:            |
| (c)-Research Potential: | (g)-Association:          |
| (d)-Representative of:  |                           |



## Stone Steps

opp 20

Mortimer Avenue

Mount Stuart

Type: Transport, Land routes

Feature Type: Steps

Use: Transport, Land routes

Archit. Style: Not Applicable

Walls: Stone & concrete

Roof: Not Applicable

Floors:

Integrity: Largely Intact

Attic: ☐

Basement: ☐

Date: c1915

Visual Relationships: The six steps between the footpath and roadway are largely obscured by overgrown vegetation.

Historical Relationship: The steps were probably built in c1915 when Mortimer Avenue was extended after the subdivision of the Beaulieu estate.

Description: Three concrete and three stone steps built in stone terracing between the footpath and the roadway at the former termination of Mortimer Avenue.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

The steps are of local cultural heritage significance as they demonstrate the extension of Mortimer Avenue in concert with residential subdivision.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

(e)-Creative / Technical:

(f)-Community:

The steps are of local cultural heritage significance as they are an integral element in an outstanding heritage precinct.

(g)-Association:

## House

23	Ogilvie Street	Mount Stuart
Type:	Primary Industry, Agriculture	Feature Type: House
Use:	Habitation	Archit. Style: Victorian Georgian
Walls:	Weatherboard	Roof: Corrugated Iron
Floors:	1	Integrity: Extended
Attic:	<input type="checkbox"/>	Basement: <input type="checkbox"/>
		Date: c1880s
Visual Relationships:	A late nineteenth century farmhouse located in a c1960s-70s subdivision the house is set on a steep allotment below the street level and has no contextual reference points to its original setting.	
Historical Relationship:	Probably a modest farmhouse set on the original Scott grant and dating to the period of extensive orchards on Mount Stuart. The property lies in an area subdivided after the original 1919 Co-operative Estates subdivision of Benjafield's orchards.	
Description:	A modest single storey cottage with a corrugated iron hipped roof featuring two brick chimneys. The house has been altered with a new verandah to the front, skillion extensions to the rear and side and a large c1990s deck area to the rear.	



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

*The house is of local cultural heritage significance as it demonstrates an early stage in the evolution of land use and housing types in the immediate neighbourhood.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*The house is of local cultural heritage significance as it demonstrates the principal characteristics of a modest Victorian farmhouse.*

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

## Mount Stuart Memorial Hall

5a	Raymont Terrace	Mount Stuart
Type:	Community Hall	Feature Type: Hall
Use:	Community Hall	Archit. Style: Post-War Functionalist
Walls:	Concrete Brick	Roof: Tile
Floors:	1.5	Integrity: Intact
Attic:	<input type="checkbox"/>	Date: 1953
Basement:	<input type="checkbox"/>	
Visual Relationships:	A dominant building on a large allotment, the hall has a strong street presence. Late twentieth century 'native' gardens on the Darling Parade frontage partially obscure the most interesting view of the hall.	
Historical Relationship:	The hall was built in 1953 by the Mount Stuart Progress Association with funds raised by an Association committee and provided by the Hobart City Council. The hall was probably built of concrete brick as these could be easily made in moulds during the period of postwar building material shortages.	
Description:	A large concrete brick building with a tiled gabled roof and a large semi-circular room to Darling Parade. The main hall has high timber windows while the curved section has larger timber windows. There is a small carpark in front and a children's playground.	



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

*The Mount Stuart Memorial Hall is of local cultural heritage significance as it demonstrates the growing suburbanisation of Mount Stuart in the mid twentieth century and the development of local community and political organisations. It also demonstrates the construction of utilitarian war memorials after World War 2 in contrast with the predominantly symbolic memorials erected after World War 1.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

(e)-Creative / Technical:

(f)-Community:

*The Mount Stuart Memorial Hall is of local cultural heritage significance as it has been important to the Mount Stuart (and wider Hobart) community as a meeting and recreational space since 1953. It has also been important to the community as a war memorial since its construction.*

(g)-Association:

**Henry Hurst's House****20 Raymont Terrace****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Inter-War Bungalow*Walls: *Rendered*Roof: *Corrugated Iron*Floors: *1*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1920*

Visual Relationships: *Located on a large allotment on a prominent corner, the house stands out as predating its largely late 1930s-1950s neighbours. It is set well back on the block and has a late twentieth century picket fence.*

Historical Relationship: *Built for Henry Hurst in c1920 as one of the first houses on the Co-Operative Estates subdivision of the former Benjafield estate. It is located on land originally granted to Giblin.*

Description: *A plain single storey roughcast rendered bungalow with a corrugated iron hipped roof with gables to both street frontages, corbelled brick chimneys, a return verandah with timber posts and railing, timber double hung sash windows and bay windows. The front door and its surrounding lights feature leadlit panels and there are gable vents in the scalloped gables.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of local cultural heritage significance as one of the first houses built on the 1919 Co-operative Estates Subdivision of the Benjafield orchard and demonstrates the evolution of the upper parts of Mount Stuart from rural land use to suburban residential areas in the interwar years.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of local cultural heritage significance as it is a good example of an interwar bungalow.*

**(e)-Creative / Technical:****(f)-Community:****(g)-Association:**



**Flats****2a-2b Rupert Avenue****Mount Stuart**Type: *Habitation*Feature Type: *Flats*Use: *Habitation*Archit. Style: *Inter-War Functionalist*Walls: *Brick*Roof: *Parapeted flat roof*Floors: *2*Integrity: *Intact*Attic: ☐Basement: ☐Date: *1939*

Visual Relationships:

*A dominant building in an important heritage street, the flats are located close to the street frontage.*

Historical Relationship:

*Built by prominent Hobart developer, Thomas Edge, in 1939 on land originally owned by H.J. Emmett. It is located on the Beaulieu estate which was subdivided into residential allotments during the 1920s. The flats provide an early example of a domestic modernist building in Hobart.*

Description:

*A substantial two storey Functionalist brick building. It conforms to the modernist architectural vocabulary with its simple geometric shapes asymmetrical massing, large semi-circular two storey entrance and stairwell with glass bricks, corner windows and concrete awnings over the external entries.***STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*The flats are of local cultural heritage significance as they demonstrate the development of the Beaulieu estate for residential purposes in the 1920s. It also demonstrates the evolution of domestic architecture in Tasmania and is an early example of a domestic modernist building in Hobart.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*The flats are of cultural heritage significance as they are a fine example of an Inter War Functionalist domestic building.*

(e)-Creative / Technical:

(f)-Community:

*The flats are of cultural heritage significance as they are an integral element of a very important heritage precinct.*

(g)-Association:

*The flats are of cultural heritage significance as they are associated with prominent mid twentieth century Hobart developer, Thomas Edge.*

**House****4 Rupert Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House; Mature Trees*Use: *Habitation*Archit. Style: *Inter-War Mediterranean*Walls: *Brick*Roof: *Marseilles Tiles*Floors: *2*Integrity: *Intact*Attic: ☒Basement: ☐Date: *1925*

Visual Relationships: *Set well back from the street in a large established garden with sweeping lawns and mature exotic trees, the house is an imposing presence and an important element in an outstanding heritage precinct.*

Historical Relationship: *The house was built in 1925 on land subdivided from the previous Beaulieu estate.*

Description: *A fine two storey brick Inter-War Mediterranean residence with a prominent complex tiled roof with numerous gabled sections. It features round headed windows and French door openings, round arches to a loggia over the front entrance, window boxes, tall chimneys with gabled roof and a ground floor balcony with a iron railing.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of outstanding cultural heritage significance as it demonstrates the development of the Beaulieu estate as a prestige residential area in the 1920s. It also demonstrates the evolution of domestic architecture in Tasmania and is an early example of an Inter-War Mediterranean building in Hobart.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of outstanding cultural heritage significance as it is a fine example of an Inter-War Mediterranean residence.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is an integral element in an outstanding heritage precinct.*

**(g)-Association:**

**House****18 Mortimer Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House; Garden; Garage*Use: *Habitation*Archit. Style: *Inter-War Old English*Walls: *Brick*Roof: *Slate*Floors: *1.5*Integrity: *Intact*Attic: ☒Basement: ☐Date: *1935***Visual Relationships:**

*Although set below the street with a garage prominently located at street level the house with its tall steep pitched roof has a strong street presence. Like other houses on the lower side of Mortimer Avenue it addresses the sweeping views to the northeast and city and river beyond rather than the street. It is set in mature gardens.*

**Historical Relationship:**

*Built for Clemes College teacher Ken Nicholson in 1935 on land subdivided off Midleton (16 Mortimer Avenue) by Alfred Cox of the noted Hobart printing firm Cox Kay on the occasion of his daughter Phyllis's marriage to Nicholson. Their daughter, Gerda, later became a well known television actress and appeared in the long running ABC television soap opera, Bellbird. The two properties have a common extensive informal garden typical of the mid twentieth century and includes several Italian stones used as printing lithos. This garden arrangement without internal fences reflects the close familial relationship between early owners of the properties.*

**Description:**

*A fine one and a half storey Inter War Old English brick residence with a steep pitched slate roof with several gabled sections. The house has asymmetrically placed timber casement windows with leaded diamond panes, a dormer, tall brick chimneys and a steep pitched gable roofed garage at street level. It is set in an outstanding established and informal garden which contains Italian printing lithos from prominent Hobart printing firm, Cox & Kay. A group of these lithos form a flight of steps in the garden. 18 Mortimer Avenue and the neighbouring property, Midleton, share a common garden without internal fences.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of outstanding cultural heritage significance as it demonstrates the development of Mortimer Avenue as a prestige residential area in the early twentieth century. It has further significance as it demonstrates the practice of prominent families providing properties for children on their marriages.*

**(b)-Rarity:****(c)-Research Potential:****(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is an integral element in an outstanding heritage precinct. The garden demonstrates exceptional creativity.*

**(g)-Association:**

(d)-Representative of:

*The house is of cultural heritage significance as it is a fine example of an Inter-War Old English residence with an outstanding informal mid twentieth century garden.*



**House**

<b>11</b>	<b>Rupert Avenue</b>	<b>Mount Stuart</b>	
Type:	<i>Habitation</i>	Feature Type:	<i>House</i>
Use:	<i>Habitation</i>	Archit. Style:	<i>Inter-War Functionalist</i>
Walls:	<i>Brick</i>	Roof:	<i>Flat parapeted</i>
Floors:	<i>2</i>	Integrity:	<i>Largely Intact</i>
Attic:	<input type="checkbox"/>	Basement:	<input type="checkbox"/>
		Date:	<i>1939</i>
Visual Relationships:	<i>A prominent residence close to the street frontage and having an imposing street presence.</i>		
Historical Relationship:	<i>Built by prominent developer, Thomas Edge, in 1939. Rupert Street was created with the subdivision of part of the Beaulieu estate in the 1920s.</i>		
Description:	<i>An imposing two storey brick functionalist building with a parapeted flat roof. It conforms to the modernist architectural vocabulary with its simple geometric shapes asymmetrical massing, large semi-circular two storey wing with curved casement windows, prominent concrete string courses at top of window height and concrete awnings over the external entries. There is a brick fence with iron railing to the street. There are timber and aluminium windows and glass brick elements in walls.</i>		

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of the Beaulieu estate as a prestige residential area in the 1920s. It also demonstrates the evolution of domestic architecture in Tasmania and is an early example of a domestic modernist building in Hobart.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is a fine example of an Inter War Functionalist domestic building.*

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

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

**(f)-Community:**

*The house is of cultural heritage significance as it is an integral element of an outstanding heritage precinct.*

**(g)-Association:**

*The house is of cultural heritage significance as it is associated with prominent mid twentieth century Hobart developer, Thomas Edge.*

**House****12 Rupert Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House;*Use: *Habitation*Archit. Style: *Inter-War Old English*Walls: *Brick*Roof: *Corrugated Iron*Floors: *1*Integrity: *Intact*Attic: ☐Basement: ☐Date: *1930*

Visual Relationships: *The house is set close to the street frontage behind a late twentieth century picket fence. It has a strong street presence and is an integral element in an outstanding heritage streetscape.*

Historical Relationship: *Built for Mr M. Leonard in 1930 on land subdivided from the Beaulieu estate. The Old English styling reflects popular trends at the time.*

Description: *An unusual single storey brick Old English cottage with a corrugate iron gabled roof. Although relatively small in scale the house uses a much more eclectic palette of stylistic elements than the usually more restrained Old English cottages of the period. It features a large rounded corner bay, a second rounded bay on the street frontage, a gabled entrance porch with flattened arch, decorative brick treatments and a wrought iron grill gate. Timber casement windows feature leaded diamond-paned toplights while the door has frosted and leadlight panels.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of cultural heritage significance as it demonstrates the development of the Beaulieu estate as a prestige residential area in the 1920s.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of cultural heritage significance as it is an unusual example of an Inter-War Old English cottage.*

**(e)-Creative / Technical:****(f)-Community:**

*The house is of cultural heritage significance as it is an integral element of an outstanding heritage precinct.*

**(g)-Association:**

**Cindrel****14 Rupert Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Inter-War Old English*Walls: *Brick*Roof: *Tile*Floors: *1*Integrity: *Largely Intact*Attic: ☐Basement: ☐Date: *1927*

Visual Relationships: *Set back a little from the street behind a late twentieth century picket fence Cindrel forms an important element in a fine streetscape.*

Historical Relationship: *Cindrel was designed by architectural and engineering firm Hutchison and Walker and built for Miss A. S. Bayley in 1927. It forms part of the Beaulieu estate subdivided in the mid 1920s.*

Description: *An eclectic house with Arts and Crafts and Old English elements. It is a brick structure with a hipped corrugated iron roof, a freestone front wall with brick pediment and concrete lintels over small leaded window panes to casement windows. The house features two independent living areas.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Cindrel is of cultural heritage significance as it demonstrates the development of the Beaulieu estate as a prestige residential area in the 1920s. It also demonstrates the increasing independence of single women in the post World One years.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*Cindrel is of cultural heritage significance as it is a fine and unusual example of an Inter-War Old English cottage with Arts and Crafts elements.*

**(e)-Creative / Technical:****(f)-Community:**

*Cindrel is of cultural heritage significance as it is an integral element of an outstanding heritage precinct.*

**(g)-Association:**

## Rugeley

18 Rupert Avenue

Mount Stuart

Type: Habitation

Feature Type: House

Use: Habitation

Archit. Style: Inter-War Californian Bungalow

Walls: Brick

Roof: Corrugated Iron

Floors: 1

Integrity: Largely Intact

Attic: ☐

Basement: ☐

Date: c1920

Visual Relationships: Located close to the street boundary with a low modern picket fence in front, Rugeley has a strong street presence in an outstanding heritage streetscape.

Historical Relationship: Rugeley was built in c1920 after the 1915 subdivision of part of the original Beaulieu estate. The subdivision reflects the continuing development of lower Mount Stuart as a prestige residential area in the late nineteenth and early twentieth centuries.

Description: A fine single storey brick bungalow with a low pitched gabled corrugated iron roof with wide overhanging eaves. It features a gabled porch to the leaded front door, casement windows with leaded toplights, an enclosed return verandah with timber posts on masonry piers, bays and gable vents.



### STATEMENTS OF SIGNIFICANCE

(a)-Historical:

Rugeley is of cultural heritage significance as it demonstrates the development of the Beaulieu estate as a prestige residential area in the 1920s.

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

Rugeley is of cultural heritage significance as it is a good example of an Inter-War Californian Bungalow.

(e)-Creative / Technical:

(f)-Community:

Rugeley is of cultural heritage significance as it is an integral element of an outstanding heritage precinct.

(g)-Association:



**High Rising**

23 Senator Street

Mount Stuart

Type:	Habitation	Feature Type:	House; Garden; Mature cypress pines
Use:	Habitation	Archit. Style:	Federation Queen Anne
Walls:	Brick	Roof:	Tile
Floors:	1.5	Integrity:	Intact
Attic:	<input checked="" type="checkbox"/>	Basement:	<input type="checkbox"/>
		Date:	c1904

**Visual Relationships:** *High Rising is set high on a hill and has sweeping 180 degree views from the north to the city and river beyond. It is set on a large allotment and features a mature garden with large Bhutan Cypress (Cupressus torulosa) and other plantings. The house has almost totally obscured from immediate street views but is a striking landmark when viewed from distant vantage points.*

**Historical Relationship:** *Built by prominent Hobart lawyer, Allan McIntyre and originally accessed from Mortimer Avenue, the house was built on land subdivided by Henry Cane in 1901. It lies on William Bunster's original grant. Now on Senator Street the property was originally accessed from Mortimer Avenue with its original gateposts still on that street.*

**Description:** *An outstanding brick Federation Queen Anne residence with a tile hipped roof with gables to the north, east and southern views. The roof features terracotta ornamentation and tall chimneys with rendered decorative mouldings and terracotta pots. Windows are double hung sash timber with dressed stone lintels. There are bay windows, a verandah with highly decorative timber railings and frieze and leadlights. There is a small dormer window in the main elevation. The garden features mature trees including very prominent Bhutan Cypress (Cupressus torulosa).*

**STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*High Rising is of cultural heritage significance as it demonstrates the development of Mount Stuart as a prestige residential area in the late nineteenth/early twentieth centuries.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*High Rising is of cultural heritage significance as it is a very fine example of a substantial Federation Queen Anne residence set in a fine mature garden.*

(e)-Creative / Technical:

(f)-Community:

(g)-Association:

*High Rising is of cultural heritage significance for its associations with the McIntyre family, a prominent Hobart legal family in the late nineteenth and early twentieth century.*

**Avonlea****15 Strathern Street****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Federation Italianate*Walls: *Weatherboard*Roof: *Corrugated Iron*Floors: *1*Integrity: *Largely intact*Attic: ☐Basement: ☐Date: *c1900*

Visual Relationships: *Set close to the street frontage in a modern garden on a street corner the house is clearly the earliest in the street.*

Historical Relationship: *Avonlea is located on a grant originally located to Friend and later part of the orchard owned by Dr Harry Benjafield. The western side of Strathern Street (then part of Mellifont Street) was subdivided and offered for sale by Co-operative Estates in 1919. For many years the house was the residence of Dorothy Bell Fulton, reputed to be Tasmania's first female accountant and a highly respected secretary of the Tasmanian Teachers' Federation between c1937 and c1957.*

Description: *A modest single storey weatherboard cottage with a corrugated iron roof with hipped and gabled sections. The gabled wing features a decorative timber barge board and finial and a partially enclosed verandah adjacent. Windows are timber double hung sash and chimneys are of brick.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Avonlea is of cultural heritage significance as it is the earliest house in Strathern Street and demonstrates the initial suburban development of the area.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*Avonlea is of cultural heritage significance as it demonstrates the principal characteristics of a modest Federation Italianate cottage.*

**(e)-Creative / Technical:****(f)-Community:****(g)-Association:**

*Avonlea is of cultural heritage significance as it was the residence for many years of Dorothy Bell Fulton, Tasmania's first female accountant and General-Secretary of the Tasmanian Teachers' Federation.*

**House****1 Toorak Avenue****Mount Stuart**

Type:	<i>Habitation</i>	Feature Type:	<i>House; Garden; Retaining wall</i>
Use:	<i>Habitation</i>	Archit. Style:	<i>Inter-War Californian Bungalow</i>
Walls:	<i>Brick</i>	Roof:	<i>Tile</i>
Floors:	<i>1.5</i>	Integrity:	<i>Extended</i>
Attic:	<input checked="" type="checkbox"/>	Date:	<i>1925</i>
Basement:	<input type="checkbox"/>		

Visual Relationships: *Located on a prominent street corner the house is largely obscured from the street by mature trees planted along the property boundaries.*

Historical Relationship: *The house was built in 1925 following the 1923 subdivision of the Newlands Estate. It was one of a number of residences in Toorak Avenue inhabited by management employees of the Electro-lytic Zinc Company at Risdon. The first resident of the house was Alec Costorphan.*

Description: *A one and a half storey brick bungalow with a tile roof with gables to both street frontages. The house features a dormer to the rear and an attic room with window in the Augusta Road facing gable. It has lattice gable vents, timber gable brackets and timber double hung sash windows with leaded panes. The house is located in a mature garden with a substantial stone retaining wall to both street frontages.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of local cultural heritage significance as it demonstrates the development of Toorak Avenue as a prestige residential area in the 1920s.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:****(e)-Creative / Technical:****(f)-Community:**

*The house is of local cultural heritage significance as it is an integral element of an outstanding heritage precinct and streetscape.*

**(g)-Association:**

**Newlands Bungalow****9 Toorak Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House*Use: *Habitation*Archit. Style: *Victorian Italianate*Walls: *Concrete Weatherboard*Roof: *Corrugated iron*Floors: *2*Integrity: *Unsympathetically altered*Attic: ☐Basement: ☐Date: *by 1890s*

Visual Relationships: *The house has a poor visual presentation to Toorak Avenue due to an unsympathetic late twentieth century second storey addition. It has a fine setting from Montagu Street where its late Victorian styling is apparent.*

Historical Relationship: *Built as the lodge for Newlands House in c1890 it was located near the tennis court until the property was subdivided in 1923. The earlier age of the house is apparent by its offset angle to the street.*

Description: *A fine Victorian Italianate weatherboard house with a gabled corrugated iron roof. A mid to late twentieth century second storey addition to the rear (Toorak Avenue) side of the house detracts from original structure. The original section has steep gabled roofs, a timber finial and ornate barge boards and a verandah with timber posts and railing.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The house is of local cultural heritage significance as it demonstrates pre suburban land use patterns in the neighbourhood and the practice of smaller subsidiary cottages, often for estate workers, being built on some larger estates .*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The house is of local cultural heritage significance as the western elevation demonstrates the principal characteristics of a weatherboard Victorian Italianate house.*

**(e)-Creative / Technical:****(f)-Community:****(g)-Association:**



**House****10 Toorak Avenue****Mount Stuart**Type: *Habitation*Feature Type: *House; Garden; Mature trees*Use: *Habitation*Archit. Style: *Inter-War Georgian Revival*Walls: *Brick*Roof: *Tile*Floors: *2*Integrity: *Intact*Attic: ☐Basement: ☐Date: *by 1926*

Visual Relationships:

*A large residence set well back from the street in a large and mature garden.*

Historical Relationship:

*The house was designed by prominent Tasmanian architect, Bernard Walker, and built for the Electrolytic Zinc Company as a residence for manager, Norman Ferguson, in c1925-6 after the subdivision of the street from James Macfarlane's Newlands estate in 1923. The property comprises two allotments from that subdivision. The house was one of several in Toorak Avenue built for management employees of EZ's Risdon plant.*

Description:

*A very fine two storey brick Inter War Georgian Revival residence built in 1925-26. The house has generally symmetrical massing, a hipped tile roof, timber casement windows with prominent shutters, a tall gable roofed chimney, a small metal roofed porch to the main entrance and a single storey wing at the front. It lies on a double allotment and has a fine established garden with a row of mature Bhutan cypresses along boundaries and other mature trees and shrubs.***STATEMENTS OF SIGNIFICANCE**

(a)-Historical:

*The property is of outstanding cultural heritage significance as it demonstrates the development of Toorak Avenue as a prestige residential area in the 1920s. It also demonstrates early twentieth century gardening and landscaping philosophies.*

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:

*The house is of outstanding cultural heritage significance as it is an outstanding example of a substantial Inter-War Georgian*

(e)-Creative / Technical:

(f)-Community:

*The property is of cultural heritage significance as it is an integral element of an outstanding heritage precinct and streetscape.*

(g)-Association:

*The house is of cultural heritage significance for its association with prominent early twentieth century Tasmanian architect, Bernard Walker.*

*Revival residence.*

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**Doongalla****12 Toorak Avenue****Mount Stuart**

Type:	<i>Habitation</i>	Feature Type:	<i>House; Mature trees; Cypress pines;</i>
Use:	<i>Habitation</i>	Archit. Style:	<i>Inter-War Georgian Revival</i>
Walls:	<i>Brick</i>	Roof:	<i>Tile</i>
Floors:	<i>2</i>	Integrity:	<i>Intact</i>
Attic:	<input type="checkbox"/>	Basement:	<input type="checkbox"/>
		Date:	<i>1940</i>

Visual Relationships: *A large residence set well back from and above the road on a very large allotment with mature trees.*

Historical Relationship: *Doongalla was built for Mr N.E. McKenna in 1940 on part of the Newlands estate subdivided in 1923.*

Description: *A large two storey brick residence with a complex hipped tile roof. The house exhibits an eclectic mix of Georgian Revival, Arts and Crafts and Functionalist stylistic features with corner windows, prominent chimneys and an overall hint of Georgian rectitude all present. There are timber double hung sash, casement and picture windows, string courses, boxed eaves and a prominent projecting first storey room over a front porch. The garden features lawns, stone terraces and mature exotic trees.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*Doongalla is of cultural heritage significance as it demonstrates the development of Toorak Avenue as a prestige residential area in the 1920s. It also demonstrates early twentieth century gardening and landscaping philosophies.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*Doongalla is of cultural heritage significance as it is a good example of a substantial inter war residence.*

**(e)-Creative / Technical:****(f)-Community:****(g)-Association:**

## Pedestrian Lanes

### Various streets

### Mount Stuart

Type: *Transport, Land routes*

Feature Type: *Footpaths*

Use: *Transport, Land routes*

Archit. Style: *Not Applicable*

Walls: *Not Applicable*

Roof: *Not Applicable*

Floors: *N/A*

Integrity: *Intact*

Attic: ☐ Basement: ☐

Date: *c1905+*

Visual Relationships: *Narrow pedestrian lanes usually with little street presence and bounded by paling fences.*

Historical Relationship: *The lanes were built during original development of the various subdivisions in Mount Stuart in the early twentieth century and reflect the rarity of motor vehicles, the largely pedestrian nature of personal transport options and the planning strategies undertaken to meet residents' needs to move freely about the city. The three lanes in a row between Raymont Terrace to Gordon Avenue were important features of the Co-Operative Estates layout of the former Benjafield orchard.*

Description: *Most of the lanes are narrow lanes approximately 2-3 metres wide and set between paling fences. While some are stepped others are steep ramps. The Co-Operative Estates lanes are wider and reflect the garden suburb intention of the original subdivision. The lanes are located between: Mount Stuart Road and Fordham Street, Senator Street and Auvergne Avenue, Montague Street and Doyle Avenue, Benjafield Terrace to Gordon Avenue (x2), Raymont Terrace to Darling Parade and Darling Parade to Benjafield Terrace.*



### STATEMENTS OF SIGNIFICANCE

#### (a)-Historical:

*The Mount Stuart lanes are of local cultural heritage significance as they demonstrate mobility options before motor vehicles became widely affordable and popular and the strategies adopted by urban planners to meet the needs of intended residents.*

#### (b)-Rarity:

#### (c)-Research Potential:

#### (d)-Representative of:

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

#### (f)-Community:

*The Mount Stuart lanes are likely to have local cultural heritage significance for the community as pedestrian footpaths used regularly over nearly a century.*

#### (g)-Association:



**Bhutan Cypresses****20 Senator Street****Mount Stuart**Type: *Residential, Other*Feature Type: *Mature cypress pines*Use: *Residential, Other*Archit. Style: *Not Applicable*Walls: *Not Applicable*Roof: *Not Applicable*Floors: *N/A*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1904*

Visual Relationships: *A row of mature Bhutan Cypresses (Cupressus torulosa) on the property boundary and down a pedestrian laneway, it is a strong visual element in the streetscape. They are located on a property with c1970-80s townhouses.*

Historical Relationship: *The trees were originally part of the garden of the adjacent High Rising estate which was built in c1904. It forms a continuum of the row of cypresses at 23 Senator Street and is part of the widespread practice of planting cypress pines and hedges in prestige suburbs in the first three decades of the twentieth century.*

Description: *A row of Bhutan Cypresses (Cupressus torulosa) on the street boundary, one separated from the others by the driveway into a late twentieth century townhouse development.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The cypresses are of cultural heritage significance as they demonstrate urban landscaping practices in prestige neighbourhoods in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The cypresses are of cultural heritage significance as they are a fine stand of pines typical of early twentieth century plantings.*

**(e)-Creative / Technical:****(f)-Community:**

*The cypresses are of cultural heritage significance as they form an integral element of the wider streetscapes and character of Mount Stuart when viewed from both within the suburb and from more distant vantage points.*

**(g)-Association:**

**Bhutan Cypress****23b Toorak Avenue****Mount Stuart**Type: *Residential, Other*Feature Type: *Mature trees*Use: *Residential, Other*Archit. Style: *Not Applicable*Walls: *Not Applicable*Roof: *Not Applicable*Floors: *N/A*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1923*

Visual Relationships: *A row of mature Bhutan Cypresses (Cupressus torulosa) along the northern property boundary. They are a strong visual element in the streetscape.*

Historical Relationship: *Probably planted in the 1920s after the subdivision of the Newlands estate. The trees are part of the widespread practice of planting cypress rows and hedges in prestige suburbs in the first three decades of the twentieth century.*

Description: *A row of mature Bhutan Cypresses (Cupressus torulosa) on the property's northern boundary. The strongest visual cue is with the c1920s residence at 23 Toorak Avenue.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The cypresses are of local cultural heritage significance as they demonstrate urban landscaping practices in prestige suburbs in the early twentieth century.*

**(b)-Rarity:**

*The cypresses are of local cultural heritage significance as they are a fine stand of trees typical of early twentieth century plantings.*

**(c)-Research Potential:****(d)-Representative of:****(e)-Creative / Technical:****(f)-Community:**

*The cypresses are of local cultural heritage significance as they form an integral element of the wider streetscapes and character of Mount Stuart when viewed from both within the suburb and from more distant vantage points.*

**(g)-Association:**

**Bhutan Cypresses - Karoline**

19	Toorak Avenue	Mount Stuart	
Type:	Residential, Other	Feature Type:	Cypress Pines
Use:	Residential, Other	Archit. Style:	Not Applicable
Walls:	Not Applicable	Roof:	Not Applicable
Floors:	N/A	Integrity:	Intact
Attic:	<input type="checkbox"/>	Date:	c1923
	Basement:	<input type="checkbox"/>	
Visual Relationships:	A row of mature Bhutan Cypresses ( <i>Cupressus torulosa</i> ) along the southern property boundary. They are a strong visual element in the streetscape.		
Historical Relationship:	Probably planted in the 1920s after the subdivision of the Newlands estate. The pines are part of the widespread practice of planting cypress pines and hedges in prestige suburbs in the first three decades of the twentieth century.		
Description:	A row of mature Bhutan Cypresses ( <i>Cupressus torulosa</i> ) on the property's southern boundary. The strongest visual cue is with the c1920s residence at 23 Toorak Avenue.		

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The cypresses are of local cultural heritage significance as they demonstrate urban landscaping practices in prestige suburbs in the early twentieth century.*

**(b)-Rarity:**

*The cypresses are of local cultural heritage significance as they are a fine stand of pines typical of early twentieth century plantings.*

**(c)-Research Potential:****(d)-Representative of:****(e)-Creative / Technical:****(f)-Community:**

*The cypresses are of local cultural heritage significance as they form an integral element of the wider streetscapes and character of Mount Stuart when viewed from both within the suburb and from more distant vantage points.*

**(g)-Association:**

**Bhutan Cypress - Perwillowen****16 Toorak Avenue****Mount Stuart**Type: *Residential, Other*Feature Type: *Cypress pines*Use: *Residential, Other*Archit. Style: *Not Applicable*Walls: *Not Applicable*Roof: *Not Applicable*Floors: *N/A*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1923*

Visual Relationships: *A row of mature Bhutan Cypresses (*Cupressus torulosa*) along the street boundary. They are a strong visual element in the streetscape.*

Historical Relationship: *Probably planted in the 1920s after the subdivision of the Newlands estate. The pines are part of the widespread practice of planting cypress pines and hedges in prestige suburbs in the first three decades of the twentieth century.*

Description: *A row of mature Bhutan Cypresses (*Cupressus torulosa*) on the street boundary.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The cypresses are of local cultural heritage significance as they demonstrate urban landscaping practices in prestige suburbs in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The cypresses are of local cultural heritage significance as they are a fine stand of pines typical of early twentieth century plantings.*

**(e)-Creative / Technical:****(f)-Community:**

*The cypresses are of local cultural heritage significance as they form an integral element of the wider streetscapes and character of Mount Stuart when viewed from both within the suburb and from more distant vantage points.*

**(g)-Association:**



**Bhutan Cypress****13 Auvergne Avenue****Mount Stuart**Type: *Residential, Other*Feature Type: *Cypress pines*Use: *Residential, Other*Archit. Style: *Not Applicable*Walls: *Not Applicable*Roof: *Not Applicable*Floors: *N/A*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1920*

Visual Relationships: *A row of mature Bhutan Cypressess (Cupressus torulosa) adjacent to the property's right of way to Senator Street. They are a strong visual element in the suburb's streetscape.*

Historical Relationship: *Probably planted in the 1920s after the subdivision of the western end of Auvergne Avenue. The pines are part of the widespread practice of planting cypress pines and hedges in prestige suburbs in the first three decades of the twentieth century.*

Description: *A small row of mature Bhutan Cypressess (Cupressus torulosa) adjacent to the property's right of way to Senator Street.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The cypresses are of local cultural heritage significance as they demonstrate urban landscaping practices in prestige suburbs in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The cypresses are of local cultural heritage significance as they are a fine stand of pines typical of early twentieth century plantings.*

**(e)-Creative / Technical:****(f)-Community:**

*The cypresses are of local cultural heritage significance as they form an integral element of the wider streetscapes and character of Mount Stuart when viewed from both within the suburb and from more distant vantage points.*

**(g)-Association:**

**Cypress Hedge****40 Toorak Avenue****Mount Stuart**Type: *Residential, Other*Feature Type: *Cypress hedge*Use: *Residential, Other*Archit. Style: *Not Applicable*Walls: *Not Applicable*Roof: *Not Applicable*Floors: *N/A*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1925*

Visual Relationships: *A substantial and mature cypress hedge along the property's street and northern boundary. They are a strong visual element in the streetscape.*

Historical Relationship: *Probably planted by Douglas Fulton, a Gallipoli veteran and employee of the EZ Company in the 1920s after the subdivision of the upper part of Toorak Avenue. The hedge is part of the widespread practice of planting cypress pines and hedges in prestige suburbs in the first three decades of the twentieth century.*

Description: *A substantial and mature cypress hedge located on the street and northern boundaries of the property.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The cypress hedge is of local cultural heritage significance as it demonstrates urban landscaping practices in prestige suburbs in the early twentieth century.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:**

*The cypress hedge is of local cultural heritage significance as it is a fine cypress hedge typical of early twentieth century plantings.*

**(e)-Creative / Technical:****(f)-Community:**

*The cypress hedge is of local cultural heritage significance as it forms an integral element of the wider streetscapes and character of Mount Stuart when viewed from both within the suburb and from more distant vantage points.*

**(g)-Association:**

**Trees****10 Mortimer Avenue****Mount Stuart**Type: *Habitation*Feature Type: *Mature Trees*Use: *Habitation*Archit. Style: *Not Applicable*Walls: *Not Applicable*Roof: *Not Applicable*Floors: *N/A*Integrity: *Intact*Attic: ☐Basement: ☐Date: *c1920*

Visual Relationships: *Mature trees along the side boundary and in the front garden are all highly visible and contribute positively to the street character.*

Historical Relationship: *The boundary Bhutan cypress and other mature trees in the front garden were probably planted in the third decade of the twentieth century after the house was built.*

Description: *A short row of Bhutan cypress (*Cupressus torulosa*) along the northern boundary and other large mature exotic trees in the front garden. The house is of low heritage significance although it does contribute to the character of the precinct.*

**STATEMENTS OF SIGNIFICANCE****(a)-Historical:**

*The Bhutan cypress and other mature trees are of local cultural heritage significance as they demonstrate early twentieth century gardening and landscaping philosophies and practices.*

**(b)-Rarity:****(c)-Research Potential:****(d)-Representative of:****(e)-Creative / Technical:****(f)-Community:**

*The Bhutan cypress and other mature trees are of local cultural heritage significance as they contribute to the character of Mount Stuart as a whole and Mortimer Avenue in particular.*

**(g)-Association:**

Type:

Use:

Walls:

Floors:

Attic: ☐ Basement: ☐

Visual Relationships:

Historical Relationship:

Description:

Feature Type:

Archit. Style:

Roof:

Integrity:

Date:



STATEMENTS OF SIGNIFICANCE

- (a)-Historical:

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:
- (e)-Creative / Technical:

(f)-Community:

(g)-Association:



Type:	Feature Type:
Use:	Archit. Style:
Walls:	Roof:
Floors:	Integrity:
Attic: <input type="checkbox"/>	Date:
Basement: <input type="checkbox"/>	
Visual Relationships:	
Historical Relationship:	
Description:	



STATEMENTS OF SIGNIFICANCE

- (a)-Historical:

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:
- (e)-Creative / Technical:

(f)-Community:

(g)-Association:

Type:

Use:

Walls:

Floors:

Attic: ☐

Basement: ☐

Visual Relationships:

Historical Relationship:

Description:

Feature Type:

Archit. Style:

Roof:

Integrity:

Date:



STATEMENTS OF SIGNIFICANCE

- (a)-Historical:

(b)-Rarity:

(c)-Research Potential:

(d)-Representative of:
- (e)-Creative / Technical:

(f)-Community:

(g)-Association: