

Art Deco Places:

Name:	Art Deco residence – standard template				
Address:	<i>See individual data sheets</i>	Title no.:	<i>See individual data sheets</i>	PID (or):	<i>See individual data sheets</i>
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	<i>See individual data sheets</i>				

Setting: All the Art Deco places in the following datasheets are situated in close proximity to the street frontage, thereby contributing historic character to the streetscape.

Description: The following places are all examples of single storey Art Deco residences.
The features which each of these places demonstrate, as examples of the Art Deco style are horizontal styling with streamlined effects and curved edge façade, as well as large pane windows and entrances situated under simple concrete porches.
For each place, it should be considered that it is this fabric which is of heritage significance, for its ability to demonstrate the Art Deco style of architecture, which thereby lays testament to the interwar period, portraying the story of ongoing development in New Town.

Condition: *(see individual datasheets)*

History: The following Art Deco places are expected to have been built in the interwar period and reflect the suburbanisation of New Town during this time.

Discussion of Significance

Each of these places is of local heritage significance for its contribution to the historical character of the streetscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the New Town area.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 1 is low)

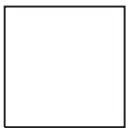
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
1. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The following Art Deco places are of historic cultural heritage significance, for their contribution to an understanding of the development and settlement patterns of the area.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 0
2. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
3. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The places are of significance for their ability to demonstrate the principle characteristics of the Art Deco style. These characteristics are found in the use of horizontal styling with streamlined effects and curved edge façade, large pane windows and entrances situated under simple concrete porches.	State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 1



HCHA 1995 Criteria

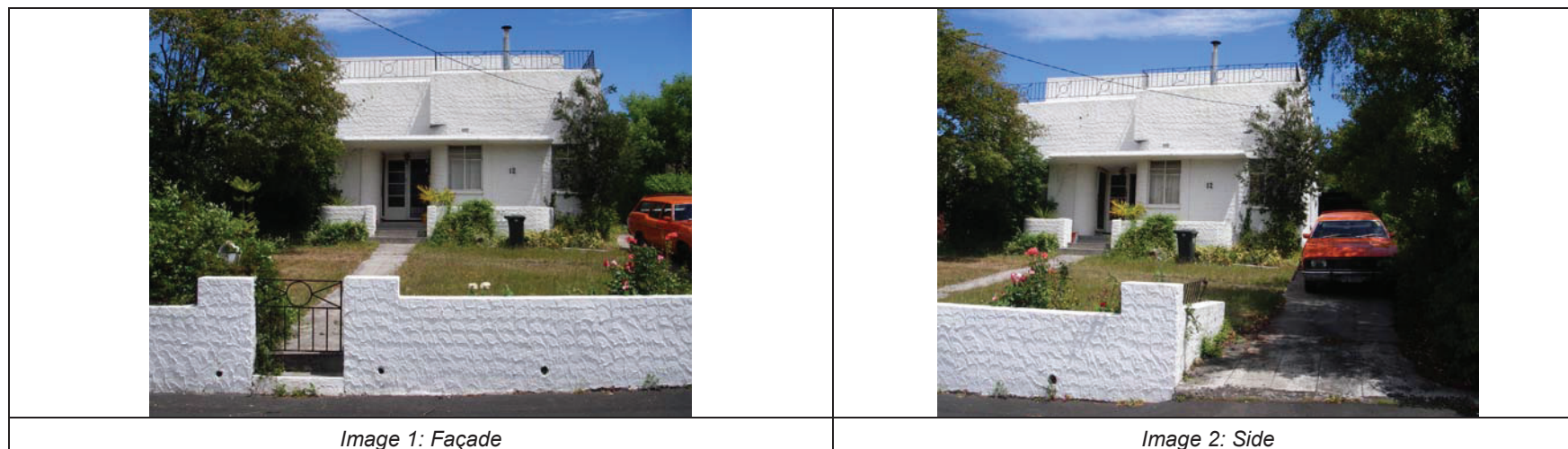
Threshold indicator and significance
rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
4. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
5. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:

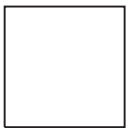


Place:

Name:	Residence				
Address:	New Town	Title no.:	60981/64	PID (or):	5488615
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Condition: Predominantly intact

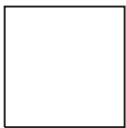


Place:

Name:	Residence				
Address:	20 Cressy Street, New Town	Title no.:	57387/2	PID (or):	5493334
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Predominantly intact

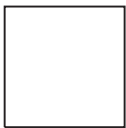


Place:

Name:	Residence				
Address:	322 Park Street, New Town	Title no.:	49829/1	PID (or):	7794667
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				


			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Predominantly intact

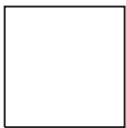


Place:

Name:	Residence				
Address:	328 Park St New Town	Title no.:	13702/14	PID (or):	5519055
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	360 Park Street, New Town	Title no.:	60808/12	PID (or):	5519442
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

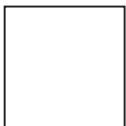


Image 1: Façade



Image 2: Side

Condition: Predominantly intact

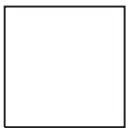


Place:

Name:	Residence				
Address:	84 Pedder Street, New Town	Title no.:	61752/2	PID (or):	5521120
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

		
<i>Image 1: Façade</i>		

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	56 Bay Road New Town	Title no.:	106641/1	PID (or):	5484024
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Federation Bungalow residence – standard template				
Address:	<i>See individual data sheets</i>	Title no.:	<i>See individual data sheets</i>	PID (or):	<i>See individual data sheets</i>
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	<i>See individual data sheets</i>				

Setting: All the Federation Bungalow places in the following datasheets are situated in close proximity to the street frontage, thereby contributing historic character to the streetscape.

Description: The following places are all examples of single storey Federation Bungalow residences. The features which each of these places demonstrate, as examples of the Federation Bungalow style are a medium-pitched gabled roof clad in tiles or corrugated iron, large, simple roof planes, deep verandas or porches, prominent gable verge, a street facing gable and brick chimney. The majority of these places have timber panel doors.

As can be seen in each individual photo (and not warranting of comment in each individual case) some places have additional characteristics such as decorative brackets, bargeboards with finial, half-timbered effect in gable and dormer windows. For each place, it should be considered that it is this fabric which is of heritage significance, for its ability to demonstrate the Federation Bungalow style of architecture, which thereby lays testament to the Federation period of time, portraying the story of development in the area.

Condition: *(see individual datasheets)*

History: The following Federation Bungalow places are expected to have been built c.1900 - 1920 and reflect the subdivision of the former large estates, and the growing suburbanisation of New Town at this time, in response to improved transport and the emergence of employment opportunities at industrial centres further north

Discussion of Significance

Each of these places is of local heritage significance for its contribution to the historical character of the streetscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the New Town area.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
1. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The following Federation Bungalow places are of significance historically, for their contribution to an understanding of the development and settlement patterns of the area.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 1
2. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
3. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The places are of significance for their ability to demonstrate the principle characteristics of the Federation Bungalow style. These characteristics are found in the use of a medium-pitched gabled roof clad in tiles or corrugated iron, large, simple roof planes, deep verandas or porches, prominent gable verge, a street facing gable and brick chimney. The majority of these places have timber panel doors.	State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 1



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
4. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
5. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	10 Baker Street, New Town	Title no.:	22519/34	PID (or):	5483523
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Substantial modifications

**Place:**

Name:	Residence				
Address:	41 Bay Road, New Town	Title no.:		PID (or):	5484382
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade

Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	16 Bedford Street, New Town	Title no.:	41/850	PID (or):	5485107
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications

**Place:**

Name:	Residence				
Address:	22 Bedford Street, New Town	Title no.:	123503/1	PID (or):	5485131
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	2 Bishop Street, New Town	Title no.:	29532/1	PID (or):	5486652
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	25 Carlton Street, New Town	Title no.:	109626/6	PID (or):	5489802
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	10 Clarendon Street, New Town	Title no.:	52369/1	PID (or):	5491494
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	15 Oakley Street, New Town	Title no.:	219924/10	PID (or):	5517324
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	8 Oldham Avenue, New Town	Title no.:	60981/85	PID (or):	5517754
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	41 Pirie Street, New Town	Title no.:	63695/3	PID (or):	5521817
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	1 Roope Street, New Town	Title no.:	60571/18	PID (or):	5525973
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	12 Swanston Street, New Town	Title no.:	230776/14	PID (or):	5531740
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Substantial modifications



Place:

Name:	Residence				
Address:	53 Swanston Street, New Town	Title no.:	48088/1	PID (or):	5531433
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	95 Swanston St, New Town	Title no.:	74786/10	PID (or):	5531193
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Federation Queen Anne residence – standard template				
Address:	<i>See individual data sheets</i>	Title no.:	<i>See individual data sheets</i>	PID (or):	<i>See individual data sheets</i>
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	<i>See individual data sheets</i>				

Setting: All the Federation Queen Anne places in the following datasheets are situated in close proximity to the street frontage, thereby contributing historic character to the streetscape.

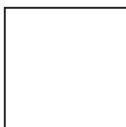
Description: The following places are all examples of single storey Federation Queen Anne residences, unless otherwise stated. The features which each of these places demonstrate, as examples of the Federation Queen Anne style are a medium pitched, hipped roof clad in corrugated iron, a street facing gable, verandah and brick chimney. The majority of these places have timber panel doors with transom and/or side lights. As can be seen in each individual photo (and not warranting of comment in each individual case) some places have additional characteristics such as decorative brackets, valance, bargeboards with finial, half-timbered effect in gable, and terracotta pots on the chimney. For each place, it should be considered that it is this fabric which is of heritage significance, for its ability to demonstrate the Federation Queen Anne style of architecture, which thereby lays testament to the Federation period of time, portraying the story of development in the area.

Condition: *(see individual datasheets)*

History: The following Federation Queen Anne places are expected to have been built c.1900 - 1920 and reflect the subdivision of the former large estates, and the growing suburbanisation of New Town at this time, in response to improved transport and the emergence of employment opportunities at industrial centres further north

Discussion of Significance

Each of these places is of local heritage significance for its contribution to the historical character of the streetscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the New Town area.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
1. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The following Federation Queen Anne places are of significance historically, for their contribution to an understanding of the development and settlement patterns of the area.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 0
2. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
3. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The places are of significance for their ability to demonstrate the principle characteristics of the Federation Queen Anne style. These characteristics are found in the use of asymmetry, medium pitched hipped roof clad in corrugated iron, a street facing gable, verandah and brick chimney. The majority of these places have timber panel doors with transom and/or side lights.	State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 1

**HCHA 1995 Criteria****Threshold indicator and significance
rating: (0-3, whereby 1 is low)**

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
4. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
5. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	3 Alfred Street, New Town	Title no.:	61737/8	PID (or):	5478660
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	3 Archer Street, New Town	Title no.:	44/1033	PID (or):	5479639
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition:

Although concealed behind a hedge, the place appears to be representative of the Federation Queen Anne Style.



Place:

Name:	Residence				
Address:	4 Archer Street, New Town	Title no.:	61639/1	PID (or):	5479727
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	6 Archer Street, New Town	Title no.:	61639/2	PID (or):	5479719
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

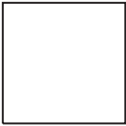


Image 1: Façade



Image 2: Side

Condition: Minor modifications. This is a two storey place of Federation Queen Anne style.



Place:

Name:	Residence				
Address:	5 Archer Street, New Town	Title no.:	38204/1	PID (or):	5479647
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact.



Place:

Name:	Residence				
Address:	16 Archer Street, New Town	Title no.:	50743/1	PID (or):	5479671
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



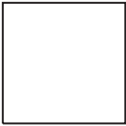
Image 1: Façade



Image 2: Side

Condition:

There is an extension to the front of this building, however the primary elements of Federation Queen Anne style remain apparent.



Place:

Name:	Residence				
Address:	3 Baker Street, New Town	Title no.:	14242/16	PID (or):	5483478
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade




Image 2: Side

Condition: Minor modifications

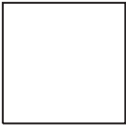


Place:

Name:	Residence				
Address:	7 Baker Street, New Town	Title no.:	22518/18	PID (or):	5483443
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Minor modifications



Place:

Name:	Residence				
Address:	11 Baker Street, New Town	Title no.:	22519/21	PID (or):	5483419
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

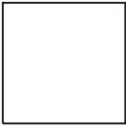


Image 1: Façade





Image 2: Side

Condition: Predominantly intact

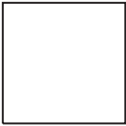


Place:

Name:	Residence				
Address:	42 Bay Road, New Town	Title no.:	229899/1	PID (or):	5483929
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	10 Bedford Street, New Town	Title no.:	109794/0 109794/3	PID (or):	1456931
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

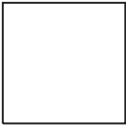


Image 1: Façade



Image 2: Side

Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	12 Bedford Street, New Town	Title no.:	25765/1	PID (or):	5485086
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Residence				
Address:	43 Bishop Street, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition:

The place is partly concealed by vegetation, and one end of the verandah has been enclosed.



Place:

Name:	Residence				
Address:	1 Burnside Avenue, New Town	Title no.:	246383/1	PID (or):	5488308
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: The place appears predominantly intact



Place:

Name:	Residence				
Address:	7 Burnside Avenue, New Town	Title no.:	67517/1	PID (or):	5488332
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade





Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address	9 Burnside Avenue, New Town	Title no.:	247623/113	PID (or):	5488340
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	



Condition: Predominantly intact

The Federation Queen Anne residence at 9 Burnside Avenue differs slightly from many of the other examples of this architectural style, in that its verandah is under the main roofline, and a separate gable covers the front entrance.



Place:

Name:	Residence				
Address:	24 Burnside Avenue, New Town	Title no.:	60981/52	PID (or):	5488551
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

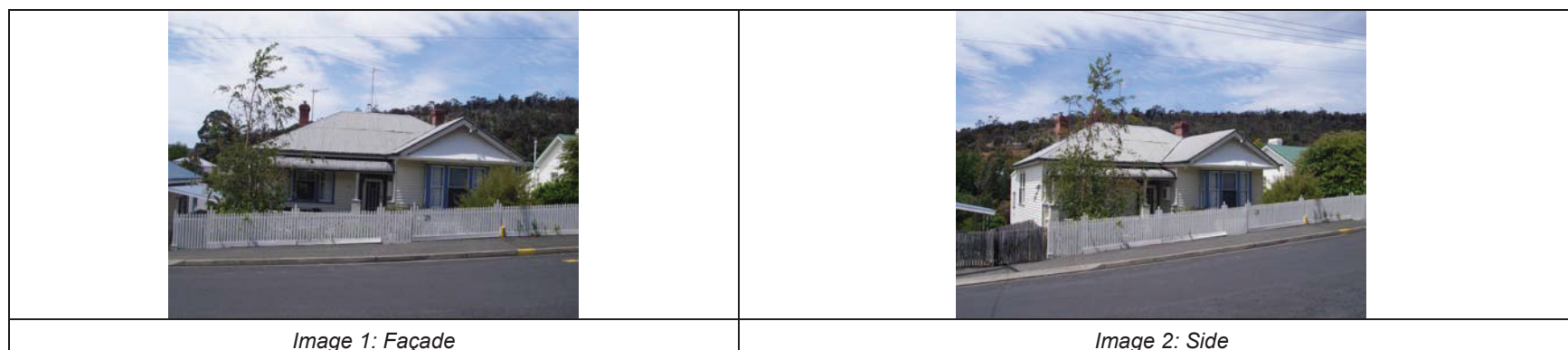
	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	29 Burnside Avenue, New Town	Title no.:	60981/95	PID (or):	5488439
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Condition: Predominantly intact



Place:

Name:	Residence				
Address:	14 Burnside Avenue, New Town	Title no.:	60981/62	PID (or):	5488607
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade




Image 2: Side

Condition: Minor modifications

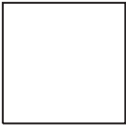


Place:

Name:	Residence				
Address:	26 Burnside Avenue, New Town	Title no.:	60981/50	PID (or):	5488543
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	13 Carlton Street, New Town	Title no.:	62215/2	PID (or):	5489853
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly Intact



Place:

Name:	Residence				
Address:	16 Carlton Street, New Town	Title no.:	206683/1	PID (or):	5489087
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	27 Carlton St, New Town	Title no.:	109626/5	PID (or):	5489781
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: The place is partly concealed by vegetation, however appears predominantly intact.



Place:

Name:	Residence				
Address:	21 Carlton Street, New Town	Title no.:	109626/7	PID (or):	5489829
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	28 Carlton Street, New Town	Title no.:	220084/16	PID (or):	5489132
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

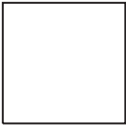


Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	43 Carlton Street, New Town	Title no.:	62287/1	PID (or):	5489714
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	45 Carlton St, New Town	Title no.:	204993/1	PID (or):	5489706
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition:

The place is concealed by a tall fence however appears to demonstrate simple Federation Queen Anne detailing.



Place:

Name:	Residence				
Address:	49 Carlton Street, New Town	Title no.:	60326/1	PID (or):	5489685
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Modification to roofline/verandah



Place:

Name:	Residence				
Address:	51 Carlton Street, New Town	Title no.:	217949/10	PID (or):	5489677
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	67 Carlton St, New Town	Title no.:	27598/1	PID (or):	5489634
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	55 Clare Street, New Town	Title no.:	47446/1	PID (or):	5490504
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition:

Although concealed behind vegetation, the place appears to be representative of the Federation Queen Anne Style. Further field work may establish that this place is a good representative example of this type of architecture and elevate its level of significance.



Place:

Name:	Residence				
Address:	78 Clare Street, New Town	Title no.:	94434/2	PID (or):	5491267
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	80 Clare Street, New Town	Title no.:	94434/1	PID (or):	5491275
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	3 Clarendon Street, New Town	Title no.:	29059/8	PID (or):	5491398
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	11 Clarendon Street, New Town	Title no.:	12165/1	PID (or):	5491435
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	11 Claude Street, New Town	Title no.:	32882/1	PID (or):	5491638
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	12 Claude Street, New Town	Title no.:	104075/1	PID (or):	5491726
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	16 Claude Street, New Town	Title no.:	140427/1	PID (or):	5491742
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

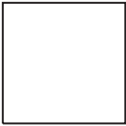


Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	19 Claude Street, New Town	Title no.:	21593/37	PID (or):	5491590
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

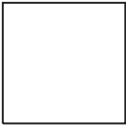


Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	26 Claude Street, New Town	Title no.:	50543/1	PID (or):	5491785
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

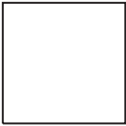


Image 1: Façade





Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	9 Cressy Street, New Town	Title no.:	58097/1	PID (or):	7207960
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Predominantly intact

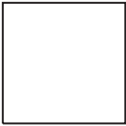


Place:

Name:	Residence				
Address:	56 Cross Street, New Town	Title no.:	117719/1	PID (or):	5494070
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

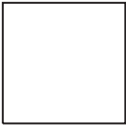
Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	3 Cross Street, New Town	Title no.:	143253/4	PID (or):	2625872
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Residence				
Address:	10 Cross Street, New Town	Title no.:	230479/1	PID (or):	5493844
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	91 Giblin Street, New Town	Title no.:	22518/2	PID (or):	5500346
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	98 Giblin St. New Town	Title no.:	56606/0 56606/1 (strata Title)	PID (or):	7640465
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

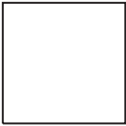


Image 1: Façade



Image 2: Side

Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	99 Giblin Street, New Town	Title no.:	228914/4	PID (or):	5500282
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Residence "Rosebank"				
Address:	101 Giblin New Town	Title no.:	71804/3	PID (or):	5500266
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

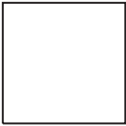


Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence "Rose Cottage"				
Address:	105 Giblin St. New Town	Title no.:	231550/1	PID (or):	5500231
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	95b Giblin Street, New Town	Title no.:	71804/6	PID (or):	5500311
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	8 Harding Street, New Town	Title no.:	78533/3	PID (or):	5503715
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

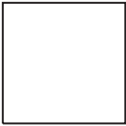


Image 1: Façade



Image 2: Side

Condition: Minor modifications

**Place:**

Name:	Residence				
Address:	10 Harding Street, New Town	Title no.:	78533/2	PID (or):	5503723
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	11 Loina Crescent, New Town	Title no.:	57049/8	PID (or):	5508938
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Predominantly intact

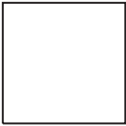


Place:

Name:	Residence				
Address:	13 Loina Street, New Town	Title no.:	57049/9	PID (or):	5508946
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Minor modifications



Place:

Name:	Residence				
Address:	15 Loina Street, New Town	Title no.:	57049/10	PID (or):	5508954
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	13 Loina Street, New Town	Title no.:	57049/9	PID (or):	5508946
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	82 Montagu Street, New Town	Title no.:	142129/1	PID (or):	2536132
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	84 Montagu Street, New Town	Title no.:	142129/1	PID (or):	2536132
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	94 Montagu Street, New Town	Title no.:	59781/1	PID (or):	5512654
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	102 Montagu Street, New Town	Title no.:	43569/1	PID (or):	5512689
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

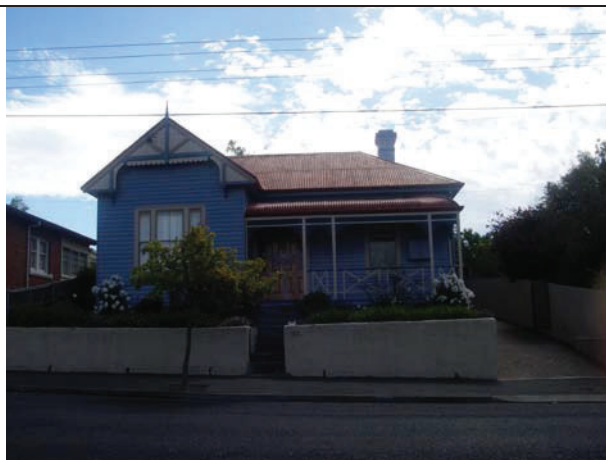
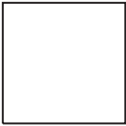


Image 1: Façade



Image 2: Side

Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	104 Montagu Street, New Town	Title no.:	41639/1	PID (or):	5512697
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				


*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Residence				
Address:	39 New Town Road, New Town	Title no.:	46902/1	PID (or):	5515230
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

		
<i>Image 1: Façade</i>		

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	84 New Town Road, New Town	Title no.:	61012/3	PID (or):	5517041
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	86 New Town Road, New Town	Title no.:	61012/2	PID (or):	5517033
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	35 New Town Road, New Town	Title no.:	15143/1	PID (or):	5515214
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	Predominantly intact				



Image 1: Façade



Image 2: Side

Condition:

Number 35 New Town Road is conjoined with number 37 New Town Road. This is an example of a conjoined two storey Federation Queen Anne residence, and has minor modifications.



Place:

Name:	Residence				
Address:	37 new Town Road, New Town	Title no.:	40815/1	PID (or):	5515222
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition:

Number 37 New Town Road is conjoined with number 35 New Town Road. This is an example of a conjoined two storey Federation Queen Anne residence, and has minor modifications.



Place:

Name:	Residence				
Address:	88 New Town Road, New Town	Title no.:	61012/1	PID (or):	5517025
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	95 New Town Road, New town	Title no.:	224978/1	PID (or):	5515548
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Rear of Building

Condition:

Substantially modified

There is potential that this place is an example of a Federation Queen Anne hotel and an understanding of the history this place may elevate its significance due to rarity.



Place:

Name:	Residence				
Address:	2 Oakley Street, New Town	Title no.:	233076/1	PID (or):	5517375
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade





Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	9 Oldham Avenue, New Town	Title no.:	249089/1	PID (or):	5518597
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Minor modifications

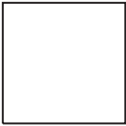


Place:

Name:	Residence				
Address:	10 Oldham Avenue, New Town	Title no.:	60981/84	PID (or):	5517762
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	16 Oldham Ave, New Town	Title no.:	60981/80	PID (or):	5517797
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Minor modifications

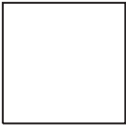


Place:

Name:	Residence				
Address:	35 Oldham Ave, New Town	Title no.:	60981/128	PID (or):	5518431
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Minor modifications



Place:

Name:	Residence				
Address:	62 Oldham Ave, New Town	Title no.:	60981/24	PID (or):	5518044
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 1: Side</i>

Condition: Minor modifications



Place:

Name:	Residence				
Address:	69 Oldham Ave, New Town	Title no.:	248642/1	PID (or):	5518212
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

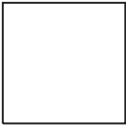


Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	71 Oldham Avenue, New Town	Title no.:	128838/1	PID (or):	5518204
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade





Image 2: Side

Condition: Minor modifications

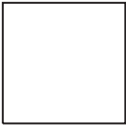


Place:

Name:	Residence				
Address:	73 Oldham Ave, New Town	Title no.:	67541/3	PID (or):	5518191
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Minor modifications

**Place:**

Name:	Residence				
Address:	77 Oldham Avenue, New Town	Title no.:	67541/1	PID (or):	5518175
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Substantial modifications



Place:

Name:	Residence				
Address:	62 Oldham Avenue, New Town	Title no.:	60981/24	PID (or):	5518044
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade

Condition: Minor modifications



Place:

Name:	Residence				
Address:	289 Park St, New Town	Title no.:	199016/1	PID (or):	5520208
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

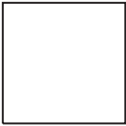


Image 1: Façade



Image 2: Side

Condition: Substantially modified



Place:

Name:	Residence				
Address:	291 Park Street, New Town	Title no.:	247846/1	PID (or):	5520195
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

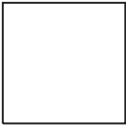


Image 1: Façade





Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	307 Park Street, New Town	Title no.:	67775/1	PID (or):	5520160
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	317 Park Street, New Town	Title no.:	56328/1	PID (or):	7794851
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	333 Park Street, New Town	Title no.:	250720/1	PID (or):	7215602
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



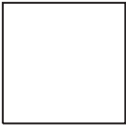
Image 1: Façade



Image 2: Side

Condition:

Although concealed behind a hedge, the place appears to be representative of the Federation Queen Anne Style.



Place:

Name:	Residence				
Address:	378 Park Street, New Town	Title no.:	54683/3	PID (or):	5519549
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	66 Pedder Street, New Town	Title no.:	227547/1	PID (or):	5521040
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	70 Pedder Street, New Town	Title no.:	228866/1	PID (or):	5521067
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

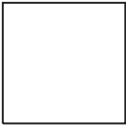


Image 1: Façade



Image 2: Side

Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	72 Pedder Street, New Town	Title no.:	205716/1	PID (or):	5521075
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Residence				
Address:	74 Pedder Street, New Town	Title no.:	204447/1	PID (or):	5521083
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	89 Pedder Street, New Town	Title no.:	62332/35	PID (or):	7267138
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

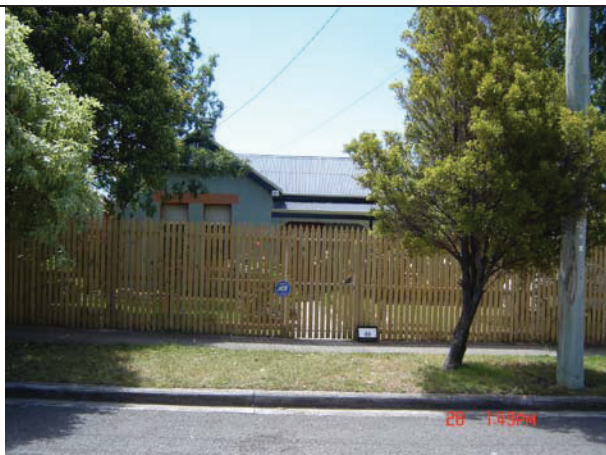
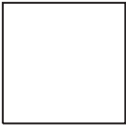


Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	92 Pedder Street, New Town	Title no.:	244478/1	PID (or):	7312736
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade





Image 2: Side

Condition: Predominantly intact

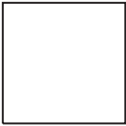


Place:

Name:	Residence				
Address:	1 Pirie Street, New Town	Title no.:	60775/2	PID (or):	5522027
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Minor modifications

**Place:**

Name:	Residence				
Address:	15 Rattle Street, New Town	Title no.:	86737/4	PID (or):	5524233
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Residence				
Address:	New Town	Title no.:	67629/1	PID (or):	5524225
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

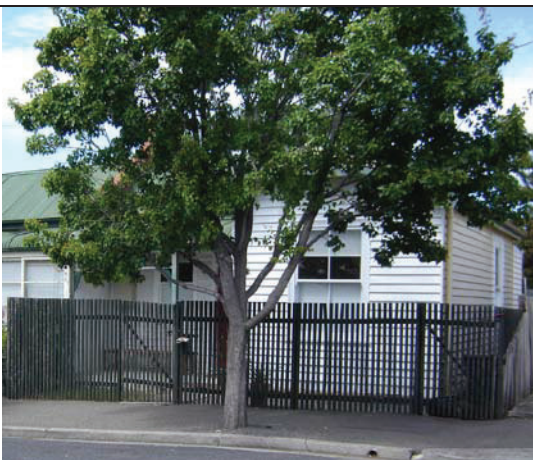


Image 1: Façade



Image 2: Side

Condition: Minor modifications (NB: number 17 Rattle is conjoined with number 19 Rattle Street)



Place:

Name:	Residence				
Address:	18 Rattle Street, New Town	Title no.:	5524428	PID (or):	61737/1
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	19 Rattle Street, New Town	Title no.:	67629/2	PID (or):	5524217
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications (NB: number 19 Rattle is conjoined with number 17 Rattle Street)



Place:

Name:	Residence				
Address:	21 Rattle Street, New Town	Title no.:	67629/3	PID (or):	5524209
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Substantially modified (NB: number 21 Rattle is conjoined with number 23 Rattle Street)



Place:

Name:	Residence				
Address:	23 Rattle Street, New Town	Title no.:	67629/4	PID (or):	5524196
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications (NB: number 23 Rattle is conjoined with number 21 Rattle Street)

**Place:**

Name:	Residence				
Address:	25 Rattle Street, New Town	Title no.:	67629/5	PID (or):	5524188
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications (NB: number 25 Rattle is conjoined with number 27 Rattle Street)



Place:

Name:	Residence				
Address:	27 Rattle Street, New Town	Title no.:	221050/6	PID (or):	5524161
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications (NB: number 27 Rattle is conjoined with number 25 Rattle Street)

**Place:**

Name:	Residence				
Address:	13 Rattle Street, New Town	Title no.:	86737/5	PID (or):	5524241
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	14 Risdon Road, New Town	Title no.:	199566/1	PID (or):	5525180
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



			
<i>Image 1: Façade</i>		<i>Image 2: Side</i>	

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	16 Risdon Road, New Town	Title no.:	196851/1	PID (or):	5525199
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: Minor modifications



Place:

Name:	Residence				
Address:	51 Risdon Road, New Town	Title no.:	65988/2	PID (or):	5525033
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

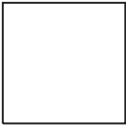
Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	New Town	Title no.:	112963/1	PID (or):	5525404
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

<i>Images were not available due to non-intrusive method. Images of this property can be seen on THR datasheet reference R2253.</i>	

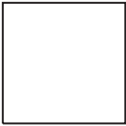
Condition: Predominately intact

**Place:**

Name:	Residence				
Address:	7 Roope Street, New Town	Title no.:	60571/15	PID (or):	5525949
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

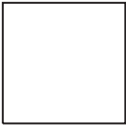
Condition: Minor modifications

**Place:**

Name:	Residence				
Address:	37 Seymour Street, New Town	Title no.:	91101/3	PID (or):	5527805
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Residence				
Address:	16 Swanston Street, New Town	Title no.:	109587/3	PID (or):	5531775
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Condition: unknown



Place:

Name:	Residence				
Address:	52 Swanston Street, New Town	Title no.:	126672/1	PID (or):	5531898
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact. This is a two storey example of a Federation Queen Anne residence.

**Place:**

Name:	Residence				
Address:	90 Swanston Street, New Town	Title no.:	54415/1	PID (or):	5532057
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	4 Thirza Street, New Town	Title no.:	62264/5	PID (or):	5532217
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications Predominantly intact



Place:

Name:	Residences of the Federation period – standard template				
Address:	<i>See individual data sheets</i>	Title no.:	<i>See individual data sheets</i>	PID (or):	<i>See individual data sheets</i>
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	<i>See individual data sheets</i>				

- Setting:** All the Federation places in the following datasheets are situated in close proximity to the street frontage, thereby contributing historic character to the streetscape.
- Description:** The following places are all examples of single storey residences of the Federation period, which do not clearly demonstrate aspects of a particular architectural style or merit within this period (unless otherwise stated). Generally, these places may include stylistic forms like simple gable and verandah details, and fenestration which is indicative of the Federation period.
For each place, it should be considered that the fabric is of heritage significance, for its ability to demonstrate the Federation period, portraying aspects of development in the area.
- Condition:** *(see individual datasheets)*
- History:** The following Federation places are expected to have been built c.1890 - 1920 and reflect the subdivision of the former large estates, and the growing suburbanisation of New Town at this time, in response to improved transport and the emergence of employment opportunities at industrial centres further north.

Discussion of Significance

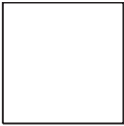
Each of these places is of local heritage significance for its contribution to the historical character of the streetscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the New Town area.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 1 is low)

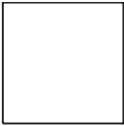
		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
1. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The following Federation places are of significance historically, for their contribution to an understanding of the development and settlement patterns of the area, reflecting the Federation style of architecture, and period of time.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 0
2. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
3. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 1
4. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
5. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania’s history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	408 Argyle Street, New Town	Title no.:	70617/3	PID (or):	5480074
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

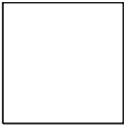


Image 1: Façade



Image 2: Side

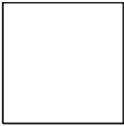
Condition: Predominantly intact. The place is of local level heritage significance as it reflects the Federation period during which it was built.

**Place:**

Name:	Residence				
Address:	12 Baker Street, New Town	Title no.:	22519/33	PID (or):	5483531
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact. The place is of local level heritage significance as it reflects the Federation period during which it was built.



Place:

Name:	Residence				
Address:	17 Baker St, New Town	Title no.:	22519/24	PID (or):	5483371
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

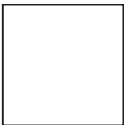


Image 1: Façade



Image 2: Side

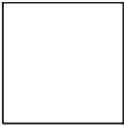
Condition: Predominantly intact. The place is of local level heritage significance as it reflects the Federation period during which it was built.

**Place:**

Name:	Residence				
Address:	20 Baker Street	Title no.:	5483582	PID (or):	7950/2
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side***Condition:**

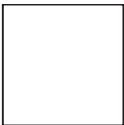
This property has a substantial modification, however, the original form of the Federation period is still apparent.

**Place:**

Name:	Residence				
Address:	17 Bedford Street, New Town	Title no.:	63503/1	PID (or):	5485342
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

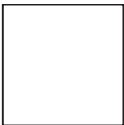
Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	21 Bishop Street, New Town	Title no.:	60981/41	PID (or):	5486994
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side***Condition:**

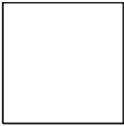
Some modifications with the enclosure of the verandah.

**Place:**

Name:	Residence				
Address:	19 Burnside Avenue, New Town	Title no.:	60981/105	PID (or):	5488383
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side***Condition:**

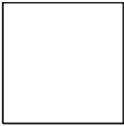
Predominantly intact. The place is of local level heritage significance as it reflects the Federation period during which it was built.

**Place:**

Name:	Residence				
Address:	41 Carlton Street, New Town	Title no.:	109626/1	PID (or):	5489722
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	70 Clare Street, New Town	Title no.:	224407/1	PID (or):	5491224
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

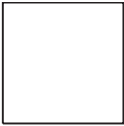


Image 1: Façade



Image 2: Side

Condition: This place has minor modifications. It is of local level heritage significance as it reflects the Federation period during which it was built.



Place:

Name:	Residence				
Address:	70 Clare Street, New Town	Title no.:	224407/1	PID (or):	5491224
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

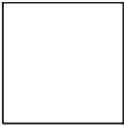


Image 1: Façade



Image 2: Side

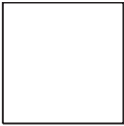
Condition: This place has minor modifications. It is of local level heritage significance as it reflects the Federation period during which it was built.

**Place:**

Name:	Residence "Heatherly House"				
Address:	44 Cross Street, New Town	Title no.:	123907/1	PID (or):	5493991
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

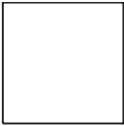
Condition: Minor modifications. This is a two storey example of a Federation period residence.

**Place:**

Name:	Residence				
Address:	66 New Town Road New Town	Title no.:	24666/1	PID (or):	5517121
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

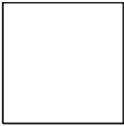
Condition: Predominantly intact. The place is of local level heritage significance as it reflects the Federation period during which it was built.

**Place:**

Name:	Residence				
Address:	68 New Town Road, New Town	Title no.:	24674/1	PID (or):	5517113
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact. The place is of local level heritage significance as it reflects the Federation period during which it was built.



Place:

Name:	Residence				
Address:	74 Clare Street, New Town	Title no.:	226594/3	PID (or):	5491240
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

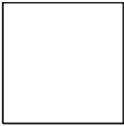


Image 1: Façade



Image 2: Side

Condition: This place is predominantly intact. It is of local level heritage significance as it reflects the Federation period during which it was built.



Place:

Name:	Residence				
Address:	76 Clare St, New Town	Title no.:	225407/1	PID (or):	5491259
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



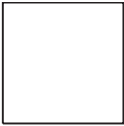
Image 1: Façade



Image 2: Side

Condition:

This place has minor modifications. It is of local level heritage significance as it reflects the Federation period during which it was built.



Place:

Name:	Residence				
Address:	14 Loina Street, New Town	Title no.:	221692/1	PID (or):	5509009
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



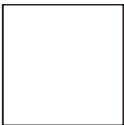
Image 1: Façade



Image 2: Side

Condition:

The place appears to demonstrate simple Arts and Crafts detailing, such as the gable roof form, fenestration and eye-lid dormers.



Place:

Name:	Residence				
Address:	70 New Town Road, New Town	Title no.:	128516/1	PID (or):	5517105
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

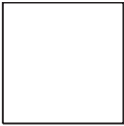


Image 1: Façade



Image 2: Side

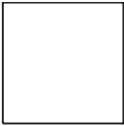
Condition: Predominantly intact. The place is of local level heritage significance as it reflects the Federation period during which it was built.

**Place:**

Name:	Residence				
Address:	76 New Town Road, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications. The place is of local level heritage significance as it reflects the Federation period during which it was built.

**Place:**

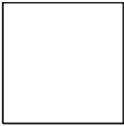
Name:	Residence				
Address:	20 Oakley Street, New Town	Title no.:	220911/1	PID (or):	5517439
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade

Condition:

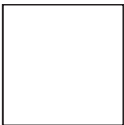
The place appears to demonstrate simple Arts and Crafts detailing, such as the half hipped roof form and fenestration

**Place:**

Name:	Residence				
Address:	68 Pedder Street, New Town	Title no.:	226225/1	PID (or):	5521059
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Residence				
Address:	69 Pedder Street, New Town	Title no.:	11443/1	PID (or):	5520486
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



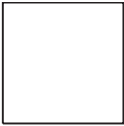
Image 1: Façade



Image 2: Side

Condition:

This place appears to have been rendered. The place is of local level heritage significance as it reflects the Federation period during which it was built.



Place:

Name:	Residence				
Address:	71 Pedder Street, New Town	Title no.:	90726/1	PID (or):	5520478
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

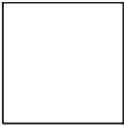


Image 1: Façade



Image 2: Side

Condition: Minor modifications. The place is of local level heritage significance as it reflects the Federation period during which it was built.



Place:

Name:	Residence				
Address:	16 Rattle Street, New Town	Title no.:	61737/2	PID (or):	5524401
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



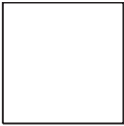
Image 1: Façade



Image 2: Side

Condition:

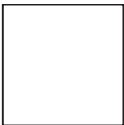
Substantially modified, however the place is of local level heritage significance as it reflects the Federation period during which it was built.

**Place:**

Name:	Residence				
Address:	18 Swanston St, New Town	Title no.:	109587/2	PID (or):	5531783
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Minor modifications



Place:

Name:	Residence				
Address:	92 Swanston Street, New Town	Title no.:	137564/1	PID (or):	5532065
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



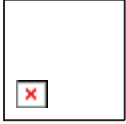
Image 1: Façade



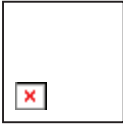
Image 2: Side

Condition:

This place has minor modifications. It is of local level heritage significance as it reflects the Federation period during which it was built.



Identified Heritage Areas and Individual Places of State Significance



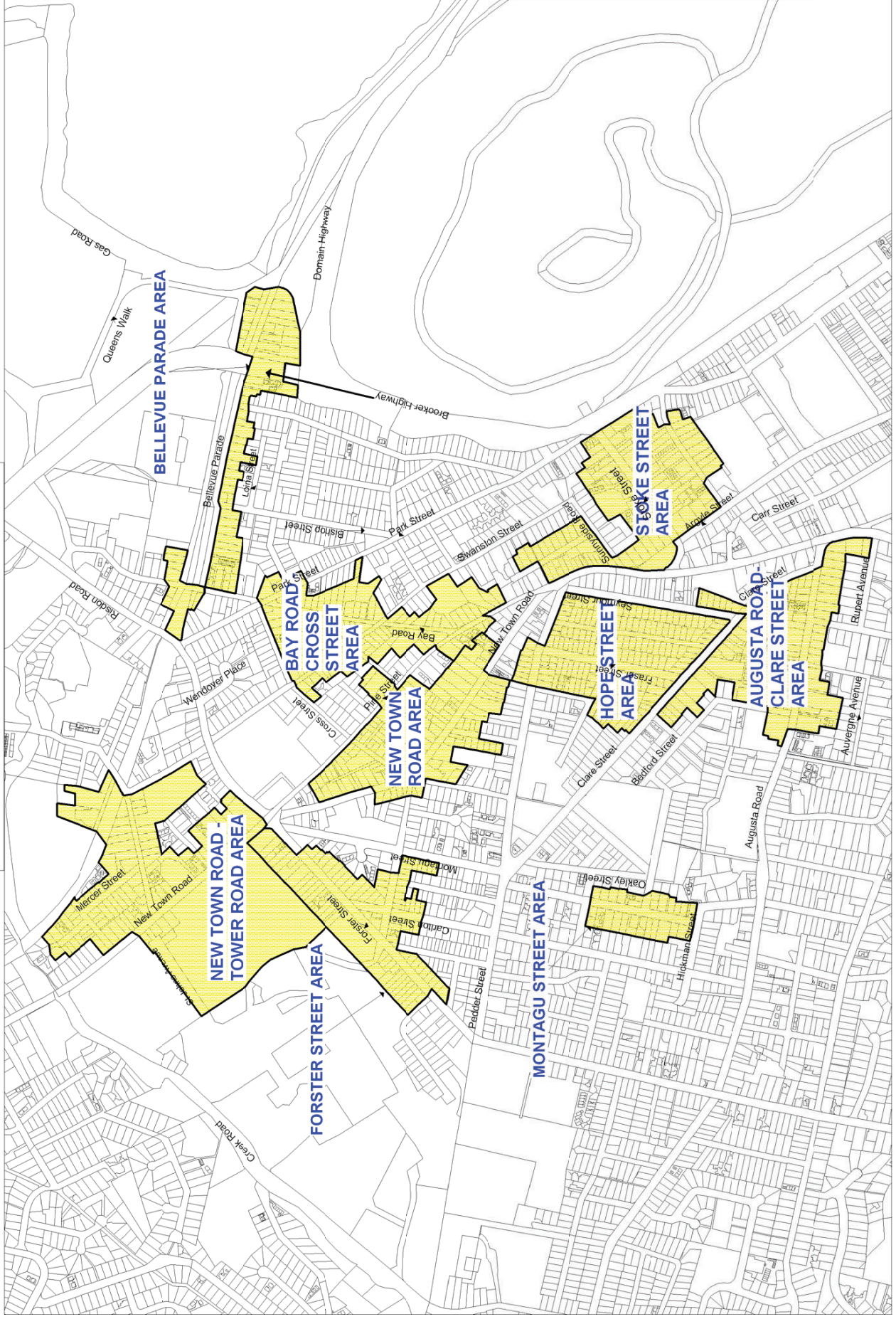
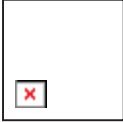


Figure 1: Recommended Heritage Areas



Heritage Area:

Name:	Stoke Street Heritage Area
Boundaries:	The area is bounded by a section of Boa Vista Road, Park Street, Argyle Street and includes a section of Paviour Street and New Town Road.
Date created:	29-Jun-07
Existing listings/ Heritage Areas:	<p>The Stoke Street area is currently identified as a Heritage Area within the City of Hobart Planning Scheme and the proposed Heritage Area expands the existing area.</p> <p>Places below are listed on the THR and the City of Hobart Planning Scheme. Those in bold are considered to be places warranting individuals State listing as a result of this review.</p> <p>415 Argyle Street, 417 Argyle Street, 419 Argyle Street, 413 Argyle Street, 411 Argyle Street, 409 Argyle Street, 407 Argyle Street, 405 Argyle Street, 5 Stoke Street, 9 -11 Stoke Street, 13 Stoke Street, 15 Stoke Street, 17 Stoke Street, 21 Stoke Street, 23 Stoke Street, 29 Stoke Street, 31 Stoke Street, 2 Stoke Street, 12 Stoke Street, 14 Stoke Street, 18 Stoke Street, 20 Stoke Street, 24 Stoke Street, 26 Stoke Street, 2 Boa Vista Road, 10-10a Boa Vista Road, 12 Boa Vista Road, 17 Boa Vista Road</p>



Image 1: "Hillcrest",

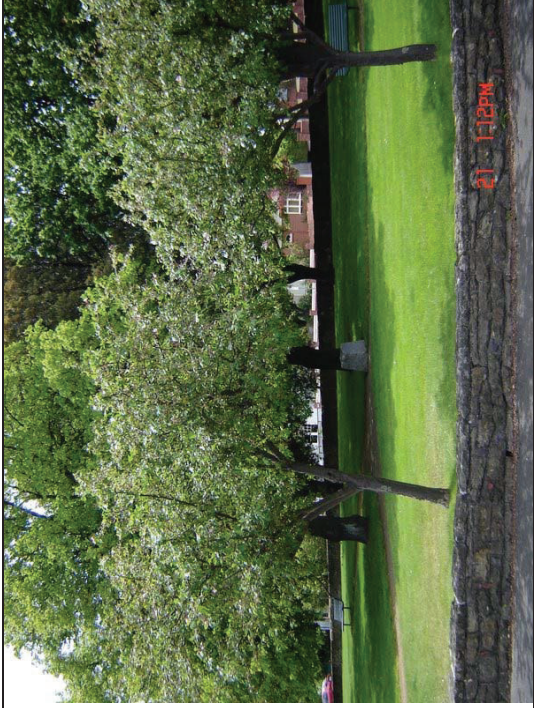
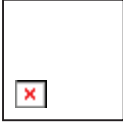
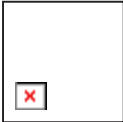


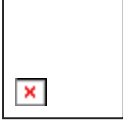
Image 2: Stoke Street Reserve



	
<p>Image 3: Hobart Tower Motel</p>	<p>Image 4: Federation Bungalow, Stoke Street</p>
	
<p>Image 5: Row of Federation Queen Anne residence on approach to New Town Commercial area</p>	<p>Image 6: Federation places in Pavlov Street</p>



Map indicating extent of the Stoke Street Heritage Area, as indicated in yellow.
NB: Properties in red are currently listed on Councils Planning Scheme
Properties in green have been identified by Douglas as being gardens or plantings of significance.



Historical Overview:

Originally, this part of New Town was part of the large Boa Vista estate, dating back to the early European settlement within the area (Pearce and Doyle, 1997: 17). Although the Stoke Street area includes some mid to late nineteenth century housing development, the area is characterised by places largely established during the Federation and Interwar periods (c.1890-c.1940).

The Stoke Street reserve, which is included in this Heritage Area, was established in 1914 (Pearce and Doyle, 1996).

Character Description:

Stoke Street is a distinctive street within New Town, with its grand residences and mature street plantings, which contribute to a high streetscape quality. Amongst the mature plantings are a Canary Island Date Palm, Oak trees and Conifers.

Stoke Street is characterised by residences of varying architectural styles, including a prominent Victorian Rustic Gothic residence, a 2-3 storey Victorian Tudor place set well back from the street, decorative single and double storey Federation Queen Anne and Arts and Crafts places, Federation Bungalows and a prominent Inter-war Art Deco residence.

Boa Vista Road is characterised by a number of places dating from the Federation period and includes "Hillcrest", which is a striking Victorian Italianate residence.

The area includes the distinctive Hobart Tower Motel building on Park Street.

Pavlov Street is characterised by a largely intact collection of single and double storey Federation and Interwar Californian Bungalow residences.

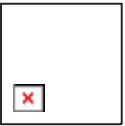
A row of intact Federation Queen Anne residences along New Town Road is situated within the area, on the approach to the main commercial area, demonstrating the tendency at this time of development to occur within close proximity to the main street.

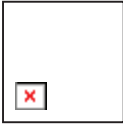
A series of Federation Bungalows along Argyle Street are also included within this Heritage Area and contributes to its historic character.

Summary of Significance:

The proposed Stoke Street Heritage Area is of historic cultural heritage significance for the following reasons:



- The larger, more prominent buildings within the area represent highly intact examples of their architectural styles and contribute to the understanding of the early development of New Town.
- The collections of largely intact Federation Bungalow and Federation Queen Anne residences contribute to the understanding of the pattern of development within New Town.





Place:

Name:	Sherbourne					
Address:	405 Argyle Street		Title no.:	41969/1	PID (or):	5479903
Date created:	29-Jun-07				AGD 66:	
Existing listings:	THR					

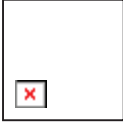
	
<i>Image 1: Façade</i> (Source THR R2161).	<i>Image 2: Side</i> (Source THR R2161).

Setting:

This building is a significant element in the urban streetscape.

Description:

405 Argyle Street is a Federation domestic building. It is an asymmetric, two storey, brick building with boxed eaves and sandstone foundations, lintels and sills. The string course between the floors is formed by three courses of cream face-bricks, and the segmental arch above the door is also cream face-brick. The door is panelled with stained glass transom light and half-Sidelights. There is a semi-circular bay window to both floors on the front elevation, having double-hung windows with large panes. To the side of the bay is a weatherboard and glazed sun-lounge, supporting a balcony with a turned baluster railing and finials to the end-posts. The square bay to the side elevation is



under a gabled roof and the sills to both floors are extended to form string courses to the bay (source:THR R2161).

Condition: Predominantly intact

History: 'Sherbourne' was built for Sir Alfred William Pedder.(Source: THR R2161).

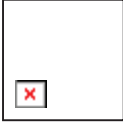
Significance:

405 Argyle Street, New Town is of State level heritage significance as a place that contributes to the understanding of the development of the area, as well as being a representative example of the Federation domestic building.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

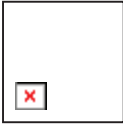
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	405 Argyle Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2
	405 Argyle Street, New Town is of historic heritage significance because of its ability to demonstrate the principle characteristics of a Federation domestic residence.					
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.						
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).						
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).						



Place:

Name:	Residence				
Address:	409 Argyle Street		57769/1	PID (or):	5479938
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				

	
<i>Image 1: Façade (Source THR R2163).</i>	<i>Image 2: Side (Source THR R2163).</i>

Setting:

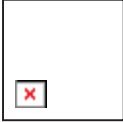
This building is a significant element in the urban streetscape.

Description:

409 Argyle Street, New Town as asymmetric, single storey Federation Bungalow. It is a brick building with sandstone foundations, a Marseilles tile complex roof, terracotta finials, and chimneys with moulded tops and stuccoed bands. To the front elevation, two wings with flying gables flank the central door, the gables have a plain bracketed infill and a terracotta finial to the apex. Under the gable is a square bay window with a separate flat roof and a 3-centred casement window with top lights. Between and overlapping the wings, is a semicircular portico with a flat roof and four posts on brick piers, the portico is approached by a staircase. To one side elevation are two overlapping wings with features similar to those of the frontage (Source THR R2163).

Condition:

Predominantly intact



History: According to Post Office Directories, the house was occupied in 1928 by Mrs. Ellen Ouller and in 1948 by A. C. Paton (Source THR R2163)..

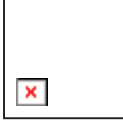
Significance:

409 Argyle Street, New Town is of State level heritage significance as a place that contributes to the understanding of the development of the area, as well as being a representative example of the Federation Bungalow.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

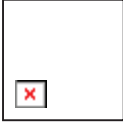
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2
	409 Argyle Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).						
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria


Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2
	409 Argyle Street, New Town is of historic heritage significance because of its ability to demonstrate the principle characteristics of a single storey Federation Bungalow residence.					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Place:

Name:	Residence				
Address:	413 Argyle Street		67589/4	PID (or):	5479954
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				

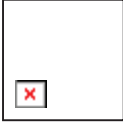
	
<i>Image 1: Façade</i> (Source THR R2165).	<i>Image 2: Side</i> (Source THR R2165).

Setting:

This building is a significant element in the urban streetscape.

Description:

This Federation Bungalow is an asymmetric, single storey, brick building with a Marseilles tile gabled roof, terracotta finials, boxed and bracketed eaves, and chimneys with moulded tops. The front elevation is under a flying-gable, the gable has simple timber infill and a 3-part casement window with leadlight toplights. To one side of the front elevation, is a projecting wing with a separate flying-gable roof over a 3-part window, which has consols, a separate skillion roof, casements and toplights. To the side of the wing is an extension with a separate skillion roof and a small semi-circular window. There is a verandah to the remainder of the front and the adjacent elevation with a curvilinear valance, under the main roof. Along the side elevation, the verandah has been weatherboard-enclosed and glazed at



a later date. There is a dormer window to the side elevation with a flying-gabled roof (Source: R2165).

Condition: Predominantly intact

History: According to *Post Office Directories*, the house was occupied in 1928 by the *Manitoba Private Hospital (run by sisters Anne and T Lamberton)* and in 1948 by *F. Stubbs* (Source: R2165)..

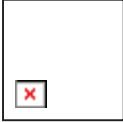
Significance:

413 Argyle Street, New Town is of State level heritage significance as a place that contributes to the understanding of the development of the area, as well as being a representative example of the Federation Bungalow.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

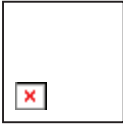
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	413 Argyle Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2
	413 Argyle Street, New Town is of historic heritage significance because of its ability to demonstrate the principle characteristics of a single storey Federation Bungalow residence.					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Place:

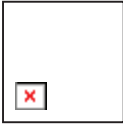
Name:	Hillcrest					
Address:	10 Boa Vista Road, New Town		51172/1		PID (or):	5487356
					AGD 66:	
Date created:	29-Jun-07					
Existing listings:	THR					

	
Image 1: Façade	Image 2: Side

Setting:

Description:

This building is a significant element in the urban streetscape. Hillcrest is an asymmetric, Victorian Italianate three storey, stuccoed building with a corrugated iron hipped roof, boxed eaves, cornice, string and label courses, and tall chimneys with moulded tops. The building has a square ground plan, and three quadrants are two storey, the fourth quadrant is a three-storey tower, with wide boxed eaves and a low-pitched pyramidal roof. To the ground floor front elevation of the tower, there is a 3-part window under a segmental-arched toplight, to the first floor, are three grouped round-arched windows, and to the second floor, three grouped flat-arched windows. The other half of the front elevation is divided into two bays by pilasters to both floors, there are round-arched windows with blind balustrades in the spandrels below, and the pilasters are surmounted



with a plain entablature. The adjacent side elevation is divided by pilasters into five bays. Between the first and second bays is a perpendicular garden wall to first floor height. There is a single storey wing to one half of the rear elevation, which is a later addition. The remaining side elevation adjacent to the tower, has a round-arched doorway to the ground floor. Above it, is a flat-arched door to the first floor approached by a metal fire escape, which is a later addition (THR R2179).

Condition: Predominantly intact
History:

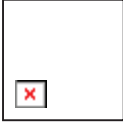
Significance:

10 Boa Vista Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Italianate Style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

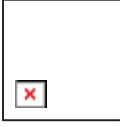
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 1	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2
	10 Boa Vista Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).						
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria

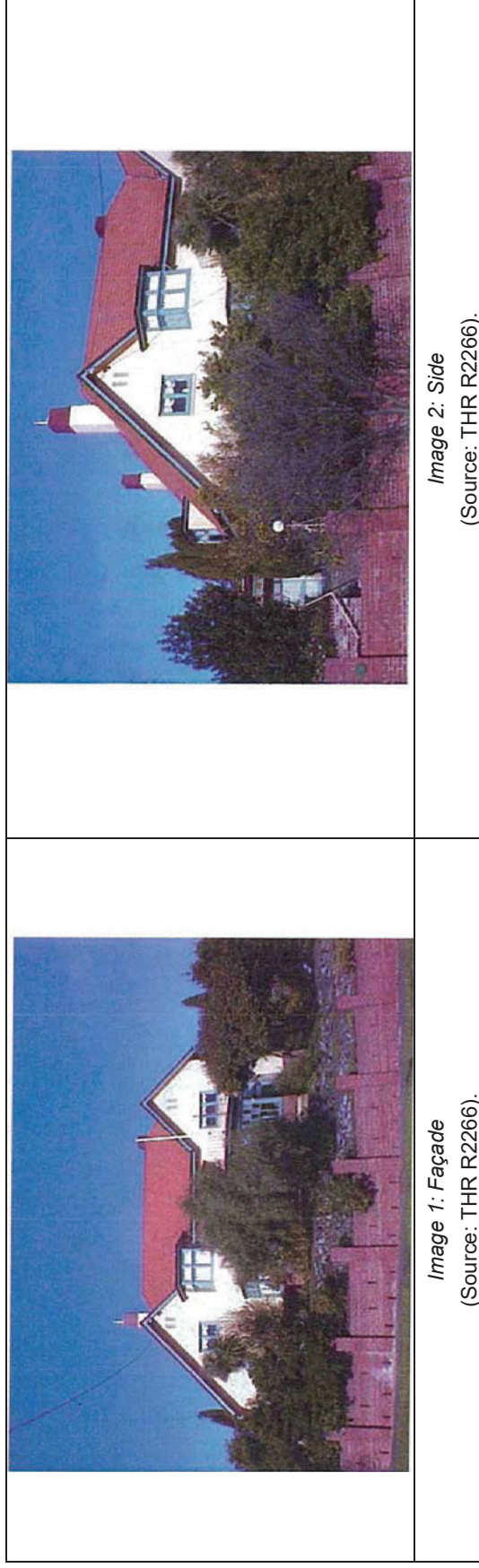
Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	10 Boa Vista Road is of historic heritage significance because of its ability to demonstrate the principle characteristics of a three storey, stuccoed Victorian Italianate domestic building.					
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	'Mayfield'					
Address:	5 Stoke Street, New Town	Title no.:	41987/1	PID (or):	5528904	
				AGD 66:		
Date created:	29-Jun-07					
Existing listings:	THR					

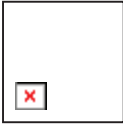


Setting: This building is situated within a primarily residential setting and is surrounded by houses of varying architectural styles.

Description: 5 Stoke Street is a Federation Arts and Crafts style building. It is a double storey brick and stuccoed building with steeply pitched gabled roof forms clad with Marseilles tiles. There are bay and dormer windows (Source: THR R2266).

Condition: Predominantly intact

History:



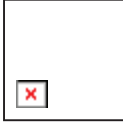
Significance:

5 Stoke Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Federation Arts and Crafts style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

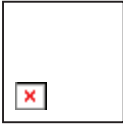
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	5 Stoke Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria

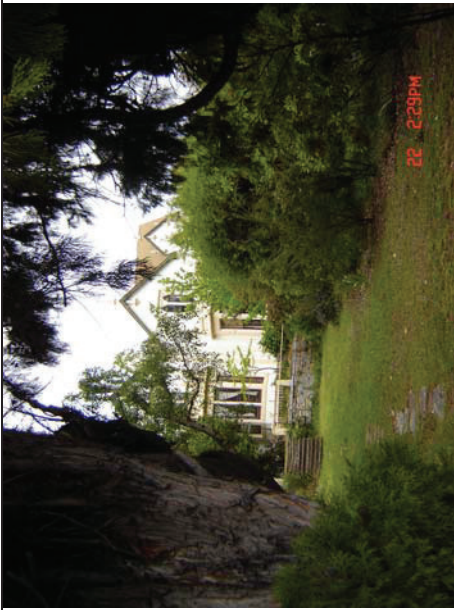

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
	5 Stoke Street, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of a Federation Arts and Crafts building.					
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.						
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).						
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).						



Place:

Name:	'Mayfield'					
Address:	9-11 Stoke Street, New Town		Title no.:	247956/1	PID (or):	5528867
					AGD 66:	
Date created:	29-Jun-07					
Existing listings:	THR					

		<i>Image 1: Façade</i>	<i>Image 2: Side</i>
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Setting:

This building is situated within a primarily residential setting and is surrounded by houses of varying architectural styles.

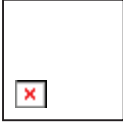
Description:

9-11 Stoke Street is a two Storey Victorian Rustic Gothic residence. It features a pair of stone and stucco-conjoined villas with steeply pitched gabled roofs, elaborate finials and lower storey bay windows. There are Gothic-detailed porches over side entrances, lancet upper storey windows and fanlights above the front doors.

Predominantly intact

Condition:

History:



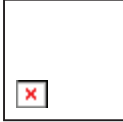
Significance:

9-11 Stoke Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Rustic Gothic style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

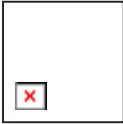
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
	9-11 Stoke Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).						
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
	9-11 Stoke Street, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of conjoined double storey brick and stuccoed Victorian Rustic Gothic domestic building.					
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					

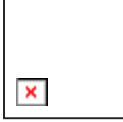


Place:

Name:	Stoke House					
Address:	12 Stoke Street, New Town		Title no.:	199695/1	PID (or):	5529042
					AGD 66:	
Date created:	29-Jun-07					
Existing listings:	THR					

		<i>Image 1: 12 Stoke Street shown in background</i>	<i>Image 2: 12 Stoke Street shown in background</i>
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Setting:	This place is situated at the end of a long driveway that winds behind another property in Stoke Street. Refer to THR R2264 for clearer photographs.
Description:	12 Stoke Street, New Town is a Victorian Tudor domestic building. It is a 2 -3 storey sandstone building with a grand polychrome stone facade including a tower, octagonal corner tower and a gabled parapet. There is a lower storey bay window and arched porch. The windows have masonry mullions, there are prominent quoin stones and a carved stone frieze. Although the facade is grand the rest of the building is constructed simply in brick (source THR R2264).
Condition:	Predominantly intact



History:

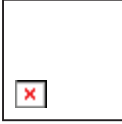
Significance:

12 Stoke Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Tudor style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

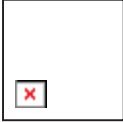
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Stoke House at 12 Stoke Street, New Town is of historic cultural heritage significance, for its contribution to an understanding of the development and settlement patterns of the area.	State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Stoke House at 12 Stoke Street, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of a sandstone Victorian Tudor domestic building.	State: 2 Local: 3	State: 2 Local: 3	State: 1 Local: 1	State: 3 Local: 3	State: 3 Local: 3




HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Heritage Area:

Name:	New Town Road Heritage Area	
Boundaries:	Sections of New Town Road, Pirie Street and including Calway Street and sections of Cross and Roope Streets. The area abuts the Bay Road-Cross Street Heritage Area identified as part of this study.	
Date created:	29-Jun-07	
Existing listings/ Heritage Areas:	<p>Places below are listed on THR and the City of Hobart Planning Scheme. Those in bold are considered to be places warranting individual State listing as a result of this review.</p> <p>107 New Town Road, 111 New Town Road, 139 New Town Road, 160 New Town Road, 162 New Town Road, 170-4 New Town Road, 176 New Town Road, 255 New Town Road, 257 New Town Road, 159 New Town Road, 159a New Town Road, 159b New Town Road, 161 New Town Road, 163 New Town Road, 166 New Town Road, 167 New Town Road, 169 New Town Road, 171 New Town Road, 173 New Town Road, 177 New Town Road, 179 New Town Road, 170-174 New Town Road, 30 Roope Street, 32 Pirie Street, 34 Pirie Street, 40 Pirie Street, 42 Pirie Street, 44 Pirie Street, 46 Pirie Street, 62 Pirie Street, 64 Pirie Street, 38 Cross Street</p>	
		
Image 1: Former Post Office, New Town Road	Image 2: Commercial building, New Town Road	

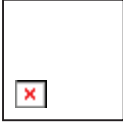
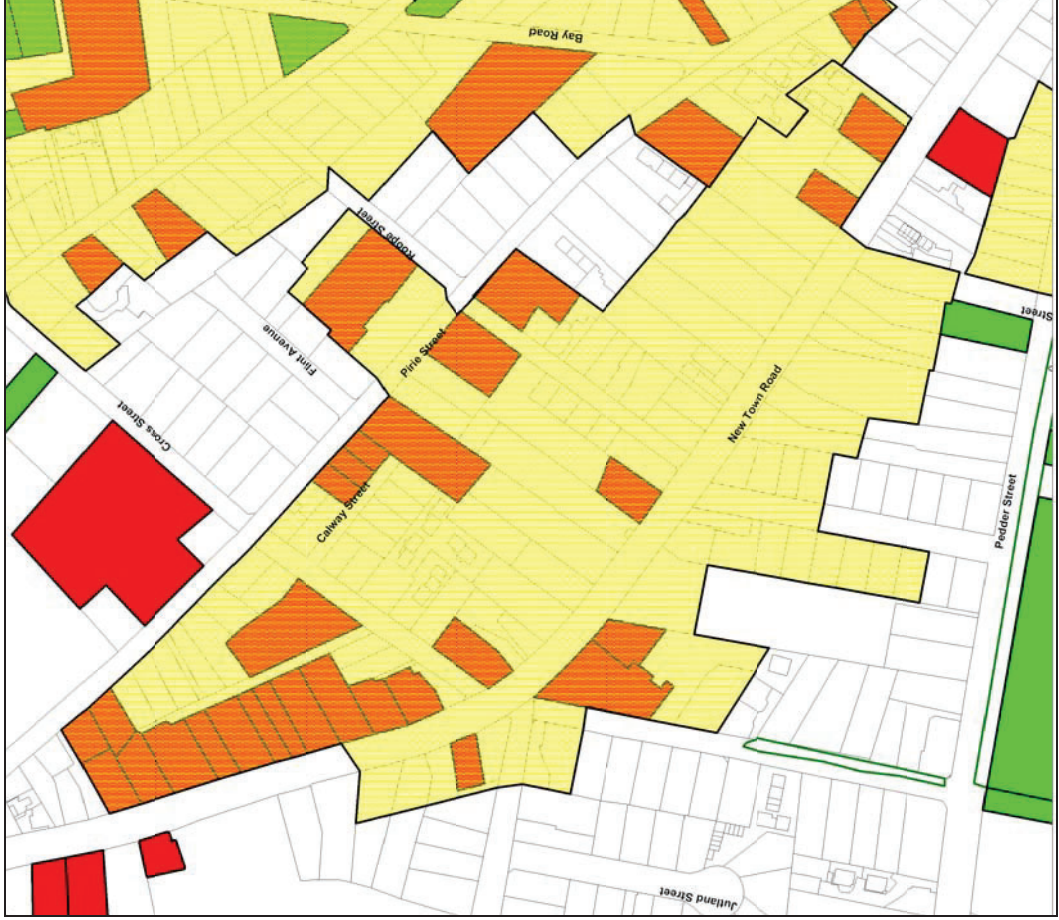
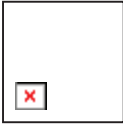


Image 5: Roope Street Streetscape

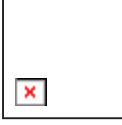


Image 6: Cross Street Streetscape



Map indicating extent of the New Town Road Heritage Area, as indicated in yellow.

NB: Properties in red are currently listed on Councils Planning Scheme. Properties in green have been identified by Douglas as being gardens or plantings of significance.



Historical Overview:

New Town Road has been the main arterial road linking New Town to Hobart since the earliest establishment of the area. The road was among the first in the colony, being established in 1807 to connect the farms at New Town with Hobart Town (Scripps, 2006: 9). This road still survives as New Town Road and Pirie Street. New Town Road continues on to link the northern suburbs of the greater Hobart area.

Commercial activities of New Town have been concentrated and mostly confined to New Town Road since establishment of the suburb (Pearce and Doyle, 1997: 2). As such, the buildings within this area have a rich history of commercial use and functions as the main service centre for this area.

Character Description:

This heritage area is reflective of the use of the area over time as a commercial centre. The area presents a somewhat inconsistent and eclectic streetscape, relating largely to the function of the area, which is generally characteristic of main streets. The inconsistent appearance of the main commercial area is impacted upon by intrusive signage.

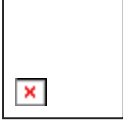
This heritage area includes the main commercial strip of New Town Road from Risdon Road, extending close to the intersection with Seymour Street and Pirie Street. The area encompasses Calway Street, the majority of Pirie Street, and extends part way into the residential areas of Cross and Roope Streets.

The main commercial section of the area includes a number of different buildings of various architectural styles relating to the various functions of the main street area. The section includes the New Town Post Office and former Post Office Stores, St John's Church, the Talbot Tavern, various commercial buildings, some of which have adjoining residences.

A number of residential buildings are scattered among the commercial area, including several stone Georgian buildings and a prominent two-storey Tudor style residence, as well as several Federation dwellings.

Pirie Street, being the initial main road, consists of a number of places dating to the early days of development in New Town, including a row of sandstone Victorian Georgian residences. The Pirie Street section of the heritage area consists of a number of prominent two storey places, with a series of single storey residences between.

There is also a relatively intact collection of Federation Queen Anne and Bungalow style places included in the heritage area, north of the commercial area along New Town Road, which further contribute to the heritage character of the area. It is considered that this area demonstrates a relatively intact area, and retains a high level of heritage character, including residences, retail and other commercial and civic properties.

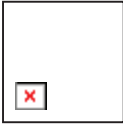


Cross Street and Roope Street extend off New Town Road and include mainly single Storey Federation Queen Anne dwellings of brick and weatherboard. A former church is also situated on Cross Street. Calway Street, located between New Town Road and Pirie Streets consists of a number of Victorian Georgian dwellings.

Summary of Significance:

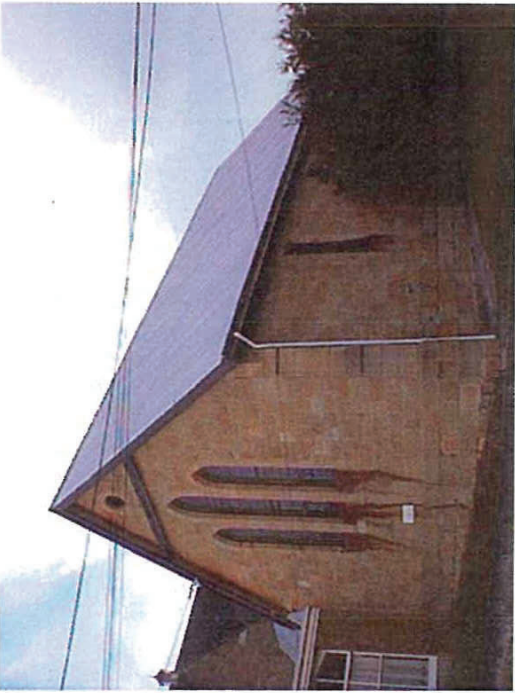

The proposed New Town Road heritage area is of historic cultural heritage significance for the following reasons:

- The area consists of individual places of high integrity that provide evidence of the original mixed residence and commercial nature of the area.
- The area contributes to the understanding of the pattern of development of the New Town area and more generally, that of the broader Hobart area.
- While generally inconsistent in form and scale (characteristic of the commercial and residential nature of the area) many of the individual places demonstrate fine examples of their architectural styles.
- The quality of Federation Queen Anne residences along Cross Street and Roope Streets contributes to an understanding of the pattern of development of the area and relate to the tendency to reside in close proximity to commercial and community services.



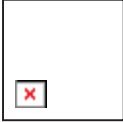
Place:

Name:	Cross Street Uniting Church Hall				
Address:	17-19 Cross Street, New Town	Title no.:	31349/1	PID (or):	2591705
Date created:	29-Jun-07				
Existing listings:	Under consideration with THR				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Setting: This building is situated close by the major commercial centre of New Town Road. It is a prominent feature within the streetscape. The building is beside a former parsonage of Victorian Rustic Gothic style. The building is situated to the rear of 21 Cross Street.

Description: 17-19 Cross Street, New Town is a Victorian Rustic Gothic building. It is a single storey ashlar sandstone building with a corrugated iron gabled roof, boxed eaves, and buttresses. There are flat-arched windows to both side elevations, and a door towards the end. The main



entrance is to the side of a gable end, under a later, plain, flat roofed portico. Beside the door are two triple-hung pointed-arched windows. There is a string course across the gable towards the apex, and above the string course is a 3-part ventilator opening. The other gable end has a group of three, tall, pointed-arched windows, and a small circular ventilator above a string course in the gable (Source: C2190).

Condition: Predominantly intact

History:

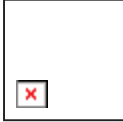
Significance:

17-19 Cross Street, New Town is of historic heritage significance because it has the ability to demonstrate the evolution and pattern of the theme of religion. The building demonstrates the primary elements of a Victorian rustic Gothic style church hall.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

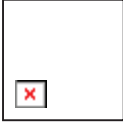
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	17-19 Cross Street, New Town is of historic cultural heritage significance for its ability to demonstrate the pattern and theme of religion within its context.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria

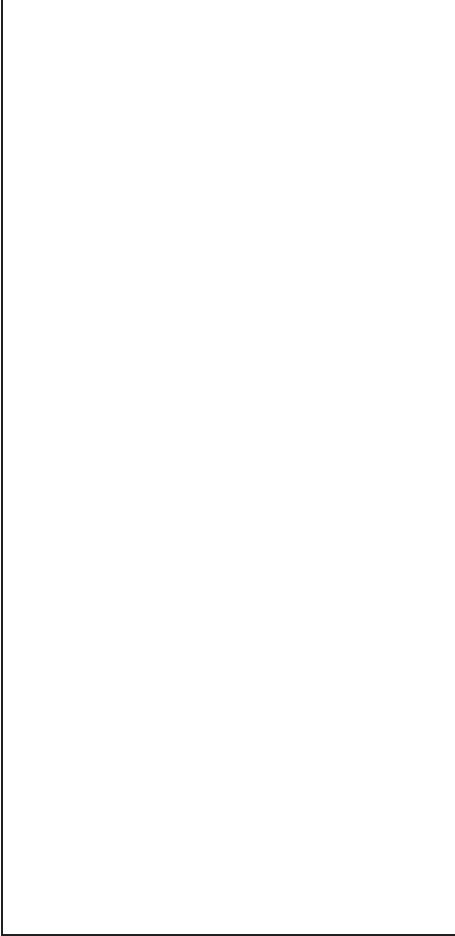
Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 3	State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
	The church hall is of historic heritage significance because of its ability to demonstrate the principal characteristics of an ashlar sandstone Victorian Rustic Gothic building.					
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Place:

Name:	Cross Street Uniting Church					
Address:	21 Cross Street, New Town		Title no.:	31349/4	PID (or):	2591684
					AGD 66:	
Date created:	29-Jun-07					
Existing listings:	THR					

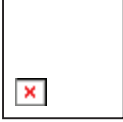
	
Image 1: Façade	
Image 2: Side	

Setting: This building is situated close by the major commercial centre of New Town Road. It is a prominent feature within the streetscape. The building is beside a former parsonage of Victorian Free Gothic style.

Description: 21 Cross Street, New Town is a Victorian Academic Gothic style building. This is an ashlar sandstone church with buttresses, a tiled gabled roof of steep pitch, and boxed eaves. The gables are surmounted with masonry finials. The openings are pointed arched and have label moulds. The windows have bar tracery. The south porch has a gabled roof with a parapet finial and a panelled door. The east window is a four-centred arch (Source: THR RC2216)

Condition: Predominantly intact

History:



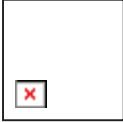
Significance:

21 Cross Street, New Town is of historic heritage significance because it has the ability to demonstrate the evolution and pattern of the theme of religion. The building demonstrates the primary elements of a Victorian Academic Gothic style church.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

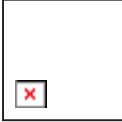
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	21 Cross Street, New Town is of historic cultural heritage significance for its ability to demonstrate the pattern and theme of religion within its context.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The (formerly Methodist) Uniting Church is of historic heritage significance because of its ability to demonstrate the principal characteristics of an ashlar sandstone Victorian Academic Gothic ecclesiastical building (Source: THR RC2216)).	State: 2 Local: 3	State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3





HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2
	Type of association: The (formerly Methodist) Uniting Church is of meaning to the community who use this place, as a place of worship. Length of association:					
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).						
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).						



Place:

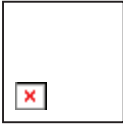
Name:	Cambia Cottage						
Address:	111 New Town Road, New Town			Title no.:	65744/4	PID (or):	5515679
Date created:	29-Jun-07					AGD 66:	
Existing listings:	THR						
							
Image 1: Façade				Image 2: Side			

Setting: Cambia Cottage, at 111 New Town Road, New Town, is situated close to the major commercial centre of New Town, thereby contributing to the historic character of its surrounds.

Description: 111 New Town Road, New Town is a Victorian Georgian building. It is a symmetrical, single storey, ashlar sandstone building with a tiled hipped roof, boxed eaves and tall chimneys with moulded tops. The original roof covering has been replaced, and the two dormer windows in the front elevation are a later addition. The central door has a stone architrave, and is 4-panelled with a rectangular transom light above. There is a double hung window on either side of the door, with a stone architrave. (Source: THR R2204).



Condition: Predominantly intact.

History:

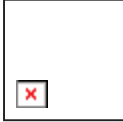


Place:

Name:	Cliefden				
Address:	107 New Town Road, New Town	Title no.:	246892/1	PID (or):	5516655
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				

	
Image 1: Façade	
Image 2: Side	

Setting:	107 New Town Road is situated within close proximity to the main commercial section of New Town Road and is a prominent feature in the streetscape.
Description:	This is an Old Colonial Regency place. It is a symmetrical, single storey, ashlar sandstone building with a corrugated iron hipped roof with cornice, parapet wall, and chimneys with moulded tops. There is a low step in the parapet wall above the entrance. The central door is 6-panelled and has a rectangular transom light above. On either side of the door is a pair of double-hung windows with 12 panes. In the side elevation, there are two attic windows directly under the eaves. To the rear, there is an extension with a skillion roof (Source: THR: R2203)
Condition:	Predominately intact
History:	



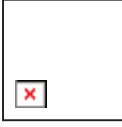
Significance:

107 New Town Road is of State level heritage significance as a place associated with the development and settlement of the area, as well as being a representative example of the Old Colonial Regency style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

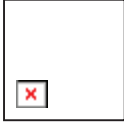
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Cliefden, at 107 New Town Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area. In particular, the tendency to locate houses in close proximity to local services.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Cliefden is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey, sandstone Old Colonial Regency domestic building (Source: THR: R2203)	State: 3 Local: 3	State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



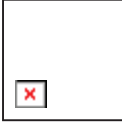
Significance:

111 New Town Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of a sandstone Victorian Georgian residence.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

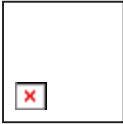
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	111 New Town Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	'Cambia Cottage' is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey sandstone Victorian Georgian cottage.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria


Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]

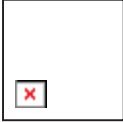


Place:

Name:	Hotel				
Address:	131 New Town Road, New Town		46912/1	PID (or):	5515732
			Title no.:	AGD 66:	
Date created:	29-Jun-07				
Existing listings:	N/a				

	
<i>Image 1: Façade</i> <i>Image 2: Side</i>	

Setting:	This place is set within the major commercial area of New Town Road. Its prominent street corner location contributes to the prominence of the building in the streetscape.
Description:	131 New Town Road, New Town is a two-storey building, constructed in the Inter-War Free Classical style. It is constructed with brick and has decorative sandstone detailing and quoins. It has a bevelled corner, where it appears an original entry door has been enclosed. The central bay is recessed and has the entrance on the ground floor and a large single arch on the first. The entrance has a set of four curved windows of medium panes above. To either side are panes of double hung windows with curved upper sashes.
Condition:	Predominately intact
History:	This place was constructed in 1922



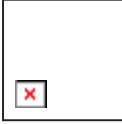
Significance:

131 New Town Road, New Town is of State level heritage significance for its ability to demonstrate the growth and development of commerce, for its contribution to the main street setting characteristic of early suburbs and as being a representative example of Inter-war Free Classical style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

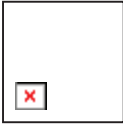
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2
	131 New Town Road is of historic cultural heritage significance because of its ability to demonstrate the growth and development of commerce and for its contribution to the main street setting characteristic of early suburbs in the State. . .	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).		State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	131 New Town Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a double-storey Interwar Free Classical style building.	State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	Office Building					
Address:	139 New Town Road, New Town				18962/1	PID (or): 5515759
					Title no.:	AGD 66:
Date created:	29-Jun-07					
Existing listings:	THR					



Image 1: Façade

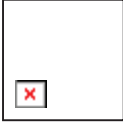


Image 2: Side

Setting: 139 New Town Road is situated within the main commercial area of New Town Road.

Description: 139 New Town Road, New Town is a Victorian Italianate building. It is a symmetrical, two storey, brick building with a corrugated iron hipped roof. The front facade is elaborate, with twin stucco pilasters marking the bays of the building, a central break-front containing the entrance, a parapet wall with sections of balustrade and finials marking the break-front, and a prominent cornice above the ground floor and the first floor windows. All the openings are round-arched and stilted, with prominent keystones in the arches. On both floors, there are two pairs of double hung windows on either side of the breakfront. The entrance is a double, panelled door with a segmental fanlight above, in a masonry door case. It is surmounted by a triangular pediment and, at first floor level, a group of three narrow, round arched double hung windows (Source: THR R2205).

Condition: Predominantly intact.



History: This place was the former Council Chambers and was constructed in 1897.

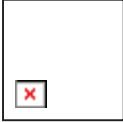
Significance:

139 New Town Road, New Town is of State level historic cultural heritage significance, as the former Council chambers, as it demonstrates the civic development of New Town. In addition, 139 New Town Road, New Town is of State level cultural significance as it is representative example of the Victorian Italianate style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

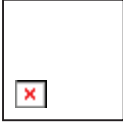
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	139 New Town Road, New Town constructed for use as the local Council chambers demonstrates the development and growth of civic infrastructure in New Town.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
	139 New Town Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey, brick Victorian Italianate commercial building.					
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



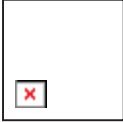
Place:

Name:	Residence				
Address:	147 New Town Road, New Town	Title no.:	116119/1	PID (or):	5515775
Date created:	29-Jun-07			AGD 66:	
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Setting: 147 New Town Road is situated within the main commercial section of New Town Road and is a prominent feature in the streetscape.

Description: 147 New Town Road is a double storey Federation building with Tudor influence. It features a steep gable roof clad in corrugated iron with overhanging eaves and Tudor features at each end. A small gable is situated above the entry floor with decorative curved timber features. The building features a timber-panelled door with side and transom lights. There are symmetrical double hung windows to either side of the entry point and the building features two simple chimneys. A modern brick fence has been constructed to the façade.



Condition: Predominantly intact
History:

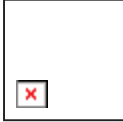
Significance:

147 New Town Road is of State heritage significance as a place associated with the development and settlement of the area, as well as being a representative example of the Federation style with Tudor influence.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

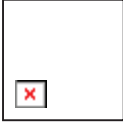
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	147 New Town Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area. In particular, the tendency to locate houses in close proximity to local services.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

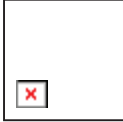
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3
	147 New Town Road, New Town is of heritage significance as an example of a Federation Style building and Tudor influences.					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Place:

Name:	Former Parsonage				
Address:	160 New Town Road, New Town	Title no.:	31349/3	PID (or):	7547519
Date created:	29-Jun-07			AGD 66:	
Existing listings:	THR				

	
<i>Image 1: Façade</i>	
<i>Image 2: Side</i>	
Setting:	
This building is situated close by the major commercial centre of New Town Road. It is a prominent feature within the streetscape.	
Description:	
160 New Town Road, New Town is a Victorian Free Gothic Style building. It is an asymmetrical, single story, with attic, brick building with a corrugated iron gabled roof, boxed eaves and simple chimneys. There is a projecting gabled roofed wing to one side of the front elevation, with a separately-roofed faceted bay window to the ground floor and a pair of windows separated by a stone mullion to the attic. The bay window has stone mullions and label courses, and all windows are double-hung with large panes. The door is central, with side and transom lights, and the window on the opposite side to the wing is Venetian. The door and window are under a verandah with a separate skillion hipped roof and a plain frieze. The gables to the main roof and the wing have large pendants and finials, and decorative timber infill using the pointed arch motif (source: THR R2215)	
Condition:	
Predominantly intact	
History:	
This building is the former parsonage associated with the neighbouring Church.	



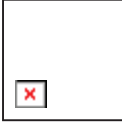
Significance:

160 New Town Road is of State level heritage significance because it has the ability to demonstrate the evolution and pattern of the theme of religion within its context. The building demonstrates the primary elements of a Victorian Free Gothic style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

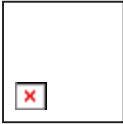
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	160 New Town Road is of historic cultural heritage significance for its ability to demonstrate the pattern and theme of religion within its context					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	160 New Town Road, New Town, is of historic cultural heritage significance because of its ability to demonstrate the principle characteristics of a Victorian Free Gothic residence.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 3



HCHA 1995 Criteria


Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	Former Post Office Stores				
Address:	170-174 New Town Road, New Town		Title no.:	246892/1	PID (or): 5516655
Date created:	29-Jun-07				AGD 66:
Existing listings:	THR				

	
Image 1: Façade	

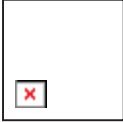
Setting:

Description:

170-174 New Town Road is notable for its prominent position as a commercial premise on a sharp corner on the main road.

170-174 New Town Road is a two-storey Federation Free Classical commercial building in the shape of an approximate triangle. Its roof is medium-pitched, hipped and gabled, clad in corrugated iron, with a parapet concealing the roof line. It features three tall chimneys. Large-paned sash windows with simple architrave feature on the upper storey, with large, aluminium-framed windows on the ground floor. Classical influences are demonstrated through the 'open-bed' pediments supported by moulded pilasters above the corner entry and on the parapet. On both floors, a simple cornice and architrave feature. A new shop awning has been built, extending along the two sides of the building and the front entrance. A weatherboard, skillion addition has been added to the rear.

(Source THR: 10616).



Condition:

History:

Predominately intact

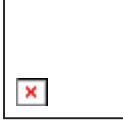
History: In the early 1820s, upper-class families began establishing estates in New Town. In 1840 New Town consisted of around 30 homes, a few corner shops and an inn. In 1908 trams were introduced to Hobart. These provided cheap and efficient public transport between New Town and Hobart, thus making it easier for people to relocate from Hobart to New Town. New Town soon underwent a change from a semi-rural area to a more densely populated suburb (Pearce., K & Doyle, S; 2002). Between 1913 and 1920 the population of New Town grew from 2951 to 5200. Post offices, corner shops, specialty shops and other basic services were often established along the tram routes. 170-174 New Town Road, constructed circa 1890, was the former New Town "Post Office Store". During the 1920s and 1930s the building was used as a grocer and general storekeeper's residence. Harris, K (2003) has recently conducted a social values assessment of corner shops in New Town. Included in her findings, the former Barber's General Store at 170-174 New Town Road has historic cultural heritage significance for its ability to provide the community with a sense of place and identity. Participants in Harris' study state that corner shops continued to help foster a strong sense of community and social support in New Town throughout the 1960s and they have ongoing social value (Harris, K., 2003). Furthermore, 'the built environment plays a role in the development of local communities and corner shops are places where the ties conducive to communities development can be fostered' (Harris, K., 2003, p. 70). As a corner shop in New Town which has been in use over a long period of time and is an important feature in the built environment, the former Barber's General Store has strong standing associations with local people. 'Such places can evoke the memories and imagination that helps them to forge connections between past and present times' (Harris, K., 2003, p.100). 'Corner shops are a tangible symbol for memories of past events and local characters. They are places that have importance in easing problems associated with mobility restriction, sites where people can interact with locals, and features of suburban landscapes that enhance people's regard for the wider area' (Harris, K., 2003, p.120) (Source THR: 10616).

Significance:

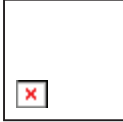
170-174 New Town Road, New Town is of State level heritage significance for its ability to demonstrate the growth and development of commerce, for its contribution to the main street setting characteristic of early suburbs and as being a representative example of Federation Free Classical Style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria



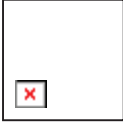
		Earliness	Representative-ness/	Regional importance	Distinctiveness/ Exceptionality	Rarity
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	170-174 New town Road is of historic cultural heritage significance because of its ability to demonstrate the growth and development of commerce in early 20th century New Town (Source THR: 10616). The place is also of importance for its contribution to the main street setting characteristic of early suburbs in the State.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	170-174 New Town Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a double-storey sandstone and rendered Federation commercial building. These characteristics are found in the external form, construction methods and the detailing, both externally and internally (Source: THR: 10616).	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria


Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 2
	The former Barber's General Store at 170-174 New Town Road has historic cultural heritage significance for its ability to provide the community with a sense of place and identity, as described by Harris, K, 2003. Participants in a social values assessment of corner shops in New Town state that corner shops continued to help foster a strong sense of community and social support in New Town throughout the 1960s and they have ongoing social value. As a corner shop in New Town, which has been in use over a long period of time and is an important feature in the built environment, the former Barber's General Store has long standing associations with local people (Harris, K, 2003) (Source: THR: 10616).					
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).						
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).						



Place:

Name:	Former New Town Post Office				
Address:	176 New Town Road, New Town	Title no.:	198620/1	PID (or):	5516647
Date created:	29-Jun-07			AGD 66:	
Existing listings:	THR				

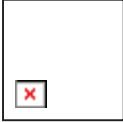
	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Setting:

The former New Town Post Office at 176 New Town Road is situated within a proposed heritage area in New Town, in a commercial area. It contributes a significant historic element to the streetscape.

Description:

The former New Town Post Office at 176 New Town Road is a two-storey Federation Free Style commercial building with a hipped roof clad in corrugated iron, with boxed eaves, and corbelled chimneys. The façade features a parapeted gable, with intricate modelling, finial, and a pilaster on the central line of the gable.
The façade comprises red brickwork, with a contrasting rendered trim. Windows are narrow casements. The building corner is rounded, with a pyramidal roof. To the side of the building is a second gable.



Condition:

History: Constructed as the New Town Post Office in 1891.

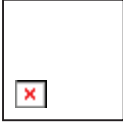
Significance:

The former New Town Post Office at 176 New Town Road is of State level heritage significance as a commercial building associated with the pattern of postal services across the State in the early twentieth century. This place is also a representative example of the Free Style architectural style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

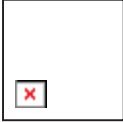
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The former New Town Post Office at 176 New Town Road is of historic cultural heritage significance as it demonstrates the evolution and pattern of the historical theme of postal services in the early twentieth century, in a suburban setting.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 3	State: 1 Local: 1	State: 1 Local: 2	State: 2 Local: 3
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The former New Town Post Office at 176 New Town Road is of historic cultural heritage significance for its ability to demonstrate the principle characteristics of the Free Style architectural style.					
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Heritage Area:

Name:	Bay Road-Cross Street
Boundaries:	The area includes a large section of Bay Road, and is bounded by Cross Street and Swanston Street. The area also incorporates several properties in Park Street, Harbroe Avenue and Roope Street. This area abuts the New Town Road heritage area, which was identified as part of this study.
Date created:	29-Jun-07
Existing listings/ Heritage Areas:	Places below are listed on THR and the City of Hobart Planning Scheme. Those in bold are considered to be places warranting individuals State listing as a result of this review. 6 Pirie Street, 8 Pirie Street, 20 Pirie Street, 27 Pirie Street, 26 Bay Road, 4 Bay Road, 25 Bay Road, 35 Bay Road, 78 Swanston Street, 84 Swanston Street, 80-82 Swanston Street.

	
Image 1: Maylands	Image 2: Victorian Georgian places, Pirie Street

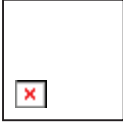
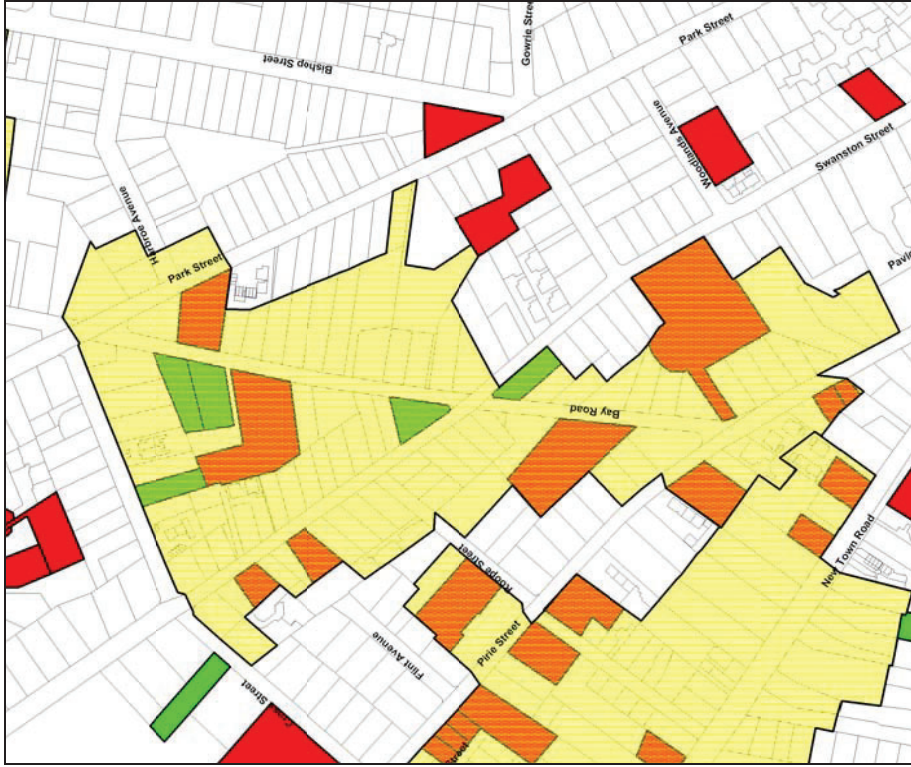
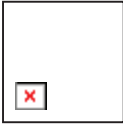


Image 3: Federation Bungalow, Harbroe Avenue



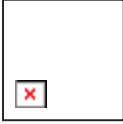
Image 4: Roope Street streetscape



Map indicating extent of the Bay Road-Cross Street Heritage Area, as indicated in yellow.

NB: Properties in red are currently listed on Councils Planning Scheme

Properties in green have been identified by Douglas as being gardens or plantings of significance.



Historical Overview:

Pirie Street was the original 'Main Road' through New Town (Scripps, 2006: 36).

This heritage area includes Maylands, the former Hobart Girls' Industrial School. Girls went to the Industrial School either through the Government System or on the request of their families, and it received both neglected and convicted girls from the 'Children of the State Department' (Pearce and Doyle, 1997: 89). Up until 1945, when the school was taken over by the Salvation Army, there was an average of 36 girls every year (Pearce and Doyle, 1997: 89).

The area contains a number of residences constructed in the Federation and Interwar periods in response to increased demand for housing. Places along Harbroe Avenue were part of Harbroe's Estate, a subdivision developed by the War Services Homes Commission, involving the construction of 46 houses between 1920-1924. The land had been purchased by the commission from the estate of John Harbroe, who died in 1918. The estate as a whole was bounded by Harbroe Avenue, Bishop and Park Street, with a triangular parcel of land in the middle. Houses back onto the reserve area. This subdivision was seen as an example of the garden suburb ideal, which was being advocated by planners of the time. The estate also included houses on the opposite of Harbroe Avenue (Pearce and Doyle, 2002, 28)

Character Description:

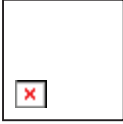
This heritage area includes the intersection of Swanston Street and Bay Road, and extends along Roope Street, Harbroe Avenue and is bounded by Cross Street.

The area consists of a mix of large residences dating to New Town's early development, as well as a collection of Federation Queen Anne, Federation Bungalows and Interwar dwellings.

Being the initial Main Road through New Town Pirie Street is also characterised by a number of Victorian Georgian places, as well as a number of Federation Bungalows, which are included in this heritage area. Also situated in this area is "Maylands", a two-storey Victorian Italianate place that can be seen from numerous vantage points around New Town and surrounding suburbs.

There are a number of larger prominent residences within the street that add substantially to the heritage character of the area such as a Victorian Filigree place at number 35 Bay Road near the junction with Park Street. Number 11 Bay Road, a two storey Federation Queen Anne residence is situated on the intersection. "Brightside", also on Bay Road, demonstrates elements of Victorian Domestic style, in addition, 26 Bay Road, an Interwar Georgian revival place is another landmark feature of the area. Other places along this road are generally Federation Queen Anne places, with a number of interwar homes. This road also encompasses a prominent two storey Federation Old Tudor residence at number 22.

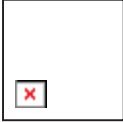
Swanston Street includes a number of Federation Bungalows, with prominent features including two Old Colonial Georgian residences. Several Federation Bungalows along Harbroe Avenue are considered to contribute to the character of the overall area and the heritage streetscape qualities of Park Street, as well as brick Federation places along Roope Street.



Summary of Significance:


The proposed Bay Road-Cross Street heritage area is of historic cultural heritage significance for the following reasons:

- The collection of larger, more prominent buildings within this heritage area, represent highly intact examples of their architectural styles and contribute substantially to the character of the area.
- The area includes a largely intact collection of Federation Bungalow and Federation Queen Anne residences, contributing to the understanding of the pattern of development.
- This area contains a number of larger places that can be described as landmark features within New Town on street corners, most notably, “Maylands”.



Place:

Name:	"Brightside"				
Address:	4 Bay Road, New Town		199436/1	PID (or):	5483769
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR (clearer images are available on the THR datasheet)				

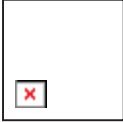
	
<i>Image 1: Façade</i>	

Setting:

Brightside is situated within a largely residential area of New Town and is located at the end of a long driveway. It is in close proximity to the major commercial area of New Town. This building is a significant element of the urban landscape.

Description:

4 Bay Road is a Victorian domestic asymmetric, single storey, weatherboard building with a corrugated iron hipped roof, boxed and bracketed eaves, and moulded chimneys. The 4-panelled door is central to the front elevation; to one side is a faceted wing with a faceted roof. The veranda follows the contours of the building, extending along the front, side and rear elevations. It has a separate skillion roof, and iron lace brackets, fringe and railing. There are two hip-roofed dormer windows to each side and rear elevations. All the windows are double hung with large panes, and the sills of all the dormers are below the eaves of the main roof. Windows are double



hung (THR R2174).
Predominantly intact
Brightside is situated on a large lot, reflecting early development patters of the New Town area.

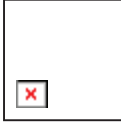
Significance:

4 Bay Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

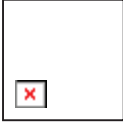
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	4 Bay Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area. The residence is situated on a large lot, reflecting the early development patterns of new town as a rural-residential area outside of the greater Hobart area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	Residence				
Address:	26 Bay Road, New Town		198899/1	PID (or):	5483830
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				

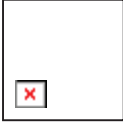
		
<i>Image 1: Façade</i>		<i>Image 2: Side</i>

Setting:

26 Bay Road is situated within a largely residential area of New Town and is a dominating element in the streetscape. The residence is surrounded mainly by Interwar Californian Bungalow style housing.

Description:

26 Bay Road is an Inter – War Georgian Revival symmetrical, two storey, stuccoed building with prominent quoin-work, a slate iron hipped roof, boxed and bracketed eaves, and corniced chimneys. The door is central to the front elevation, with one window on either side. There are three windows to the first floor. All the windows are double-hung with large panes, and feature decorative external shutters. The door has half-sidelights and a rectangular portico. On top of the portico is a balcony with a simple iron rail. To one side elevation is a semi-circular bay window to both floors. The mullions are moulded columns and the flat-arched window openings to the first floor have prominent keystones. Occupying the remainder of this elevation and overlapping the bay window, is a weatherboard and



glazed extension that is probably a later addition. The other side elevation has a faceted bay window to the ground floor, with a flat roof and plain mullions. The 'Italianising' details of the building are probably all later additions.

Condition: Predominantly intact

History:

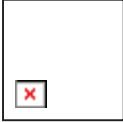
Significance:

26 Bay Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Inter – War Georgian Revival.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

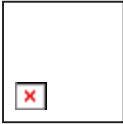
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 3	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	26 Bay Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 3	State: 2 Local: 2
	26 Bay Road is of historic heritage significance because of its ability to demonstrate the principle characteristics of a two storey, stuccoed inter-War Georgian Revival building.					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Place:

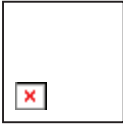
Name:	Residence				
Address:	35 Bay Road, New Town	Title no.:	250076/1	PID (or):	5484411
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				




Image 1: Façade



Image 2: Side



	
Image 1: Side	Image 2: Side

Setting:

This place is situated within a largely residential setting. It is a prominent feature in the streetscape.

Description:

35 Bay Road is a Victorian Filigree residence.

Notable exterior characteristics include corrugated iron roof, distinctive quoins, a two-storey decorative cast iron verandah with intricately textured screen, frieze, brackets and paired columns. These slender iron columns divide the facade into bays and a separate roof provides a lid to the screened verandah. There is also a protruding wing and an upper and lower storey projecting bay. The projecting bay features a faceted bay window on both levels with decorative mouldings. Above this is a prominent skyline feature of balustrade and urns. Mature plantings are featured (Source: THR C6965)

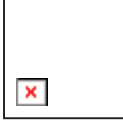
Condition:

Predominantly intact

History:

Significance:

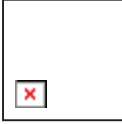
35 Bay Road, New Town is of significance as a place associated with the development and settlement of the area, as well as being a representative example of the Federation Victorian Filigree style.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

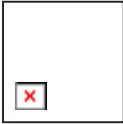
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 3	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	35 Bay Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	35 Bay Road, New Town is of significance for its ability to demonstrate the principle characteristics of the Victorian Filigree style. The characteristics are found in the external form methods of construction and detailing.	State: 1 Local: 1	State: 2 Local: 3	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	Residence				
Address:	39 Bay Road, New Town		49269/1	PID (or):	5484390
			Title no.:	AGD 66:	
Date created:	29-Jun-07				
Existing listings:	N/a				

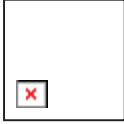
	
Image 1: Façade	
Image 2: Side	

Setting: 39 Bay Road is situated within a predominantly residential area and is a prominent feature in the landscape, being a Victorian Georgian place within a streetscape of predominantly Federation style places.

Description: 39 Bay Road a single storey, with attic, weatherboard Victorian Georgian place. It features a symmetrical façade and a medium pitched hipped roof with dormer window. The verandah features slender posts and decorative valance. The building has double hung sash windows and panelled timber door with sidelights. The building features two symmetrical corbelled chimneys.

Condition: Predominantly intact.

History:



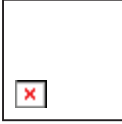
Significance:

39 Bay Road, New Town is of significance as a place associated with the development and settlement of the area, as well as being a representative example of the Victorian Georgian style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

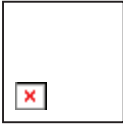
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	39 Bay Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	39 Bay Road, New Town is of significance for its ability to demonstrate the principle characteristics of the Victorian Georgian style.	State: 1 Local: 1	State: 2 Local: 3	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	Residence				
Address:	6 Pirie Street, New Town		Not available	PID (or):	5521438
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				


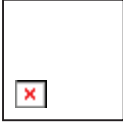


Image 1: Side

Setting: 6 Pirie Street, New Town is situated on Pirie Street, a main road through the suburb. The building provides early historic character to the streetscape.

Description: 6 Pirie Street is a slightly asymmetrical, single storey with attic building with a steep pitched, gabled roof, clad in corrugated iron. It appears to date from the mid-nineteenth century. Each gable has a parapet wall with a step at either end and a simple chimney. The building features double hung sash windows and a panelled door, which is slightly off-centre. There is a window to the attic in the gable wall, which also appears to be set off-centre. There is a weatherboard extension to the rear, built at a lower level than the main house and with a separate, hipped skillion roof (THR R2241)

Condition: Predominantly intact.



History: Pirie Street was the original main road through New Town.

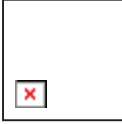
Significance:

6 Pirie Street, New Town is of State level heritage significance as a place associated with the early development and settlement of New Town, appearing to have been constructed during the early Victorian period.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

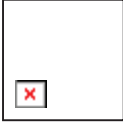
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	6 Pirie Street, New Town is of historic cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area in the early nineteenth century and as place constructed in the early Victorian period.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	"Maylands"				
Address:	27 Pirie Street, New Town	Title no.:		PID (or):	5521892
Date created:	29-Jun-07			AGD 66:	
Existing listings:	THR				

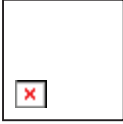
	
<i>Image 1: Façade</i>	
<i>Image 2: Side</i>	

Setting:

Maylands is situated within a primarily residential area and is a prominent feature in the streetscape given its tower and its situation up a relative steep drive. Maylands can be seen from a number of vantage points around New Town.

Description:

27 Pirie Street is a Victorian Italianate building. It is an irregular, two storey, stuccoed building with cornices, a corrugated iron hipped and gabled roof, boxed and bracketed eaves, and chimneys with moulded tops. There is a four storey tower to the front elevation, though each storey is not as tall as the storeys of the main building and consequently it is not twice the height of the main building. The ground and first floors of the tower have a faceted bay window; this is flat roofed and provides a balcony to the second floor with a simple railing. There is a balcony to the third floor with an iron lace railing. Up to the second floor, the windows are double-hung with large panes and decorative spandrels; those to the third floor are in round arch openings with label moulds. The tower roof is pyramidal, with boxed and



bracketed eaves and surmounted with a weathervane. One section of the ground floor front elevation of the main building, has triple-hung windows with large panes and decorative spandrels. Between the tops of the windows are consoles supporting a balcony to the first floor, which has an iron lace railing. On the other side of the tower, the ground floor has two-centred windows with masonry mullions, double-hung with large panes, and a verandah with iron lace brackets. This verandah supports another to the first floor, which has iron lace brackets, valance and railing, and a separate skillion roof. One side elevation has a faceted bay window and generally shares the Italianate features of the front facade. The other side elevation has two gabled wings, one of which has a substantial square bay window with a flat roof, providing a balcony to the first floor with an iron lace railing. One wing has a triangular pediment to the gable, while the other has an open-bed pediment. This elevation, generally, shares the Italianate features of the front façade (Source: THR R2238).

Condition:

Predominately intact

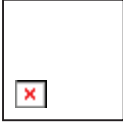
History:

This building is the former Hobart Girls' Industrial School.

This institution was first founded in 1862 in a building in Arthur Street New Town. In 1864 the school relocated to upper Bathurst Street. The school returned to New Town again in 1924, to Maylands (Pearce and Doyle, 1997: 88). Girls went to the Industrial School either through the Government System or on the request of their families, and it received both neglected and convicted girls from the 'Children of the State Department' (Pearce and Doyle, 1997: 89). Up until 1945, when the school was taken over by the Salvation Army, there was an average of 36 girls every year (Pearce and Doyle, 1997: 89).

Significance:

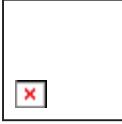
27 Pirie Street, New Town is of significance as a place associated with the development and settlement of the area, for its association with the heritage theme of institutionalisation, as well as being a representative example of the Victorian Italianate style.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

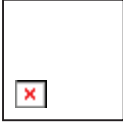
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	27 Pirie Street, New Town is of significance historically, for its contribution to an understanding of the development of the area and also its relationship to the theme of institutionalisation in the State.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	27 Pirie Street, New Town is of significance for its ability to demonstrate the principle characteristics of the Victorian Italianate style.	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Heritage Area:

Name:	New Town Road-Tower Road Heritage Area
Boundaries:	The area is bounded by New Town Road, beginning at the intersection with Risdon Road and extends north past the intersection with Bromby Street. The area includes Mercer Street and Tower Road and a section of Midwood Street.
Date created:	29-Jun-07
Existing listings/ Heritage Areas:	Places below are listed on the THR and the City of Hobart Planning Scheme. Those in bold are considered to be places warranting individual State listing as a result of this review. 191 New Town Road, 211 New Town Road, 215-217 New Town Road, 219 New Town Road, 224 New Town Road, 227 New Town Road, 1 Tower Road, 21 Tower Road, 6 Risdon Road, 8 Risdon Road, 1 St Johns Avenue.



Image 1: 1 Tower Road



Image 2: Former uniting congregational church

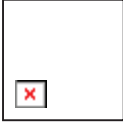
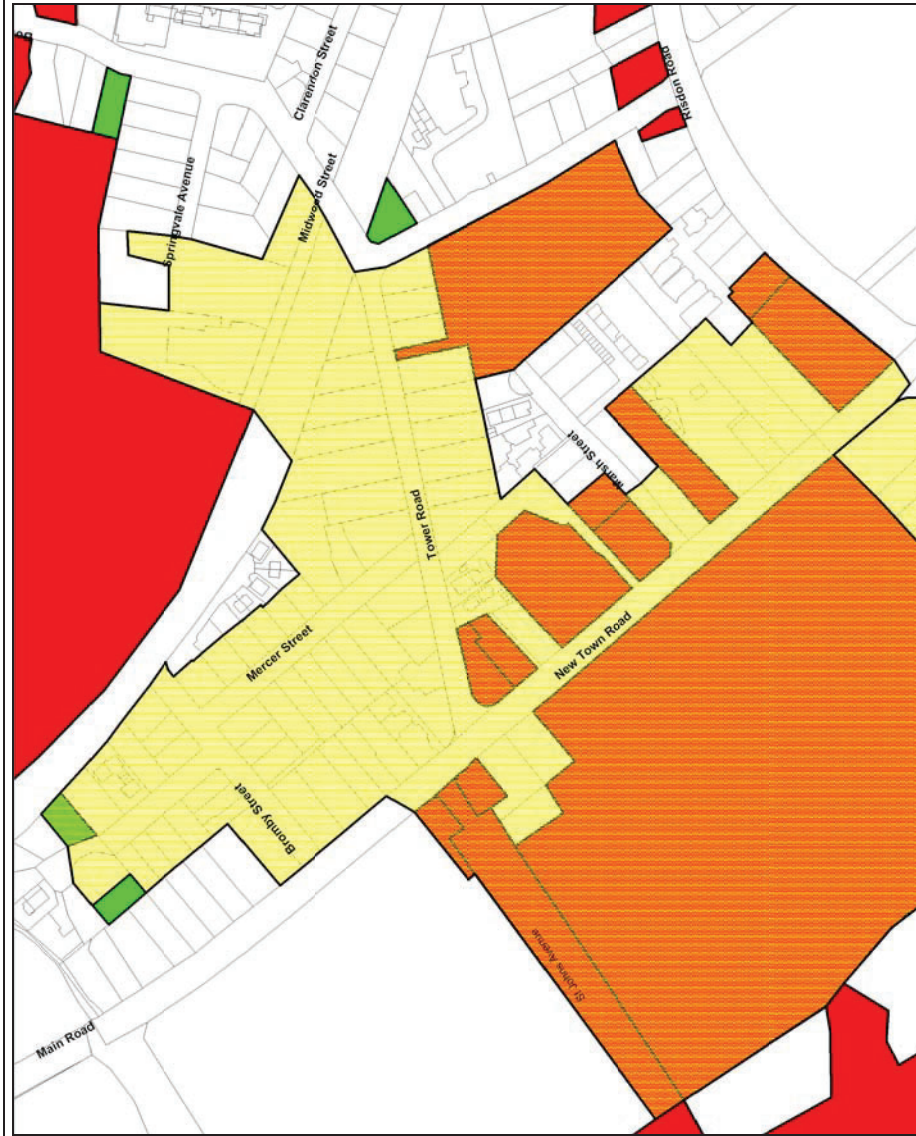
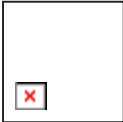


Image 3: Former "Good Shepard Home of Mercy"



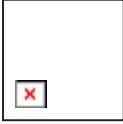
Image 4: Examples of bungalows



Map indicating extent of the New Town Road-Tower Road Heritage Area, as indicated in yellow.

NB: Properties in red are currently listed on Councils Planning Scheme

Properties in green have been identified by Douglas as being gardens or plantings of significance.



Historical Overview:

This area has a history of use as agricultural land, with the 1833 Map of New Town (N/25 No. 89271) showing large land holdings in the area and market gardens.

The area includes part of the site of a former government farm, now occupied by Ogilvie High School, which was opened in 1937. Prominent homesteads also feature within this area, which date back to the early 1900s.

This heritage area also consists of the former "Good Shepard Home of Mercy" for "fallen Women", which Scripps (1990, 46) explains moved from a site attached to female factory in 1905 to New Town as part of the Bishops Glebe Government Farm. The Church of England children's home shared the site for a number of years and 'Springvale' hostel was built next door for country students attending high school.

The heritage area also includes the former uniting congregational church, which was designed by colonial architect James Blackburn. James Blackburn also designed the Old Colonial Picturesque tower attached to a colonial Georgian domestic building on Tower Road.

The heritage area also includes Mercer Street and Tower Road, which were subdivided and developed in response to later population growth.

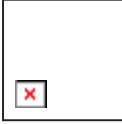
Character Description:

This section of New Town Road consists of a mixture of different heritage places that together contribute to the overall character of the area. In particular, this area includes a number of prominent landmark buildings in the New Town area, each with varying architectural styles that reflect their function. The area begins at the Maypole Hotel on the corner of Risdon Road and extends just past the intersection with Bromby Street. The heritage area includes Mercer Street and Tower Road, as well as a section of Midwood Street.

Prominent features within this area include Ogilvy High School of interwar functionalist style, the former uniting congregational church designed by Colonial Architect James Blackburn, a dominating double storey Victorian Regency residence and the Maypole Hotel on the corner of Risdon and New Town Roads.

The "Good Shepard, Home of Mercy" building is situated adjacent to the railway and in close proximity to New Town High School.

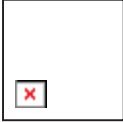
The area also incorporates the largely intact collection of Federation and Interwar Bungalows.



Summary of Significance:

The proposed New Town Road-Tower Road heritage area is of historic cultural heritage significance for the following reasons:

- ▶ The collection of larger, more prominent buildings represent quality examples of their architectural styles and contribute to the understanding of the early development of New Town Road.
- ▶ Histories of the individual places relate to various heritage themes within the area, including institution, agricultural activity, religions themes, and settlement patterns.
- ▶ The area includes a largely intact collection of Federation Bungalow residences, contributing to the understanding of the pattern of development within New Town during the Interwar period.
- ▶ The stock of intact Federation and Interwar Californian Bungalows within this area contribute to the character of the heritage area through providing high streetscape qualities.



Place:

Name:	Former "Good Shepherd Home of Mercy"				
Address:	2 Midwood Street, New Town	Title no.:	35/4168	PID (or):	5510827
Date created:	29-Jun-07			AGD 66:	
Existing listings:	N/a				



Image 1: Façade



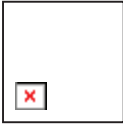
Image 2: Side

Setting:

Description:

This building is situated adjacent to the railway and in close proximity to New Town High School.

2 Midwood Street is a double storey brick Federation Free Style building. It features a faceted brick corner. The main entrance to the building on Midwood Street is characterised by a timber door, curved brick lintel and side and transom lights. Windows are double hung, most with small panes on the upper sash and sandstone sills.



On the faceted corner feature is an inset sandstone building indicating the original purpose of the building as the Good Shepherd Home of Mercy”

Condition: Predominantly intact

History: The building is set within an area once used as a Government Farm. Scripps (1990, 46) states that ”Good Shepard Home of Mercy” was established for “fallen Women”. The Home of Mercy moved from a site attached to female factory in 1905 to New Town as part of the Bishops Gelbe Government Farm. The Church of England children’s home shared the site for a number of years and ‘Springvale’ hostel was built next door for country students attending high school.

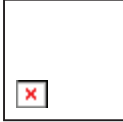
Significance:

2 Midwood Street, New Town is of significance historically, for its contribution to an understanding of the State theme of institutionalisation and also as an example of a Federation Free Style institutional building.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

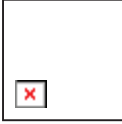
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania’s history; (or that of the local area).	2 Midwood Street, New Town is of significance historically, for its contribution to an understanding of the State theme of institutionalisation.	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

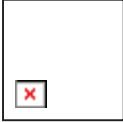
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	2 Midwood Street, New Town is of significance for its ability to demonstrate an example of the Federation Free Style institutional building.	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 1 Local: 2
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	New Town High School				
Address:	6 Midwood Street, New Town	Title no.:		PID (or):	5510835
Date created:	29-Jun-07			AGD 66:	
Existing listings:	THR				

		<i>Image 1: Façade</i>	<i>Image 2: Side</i>
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Setting:

Description:

Refer to THC listing R6447 for higher quality images.

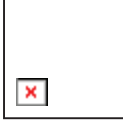
New Town High School is an Inter-War Functional building. It is a brick functionalist school building with articulated tower, office section and library with a quadrangle of classrooms opening off the corridor. The staircases are expressed on the corners using semicircular ends and glass bricks. The building is an early example of this style in Tasmania and also demonstrates many regional characteristics (source: THR R6447)

Condition:

Predominantly intact.

History:

This building was designed by the prominent Tasmanian architect SWT Blythe whilst he was with the PWD (source: THR R6447).



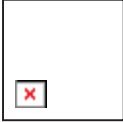
Significance:

6 Midwood Street, New Town is of State level heritage significance as an example of an Inter-war Functional educational building, as well as its association with prominent Tasmanian architect, S. W. T. Blythe.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

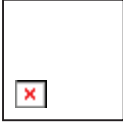
		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	New Town High School at 6 Midwood Street, new Town, is of historic cultural heritage significance as it demonstrates the historical theme of education.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	6 Midwood Street, New Town is of historic heritage significance because of its ability to demonstrate the principle characteristics of a Inter-War Functional building. This is a particularly early example of this style.	State: 3 Local: 3	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	6 Midwood Street, New Town is of historic heritage significance because of its association with prominent Tasmanian architect, S. W. T. Blythe.	State: 0 Local: 1	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2



Place:

Name:	Hotel				
Address:	191 New Town Road, New Town		Title no.:	37218/1	PID (or): 2266734
Date created:	29-Jun-07				AGD 66:
Existing listings:	THR				

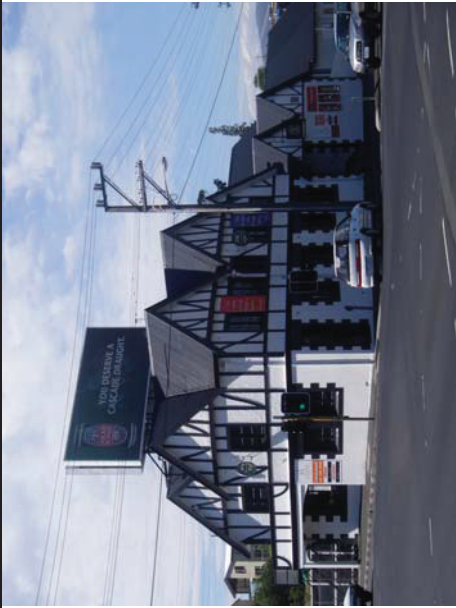


Image 1: Façade



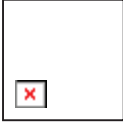
Image 2: Side

Setting:

191 New Town Road, New Town is situated on the corner of New Town Road and Risdon Road and is adjacent to Forster Street. The building dominates the street corner due to its distinctive appearance.

Description:

191 New Town Road, New Town is an Inter-War Old English building. The building was constructed as a Victorian Georgian structure and received a major Inter-War Old English modification. After the modifications the result is an asymmetrical, stuccoed building with imitation timber framing and a corrugated iron roof which has multiple street facing gables. The building is two storeys at one end and one storey at the other. The gables decrease in height accordingly, with one central gable of intermediate height emphasizing the feature. The openings are framed by imitation quoins, and the windows are double-hung (Source: THR R2207).



Condition: Predominantly intact.
History: Historical images indicate that the site has been occupied by a hotel since early European settlement in the area.

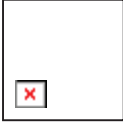
Significance:

191 New Town Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Inter-War Old English building style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

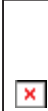
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
	191 New Town Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).						
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
	The Maypole Hotel is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey, Victorian Georgian commercial hotel with a stuccoed Inter-War Old English modification.					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



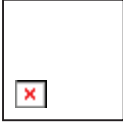
Place:

Name:	Former Uniting Church (Residence)				
Address:	209-211 New Town Road, New Town		Title no.:	134434/1	PID (or): 5516129
Date created:	29-Jun-07				AGD 66:
Existing listings:	THR				

		<i>Image 1: Façade</i>	<i>Image 2: Side</i>
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Setting: This building is set amongst a number of places of differing uses and differing architectural styles, which reflect their original function. This building is a significant and imposing element in the urban streetscape and due to its tower and the topography of the land, it can be viewed from a number of vantage points around New Town.

Description: 209-211 New Town Road is a Victorian Romanesque building. It is an asymmetrical ashlar sandstone building with a corrugated iron gabled roof and boxed eaves. There is a square tower largely external to the main building, accessed from the outside by an enclosed staircase with raking arches. On the opposite side of the tower to the staircase, is a matching arcade. At the base of the tower is the main entrance to the church itself, with a prominent keystone in the arch. All the openings are round arched, with a label mould (Source THR R2223)



Condition: Predominantly intact
History: This building was designed by Colonial architect James Blackburn.

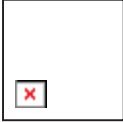
Significance:

209-211 New Town Road, New Town is of State level significance for its ability to demonstrate the growth and development of religion, as representative example the Victorian Romanesque style and for its association with Tasmanian architect James Blackburn.

Threshold indicator and significance rating:
(0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

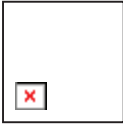
		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	209-211 New Town Road is of historic cultural heritage significance because of its ability to demonstrate the growth and spread of religion throughout the State, encompassing practical, aesthetic, economic, social and moralistic qualities of the community.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating:
(0-3, whereby 3 is exceptional)

		Earliness	Representative- ness/	Regional importance	Distinctiveness/ Exceptionality	Rarity
		State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3	State: 2 Local: 3
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	209-211 New Town Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a sandstone Victorian Romanesque ecclesiastical building.	State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3	State: 2 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	209-211 New Town Road is of historic heritage significance for its association with prominent Tasmanian architect, James Blackburn.	State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2



Place:

Name:	Ogilvy High School				
Address:	224 New Town Road, New Town		Title no.:	PID (or):	7563789
Date created:	29-Jun-07			AGD 66:	
Existing listings:	THR (clearer images are available on the THR datasheet)				




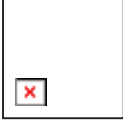
Image 1: Façade

Setting: This building is set amongst a number of places of differing uses and d architectural styles, which reflect their original function. Set back off the road with an attractive grassed area at the forefront, this is a significant and imposing element in the urban streetscape.

Description: Ogilvy High School is an Interwar Functionalist educational building.
It is a symmetrical, two storey building with a corrugated iron hipped roof concealed by a plain parapet. An imposing frontispiece with rounded corners contains the main entrance and the internal staircase. There are many windows at ground floor and first floor level with continuous concrete lintels and sills, and rectangular small panes (Source: THR R2220).

Condition: Predominantly intact

History: This building was designed by prominent Tasmanian architect SWT Blythe during the Interwar period.
The site has a history of use as a Government farm, dating from the earliest European settlement of Hobart.



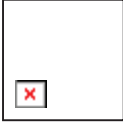
Significance:

224 New Town Road, New Town is of State level significance for its ability to demonstrate the growth and development of education and as a representative example the Interwar Functionalism Style, as well as for its association with prominent architect SWT Blythe.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

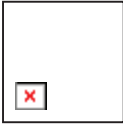
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Ogilvie High School, at 224 New Town Road is of historic cultural heritage significance because of its ability to demonstrate the growth and development of education during the Interwar period.	State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Ogilvie High School is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey, brick Inter-War Functionalism educational building (Source: THR R2220).	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	Ogilvie High School, at 224 New Town Road, New Town, is of historic cultural heritage significance for its association with prominent architect SWT Blythe, who built many of Tasmania's schools during the early twentieth century.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2



Place:

Name:	St Johns Soldiers Memorial Hall				
Address:	245 New Town Road, New Town	Title no.:	91142/5	PID (or):	5516356
Date created:	29-Jun-07			AGD 66:	
Existing listings:	N/a				



Image 1: Façade



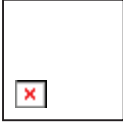
Image 2: Side

Setting:

The Hall is situated within the northern end of New Town Road, on the corner of Tower Road and is situated opposite a high school and among a number of buildings of differing architectural styles. The Hall backs onto a primarily residential area.

Description:

St Johns Soldiers Memorial Hall is a Federation Free Style building. It features a Dutch half-hipped roof with feature windows in the gable end, and brick columns to each side, which extend to decorative sandstone caps. There is a series of matching windows to the



side of the building, each with sandstone lintels and brick sills. There is a significant porch facing the street with decorative buttress and parapet section identifying the buildings original purpose as the St Johns Soldiers Memorial Hall.

Condition:
Predominantly intact

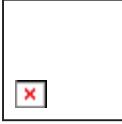
Significance:

The St Johns Soldiers Memorial Hall is of State level heritage significance as it lays testament to the to WWI, and remembers those who served. This is important within the history of Tasmania, as well as being important socially for today's community.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

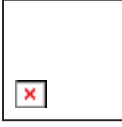
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	As a commemoration to soldiers who participated in the First World War, the St Johns Soldiers Memorial Hall is of historic cultural heritage significance as it demonstrates the significant historic period of time, which impacted on the community and its history, both in the local area and across the State. It also demonstrates the way in which the community chose to commemorate those who served, by constructing tangible structures of community use.	Earliness	Representative-ness/	Regional importance	Distinctiveness/ Exceptionality	Rarity	State: 2 Local: 3	State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

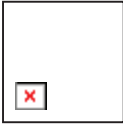
[illegible]



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	"Carolside"				
Address:	219 New Town Road, New Town		250786/1	PID (or):	5516241
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				

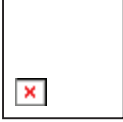
	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Setting: This building is set amongst a number of places of differing uses and differing architectural styles, which reflect their original function. This is a significant element in the urban streetscape.

Description: This building is a double storey Victorian Regency domestic building. It is a symmetrical, two storey, stuccoed building with a corrugated iron hipped roof and tall, corbelled chimneys. The front elevation has slightly projecting bays on either side of the central bay. At ground floor level there is a central door with one window on either side, and a verandah with a separate bull-nosed roof. To the first floor there are three windows. Windows are generally Venetian and double-hung with large panes. The front elevation is surmounted with a cornice and a plain parapet wall (source: R2209)

Condition: Predominately intact

History:



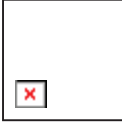
Significance:

219 New Town Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Regency style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

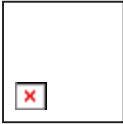
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	219 New Town Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	"Carolside" is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey, sandstone Victorian Regency domestic building (source: R2209).	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria


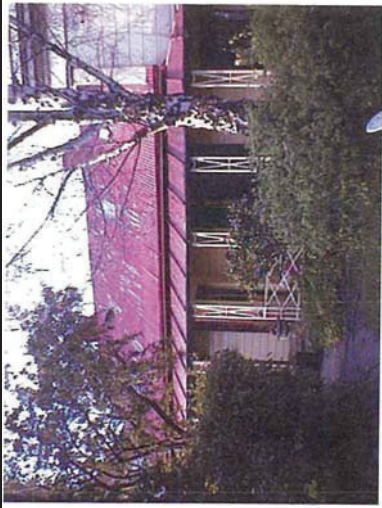
Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	Residence				
Address:	227 New Town Road, New Town	Title no.:	44625/1	PID (or):	5516276
Date created:	29-Jun-07			AGD 66:	
Existing listings:	THR				

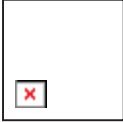
	
<i>Image 1: Façade</i>	
<i>Image 2: Side</i>	

Setting: This building is set amongst a number of places of differing uses and differing architectural styles, which reflect their original function. This is a significant element in the urban streetscape.

Description: 227 New Town Road, New Town is an Old Colonial Regency building. It is an symmetrical building with a corrugated iron gable roof To the side of the building is a timber portico with upstairs rooms. It is a very sophisticated and unusual detail that is heavy with classical detail. It is possibly unique in Australia. The windows are double-hung with large panes. Behind this is a Georgian, single storey building, the verandah has a separate roof, treillage and simple decorative railing. the building has attic rooms.

Condition: Predominately intact

History: With the house and tower next door, once the residence of William Rout, ironmonger.



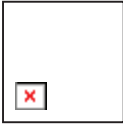
Significance:

227 New Town Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Old Colonial Regency style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

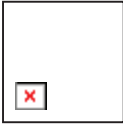
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	227 New Town Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local: 	State: Local: 	State: Local: 	State: Local: 	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	227 New Town Road, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of an Old Colonial Regency domestic building.	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 2



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					

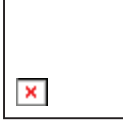


Place:

Name:	Former Watch House				
Address:	1 St Johns Avenue, New Town		106089/1	PID (or):	5516479
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				

	
<i>Image 1: Façade</i>	
<i>Image 2: Side</i>	

- Setting:** This is one of two watch houses (the other being 2 St Johns Avenue on the opposite side of the road). The watch houses are linked to St John's Church by an avenue lined with trees (Source THR R2260)
- Description:** 1 St Johns Avenue is an Old Colonial Gothic Picturesque style building. It is a single storey sandstone building with tiled gable roof and stone parapet ends to gable. It has an elaborate moulded chimney (Source: THR R2260)
- Condition:** Predominantly intact.
- History:** The building is a former watch house and was designed by Colonial Architect, James Blackburn.



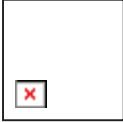
Significance:

1 St Johns Avenue, New Town is of State level cultural significance as a place associated with the early penal activity in Tasmania, as well as its association with Colonial architect James Blackburn. The former watch house is also a representative example of the Old Colonial Gothic Picturesque style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

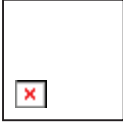
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The watch house at 1 St Johns Avenue. New Town, is of historic cultural heritage significance as it demonstrates aspects of early penal activity and the historical theme of convictism.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The watch house at 1 St Johns Avenue is of historic heritage significance because of its ability to demonstrate the principal characteristics of single storey sandstone Old Colonial Gothic Picturesque building.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	1 St Johns Avenue, New Town is of historic heritage significance because of its association with prominent Colonial architect, James Blackburn.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).						



Place:

Name:	Former Watch House				
Address:	2 St Johns Avenue, New Town	Title no.:		PID (or):	5516487
Date created:	29-Jun-07			AGD 66:	
Existing listings:	N/a				

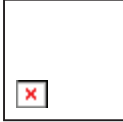
	
<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Setting: This is one of two watch houses (the other being 1 St Johns Avenue on the opposite side of the road). The watch houses are linked to St John's Church by an avenue lined with trees (Source THR R2260)

Description: 2 St Johns Avenue is an Old Colonial Gothic Picturesque style building. It is a single storey sandstone building with tiled gable roof and stone parapet ends to gable. It has an elaborate moulded chimney (Source: THR R2260)

Condition: Predominantly intact

History: The building is a former watch house and was designed by Colonial Architect, James Blackburn.



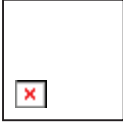
Significance:

1 St Johns Avenue, New Town is of State level cultural significance as a place associated with the early penal activity in Tasmania, as well as its association with Colonial architect James Blackburn. The former watch house is also a representative example of the Old Colonial Gothic Picturesque style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

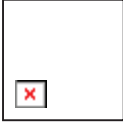
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The watch house at 1 St Johns Avenue. New Town, is of historic cultural heritage significance as it demonstrates aspects of early penal activity and the historical theme of convictism.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The watch house at 2 St Johns Avenue is of historic heritage significance because of its ability to demonstrate the principal characteristics of single storey sandstone Old Colonial Gothic Picturesque building.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	2 St Johns Avenue, New Town is of historic heritage significance because of its association with prominent Colonial architect, James Blackburn.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).						



Place:

Name:	The Towers					
Address:	1 Tower Road, New Town		Title no.:	120952/1	PID (or):	5533260
					AGD 66:	
Date created:	29-Jun-07					
Existing listings:	THR					

	
<i>Image 1: Façade</i>	
<i>Image 2: Side</i>	

Setting:

This building is situated on the corner of Tower Road and New Town Road. It is situated opposite a high school and among a number of buildings of differing architectural styles. This building is a significant landmark element in the streetscape.

Description:

1 Tower Road is an Old Colonial Gothic Picturesque building. It is a single storey weatherboard building with attics and dormers and a full length verandah with trellis columns and diagonal balustrading. A later built sandstone three storey Irish tower house is attached and contains a circular stone staircase (which is thought to have originally been joined with no. 227 New Town Road).

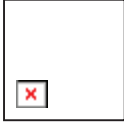
(Source: THR R2282)

Condition:

Predominantly intact

History:

The building was designed by Colonial Architect, James Blackburn.



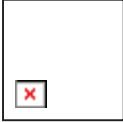
Significance:

1 Tower Road, New Town is of State level cultural significance as an example of the Old Colonial Gothic Picturesque style and because of its association with Colonial architect James Blackburn.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

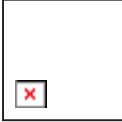
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	1 Tower Road is New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	1 Tower Road, New Town is of historic heritage significance because it is a unique combination of a weatherboard Old Colonial Georgian domestic building with three-storey sandstone Old Colonial Gothic Picturesque tower house attached.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 3 Local: 3	State: 3 Local: 3



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	1 Tower Road, New Town is of historic heritage significance for its association with colonial architect, James Blackburn.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).						

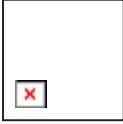


Place:

Name:	Barrington					
Address:	21 Tower Road, New Town (appears on the list as 120 Swanston Street)		Title no.:	140430/1	PID (or):	5533391
Date created:	29-Jun-07				AGD 66:	
Existing listings:	THR					

	
<i>Image 1: Façade</i> (Source: R2284)	
<i>Image 2: Side</i> (Source: R2284)	

Setting:	This building is a prominent element within the urban landscape. It is located among a number of buildings of differing architectural styles.
Description:	21 Tower Road is a Victorian Regency building. The main building is a 2 storey sandstone building with hipped and gabled roof forms. There are subtle pilasters and recesses in the facade, a stringcourse, moulded architraves and a triangular pediment. There is a combination of arched and rectangular windows and a lower storey bay window. Attached is a single storey sandstone wing with hipped roof and bay window. There is also a double storey brick addition (Source: THR R2284).
Condition:	Predominantly intact
History:	



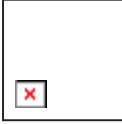
Significance:

21 Tower Road, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Regency style .

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

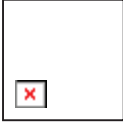
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	21 Tower Road is New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	21 Tower Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a sandstone Victorian Regency domestic building.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 3 Local: 3	State: 3 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Heritage Area:

Name:	Montagu Street
Boundaries:	The area is bounded by Sorell Street and Hickmen Street, which is the boundary between New Town and the neighbouring suburb of Lenah Valley.
Date created:	29-Jun-07
Existing listings/ Heritage Areas:	Number 52 Montagu Street is currently listed within the Tasmanian Heritage Register.



Image 1: Interwar Bungalow at 62 Montagu Street



Image 2: Victorian Georgian residence at 63 Montagu Street

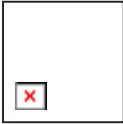
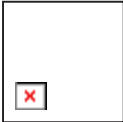


Image 3: Federation Queen Anne residence, 78 Montagu Street



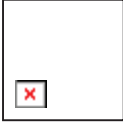
Image 4: Federation Queen Anne residence, corner Sorell and Montagu Streets



Map indicating extent of the Montagu Street Heritage Area, as indicated in yellow.

NB: Properties in red are currently listed on Councils Planning Scheme

Properties in green have been identified by Douglas as being gardens or plantings of significance.



Historical Overview:

The 1856 Map of New Town (Lands Titles Office N/15 89261) shows that Montagu Street had been subdivided from the Forster Street and Main Road intersection by this time. The land between Pedder and Hickman and Arnold Street (now Hickman Street) had not yet been subdivided. The map does identify a street that is now known as Sorrell Street. The map shows a small farm on a section of this land south of what is now known as Hickman Street.

The majority of development in this area occurred in the early twentieth century.

Character Description:

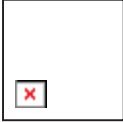
This Heritage Area consists of a number of single storey weatherboard Federation Queen Anne style residences and Interwar residences, including a number of Interwar Californian Bungalows. There is one Victorian Georgian place situated at 63 Montagu Street, which is of high integrity.

The boundary of the area is shared with the suburb of Lenah Valley. It is noted that there are a number of places listed within Lenah Valley, some of which are in close proximity of this Heritage Area.

Summary of Significance:

The proposed Montagu Street Heritage Area is of historic cultural heritage significance for the following reasons:

- ▶ The area represents a largely intact collection of heritage places, including a number of Federation Queen Anne and Interwar Californian Bungalows and a Victorian Georgian residence.
- ▶ The collection of heritage places throughout the Heritage Area contributes to the streetscape qualities of the area and an understanding of the pattern of development within the area.



Heritage Area:

Name:	Forster Street Heritage Area
Boundaries:	This area extends along Forster Street from New Town Road to Alfred Street. The area encompasses sections of Valentine and Montagu Streets. This area abuts the New Town Road-Tower Road Heritage Area, which was identified as part of this study.
Date created:	29-Jun-07
Existing listings/ Heritage Areas:	This area includes the following heritage listed places: 68 Forster Street, 39 Forster Street, 35 Forster Street , 33 Forster Street. It is recommended that these places should be considered to be part of the overall Heritage Area.



Image 1: Federation residences, Forster Street



Image 2: Decorative Federation Queen Anne residence, Forster Street

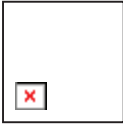


Image 3: Former corner store and residence, Forster Street



Image 4: New Town Primary School

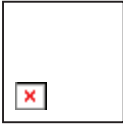


Image 5: Victorian Georgian residences, Valentine Street

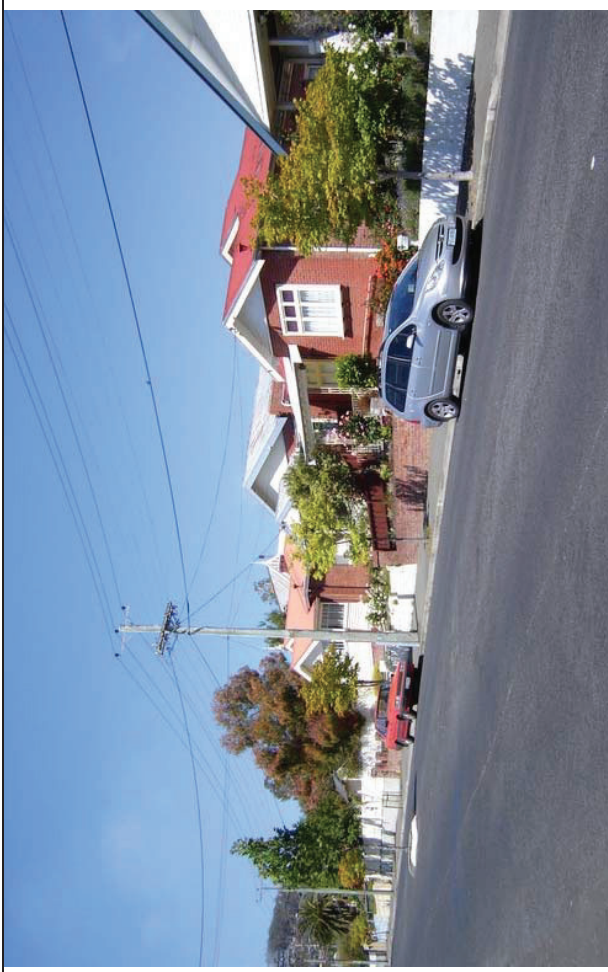
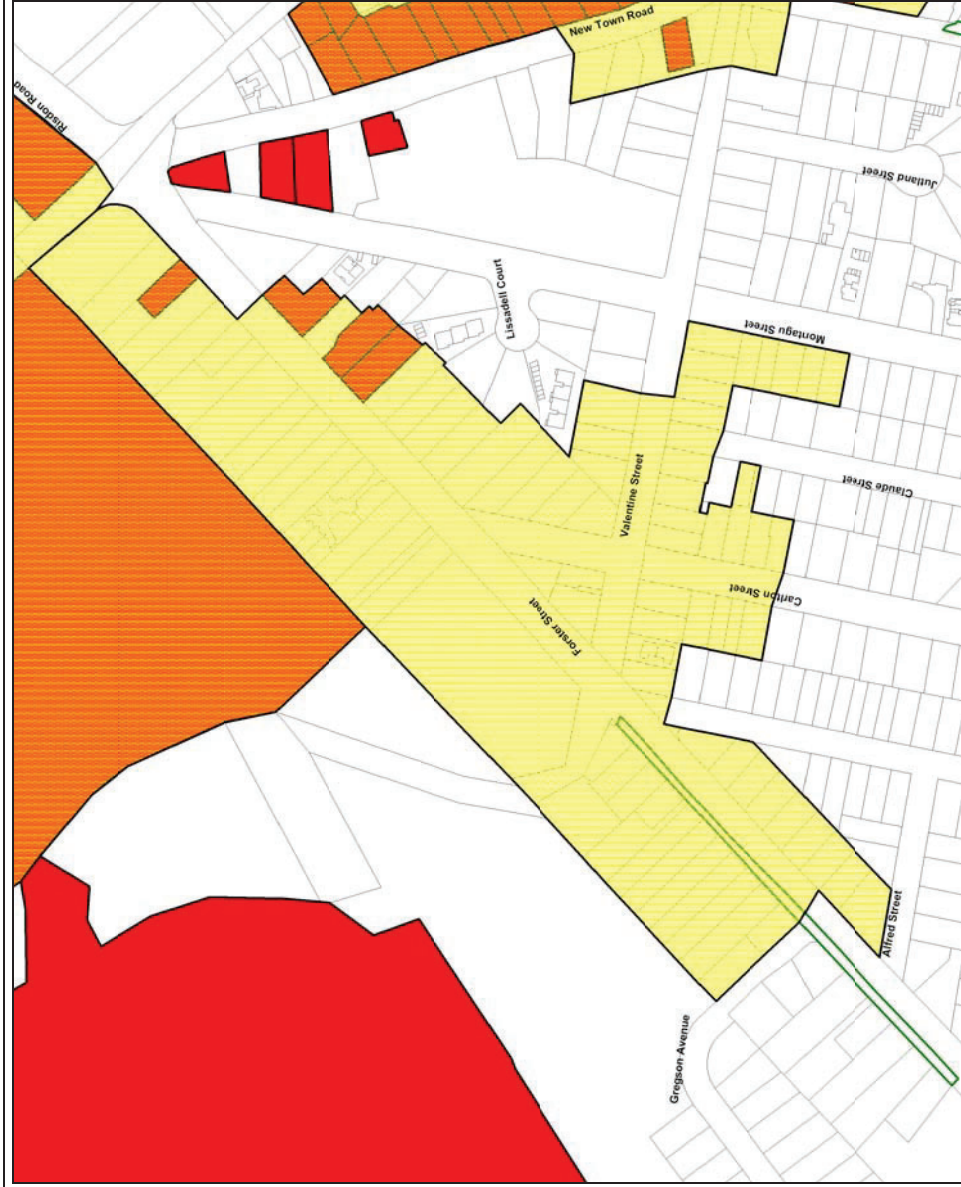
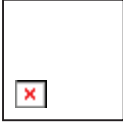


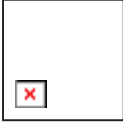
Image 5: Federation residences, Montagu Street



Map indicating extent of the Forster Street Heritage Area, as indicated in yellow.

NB: Properties in red are currently listed on Councils Planning Scheme

Properties in green have been identified by Douglas as being gardens or plantings of significance.



Historical Overview:

Forster Street is a major road within New Town connecting the area to Risdon Road and the Brooker Highway. The street was an early arterial connector road in New Town.

The 1856 map of New Town (Lands Titles Office N/15 no.89261) indicates that parcels of land along Forster Street had been subdivided at that time from the main road and extending along to the intersection with Giblin Street and Pedder Street. The 1899 map of New Town (Lands Titles Office N/22 no.89268) also shows the Forster Street subdivision, as well as a parcel of land measuring 2 acres that had been leased for brick making purposes to Mr J E Deaken in 1854.

Character Description:

This Heritage Area consists mainly of single storey weatherboard Federation Queen Anne residences of high integrity, along with a number of Victorian Georgian dwellings.

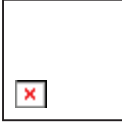
Within the Heritage Area is New Town Primary School, an intact example of a Federation style school. Also situated within this Heritage Area are two former stores, with attached residences, occupying prominent street corners. The area extends along Valentine and Montagu Street, which are primarily residential areas consisting of Federation Queen Anne places. There are also a number of Victorian Georgian residences along Valentine Street.

A number of more modern places exist within the area, as well as older places that have been modified quite substantially. However, these places are not considered to detract significantly from the heritage character of the area, as generally, their setback, site coverage, height and bulk are largely consistent with their surrounds.

Summary of Significance:

The proposed Forster Street Heritage Area is of historic cultural heritage significance for the following reasons:

- The area consists of two former stores occupying prominent corner positions and New Town Primary School amongst a primarily residential area, demonstrating the tendency to locate services within close proximity to residences.
- The area represents a largely intact collection of heritage places, including a mixture of Federation Queen Anne and Victorian Georgian residences.
- Strips of Federation Queen Anne places throughout the Heritage Area contribute to the streetscape qualities of the area, and places of other architectural styles contribute to the understanding of earlier development (ie. Victorian Georgian place closer to New Town Road).



Place:

Name:	Residence				
Address:	35 Forster Street, New Town		Title no.:	76141/1	PID (or): 5499138
Date created:	29-Jun-07				
Existing listings:	THR				



Image 1: Façade



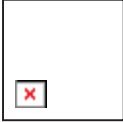
Image 2: Side

Setting:

35 Forster Street, New Town is situated within a largely residential area of New Town.

Description:

35 Forster Street New Town is a single-storey Federation Queen Anne domestic building. It is an asymmetric building with a corrugated iron hipped roof, boxed and bracketed eaves, and tall chimneys with a stuccoed band and moulded top. The panelled door is central and has a transom light. To one side of the door is a gabled wing with half-timber infill and a faceted bay window, the windows are very tall. On the corner, to the other side of the door, is a faceted bay simulating a tower, with a separate bellcast faceted roof and double-hung windows with large panes. The verandah follows the contours of the building and extends across the front and an adjacent side elevation. The verandah has a separate bullnosed roof, and simple brackets, valance and railing. The back door has a transom light and may be the original main entrance, it is sheltered by a porch with weatherboard sides and



a separate skillion roof (THR R2193)

Condition: Predominately intact

History:

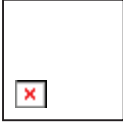
Significance:

35 Forster Street, New Town is of significance as a place associated with the development and settlement of the area, as well as being a representative example of the Federation Queen Anne style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

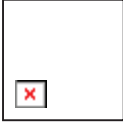
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 3	State: 1 Local: 1	State: 2 Local: 3	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	35 Forster Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 3	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2
	35 Forster Street, New Town is of significance for its ability to demonstrate the principle characteristics of the Federation Queen Anne style.					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Heritage Area:

Name:	Bellevue Parade Heritage Area
Boundaries:	Risdon Road, Queens Walk and Bell Street
Date created:	29-Jun-07
Existing listings/ Heritage Areas:	This proposed Heritage Area is not identified in the Planning Scheme and there are currently no heritage listed properties within this proposed area.



Image 1: Bellevue Parade Streetscape



Image 2: Bellevue Parade Streetscape

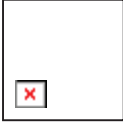
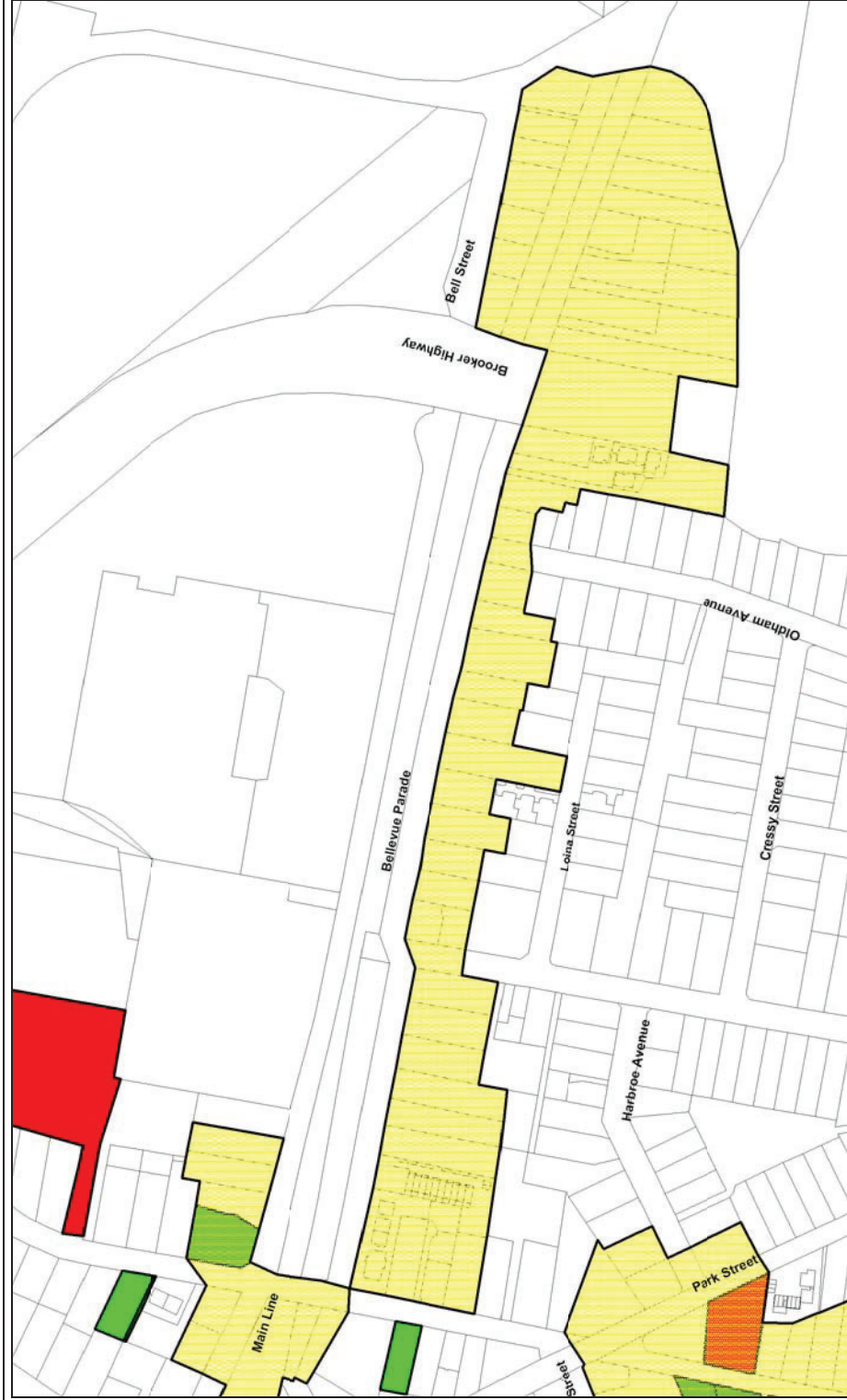
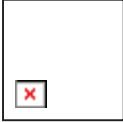


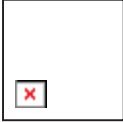
Image 3: Eastern end of Belle Street Streetscape



Image 4: Residence, western end of Bell Street



Map indicating extent of Heritage Area, as indicated in yellow



Historical Overview:

The street name “Bellevue Parade” relates to the former grand residence located with the area “ Belle Vue”. Scripps (2006: 21-28) states that George Weston Gunning was granted a 44 acre lot near Government Farm c.1814. The land later passed to Captain John Briggs and, later still, to fellow sea captain John Bell. John Bell and Louisa Meredith lived at Belle Vue until 1841. Shortly afterwards, Belle Vue was let to GTWB Boyes, acting Colonial Secretary. Belle Vue was later owned by Samuel Page, the mail-coach proprietor between Hobart-Launceston. In about 1930 the house was demolished, however, the foundations of the residence remain in the Council public reserve.

Development within this area was influenced by the location of the railway, which was established in 1876 and later became a passenger service. The former New Town Station is situated within this area.

Pearce and Doyle (1997: 38) state that Oldham Ave, Bellvue Parade, Bishop Street and Park Street was once part of Solomon’s Estate and comprised 27 acres of orcharding into 20th century and that the whole area was subdivided into over 90 housing allotments between 1914 and 1916.

An undated map of New Town (Lands Titles Office N/32b 89280) shows a subdivision plan including part of Park Street, Gowrie Street, Cressy Street, Hawthorn Street and Bishop Street. The subdivision plan also shows four parcels, two either side of Hawthorn Avenue (now Oldham Avenue) along Bellevue Parade. The map indicates that surrounding the lots shown along Bellevue, were still larger land holdings. This suggests that at least a section of Bellevue Parade was subdivided into smaller residential size lots at a later date than in other streets surrounding.

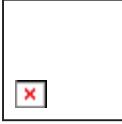
The surrounding area has a history of recreational use, being adjacent to the popular Risdon Park Racecourse and sporting fields, now used as sporting fields. A jam factory was also established along the railway line in 1934 by the Rosella Preserving Co. in Bell Street, who had bought 10 acres of the old Risdon Race Course during 1927 (Pearce and Doyle, 1997: 37). In 1966 the Tasmanian factory was closed, and its location adjacent to the sports ground encouraged the Hobart City Council to purchase it (Scripps, 2006: 47).

Character Description:

The Bellevue Heritage Area is situated along the train line and adjacent to the former New Town Station site, which is now occupied by a nursery. Bellevue Parade is characterised mainly by a row of intact, single-storey weatherboard Federation Queen Anne dwellings. There is one Art Deco residence amongst these houses and an Interwar Californian Bungalow residence on the corner of Bellevue Parade and Bay Road. There are also two unit complexes within the area.

The area includes residences both east and west of the Brooker Avenue overpass.

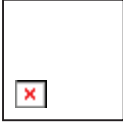
Bell Street is located on the northern side of the railway and also consists of a number of Federation Queen Anne residences of brick and weatherboard.



Summary of Significance:

The proposed Bellevue Parade Heritage Area is of historic cultural heritage significance for the following reasons:

- ▶ The area represents a largely intact strip of Federation Queen Anne residences adjacent to the railway.
- ▶ The area contributes to the understanding of the pattern of development of the New Town area and more generally, that of the broader Hobart area.
- ▶ The area demonstrates the tendency for development to occur along main transit routes.



Heritage Area:

Name:	Augusta Road-Clare Street Heritage Area
Boundaries:	Augusta Road and the boundary of New Town border this Heritage Area. The area is also border by the section of Clare Street stretching from Honora Avenue to the intersection with Rupert Avenue. The area contains a section of Mortimer, Hildern and Seymour Streets.
Date created:	29-Jun-07
Existing listings/ Heritage Areas:	Places below are listed on THR and the City of Hobart Planning Scheme. Those in bold are considered to be places warranting individuals State listing as a result of this review. 36 Clare Street, 34 Clare Street, 24 Clare Street , 20 Clare Street , 14 Clare Street , 462 Elizabeth Street , 7 Augusta Road , 27-29 Augusta Road , 20 Hildern Street , 11 Bedford Street , 2 Bedford Street , 34 Augusta Road , 36a Augusta Road .



Image 1: Federation residence, 12 Augusta Road



Image 2: Federation residence, 20 Clare Street

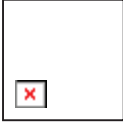
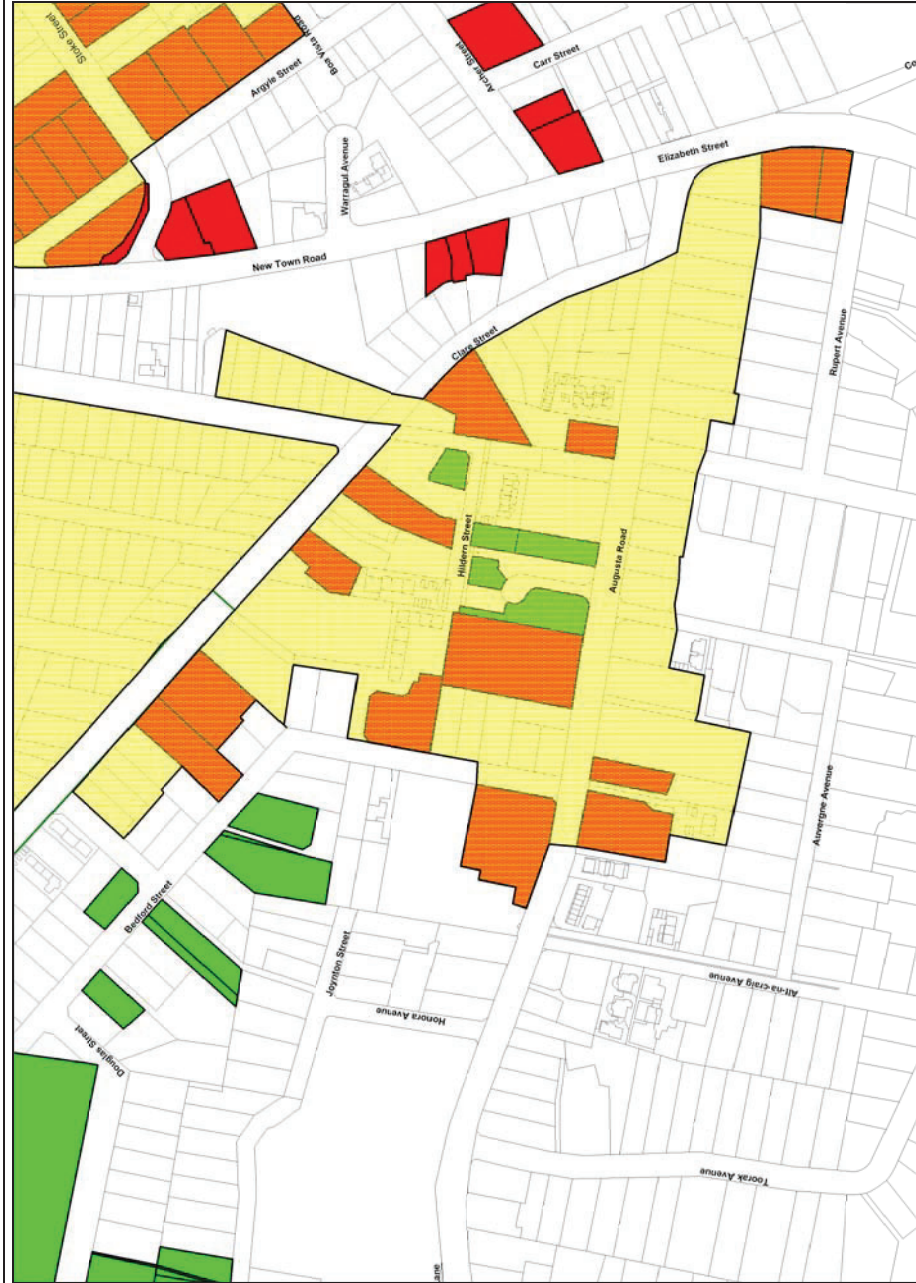
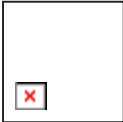


Image 3: "Hildern", Augusta Road



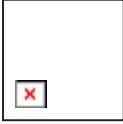
Image 4: 11 Bedford Street



Map indicating extent of Augusta Road/Clare Street Heritage Area, as indicated in yellow.

NB: Properties in red are currently listed on Councils Planning Scheme

Properties in green have been identified by Douglas as being gardens or plantings of significance.



Historical Overview:

This Heritage Area lies at the intersection of the New Town, Lenah Valley and Mount Stuart suburbs and is formed around Augusta Road and Clare Street.

This area was once characterised by orchards, dairies and market gardens (Scripps, 1993). Large prestigious residences were located along Augusta Road, on large semi-rural allotments.

The earliest development along Augusta Road occurred closest to the Main Road, an important historical link between the Hobart area and outlying regions. Larger scale development and subdivision of the area took place in response to population growth population and advances in transport technology during the Interwar period.

Similarly, Clare Street consists of a number of prestigious homes dating back to New Town's early development and to a time where New Town was still a semi rural area. This street included a market garden, on which agricultural activity and grazing took place into the 1910s. More intensified subdivision took place along Clare street and in the surrounding area during the Interwar period.

Character Description:

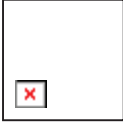
It is noted that only a relatively small section of Augusta Road lies within the suburb of New Town, with the majority in Lenah Valley, previously known as Kangaroo Valley. A previous heritage study undertaken for Hobart City Council (Terry, 2003) in the Lenah Valley area identifies several section of Augusta Road within heritage areas.

As a whole, the area consists of a collection of buildings of differing scales and styles.

This Heritage Area encompasses a number of grand Federation residences on Augusta Road and Clare Street, often set back from the road, as well as a Russian Orthodox Church and an Art Deco unit complex on Augusta Road.

The area also includes prominent buildings on Bedford Street, such as the Victorian Academic Classical style building "Roseville".

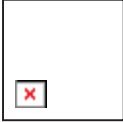
The area encompasses a series of smaller-scale weatherboard and brick Federation residences at the western end of Clare Street and a series of Federation Queen Anne residences along Seymour Street.



Summary of Significance:

The proposed Augusta Road-Clare Street Heritage Area is of historic cultural heritage significance for the following reasons:

- ▶ The large residences provide evidence of the original semi-rural residential nature of the area.
- ▶ The larger, more prominent buildings represent examples of their architectural styles that are of high integrity and contribute to the understanding of the early development of the streets.
- ▶ The area includes a collection of Federation Queen Anne residences, contributing to the understanding of the pattern of development within New Town.

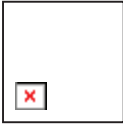


Place:

Name:	Residence				
Address:	12 Augusta Road, New Town	Title no.:	123494/1	PID (or):	5483005
Date created:	29-Jun-07			AGD 66:	
Existing listings:	N/a				

	
Image 1: Façade	Image 2: Side

Setting:	12 Augusta Road is situated within a largely residential area of New Town and close to the boundary of the suburb of Lenah Valley. This building is a significant element of the urban landscape.
Description:	12 Augusta Road is a single-storey Federation Queen Anne domestic building. This is a brick residence featuring a hipped roof with a faceted dormer window. To one side of an arched porch is a gable with bay window and finial. To the other side of the porch is a verandah, which wraps around a faceted pyramidal roof feature with finial. The building features two corbelled chimneys. The place features a more recent sandstone and brick fence.
Condition:	Predominately intact
History:	



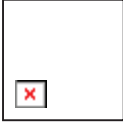
Significance:

12 Augusta Road, New Town is of significance as a place associated with the development and settlement of the area, as well as being a representative example of the Federation Queen Anne style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

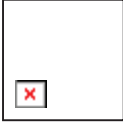
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 3	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	12 Augusta Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 3	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2
	12 Augusta Road, New Town is of significance for its ability to demonstrate the principle characteristics of the Federation Queen Anne style.					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Place:

Name:	Residence				
Address:	25 Augusta Road, New Town	Title no.:	57917/0 57917/1 57917/1	PID (or):	2266574 2266574
Date created:	29-Jun-07			AGD 66:	
Existing listings:	N/a				

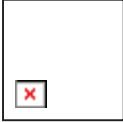
	
<i>Image 1: Façade</i>	
<i>Image 2: Side</i>	

Setting:

25 Augusta Road is situated within a largely residential area of New Town and close to the boundary of the suburb of Lenah Valley. This building is a significant element of the urban landscape. This large house on a large lot with mature garden is reflective of the early character of the New Town/Lenah Valley.

Description:

25 Augusta Road is a two storey Victorian Filigree domestic building. This is a brick residence with sandstone quoins, sills and lintels. The building has a hipped iron roof and corbelled chimneys. The residence features a decorative balcony with iron railing and slender paired timber posts to the first floor, and a verandah to the ground floor, with decorative iron valance. The building features two faceted bay windows, both extending across two storeys and including decorative sandstone balustrades to the roofline. Two sandstone posts



either side of the street appear to be associated within the residence, as gate posts.

Condition: Predominantly intact

History:

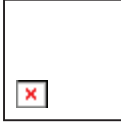
Significance:

25 Augusta Road, New Town is of significance as a place associated with the development and settlement of the area, as well as being a representative example of the Victorian Filigree style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

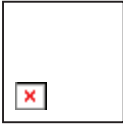
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 3	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	25 Augusta Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	"Hildern" and Stables				
Address:	27-29 Augusta Road, New Town	Title no.:	251931/1	PID (or):	5481405
Date created:	29-Jun-07			AGD 66:	
Existing listings:	THR				

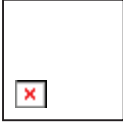
	
<i>Image 1: Façade</i>	
<i>Image 2: Side</i>	

Setting:

27-29 Augusta Road is situated within a largely residential area of New Town and close to the boundary of the suburb of Lenah Valley. This building is a significant element of the urban landscape.

Description:

The Residence at 27-29 Augusta Road is an Old Colonial Regency building. It is a symmetrical, two storey, ashlar sandstone building with pilasters to the front elevation, simple chimneys, and a slate hipped roof concealed behind a parapet wall. The panelled door is central and under a segmental arch flanked by two pilasters. It has half-sidelights and a segmental fanlight. To the ground floor, there is a 2-centred casement window to either side, with three panes and margin glazing. The first floor has three windows, double-hung with large panes. All the windows have moulded architraves. There is a plain frieze and a cornice between the ground and first floors. The side elevation has a later flat-roofed extension to the basement and ground floor. There is a verandah addition to the rear elevation. The property includes separate, brick stables (Source THR R2171)



The associated stables are constructed of sandstone and feature a gable clad in corrugated iron. The stables also feature a wooden a timber door.
Predominately intact

Condition:
History:

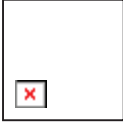
Significance:

27-29 Augusta Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area including its former rural setting, as well as being a representative example of the Old Colonial Regency style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

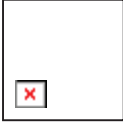
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Hildern is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area. The stables associated with this place lay testament to earlier forms of transport, and the earlier rural nature of this place.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
	'Hildern' is of historic heritage significance because of its potential to demonstrate the principal characteristics of a sandstone Old Colonial Regency domestic building (Source THR R2171).					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Place:

Name:	Residence and Garden				
Address:	2 Bedford Street, New Town	Title no.:	21844/1	PID	7168922
				or): AGD	66
Date created:	29-Jun-07				
Existing listings:	THR				

		<i>Image 1: Façade</i>	<i>Image 2: Side</i>
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Setting:

2 Bedford Street is situated within a largely residential area of New Town and close to the boundary of the suburb of Lenah Valley. This building is a significant element of the urban landscape. This large lot with mature garden is reflective of the early character of the New Town/Lenah Valley.

Description:

2 Bedford Street is an asymmetric, single storey, brick Federation Queen Anne building with sandstone foundations, a terracotta tiled gabled roof, boxed eaves, projecting rafter tails, and tall moulded chimneys with terracotta pots. Those chimneys emerging from the pitch of the roof rather than the ridge, have stepped stacks on the outer side. There is a gabled wing towards either end of the front elevation, of different depths. On the outside corner of one wing and at a tangent to it, is a 4-part rectangular bay window with casements and a separate flat roof. On the outside corner of the other wing is a



circular turret with a shingle candle-snuffer roof. Between the wings is a veranda and a portico, the veranda is bow-fronted, and has a separate flat roof and plain timber posts. The brick-built portico has a round-arch opening with a prominent and decorated stuccoed keystone, surmounted with a decoratively moulded stuccoed parapet wall and two large segmental panels. Under the veranda and portico, are a single casement window, a faceted bay window, a pair of French windows, and a half-glazed door. The door has half sidelights, a rectangular transom light, and a segmental fanlight above. To one side elevation is a single casement window, and a square bay window with a separate skillion roof. All the windows are leaded. All the gables have half-timbered effect infill (Source: THR R2177).

Condition: Predominantly intact
History:

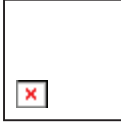
Significance:

2 Bedford Street, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Federation Queen Anne style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

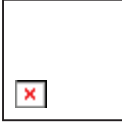
		Earliness	Representative-ness/	Regional importance	Distinctiveness/Exceptionality	Rarity
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	2 Bedford Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area. The size of the property illustrates aspects of the early estate. The mature garden also adds to an understanding of the historical context of this place.	State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

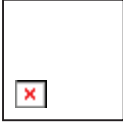
[illegible]



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	Roseville				
Address:	11 Bedford Street, New Town	Title no.:	113391/1	PID (or):	5485385
Date created:	29-Jun-07			AGD 66:	
Existing listings:	THR				

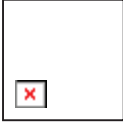
		<i>Image 1: Façade</i>	<i>Image 2: Side</i>
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Setting:

11 Bedford Street is situated within a largely residential area of New Town and close to the boundary of the suburb of Lenah Valley. This building is a significant element of the urban landscape.

Description:

11 Bedford Street, New Town is a Victorian Academic Classical building. It is a symmetrical, two storey, stuccoed building with a corrugated iron roof concealed by a highly decorative parapet wall. There is central frontispiece containing the entrance to the ground floor. The entrance porch is round – arched and flanked by columns, and the door is Venetian. There is a similar balcony to the first floor, surmounted by a triangular pediment and a decorative gable above the pediment. There is a projecting breakfront to both floors at either end of the front elevation, enclosed and glazed under a segmental arch. Between the frontispiece and the breakfronts, is a veranda to the ground floor and a balcony to the first, the balcony has an iron lace railing (Source: R2176).



Condition: Predominately intact
History: It is expected that further historical research may elevate the significance of this place.

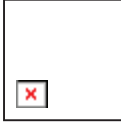
Significance:

11 Bedford Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Academic Classical style.

Threshold indicator and significance rating:
(0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

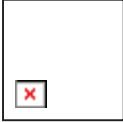
		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 3 Local: 3	State: 3 Local: 3
	11 Bedford Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).						
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria

Threshold indicator and significance rating:
(0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	"Aberdeen"				
Address:	14 Clare Street, New Town		Title no.:	124547/1	PID (or): AGD 66:
					5490870
Date created:	29-Jun-07				
Existing listings:	THR				



Image 1: Façade

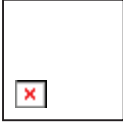


Image 2: Side

Setting: This place is situated in a primarily residential area, surrounded by a number of places of varying architectural styles, and adjacent to a collection of Interwar places. This building is a significant element in the urban streetscape.

Description: 14 Clare Street is a Federation Queen Anne place. It is a single storey symmetrical, brick building with a corrugated iron hipped roof, boxed eaves and tall chimneys with moulded tops. The front elevation has two faceted bay windows with faceted roofs set into the main roof. The sills, lintels and mullions are sandstone. The verandah follows the contours of the house, extending partway along both adjacent sides. The railing is simple with vertical members, and the posts are moulded with open-work brackets. The main door is at the end of the verandah, in a side elevation. The door is panelled, with stained glass half sidelights and transom light (THR R2183) .

Condition: Predominantly intact



History:

This building is situated in Clare street, an area once characterised by orchards, dairies and market gardens. Clare Street consists of a number of prestigious homes dating back to New Town's early development and to a time where New Town was still a semi rural area.

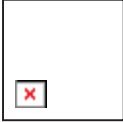
Significance:

14 Clare Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Federation Queen Anne style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

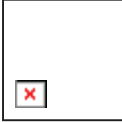
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	14 Clare Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria


Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2
	14 Clare Street, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey, brick Federation Queen Anne domestic building.					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:					
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Place:

Name:	"Wyadra" Former Residence, currently in commercial use.					
Address:	20 Clare Street, New Town	Title no.:	132988/1	PID (or):	AGD 66:	5490918
Date created:	29-Jun-07					
Existing listings:	THR					

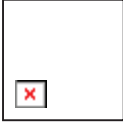
	
Image 1: Façade	Image 2: Side

Setting:

This place is situated in a primarily residential area, surrounded by a number of places of varying architectural styles, and adjacent to a collection of Interwar places. This building is a significant element in the urban streetscape.

Description:

20 Clare Street is a Federation Queen Anne place. It is an asymmetric, single storey, brick building with ashlar sandstone foundations, a corrugated iron hipped and gabled roof, boxed and bracketed eaves, and tall chimneys with moulded tops. On one side of the front elevation is a faceted bay window with a faceted roof set into the main roof the mullions are brick. The other half of the front elevation is gabled and holds two flat arch windows to the ground floor. The gable has half-timbered infill above a bracketed cornice. The verandah follows the contours of the house, and extends part way down the adjacent side elevations. It has a separate skillion roof, and iron lace brackets, frieze and railing. On one side elevation, the verandah terminates against a



projecting wing; the main entrance is in the side wall of the wing. The door is glazed and has half-sidelights and a transom light. The gabled infill of the wing matches that on the front elevation, and there are two similar windows. All the windows are double-hung with large panes. The other side elevation has a faceted bay window with a flat roof; above it is a dormer window to the attic (Source: R2184).

Condition: Predominantly intact

History: This building is situated in Clare street, an area once characterised by orchards, dairies and market gardens. Clare Street consists of a number of prestigious homes dating back to New Town's early development and to a time where New Town was still a semi rural area.

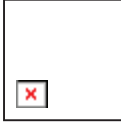
Significance:

20 Clare Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Federation Queen Anne style.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

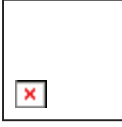
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	20 Clare Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area. In particular, the property lays testament to the time when New Town and the neighbouring suburb of Lenah Valley were characterised by large prestigious houses on large semi-rural allotments.	State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

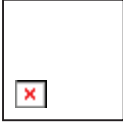
[illegible]



HCHA 1995 Criteria



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Place:

Name:	Residence				
Address:	24 Clare Street, New Town	Title no.:	6016/2	PID (or):	5490950
Date created:	29-Jun-07			AGD 66:	
Existing listings:	THR				

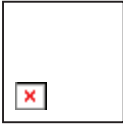
	
<p><i>Image 1: Façade</i> <i>Source THR R2185</i></p> <p><i>Image 2: Side</i> <i>Source THR R2185</i></p>	

Setting:

This place is situated in a primarily residential area, surrounded by a number of places of varying architectural styles, and adjacent to a collection of Interwar places. This building is a significant element in the urban streetscape.

Description:

24 Clare Street is a Victorian Italianate place. It is an asymmetric, brick building with a complex tiled roof, boxed and bracketed eaves, and tall chimneys. To one half of the front elevation, there is a gable over a faceted bay window, the window has a flat roof over a plain stuccoed entablature, and an iron lace crest around the edge. This provides a balcony-effect to a window in the gable. There are two ground floor windows to the other side of the front elevation, and a dormer window above, with the sill well below the eaves. The verandah has a separate skillion roof, a plain rail and simple brackets, it follows the contours of the building across



the front elevation and extending pathway along the two adjacent elevations. One side elevation has a projecting, hipped roof wing, against which the verandah terminates. The main door is in the side wall of the wing, the door is panelled, and has half-sidelights and a transom light in a segmental-arch opening. The front wall of the wing has two windows to the ground floor, and a dormer window with the sill well below the eaves. There is an extension to the rear with a separate skillion roof (Source: THR R2185).

Condition: Predominantly intact

History: This building is situated in Clare street, an area once characterised by orchards, dairies and market gardens. Clare Street consists of a number of prestigious homes dating back to New Town's early development and to a time where New Town was still a semi rural area.

This building was designed by colonial architect, Henry Hunter (Source: THR R2185)..

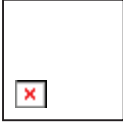
Significance:

24 Clare Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Italianate style. The place also has significance as a place that is associated with colonial architect Henry Hunter.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

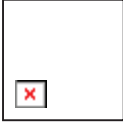
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
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HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

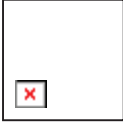
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 2	State: 2 Local: 3	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 2
	24 Clare Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.					
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).						
		State: 1 Local: 2	State: 2 Local: 3	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						
		State: 1 Local: 1	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.						
	24 Clare Street, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of a Victorian Italianate domestic building.					



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	24 Clare Street, New Town is of historic heritage significance for its association with colonial architect Henry Hunter, who designed the building	State: 2 Local: 3	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2	State: 3 Local: 3
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).						



Place:

Name:	Residence				
Address:	36 Clare Street, New Town		105314/1	PID (or):	5491005
				AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				

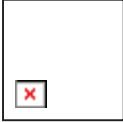
		<i>Image 1: Façade</i>	<i>Image 2: Side</i>
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Setting:

This building is a significant element in the urban streetscape

Description:

36 Clare Street is an Old Colonial Regency residence. It is a symmetrical, single storey, stuccoed building with a low-pitched, corrugated iron, hipped roof, boxed eaves, and chimneys with moulded tops. There is a pilaster with moulded decoration at each end of the front elevation, and on either side of the door, and a cornice at the top of the wall. The central door is panelled with a rectangular transom light and a moulded architrave. There is one window to either side of the door, double-hung with 12 panes and with a moulded architrave. The side and rear elevations are painted brick. There is a separate stable block to the rear of the building, single storey with a corrugated iron gabled roof. The stable door is central, to one side is the tack-room door, and to the



other is the coach-house door. A wooden staircase leads to a dormer door into the hayloft, above the stable door (Source: R2187).

Condition: Predominantly intact

History:

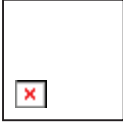
Significance:

36 Clare Street, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Old Colonial Regency Style.

Threshold indicator and significance rating:
(0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

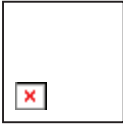
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 3 Local: 3	State: 3 Local: 3	State: 3 Local: 3	State: 2 Local: 3	State: 2 Local: 3
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	36 Clare Street, New Town, is of historic cultural heritage significance, as it demonstrates aspects of early settlement and development in the area in the mid nineteenth century.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).						



HCHA 1995 Criteria

Threshold indicator and significance rating:
(0-3, whereby 3 is exceptional)

		Earliness	Representative- ness/	Regional importance	Distinctiveness/ Exceptionality	Rarity
		State: 3 Local: 3	State: 3 Local: 3	State: 1 Local: 2	State: 3 Local: 3	State: 2 Local: 3
	36 Clare Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey, stuccoed Old Colonial Regency domestic building.					
	Type of association: Length of association:					
	Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.					
	Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).					
	Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).					



Place:

Name:	St James Church				
Address:	462 Elizabeth Street, New Town		72775/21	PID (or):	5497212
			Title no.:	AGD 66:	
Date created:	29-Jun-07				
Existing listings:	THR				




Image 1: Façade

Setting:

Description:

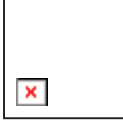
This church is situated adjacent to an associated church hall, also known as 462 Elizabeth Street (although on a separate title). This is a Federation Gothic church. The church has a parapeted gabled roof with original marseilles tiles, pointed arched windows and sandstone detailing (Source R2191). The side elevation has buttresses. A pyramidal tower features.

Condition:

History:

Predominantly intact

Significance:

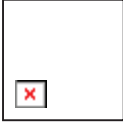


The church at 462 Elizabeth Street is of State level historic cultural heritage significance for its contribution of historic character to the streetscape. The place provides an illustration of the spread of religion across the region and demonstrating social value for a Church in the present time.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

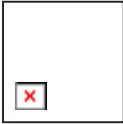
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 1 Local: 1	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The Church at 462 Elizabeth Street is of historic cultural heritage significance as it demonstrates the development and spread of religion across the State.	State: 1 Local: 1	State: 1 Local: 1	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The St. James Church is of historic heritage significance because of its ability to demonstrate the principal characteristics of a brick Federation Gothic ecclesiastical building.	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2
	Through their use of the place for worship, the local community demonstrate social value for the church at 462 Elizabeth Street, New Town.					
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).						
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).						

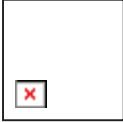


Place:

Name:	Church Hall				
Address:	462 Elizabeth Street, New Town		232186/1	PID (or):	5497212
			Title no.:	AGD 66:	
Date created:	29-Jun-07				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	
<i>Image 2: Side</i>	

- Setting:** The Church Hall at 462 Elizabeth Street, New Town, is situated adjacent to an associated church, which is also known as 462 Elizabeth Street.
- Description:** The hall at 462 Elizabeth Street a Federation building. It features a gabled roof clad with tiles and featuring eyelid dormer windows. The dormer windows continue uninterrupted through the guttering on the building, and become the side windows of the building. The windows are slit with sandstone fins. There is a pyramidal roof vent. A small porch on the facade features brick buttresses capped by castrated sandstone cap. There are symmetrical brick extensions either side with skillion roofs.
- Condition:** Predominantly intact
- History:**



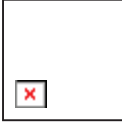
Significance:

The church hall at 462 Elizabeth Street is of State level historic cultural heritage significance for its contribution of historic character to the streetscape. The place provides an illustration of the spread of religion across the region.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

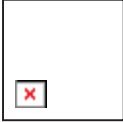
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
		State: 1 Local: 1	State: 1 Local: 1	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The Church hall at 462 Elizabeth Street is of historic cultural heritage significance as it demonstrates the development and spread of religion across the State.					
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

[illegible]



Heritage Area:

Name:	Hope Street Heritage Area
Boundaries:	This area includes Hope Street, Fraser Street and a section of Thirza Street and is bounded by Clare Street, Pedder Street and Seymour Street. The area extends along Pedder Street to the intersection with Seymour Street and includes the southern side of Seymour Street.
Date created:	29-Jun-07
Existing listings/ Heritage Areas:	10 Fraser Street is currently heritage listed. It is recommended that this place be included in the overall heritage area and that 10 Fraser Street be considered for State listing.



Image 1: Hope Street Streetscape



Image 2: Fraser Street Streetscape

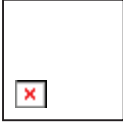
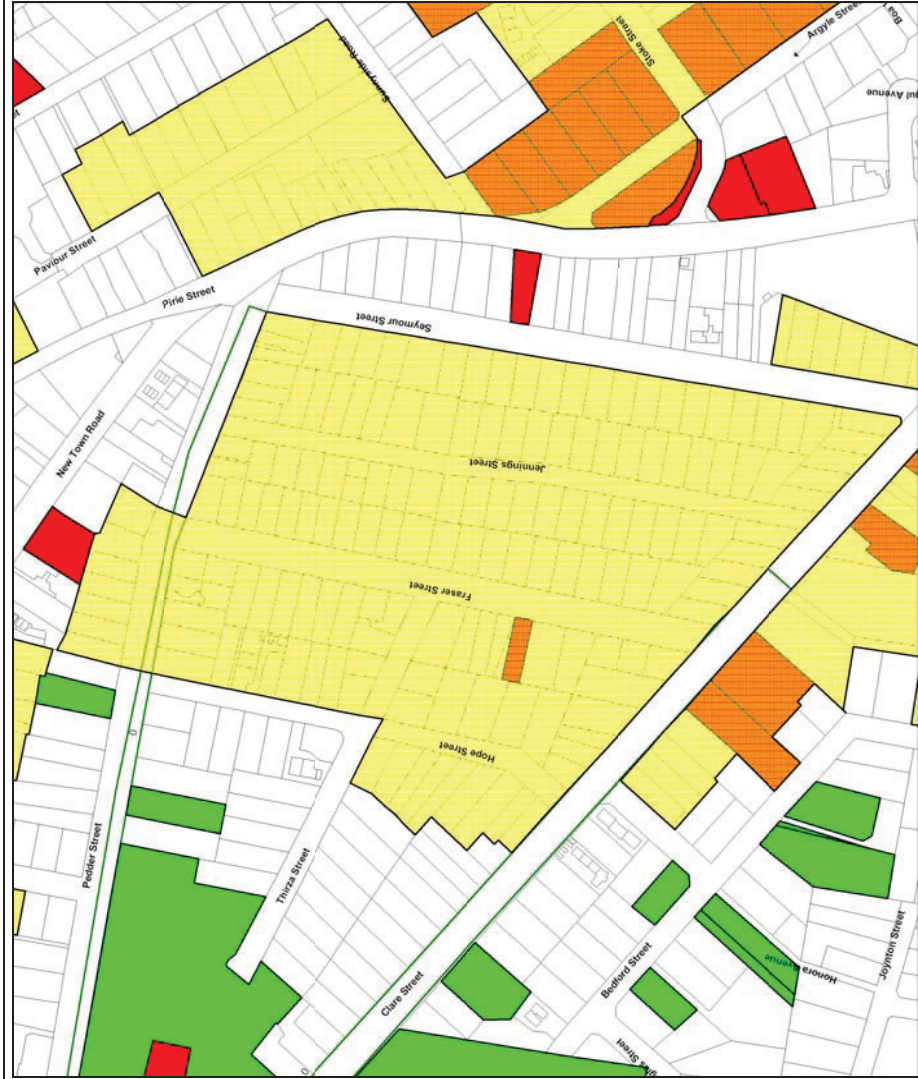
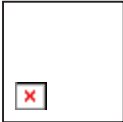


Image 3: Kensington, 6 Fraser Street



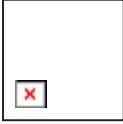
Image 4: Examples of Interwar residences



Map indicating extent of the Hope Street Heritage Area, as indicated in yellow.

NB: Properties in red are currently listed on Councils Planning Scheme

Properties in green have been identified by Douglas as being gardens or plantings of significance.



Historical Overview:

Pearce and Doyle (1997: 37) state that a boot factory was opened by Miles and Co in 1895, at the present day site of 6 Fraser Street. The venture was closed in 1903 and remained unoccupied until it was re-established as a boot factory in 1909 by Burrows and Meek (Pearce and Doyle, 1997: 37). By 1919 the building was converted into four flats and became known as "Kensington Flats".

Pearce and Doyle, 1997: 37 state that numbers 10, 12, 14 and 16 (two of which are shown in the forefront of Image 2 above) may have been lived in by workers employed at the factory.

Jennings and Seymour street are examples of Interwar subdivisions, which took place in New Town in response to large-scale housing demand during this period.

Character Description:

The Hope Street area consists largely of Federation Queen Anne residences. Kensington Flats is situated within Fraser Street and provides a prominent and distinctive landmark in the streetscape. There are also a number of Victorian Georgian residences within Fraser Street. Contributing to the character of this heritage area is the consistency in the streetscapes in terms of the size, height, setback and bulk of the residences.

The character of the area is still strongly reflective of original development, with a number of modest Interwar style homes and front gardens still intact.

Summary of Significance:

The proposed Hope Street heritage area is of historic cultural heritage significance for the following reasons:

- ▶ The area represents a largely intact collection of Federation Queen Anne residences, along with other places of similar styles, contributing to a high level of streetscape quality.
- ▶ The consistency in the streetscape assists in demonstrating the pattern of development within this area.
- ▶ Residences in Jennings and Seymour Streets in particular represent a largely intact post WWI subdivision pattern and the houses are generally in original condition. This is a rare intact streetscape of residences dating for this time. The pattern of front gardens in these streets contribute to the strong reflection of an Interwar subdivision, each bounded by fences of low height and with houses are set at similar distances from the fence line.



Place:

Name:	Interwar Californian Bungalow residence – standard template				
Address:	<i>See individual data sheets</i>	Title no.:	<i>See individual data sheets</i>	PID (or):	<i>See individual data sheets</i>
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	<i>See individual data sheets</i>				

Setting: All the Interwar Californian Bungalow places in the following datasheets are situated in close proximity to the street frontage, thereby contributing historic character to the streetscape.

Description: The following places are all examples of single storey Interwar Californian Bungalow places (unless otherwise stated).
The features which each of these places demonstrate, as examples of the Interwar Californian Bungalow style are a visually prominent low pitched roof. In addition each of these places also demonstrates other aspects of the Interwar Californian Bungalow style, including a low pitched street facing gable, wide overhanging eaves, tapered pylon verandah posts, a taper-cut barge-board.
For each place, it should be considered that it is this fabric which is of heritage significance, for its ability to demonstrate the Interwar Californian Bungalow style of architecture, which thereby lays testament to the Interwar period of time, portraying the story of development in the area.

Condition: *(see individual datasheets)*

History: The following Interwar Bungalow places are expected to have been built during the Interwar period and reflect the development and ongoing suburbanisation of New Town during this time.

Discussion of Significance

Each of these places is of local heritage significance for its contribution to the historical character of the streetscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the New Town area.



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
1. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The following Interwar Californian Bungalow places are of significance historically, for their contribution to an understanding of the development and settlement patterns of the area.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 0
2. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
3. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The places are of significance for their ability to demonstrate the principle characteristics of the Interwar Californian Bungalow style. These characteristics are found in the use of visually prominent low pitched rooflines, street facing gables, wide overhanging eaves, tapered pylon verandah posts, and a taper-cut barge-board,.	State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 1



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
4. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association:	State:	State:	State:	State:	State:
	Length of association:	Local:	Local:	Local:	Local:	Local:
5. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State:	State:	State:	State:	State:
		Local:	Local:	Local:	Local:	Local:



Place:

Name:	Residence				
Address:	2 Archer Street, New Town	Title no.:	95902/16	PID (or):	5515257
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	1 Baker Street, New Town	Title no.:	111346/1	PID (or):	1503881
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	2 Baker St, New Town	Title no.:	21545/38	PID (or):	5483494
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications.



Place:

Name:	Residence				
Address:	13 Baker Street, New Town	Title no.:	22519/22	PID (or):	5483400
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition:

This property has a substantial modification, however, the original form of the Interwar Californian Bungalow style is still apparent.

**Place:**

Name:	Residence				
Address:	15 Baker Street, New Town	Title no.:	22519/23	PID (or):	5483398
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	16 Baker St, New Town	Title no.:	22519/31	PID (or):	5483566
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	18 Baker St, New Town	Title no.:	22519/30	PID (or):	5483574
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact

**Place:**

Name:	Residence				
Address:	19 Baker St, New Town	Title no.:	22519/25	PID (or):	5483363
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	4 Baker St, New Town	Title no.:	22518/37	PID (or):	5483507
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	15 Bishop Street, New Town	Title no.:	233532/49	PID (or):	5487022
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	30 Bishop Street, New Town	Title no.:	54928/33	PID (or):	5486767
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	37 Bishop Street, New Town	Title no.:	249091/1	PID (or):	5486919
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	16 Bishop Street, New Town	Title no.:	54928/26	PID (or):	5486695
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	3 Burnside Avenue, New Town	Title no.:	68474/1	PID (or):	5488316
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	4 Burnside Avenue, New Town	Title no.:	60981/72	PID (or):	5488666
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	6 Burnside Avenue, New Town	Title no.:	60981/70	PID (or):	5488658
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	5 Burnside Avenue, New Town	Title no.:	68474/2	PID (or):	5488324
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	18 Carlton Street, New Town	Title no.:	206183/1	PID (or):	5489095
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	48 Carlton St, New Town	Title no.:	221165/1	PID (or):	5489247
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	64 Carlton Street, New Town	Title no.:	92796/4	PID (or):	5489327
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition:



Place:

Name:	Residence				
Address:	66 Carlton Street, New Town	Title no.:	92796/3	PID (or):	5489335
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	70 Carlton St, New Town	Title no.:	92796/1	PID (or):	5489351
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	20 Carlton St, New Town	Title no.:	229578/1	PID (or):	5489108
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Former residence				
Address:	11 Clare Street, New Town	Title no.:	94370/5	PID (or):	5490731
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

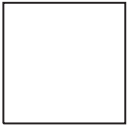


Image 4: newer building can be seen to the rear of the interwar residence.

Condition:

Predominantly intact

There is a more modern office building on this site. The appropriate curtilage of the heritage place needs to be identified.



Place:

Name:	Residence				
Address:	9 Clarendon Street, New Town	Title no.:	22934/11	PID (or):	5491427
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	7 Cressy Street, New Town	Title no.:	60981/6	PID (or):	5493246
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition:

This property has a substantial modification, however, the original form of the Interwar Californian Bungalow style is still apparent.



Place:

Name:	Residence				
Address:	8 Cressy Street, New Town	Title no.:	67668/5	PID (or):	5493393
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	10 Cressy Street, New Town	Title no.:	246236/1	PID (or):	5493385
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	14 Cressy Street, New Town	Title no.:	248347/1	PID (or):	5493369
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				1568853
Address:	60 Cross St. New Town	Title no.:	115094/0 115094/3 Strata title	PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	2 Douglas Street, New Town	Title no.:	67839/1	PID (or):	5495102
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	95a Giblin Street, New Town	Title no.:	226278/1	PID (or):	5500274
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	1 Gowrie Street, New Town	Title no.:	94538/1	PID (or):	5502675
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	18-20 Harding Street, New Town	Title no.:	44601/1	PID (or):	5503758
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	31 Joynton Street, New Town	Title no.:	95848/1	PID (or):	5505614
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	27 Joynton Street, New Town	Title no.:	114199/3	PID (or):	5505630
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	31 Joynton Street, New Town	Title no.:	95848/1	PID (or):	5505614
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	3 Joynton Street, New Town	Title no.:	67959/1	PID (or):	5505497
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	108 Montagu Street, New Town	Title no.:	41264/52	PID (or):	5512726
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	14 Oldham Avenue, New Town	Title no.:	198386/1	PID (or):	5517789
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	18 Oldham Avenue, New Town	Title no.:	60981/78	PID (or):	5517818
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	29 Oldham Avenue, New Town	Title no.:	60981/132	PID (or):	5518482
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	30 Oldham Avenue, New Town	Title no.:	60981/106	PID (or):	5517877
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	37 Oldham Ave, New Town	Title no.:	67941/1	PID (or):	5518415
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	57 Oldham Avenue, New Town	Title no.:	60981/121	PID (or):	5518263
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	83 Oldham Avenue, New Town	Title no.:	60981/23	PID (or):	5518159
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	311 Park Street, New Town	Title no.:	60981/79	PID (or):	5520144
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	367 Park Street, New Town	Title no.:	54928/16	PID (or):	5519899
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	371 Park Street, New Town	Title no.:	54928/14	PID (or):	5519872
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	375 Park Street, New Town	Title no.:	105176/1	PID (or):	5519864
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	379 park Street, New Town	Title no.:	50014/9	PID (or):	7692126
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	381 Park Street, New Town	Title no.:	50014/8	PID (or):	5519821
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	383 Park Street, New Town	Title no.:	50014/7	PID (or):	5519813
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	386 Park Street, New Town	Title no.:	54683/7	PID (or):	5519581
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	9 Rattle Street, New Town	Title no.:	2152/7	PID (or):	5524276
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/A				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	8 Springvale Avenue, New Town	Title no.:	26301/3	PID (or):	5528701
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	9 St Johns Avenue, New Town	Title no.:	223265/16	PID (or):	5526976
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	8 Swanston Street, New Town	Title no.:	60080/16	PID (or):	5531724
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	93 Swanston Street, New Town	Title no.:	235824/1	PID (or):	5531206
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Interwar residence – standard template				
Address:	<i>See individual data sheets</i>	Title no.:	<i>See individual data sheets</i>	PID (or):	<i>See individual data sheets</i>
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	<i>See individual data sheets</i>				

Setting: All the Interwar places in the following datasheets are situated in close proximity to the street frontage, thereby contributing historic character to the streetscape.

Description: The following places are all examples of single storey places of the Interwar period, which do not clearly demonstrate aspects of a particular architectural style within this period (unless otherwise stated).

For each place, it should be considered that the fabric is of heritage significance, for its ability to demonstrate the Interwar period, , portraying aspects of development in the area.

Condition: *(see individual datasheets)*

History: The following Interwar places are expected to have been built during the Interwar period and reflect the development and ongoing suburbanisation of New Town during this time.

Discussion of Significance

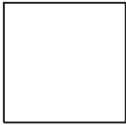
Each of these places is of local heritage significance for its contribution to the historical character of the streetscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the New Town area.



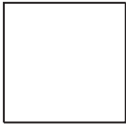
HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
1. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The following Interwar places are of significance historically, for their contribution to an understanding of the development and settlement patterns of the area, reflecting the Interwar period of architecture, and period of time.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 0
2. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
3. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 1

**HCHA 1995 Criteria****Threshold indicator and significance
rating: (0-3, whereby 1 is low)**

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
4. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
5. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	31 Carlton Street, New Town	Title no.:	109626/4	PID (or):	5489773
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



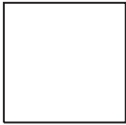
Image 1: Façade



Image 2: Side

Condition:

This place is predominantly intact. It is of local level heritage significance as it reflects the Interwar period during which it was built.



Place:

Name:	Residence				
Address:	5 Douglas Street, New Town	Title no.:	71294/1	PID (or):	5495137
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

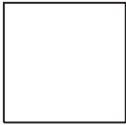


Image 1: Façade

Image 2: Side

Condition:

This place is predominantly intact. It is of local level heritage significance as it reflects the Interwar period during which it was built.



Place:

Name:	Residence				
Address:	41 Oldham Avenue, New Town	Title no.:	60981/126	PID (or):	5518378
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



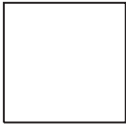
Image 1: Façade



Image 2: Side

Condition:

This place is predominantly intact. It is of local level heritage significance as it reflects the Interwar period during which it was built, with minor Mediterranean influences.



Place:

Name:	Residence				
Address:	320 Park Street, New Town	Title no.:	133371/1	PID (or):	1956522
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

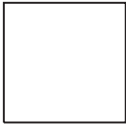


Image 1: Façade



Image 2: Side

Condition: This is a predominantly intact double-storey house, with simple Inter War Old English style detailing.



Place:

Name:	Residence "Hillpark House"				
Address:	342-344 Park Street, New Town	Title no.:	71841/2	PID (or):	5519370
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade

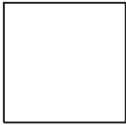


Image 2: Side

Condition:

Predominantly intact

This double storey Interwar place, located on the top side of Park Street serves as a distinctive place within the streetscape.

**Place:**

Name:	Residence				
Address:	331 Park Street, New Town	Title no.:	247847/1	PID (or):	5520021
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



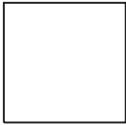
Image 1: Façade



Image 2: Side

Condition:

This place is predominantly intact. It is of local level heritage significance as it reflects the Interwar period during which it was built.



Place:

Name:	Residence				
Address:	21 Swanston Street, New Town	Title no.:	Not available	PID (or):	5531580
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				

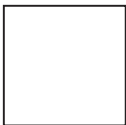


Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	29 Swanston Street, New Town	Title no.:	216534/1	PID (or):	5531548
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact.



Places that require further study

The following places require further study in that they either require a more detailed site visit or further research to determine significance level.



Place:

Name:	Residence				
Address:	2 Archer Street, New Town	Title no.:		PID (or):	5515257
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition:

A further site visit is required for this property to be assessed, particularly as the extent of heritage buildings on the site cannot be determined from the street. The title information suggests this forms part of a complex of buildings.

**Place:**

Name:	Residence				
Address:	14 Baker Street, New Town	Title no.:	22519/32	PID (or):	5483558
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side***Condition:**

**Place:**

Name:	Residence				
Address:	12 Carlton Street, New Town	Title no.:	207509/22	PID (or):	5489052
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side***Condition:**

A further site visit is required for this property to be assessed due to screening by vegetation

**Place:**

Name:	Residence				
Address:	50 Cross St. New Town	Title no.:	197007/1	PID (or):	5494038
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: A further site visit is required for this property to be assessed

**Place:**

Name:	Residence				
Address:	111 Montague Street, New Town	Title no.:	94439/1	PID (or):	5511352
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side*

Condition: A further site visit is required for this property to be assessed



Place:

Name:	Unknown				
Address:	234 New Town Road, New Town	Title no.:	106089/2	PID (or):	7818892
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade

Condition:

This Federation building is situated within the proposed Upper New Town Road Heritage Area and is considered to be of local level significance as part of that area. While at this stage it has not been identified as being a place that warrants individual State listing, it is considered that an understanding of the history of the place may elevate its significance. It is therefore proposed for further research. The building appears to reflect an original educational or communal gathering place.

**Place:**

Name:	Residence				
Address:	26 Oldham Avenue, New Town	Title no.:	60981/110	PID (or):	5517850
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: A further site visit is required for this property to be assessed

**Place:**

Name:	Residence				
Address:	315 Park Street, New Town	Title no.:	60981/75	PID (or):	5520128
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade

Condition:

A further site visit is required for this property to be assessed

**Place:**

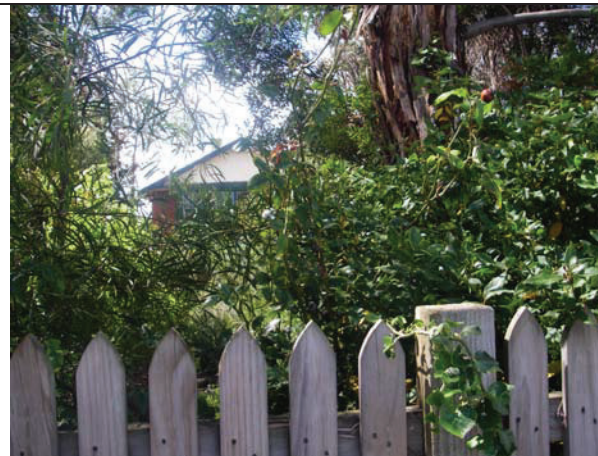
Name:	Residence				
Address:	41 Pedder St, New Town	Title no.:	94606/3	PID (or):	5520638
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: A further site visit is required for this property to be assessed

**Place:**

Name:	Residence				
Address:	43 Pedder Street, New Town	Title no.:	205203/1	PID (or):	5520611
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: A further site visit is required for this property to be assessed



Place:

Name:	Residence				
Address:	67 Pedder Street, New Town	Title no.:	107886/1	PID (or):	5520494
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition:

This place appears to be a simple Federation residence with interwar alterations in the Functionalist style. However, its physical qualities are not considered to warrant it as of heritage significance. It is thought that this house may have been the former residence of former Premier of Tasmania and former Prime Minister of Australia Joseph Lyons. If further research confirms that this is the case it is expected that an assessment would find this property to be of State historical cultural significance.



Place:

Name:	Residence				
Address:	85 Pedder Street, New Town	Title no.:	218397/33	PID (or):	5520419
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: A further site visit is required for this property to be assessed



Place:

Name:	Residence				
Address:	6 Rattle Street, New Town	Title no.:	220774/1	PID (or):	5524356
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade

Condition:

A further site visit is required for this property to be assessed

**Place:**

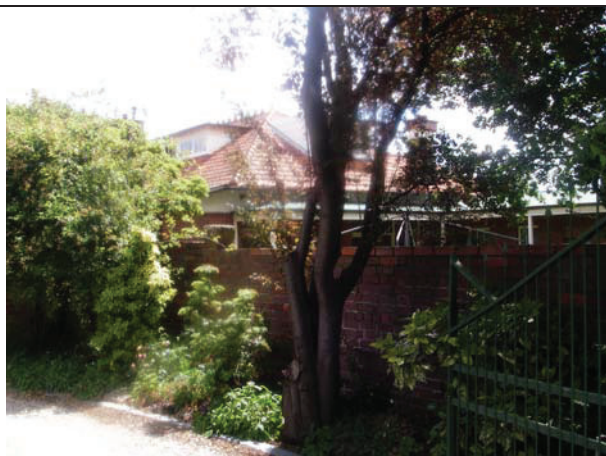
Name:	Residence				
Address:	15 Swanston Street, New Town	Title no.:	134897/1	PID (or):	5531628
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

Condition: A further site visit is required for this property to be assessed

**Place:**

Name:	Residence				
Address:	20A Swanston Street, New Town	Title no.:	244868/1	PID (or):	5531804
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side*

Condition: A further site visit is required for this property to be assessed



Place:

Name:	Residence				
Address:	41 New Town Road, New Town	Title no.:	51171/1	PID (or):	5515249
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	The THR lists 41 New Town Road, however the place listed is incorrect.				



Image 1: Façade



Image 2: Side

Condition: A further site visit is required for this property to be assessed



Place:

Name:	Residence				
Address:	26 Oldham Avenue, New Town	Title no.:	60981/110	PID (or):	5517850
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



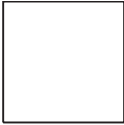
Image 2: Side

Condition: A further site visit is required for this property to be assessed



Places not Meeting Local Threshold of Heritage Significance

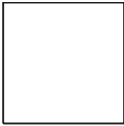
The following places were assessed prima facie as potentially being of heritage significance, but were not considered to meet the local threshold of significance using the method outlined in Section 2 of Volume 1. These places do not form part of an identified heritage area.

**Place:**

Name:	Residence				
Address:	28 Bedford St, New Town	Title no.:	29104/8	PID (or):	5485174
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

**Additional
Comment:**



Place:

Name:	Residence				
Address:	19 Carlton Street, New Town	Title no.:	109626/8	PID (or):	5489837
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

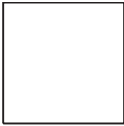


Image 1: Façade



Image 2: Side

**Additional
Comment:**



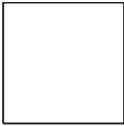
Place:

Name:	Residence				
Address:	New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade

**Additional
Comment:**



Place:

Name:	Residence				
Address:	47 Carlton St, New Town	Title no.:	60326/3	PID (or):	5489693
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

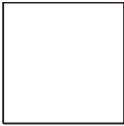


Image 1: Façade



Image 2: Side

**Additional
Comment:**



Place:

Name:	Residence				
Address:	50 Carlton Street, New Town	Title no.:	206818/5	PID (or):	5489255
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

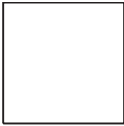


Image 1: Façade



Image 2: Side

**Additional
Comment:**

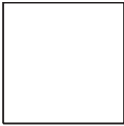


Place:

Name:	Residence				
Address:	68 Carlton St, New Town	Title no.:	92796/2	PID (or):	5489343
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
Image 1: Façade	Image 2: Side

Additional
Comment:



Place:

Name:	Residence				
Address:	69 Carlton Street, New Town	Title no.:	49748/1	PID (or):	5489626
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



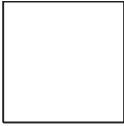
Image 1: Façade



Image 2: Side

**Additional
Comment:**

Modifications to varandah and door



Place:

Name:	Residence				
Address:	79 Carlton Street, New Town	Title no.:	229438/1	PID (or):	5489570
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

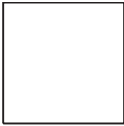


Image 1: Façade

Image 2: Side

**Additional
Comment:**

This place, although reflective of the Victorian Georgian architectural style, is not considered to meet the local level threshold as it has been substantially modified.

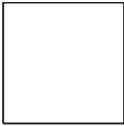


Place:

Name:	Residence				
Address:	25 Claude Street, New Town	Title no.:	21664/1	PID (or):	5491574
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
Image 1: Façade	Image 2: Side

Additional
Comment: Substantially modified



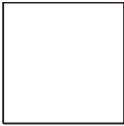
Place:

Name:	Residence				
Address:	29 Claude Street, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade

**Additional
Comment:**



Place:

Name:	Residence				
Address:	4 Claude Street. New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

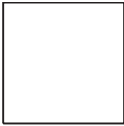


Image 1: Façade



Image 2: Side

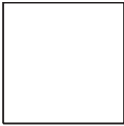
**Additional
Comment:**

**Place:**

Name:	Residence				
Address:	89 Giblin St, New Town	Title no.:	22518/3	PID (or):	5500354
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

*Image 1: Façade**Image 2: Side*

**Additional
Comment:**



Place:

Name:	Residence				
Address:	97 Giblin Street, New Town	Title no.:	221323/1	PID (or):	5500290
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade

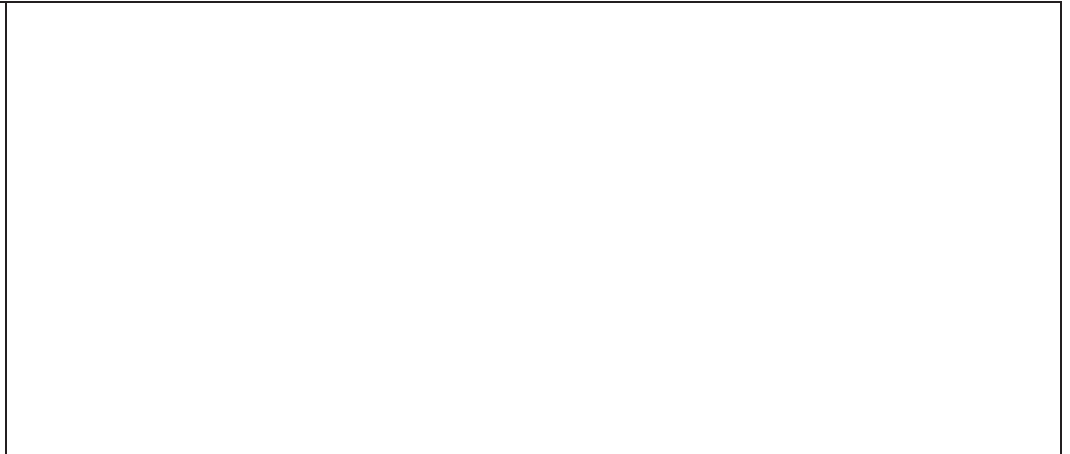
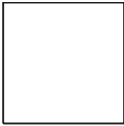


Image 2: Side

**Additional
Comment:**



Place:

Name:	Residence				
Address:	12 Harding Street, New Town	Title no.:	78533/1	PID (or):	2210036
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



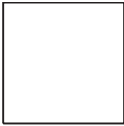
Image 1: Façade



Image 2: Side

**Additional
Comment:**

This place has been substantially modified in terms of an inclosed veranda and modified windows.



Place:

Name:	Residence				
Address:	New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



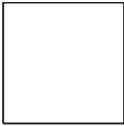
Image 1: Façade



Image 2: Side

**Additional
Comment:**

This place has been substantially modified

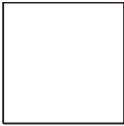


Place:

Name:	Shop				
Address:	31 31a 33 33a New Town Road, New Town	Title no.:	58474/0 58474/1 Strata Title	PID (or):	5677854
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
<i>Image 1: Façade</i>	

Additional
Comment:



Place:

Name:	Residence				
Address:	46 New Town Road, New Town	Title no.:	76403/1	PID (or):	5517201
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

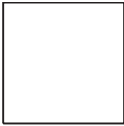


Image 1: Façade



Image 2: Side

**Additional
Comment:**



Place:

Name:	Residence				
Address:	8 Oakley St, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade

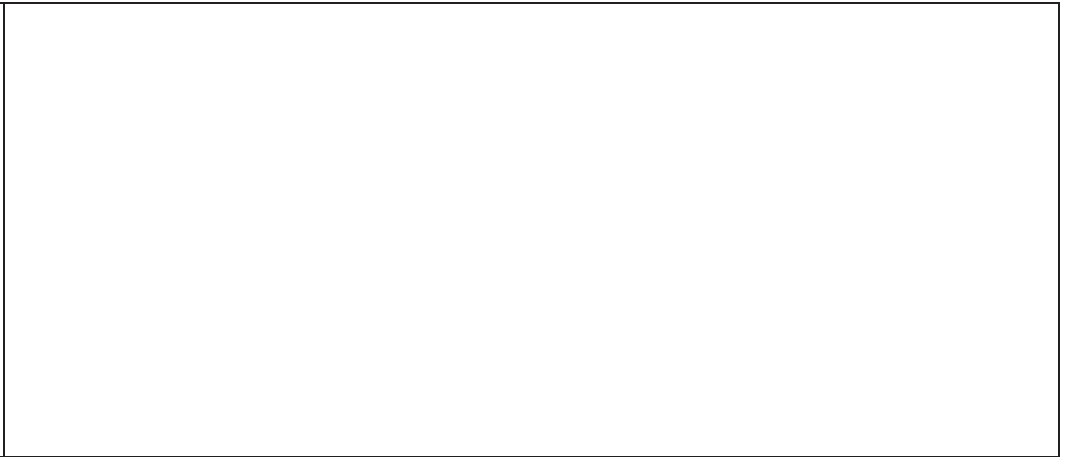
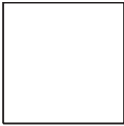


Image 2: Side

**Additional
Comment:**



Place:

Name:	Residence				
Address:	349 Park Street, New Town	Title no.:	54928/25	PID (or):	5519995
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



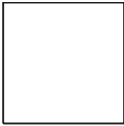
Image 1: Façade



Image 2: Side

**Additional
Comment:**

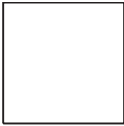
Substantially modified

**Place:**

Name:	Residence				
Address:	91 Pedder Street, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

*Image 1: Façade**Image 2: Side*

**Additional
Comment:**



Place:

Name:	Residence				
Address:	11 Rattle St, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

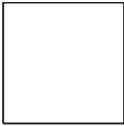


Image 1: Façade

Image 2: Side

**Additional
Comment:**

Substantially modified



Place:

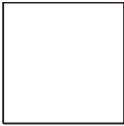
Name:	Residence				
Address:	29 Rattle St, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade

Image 2: Side

Additional
Comment: Substantially modified



Place:

Name:	Residence				
Address:	2a Rattle Street, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

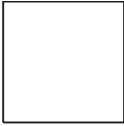


Image 1: Façade

Image 2: Side

**Additional
Comment:**

Substantially modified



Place:

Name:	Residence				
Address:	3 Rattle Street, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

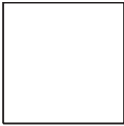


Image 1: Façade



Image 2: Side

**Additional
Comment:**



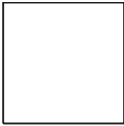
Place:

Name:	Residence				
Address:	31 Rattle Street, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

	
Image 1: Façade	Image 2: Side

Additional
Comment:

Substantially modified



Place:

Name:	Residence				
Address:	5 Rattle Street, New Town	Title no.:		PID (or):	
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

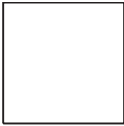


Image 1: Façade



Image 2: Side

**Additional
Comment:**



Place:

Name:	Residence				
Address:	8 Rattle Street, New Town	Title no.:	61737/6	PID (or):	5524364
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

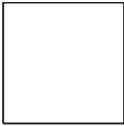


Image 1: Façade



Image 2: Side

**Additional
Comment:**



Place:

Name:	Residence				
Address:	56 Risdon Road, New Town	Title no.:	20362/1	PID (or):	7169845
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	Registration rejected for the THR)				



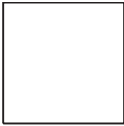
Image 1: Façade



Image 2: Side

Additional Comment:

This building has had an upper storey added and has lost the ability to reflect its original architectural style.



Place:

Name:	Residence				
Address:	105 Swanston Street, New Town	Title no.:	74786/6	PID (or):	5531142
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



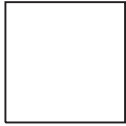
Image 1: Façade



Image 2: Side

**Additional
Comment:**

Substantially modified



Places of Local Level Heritage Significance



Place:

Name:	Shop				
Address:	23, Baker St, New Town	Title no.:	218635/1	PID (or):	5483347
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Setting:	The shop and residence at 23 Baker Street is situated within a primarily residential streetscape and is adjacent to another commercial business on Carlton Street.
Description:	The shop section of this building is a single storey brick building with large paned windows and a parapeted roof. The residential component consists of two storeys with a balcony. The building is functional in design and reflects its current use as a shop and residence.
Condition:	Predominantly intact.
History:	This property is a post WWII building.



Significance:

The significance of this property is embedded in its use over time as a place of local service provision and as a local meeting place. The building also provides a degree of distinctiveness in the residential landscape within which it is situated. The building contributes to the understanding of suburban development due to its ability to demonstrate the tendency to locate local services within interwar and post war suburban areas. While the building does not reflect the streetscapes overall character, it is considered to provide a degree of local distinctiveness to the largely residential area. In addition, the building has been identified through the work prepared by Harris (2003) as having potential social value for its function as a public meeting place.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
1. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The shop and residence at 23 Baker Street is of historic cultural heritage significance as it contributes to an understanding of the pattern of development within the suburb and specifically, the tendency to locate services within suburban landscapes.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
2. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
3. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
4. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: This place has been identified by several local community members as an important and rare local meeting place in the suburb. Length of association: From the research undertaken by Harris (2003) this association has been ongoing since the establishment of the place.	State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 2
5. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	34 Bay Road, New Town	Title no.:	230637/1	PID (or):	5483873
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Setting:	34 Bay Road, New Town is situated on a triangular street corner, occupying a prominent position within the streetscape.
Description:	34 Bay Road, New Town is a two storey Federation Queen Anne residence, of brick, half-timber effect and sheeting. The residence has a medium-pitched half hipped roof clad in corrugated iron, with tall brick corbelled chimneys and overhanging eaves. The façade features a prominent gabled section to one side. The gable is offset to the rear of the building, allowing a porch entrance. Windows are double hung casement sashes. The main entrance is offset with the façade of the building, and features a timber valance.
Condition:	Predominantly intact
History:	This residence is thought to have been built c.1900 and reflects the subdivision of the former large estates, and the growing suburbanisation of New Town at this time, in response to improved transport and the emergence of employment opportunities at industrial centres further north



Significance:

34 Bay Road, New Town is of significance as a place associated with the development and settlement of the area, as well as being a representative example of the Federation Queen Anne style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
6. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	34 Bay Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 0
7. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
8. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	34 Bay Road, New Town is of significance for its ability to demonstrate the principle characteristics of the Federation Queen Anne style. These characteristics are found externally in the use of asymmetry, an ensemble of varied roof shapes, a prominent gable facing the street, and half-timbered effect in gable.	State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 1



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
9. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
10. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Hockey Centre				
Address:	19 Bell Street New Town	Title no.:	37175/10	PID (or):	5680447
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR nomination				



Image 1: Clubhouse (Source THR C2947)

- Setting:** This place is situated within a primarily residential area, adjacent to the railway and the former Rosella factory, which retains its foundation and a brick chimney stack.
- Description:** The Hockey centre comprises a number of playing fields and a clubroom, which is clad with corrugated iron. Another, smaller timber clubroom is also on site. The THR datasheet (THR C2947) states that this building received a number of awards for its design. Further research into these awards may elevate the significance of this place
- Condition:** Predominantly intact.
- History:** The general vicinity of this area has been used for recreational purposes since the early development of the area. Recreational activities have included a racecourse and sporting fields. .
The area also has an association with industrial activities within New Town and is adjacent to a brick chimney stack, a remnant of the Rosella factory (Pearce and Doyle, 2002).



Significance:

The Hockey Centre at 19 Bell Street, New Town is of local level cultural significance as a place associated of social value, as a place of social value, for its community use.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

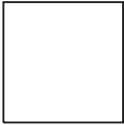
		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
11. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
12. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
13. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
14. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	The Hockey Centre at 19 Bell Street is of cultural heritage significance as a place of ongoing community use for sporting purposes.	State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 2
15. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Former Shop and Residence				
Address:	9 Bishop Street, New Town	Title no.:	81296/1	PID (or):	5487065
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side



Image 3: Residence

Setting:

The former shop and residence at 9 Bishop Street is situated within a primarily residential landscape.

Description:

The former shop and residence at 9 Bishop Street is a one storey Interwar building. The entrance to the shop component of the building is situated on a bevelled street corner of the building and has a modern door and sidelights. The roofline is a capped brick parapet with scalloped cut-out features at the entry corner and rendered concrete panel inlays. Large paned windows front both Bishop and Gowrie Streets.

The house is of Interwar style, with a medium pitched iron clad roof and small gable over the entrance. The building has double hung paned sash windows.

Condition:

Minor modifications.

History:

This shop was constructed during the Interwar period, at a time of substantial growth of the suburb of New Town to house returned soldiers.

The shop on the corner of Bishop and Gowrie Streets was opened in 1922. The shop was opened by Alma Hunn, a returned soldier who lived in a War Service Home in Gowrie Street, Hunn had “returned as a hero of the first world war, with many decorations and some debilitating injuries, he planned to name his new business the Anzac Store, which most people though was quite reasonable in light of the considerable personal sacrifices he had made in that name. However the authorities came to the conclusion that this was somehow inappropriate and so he responded by naming it the Cazna Store” (Pearce and Doyle, 2002, p. 28). Hunn sold the business in 1934. The small butchers store next door in Bishop Street was part of the original premises. Hunn also operated a wood yard in Gowrie Street (Pearce and Doyle, 2002, p. 28).



Significance:

This property, comprising a former shop and residence, is of local heritage significance due to its ability to demonstrate the settlement pattern of the local area and specifically the tendency to locate local services within suburban landscapes during the interwar period. The building, being a single storey Interwar commercial building, contributes to the local streetscape character and also provides a degree of distinctiveness.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

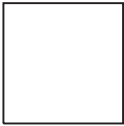
		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
16. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The house and former shop at 9 Bishop Street is of historic cultural heritage significance as it contributes to an understanding of the pattern of development within the suburb. Specifically, the building reflects the tendency to locate services within suburban landscapes during the Interwar period.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
17. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
18. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The former shop and residence at 9 Bishop Street is of historic cultural heritage significance as it demonstrates a single storey Interwar commercial building and residence with an iron clad medium pitched roof, small gable over the entrance and small paned windows.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
19. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
20. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Former Shop and Residence				
Address:	9 Bishop Street, New Town	Title no.:	81296/1	PID (or):	5487065
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side



Image 3: Residence

Setting:

The former shop and residence at 6 Baker Street is situated within a primarily residential landscape.

Description:

The former shop and residence at 9 Bishop Street is a one storey interwar building. The entrance to the shop component of the building is situated on a bevelled street corner of the building and has a modern door and sidelights. The roofline is a capped brick parapet with scalloped cut-out features at the entry corner and rendered concrete panel inlays. Large paned windows front both Bishop and Gowrie Streets.

The house is of Interwar style, with a medium pitched iron clad roof and small gable over the entrance. The building has double hung paned sash windows.

Condition:

Minor modifications.

History:

This shop was constructed during the interwar period, at a time of substantial growth of the Suburb of New Town to house returned soldiers.

The shop on the corner of Bishop and Gowrie Streets was opened in 1922. The shop was opened by Alma Hunn, a returned soldier who lived in a War Service Home in Gowrie Street, Hunn had “returned as a hero of the first world war, with many decorations and some debilitating injuries, he planned to name his new business the Anzac Store, which most people though was quite reasonable in light of the considerable personal sacrifices he had made in that name. However the authorities came to the conclusion that this was somehow inappropriate and so he responded by naming it the Cazna Store” (Pearce and Doyle, 2002, p. 28). Hunn sold the business in 1934. The small butchers store next door in Bishop Street was part of the original premises. Hunn also operated a wood yard in Gowrie Street (Pearce and Doyle, 2002, p. 28).



Significance:

This property, comprising a former shop and residence, is of local historic cultural heritage significance due to its ability to demonstrate the settlement pattern of the local area and specifically the tendency to locate local services within suburban landscapes during the interwar period. The building, being a single storey Interwar commercial building, contributes to the local streetscape character and also provides a degree of distinctiveness.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
21. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The house and former shop at 9 Bishop Street is of historic cultural heritage significance as it contributes to an understanding of the pattern of development within the suburb. Specifically, the building reflects the tendency to locate services within suburban landscapes during the Interwar period.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
22. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
23. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The former shop and residence at 9 Bishop Street is of historic cultural heritage significance as it demonstrates a single storey Interwar commercial building and residence with an iron clad medium pitched roof, small gable over the entrance and small paned windows.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
24. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
25. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Shop				
Address:	30 Carlton Street, New Town	Title no.:	210353/13	PID (or):	5489140
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Setting: The shop and residence at 30 Carlton Street is situated within a primarily residential landscape and is adjacent to another commercial business on Baker Street.

Description: This shop is a single storey brick building with large paned windows and bevelled corner entrance. The roof has a stepped parapet and windows are large pane casements.

Condition: Predominantly intact.

History:



Significance:

The significance of this property is embedded in its use over time as a place of local service provision and a local meeting place. The building also provides a degree of distinctiveness in the residential landscape within which it is situated. The building contributes to the understanding of suburban development due to its ability to demonstrate the tendency to locate local services within interwar and post war suburban landscapes. The building is considered to provide a degree of local distinctiveness to the largely residential area.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
26. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The shop at 30 Carlton Street is of historic cultural heritage significance as it contributes to an understanding of the pattern of development within the suburb, specifically, the tendency to locate services within suburban landscapes.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
27. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
28. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
29. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
30. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Former Shop and Residence				
Address:	60 Carlton Street, New Town	Title no.:	64214/1	PID (or):	5489300
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

<i>Image 1: Façade</i>	<i>Image 2: Side</i>

Setting: The former shop and residence at 60 Carlton Street is situated within a primarily residential landscape and is adjacent to another former shop on Carlton Street and a playground.

Description: The former shop and residence at 60 Carlton Street is a single storey brick Federation style building. It has a medium pitched hipped roof clad with corrugated iron and a tall brick corbelled chimney. There appears to be a former bevelled corner entrance to the building that has been covered, suggesting its past use as a shop. There are two small windows fronting the street corner. There is a more modern second storey extension to the reticence.

Condition: Minor modifications.

History: This property is expected to have been previously used as a shop and residence.



Significance:

This property, comprising a former shop and residence, is of local heritage significance due to its ability to demonstrate the settlement pattern of the local area and specifically the tendency to locate local services within suburban landscapes. The building, being of single storey Federation style, contributes to streetscape character and also provides a degree of distinctiveness.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
31. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The house and former shop at 62 Carlton Street is of historic cultural heritage significance as it contributes to an understanding of the pattern of development within the suburb. Specifically, the building reflects the tendency to locate services within suburban landscapes.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
32. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
33. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The former shop and residence at 60 Carlton Street is of historic cultural heritage significance as it demonstrates a single-storey brick Federation style shop and residence. The building has a medium pitched hipped roof clad with corrugated iron and a tall brick corbelled chimney.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
34. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
35. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Former Shop and Residence				
Address:	62 Carlton St, New Town	Title no.:	92796/5	PID (or):	5489319
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Setting:	The former shop and residence at 62 Carlton Street is situated within a primarily residential landscape and is adjacent to another former shop on Carlton street and a playground.
Description:	The former shop and residence at 62 Carlton Street is a single-storey weatherboard Federation Queen Anne building. It has two medium pitched gabled roofs either side of the entrance with boxed eaves. There is a bevelled corner entrance to the building and large paned windows to the street frontage. This property reflects its former use as a shop and residence.
Condition:	Predominantly intact.
History:	This property has been previously used as a shop and residence.



Significance:

This property, comprising a former shop and residence, is of heritage significance due to its ability to demonstrate the settlement pattern of the local area and specifically the tendency to locate local services within suburban landscapes. The building, being of single storey Federation Queen Anne style, contributes to streetscape character and also provides a degree of distinctiveness.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
36. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The house and former shop at 60 Carlton Street is of historic cultural heritage significance as it contributes to an understanding of the pattern of development within the suburb. Specifically, the building reflects the tendency to locate services within suburban landscapes.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
37. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
38. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The former shop and residence at 62 Carlton Street is of historic cultural heritage significance as it demonstrates a single-storey weatherboard Federation Queen Anne shop and residence.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
39. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
40. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	St Bedes Anglican Church				
Address:	3 Cressy Street, New Town	Title no.:	249305/1	PID (or):	5493211
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Setting:	St Bedes Anglican Church is situated within the residential area of Cressy Street. It is a distinctive feature in the residential landscape within which it is located.
Description:	3 Cressy Street is a Victorian Carpenter Gothic Church. It is a modest weatherboard structure with gable roof of corrugated iron, topped with “funnel” vents in the roof. The church has a matching porch facing the street with side entrance. The porch has a central window and crucifix. The building features a skillion roof extension to one side extending towards a porch to the rear.
Condition:	Predominantly intact
History:	The church demonstrates the tendency to locate services among residential areas and could be associated with earlier times of New Town when it was a largely rural area. Alternatively, the church may have been relocated to its present site due to the needs of the local community of the time.



Significance:

St Bedes Anglican Church is of local level historic heritage significance because it has the ability to demonstrate the evolution and pattern of development in the local area and the theme of religion within its local context. The building demonstrates the primary elements of a Victorian Carpenter Gothic church in a largely suburban area.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
41. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	St Bedes Anglican Church is of historic cultural heritage significance for its ability to demonstrate the growth and development of the suburb of New Town.	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 3
42. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
43. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	St Bedes Anglican Church at 3 Cressy Street, New Town, is of historic cultural heritage significance because of its ability to demonstrate the principle characteristics of a Victorian Carpenter Gothic church. These characteristics are found externally, in the building's use of weatherboard cladding, and a medium steep pitched roof and porch.	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 3
44. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
45. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	11 Marsh Street, New Town	Title no.:	198159/1	PID (or):	5509578
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Setting

This place is set within the primarily residential area of Marsh Street. It is in close proximity to the Upper New Town Road Heritage Area. The place contributes heritage character to its surrounds.

Description:

This is an Inter-War Old English building. It is a double storey place constructed of brick and characterised by a half hipped roof clad with corrugated iron. It features a steep gable to the street front with small paned windows and a matching pitched dormer window. The place features a simple, yet prominent, chimney.

Condition:

Predominantly intact

History:



Significance:

11 Marsh Street, New Town is of local level cultural significance as a place associated with the early development and settlement of the area, as well as demonstrating characteristics of an Inter-War Old English building.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

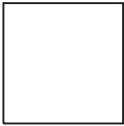
		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
46. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	11 Marsh Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: Local: 1	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1
47. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
48. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	11 Marsh Street, New Town is of historic heritage significance because it demonstrates elements of an Inter-War Old English building.	State: Local: 1	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
49. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
50. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Polish Club				
Address:	20 to 28 New Town Road, New Town	Title no.:	112418/3	PID (or):	5517287
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade 22&24



Image 2: Side 22&24

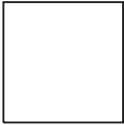


Image 3: Façade 26&28



Image 4: Side 26&28

Setting:

These two buildings are on the same title, known as 20-28 New Town Road. The heritage places are 22-28 New Town Road, with number 20 being a later building. The buildings are situated within the commercial and residential setting of New Town Road, near the junction with Augusta Road and backing onto Clare Street.

Description:

22-24 New Town Road is a symmetrical two-storey painted brick Federation building with prominent gable roof forms. There are bay windows on the lower level with large pane casement windows and small paned windows on the upper storey of double hung sashes with a curved arch. The building has one corbelled chimney and its entrances are recessed.

26-28 New Town Road is also a symmetrical two-storey conjoined painted brick Federation building with prominent gable roof forms and boxed eaves and upper storey balconies in the middle section of the building with railing. There are faceted bay windows on the lower level of double hung sashes of 9 panes each and small paned windows on the upper storey. The building has one corbelled chimney. A firewall exists between the conjoined buildings.

Condition:

Minor modifications.

History:

Significance:

20-28 New Town Road, New Town is of local level heritage significance as a place that demonstrates the early development and settlement of the area, as well as being a representative example of the Federation style.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
51. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The buildings known as 22-24 and 26-28 New Town Road are of local level cultural heritage significance for their history of use as a Polish Club and for their link with the historic theme of migration and for its ability to demonstrate settlement and development of the area.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 1
52. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
53. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The buildings known as 22-24 and 26-28 New Town Road are of local level cultural heritage significance as they demonstrate the key characteristics of a symmetrical two-storey painted brick Federation conjoined buildings with prominent gable roof forms and a corbelled chimneys.	State: Local: 1	State: Local: 1	State: Local: 1	State: Local: 2	State: Local: 2



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
54. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	<p>Type of association: The place is of strong meaning to members of the local community, as demonstrated through the use of the building as the Polish Club.</p> <p>Length of association: Unknown</p>	<p>State:</p> <p>Local: 1</p>	<p>State:</p> <p>Local: 2</p>	<p>State:</p> <p>Local: 2</p>	<p>State:</p> <p>Local: 1</p>	<p>State:</p> <p>Local: 1</p>
55. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		<p>State:</p> <p>Local:</p>	<p>State:</p> <p>Local:</p>	<p>State:</p> <p>Local:</p>	<p>State:</p> <p>Local:</p>	<p>State:</p> <p>Local:</p>



Place:

Name:	Residence				
Address:	96 New Town Road, New Town	Title no.:	205828/1 123491/1	PID (or):	5517009 5516997
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



- Setting:** The former shop and residence at 96 New Town Road is situated in close proximity to the main commercial strip of New Town Road and to the residential streetscape of Pedder Street.
- Description:** The former shop and residence at 96 New Town Road is a single-storey building with a medium pitched hipped roof clad with corrugated iron. There appears to be a corner entrance to the building that has been covered, suggesting its past use as a shop. The residential component of the building has a hipped medium pitched roof appearing to be of Victorian Georgian style. However, the high fence and vegetation makes it difficult to assess this building and it should be subject to a further site inspection.
- Condition:** Minor modifications.
- History:** This property has been previously used as a shop and residence.



Significance:

This property, comprising a former corner shop and residence, is of local historic cultural heritage significance due to its ability to demonstrate the settlement pattern of the local area and specifically the tendency to locate local services within suburban landscapes. The building contributes to streetscape character.

HCHA 1995 Criteria

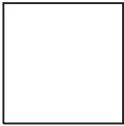
Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
56. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The house and former shop at 96 New Town Road is of historic cultural heritage significance as it contributes to an understanding of the pattern of development within the suburb. Specifically, the building reflects the tendency to locate services within suburban landscapes as well as the tendency for business owners/managers to reside closely their premises.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
57. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		Rarity	Distinctiveness/ Exceptionality	Regional importance	Representative- ness/	Earliness
<p>58. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area).</p> <ul style="list-style-type: none"> - It exhibits design or aesthetic qualities. 	<p>The former shop and residence at 96 New Town Road is of historic cultural heritage significance as it demonstrates a single- storey building with a medium pitched hipped roof clad with corrugated iron. There appears to be a corner entrance to the building that has been covered, suggesting its past use as a shop.</p> <p>The residential component of the building has a hipped medium pitched hipped roof appearing to be of Victorian Georgian style. However, the high fence and vegetation makes it difficult to assess this building and it should be subject to a further site inspection.</p>	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
<p>59. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).</p>	<p>Type of association:</p> <p>Length of association:</p>	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
60. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Former shop				
Address:	28 Oldham Avenue, New Town	Title no.:	60981/108	PID (or):	5517869
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Setting:

The former shop and residence at 28 Oldham Avenue is situated within a primarily residential landscape.

Description:

The former shop and residence at 28 Oldham Avenue is a single storey weatherboard commercial building. It has large paned windows fronting this street with tiles beneath. The roof is parapeted. The façade of the building is angled to a recess entrance. The residential component of the building is situated to the rear of the former commercial component.

Condition:

Minor modifications.

History:

Hawthorn Avenue (now Oldham Avenue) first appeared on the map of New Town in 1916 with 33 new housing allotments. This was part of Solomon's estate. The new housing estate also included Burnside Avenue, Cressy street and parts of Bishop and Part streets. There were only 18 houses built by 1924. The subdivision was not fully recognised until after the second world war and into the 1950s (Pearce and Doyle, 2002, p. 28)



Significance:

This property, comprising a former shop and residence, is of local historic cultural heritage significance due to its ability to demonstrate the settlement pattern of the local area and specifically the tendency to locate local services within suburban landscapes during the post WWII Two period.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
61. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The house and former shop at 28 Oldham Avenue is of historic cultural heritage significance as it contributes to an understanding of the pattern of development within the suburb of New Town. Specifically, the building reflects the tendency to locate services within suburban landscapes.	State: Local: 1	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
62. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
63. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
64. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
65. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	343 Park Street, New Town	Title no.:	232813/1	PID (or):	5520005
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

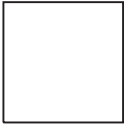


Image 3: Side

Setting:

This building is set within a predominately residential area. It is a prominent feature on the triangular street corner.

Description:

This is a Federation Carpenter Gothic building, the form and style of the building suggesting church architecture.

It is an irregular, single storey with attic weatherboard building on a corner plot, with a corrugated iron gabled roof, boxed eaves and chimneys with moulded tops. There are several projecting gabled wings. One of the gables has a double-hung window with large panes to the attic. Another, facing the corner, holds an enclosed porch with a separate gabled roof and detailed bargeboards. Some of the windows are in pointed arch openings (Source: THR R2237). A series of additions have been made to the rear.

Condition:

Predominantly intact, with modern additions

History:

This place was originally part of John Harbroe's land. Harbroe's land was purchased and subdivided for the War Service Homes Commission in the Interwar period (Pearce and Doyle, 2002).

Further research into the history of this place may elevate its significance.

Significance:

343 Park Street, New Town is of local level significance for its ability to demonstrate the growth and settlement patterns, as a representative example the Federation Carpenter Gothic Style.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
66. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	343 Park Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area it that is associated with an early estate.	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 3
67. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
68. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	343 Park Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey, weatherboard Victorian Federation Gothic building.	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 3	State: Local: 3



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
69. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
70. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	22 Risdon Road, New Town	Title no.:	116677/2	PID (or):	5525228
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Setting: This place is situated within Risdon Road, which is characterised by a number of historic places, being a main arterial route to New Town during the time of early European settlement.

Description: This is a Victorian domestic building. It a single storey brick building with half hipped roof forms clad in corrugated iron with boxed eaves. The building is asymmetrical in that one side has a gable end. The windows at the side have keystones and sills, whilst those at the front have elaborately moulded architraves (Source: THR 2248). Simple chimneys feature

Condition: Predominantly intact.

History:



Significance:

22 Risdon Road, New Town is of local level heritage significance as a place associated with the early development and settlement of the area.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
71. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	22 Risdon Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area during the Victorian period.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 2
72. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
73. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:

**HCHA 1995 Criteria****Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)**

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
74. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
75. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	34 Risdon Road, New Town	Title no.:	113993/1	PID (or):	5525287
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting:	This place is situated within Risdon Road, which is characterised by a number of historic places, being a main arterial to New Town from early European settlement.
Description:	34 Risdon Road, New Town is a single storey Victorian weatherboard building with a medium pitched hipped roof clad in corrugated iron with , wide eaves and a partially enclosed verandah. There is cast iron detailing on the verandah.
Condition:	The verandah of this place has been enclosed and impacts upon the ability of the place to reflect its original style.
History:	



Significance:

34 Risdon Road, New Town is of local level cultural significance as a place associated with the early development and settlement of the area, as well as having principal characteristics of the Victorian style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
76. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	34 Risdon Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area during the Victorian period.	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
77. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
78. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
79. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
80. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Former Shop and Residence				
Address:	8 Risdon Road, New Town	Title no.:	213919/1	PID (or):	5525156
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Setting:	The former shop and residence at 8 Risdon Road is situated amongst a number of heritage places including several Old Colonial Georgian and Victorian Georgian places, in close proximity to the railway and adjacent to a large modern shopping complex. There are also a number of more modern residences within the general vicinity of 8 Risdon Road.
Description:	The residential component of the building is weatherboard and of Victorian Georgian style, evident in the use of a symmetrical façade, a medium pitched hipped roof and a verandah under a separate roof. The building has slender verandah posts with timber brackets, boxed eaves, two corbelled chimneys, sash windows and a panelled timber door. The shop component of the building is a weatherboard Federation Style structure, within medium pitched gabled roof, large paned windows, characteristic of shop fronts, a projecting horizontal awning across the footpath and a timber and glass door.
Condition:	Predominantly intact
History:	This property has been previously used as a shop and residence.



Significance:

This property, comprising a former shop and residence, is of local historic cultural heritage significance due to its contribution to the understanding of the settlement pattern along Risdon Road to demonstrate the primary elements of Victorian Georgian style residence and Federation style shop front. The building also contributes to streetscape character of Risdon Road.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

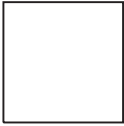
		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
81. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The house and former shop at 8 Risdon Road is of historic cultural heritage significance for its contribution to an understanding of the pattern of development within the suburb and specifically along Risdon Road, one of the earliest roads in the area. The building also reflects the tendency for shop owners/managers to reside adjacent to their businesses.	State: Local: 2	State: Local: 3	State: Local: 2	State: Local: 2	State: Local: 2
82. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
83. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	8 Risdon Road is of historic cultural heritage significance due to its ability to demonstrate primary elements of a Victorian Georgian style residence and Federation style shop front.	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2
84. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
85. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	39 Tower Road, New Town	Title no.:	134076/1	PID (or):	7659385
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting:

This place is situated within a primarily residential area of New Town and is a prominent feature of the streetscape.

Description:

39 Tower Road is a single storey sandstone building with corrugated iron gabled roof.

It features corner sandstone quoins and features a small attic window in the side elevation. The building has a substantial modern addition to the rear of brick construction and with a skillion roof.

Condition:

There is a modern addition to the rear of the place.

History:

This place appears to have been constructed originally as a barn



Significance:

39 Tower Road is of local level heritage significance because it has the ability to demonstrate the evolution and pattern of the local area. The building is expected to have been constructed in the Victorian period.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional Importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
86. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	39 Tower Road New Town is of historic cultural heritage significance for its ability to demonstrate the pattern of growth and development of the local area and in particular the early rural history of New Town	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 3
87. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
88. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 3



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
89. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
90. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Remains of former Rosella Factory Site				
Address:	Unavailable	Title no.:	37175/11	PID (or):	5485529
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR nomination-this place is included on the datasheet form for the hockey centre (THR C2947). However, it is on a different title.				

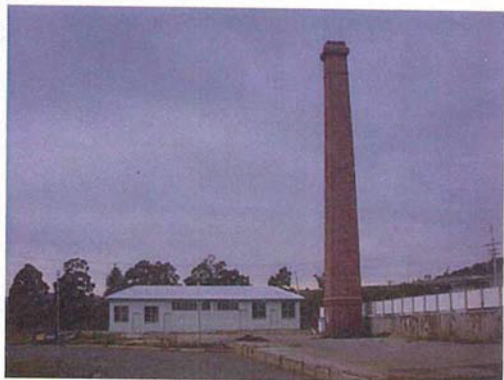


Image 1: (source THR C2947).

- Setting:** This place is situated within a primarily residential area, adjacent to the railway and the Hockey Centre. The remaining foundation and chimney provide heritage character to its surrounds.
- Description:** The remnants of the former Rosella factor that remain on site are cement foundations, and a tall brick *chimney stack*.
- Condition:** Predominantly intact.
- History:** A jam factory was established in 1934 by the Rosella Preserving Co. in Bell Street, who had bought 10 acres of the old Risdon Race Course in 1927 (Pearce and Doyle, 1997: 37). During WWII the factory 'was one of many Tasmanian enterprises that contributed to the war effort, concentrating its efforts on producing apple juice, apple butter and apple sauce for American soldiers stationed in Australia' (Scripps, 2006: 47). In 1966 the Tasmanian factory was closed, and its location adjacent to the sports ground encouraged the Hobart City Council to purchase it (Scripps, 2006: 47).



Significance:

The Remains of the former Rosella Factory at PID 5485529 is of local level cultural heritage significance as a place associated with the theme of industry.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

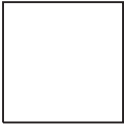
		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
91. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The Remains of the former Rosella Factory at PID 5485529 is of local level cultural heritage significance as a place that provides a tangible representation of past industrial activity within New Town.	State: Local: 1	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 2
92. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
93. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
94. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	.	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
95. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Places of State Level Heritage Significance



Place:

Name:	Residence				
Address:	9 Archer Street, New Town	Title no.:	41150/1	PID (or):	5479655
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

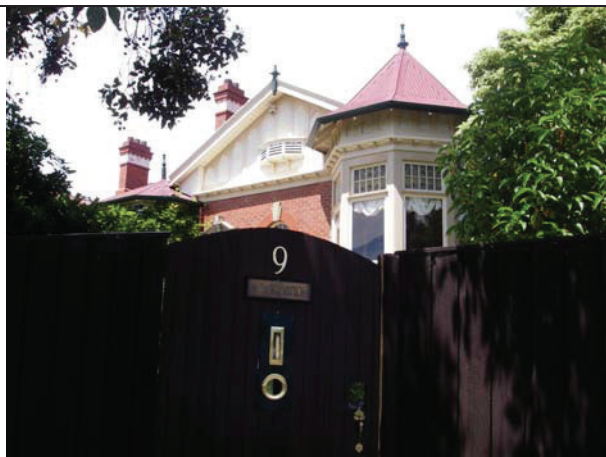


Image 1: Façade



Image 2: Side

Setting:

9 Archer Street, New Town is situated within a largely residential area of new Town. It is a prominent element within the streetscape..

Description:

9 Archer Street, New Town is a federation Queen Anne Residence. It is an irregular, single storey, brick building with a complex corrugated iron roof, boxed and bracketed eaves, a moulded frieze at the top of the wall above a dentilated brick course, and chimneys with a stuccoed panel and bracketed cornice. The front elevation has a wing to each side, with a flying gable over a square bay window, half timber effect injill, a faceted ventilator, and a finial, one bay window has sandstone mullions, sill and lintel, and casement windows with toplights, while the other has a decorative sandstone plaque and a circular accent window. To the outside corner of the latter, is a faceted bay with a candle-snuffer roof which is overlapped by the gable and the main roof Between the wings is a faceted bay window, and a door with half sidelights and segmental fanlight. The verandah is under the main roof and has an ornamental frieze, it extends straight in front of the bay window but is faceted in front of the door, having a faceted roof at this point. There is a large, faceted conservatory to a side elevation with a separate roof (R2160).

Condition:

Predominantly intact

History:



Significance:

9 Archer Street, New Town is of State level heritage significance as a place associated with the early twentieth century suburban development of New Town, as well as being a good representative example of the Federation Queen Anne style architecture.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	9 Archer Street, New Town is of historic cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area. Specifically, the property is reflective of the past character of New Town as characterised by large prestigious houses on large allotments.	State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	9 Archer Street, Town Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey, brick Federation Queen Anne domestic building. This place is a good demonstration of this style of architecture.	State: 1 Local: 1	State: 3 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	15 Archer Street, New Town	Title no.:	47/5262	PID (or):	5479663
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Setting: 15 Archer Street, New Town occupies a prominent position on the corner of Archer and Argyle Streets, surrounded by a mature hedge. It is a significant visual element in the landscape.

Description: 15 Archer Street, New Town is a single storey, brick Federation Queen Anne residence. It is asymmetrical in design with an ensemble of prominent, medium pitched roof forms with tall, corniced chimneys. It features a central hipped roof section with prominent projecting gables, and dormers echoing the main gable forms. The rafters are exposed, and the gables include a half-timbered effect. The verandah is under the main roof and is supported by timber posts with simple, period bracket details. The façade includes a gable projecting diagonally, enclosing part of the verandah. Fenestration includes faceted bay windows with small top lights. The residence is complemented by the mature hedge and lych gate.

Condition: Predominantly intact

History:



Significance:

15 Archer Street, New Town is of State level heritage significance as a place associated with the early twentieth century suburban development of New Town, as well as being a good representative example of the Federation Queen Anne style architecture.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	15 Archer Street, New Town is of historic cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area. Specifically, the property is reflective of the past character of New Town as characterised by large prestigious houses on large allotments.	State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	15 Archer Street, Town Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey, brick Federation Queen Anne domestic building. This place is a good demonstration of this style of architecture.	State: 1 Local: 1	State: 3 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Runnymede				
Address:	61 Bay Road, New Town	Title no.:	147052/1	PID (or):	5484198
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side



Image 3: Façade



Image 4: Rear of main building

Setting:

Runnymede is situated within a largely residential area of New Town and is located at the end of a long driveway. This building is a discrete element of the urban landscape.

Description:

Runnymede is an Old Colonial Regency style residence.

It is a symmetrical, single storey, ashlar sandstone building with a hipped roof, boxed eaves, cornice and tall chimneys with moulded tops. The front elevation is divided into three bays; the two outer bays are wings, each with pilasters at the corners and one double-hung window with 12 panes and louvered shutters. The bay between the wings is covered by a veranda under the main roof, with treillage and fretwork brackets, and approached by a short flight of steps. There is a central window with a panelled door to one side and matching window to the other. One side elevation was extended in 1850 to include a music room; this has a faceted bay window with a separate roof, stone mullions, and 3-paned casement windows with margin glazing and top lights. Buildings to the rear include the coach house stables (THR R2173). Mature plantings and gardens, which surround the house, contribute to its character.

Condition:

Predominantly intact.

History:

Runnymede was built in the early 1840's by Robert Pitcairn. In 1850, it was sold to Bishop Nixon, who added the music room. Soon after 1862, it was purchased by Captain Charles Bayley, who changed the name to 'Runnymede' after one of his ships. The Tasmanian Government bought the property in 1964, and the National Trust of Tasmania holds it on a 99-year lease (THR R2173).

A history of Runnymede was prepared by Gurnhill (2006) for the purposes of a site Interpretation Plan. The following is drawn from that source.

In 1804, the first European settlement at Sullivan's Cove occurred. Ten grants of 100 acres each were granted to free settlers, including one to Thomas Issell, which was on the site of today's Runnymede (Nigel Lewis Richard Aitken Pty Ltd, 1997:6).



In 1836 Lawyer Robert Pitcairn bought five acres of the Belle Vue Estate (now Runnymede) from John Bell. Initially named 'Cairn Lodge', the house was built c.1840.

Pitcairn played an important role in measures for legal reform in Tasmania and an end for convict transportation (Wilson, 2006: 2).

Pitcairn was committed to issues of justice, the maintenance of professional standards and law reform. He also participated in the establishment and administration of a number of organisations aimed at improving the social and intellectual life of the colony (Wilson, 2006: 5). In addition, he sought to implement a system of representative (elected) government (Wilson, 2006: 6).

In 1850, Pitcairn sold 'Cairn Lodge' to Bishop of Tasmania, Francis Russell Nixon, who renamed the property 'Bishopstowe'.

Nixon was the colony's first Anglican bishop and he made important contributions to the church in a wider field. He was a controversial figure in both politics and the church. Soon after his arrival, the Bishop was in conflict with Lieut.-Governor Sir John Eardley-Wilmot on the discipline of clergymen and the appointment of convict chaplains.

Following Nixon's ownership of the property, in 1864, Bishopstowe was purchased by Charles Bayley. For the next 100 years, the house remained in the ownership of this family, passing from Charles to his brother James, and then to James' wife Elizabeth, followed by his daughter Harriet Louisa, and eventually to her daughters, Emma and Hally.

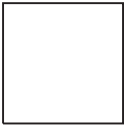
The Bayley family was prominent in the whaling industry which brought great wealth to Hobart and influenced the development of the port and city. Charles Bayley changed the name of the property to Runnymede after his favourite whaling ship.

The house itself has evolved over time with the needs and requirements of the three families whose home it was, reflecting, at first, a home to a family of three children, followed by changes required to accommodate the bishop's 13 children (Wilson, 2006: 2). The roofline from the rear of the building demonstrates the process of evolution.

Runnymede provided its owners and occupants with a degree of comfort, a measure of rural seclusion, and an estate fitting their social aspirations.

Significance:

61 Bay Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being an excellent representative example of the Old Colonial Regency Style and of significance for its association with Robert Pitcairn, Francis Russell Nixon and the Bayley family. As a National Trust property open to the public, this place is also of value to the community.



HCHA 1995 Criteria

**Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)**

<i>Rarity</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Regional importance</i>	<i>Representative- ness/</i>	<i>Earliness</i>		



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	<p>Runnymede is of significance historically for its contribution to an understanding of the development and settlement patterns of New Town. Gurnhill (2006) states that: Runnymede demonstrates the lifestyle and formal social structure of a middle-class nineteenth century family, a comfortable and spacious environment for families who were not overly wealthy but who could afford to live in a style which reflected a measure of success and a certain position in the societies of the time. Runnymede also illustrates to a high degree the experience of women and children in nineteenth century Tasmania. Runnymede, through association with the Bayley family, is of significance for its demonstration of the whaling industry, which brought great wealth to Hobart and is of importance economically, socially and environmentally.</p> <p>The collections and furnishings of the house - many of which are original pieces owned by those who occupied the house - illustrate the social standings, experience and lifestyles of the families, as well as fashions and tastes.</p> <p>Although the extent of land has decreased over time, Runnymede still retains a large title within its suburban context, which provides it with the ability to demonstrate the experience of early land holdings in the area, and the various phases of land-use. Its setting, once overlooking New Town Bay before the reclamation of land, illustrates the changing landscape and land use patterns of the area.</p> <p>The Runnymede garden is of importance for its many mature plantings and other features, some of which date to the construction of the house. The outbuildings, including coach house and stables, contribute to an understanding of the historical context of the estate from the time of its establishment.</p>	State: 3 Local: 3	State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).	The documentation of the property, through paintings, photographs, letters, diaries, maps and plans is an outstanding collection. This information has the ability to yield information pertaining to the social lives of those who occupied Runnymede in the past.	State: 3 Local: 3	State: N/a Local: N/a	State: 1 Local: 2	State: N/a Local: N/a	State: 3 Local: 3
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Runnymede is of significance because it demonstrates a high degree of creative achievement. This place is an excellent and well recognised example of Old Colonial Regency style architecture complemented by associated outbuildings, gardens and entrance gates demonstrating the tastes of the middle class in the mid nineteenth century.	State: 2 Local: 2	State: 3 Local: 3	State: 2 Local: 2	State: 3 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	<p>Type of association:</p> <p>Gurnhill (2006) states that as a National Trust property, which is open to the public and visited by many, Runnymede has a demonstrated element of social value attributed to it. The house has meaning for the community in its portrayal of nineteenth century Tasmania, as well as its ability to demonstrate the history of conservation and preservation in Tasmania, and particularly through the National Trust.</p> <p>Length of association:</p> <p>This association has been continuous since the building opened for public visitation after listing in the late 1960s.</p>	<p>State: 2</p> <p>Local: 2</p>	<p>State: 2</p> <p>Local: 2</p>	<p>State: 2</p> <p>Local: 2</p>	<p>State: 1</p> <p>Local: 2</p>	<p>State: 2</p> <p>Local: 3</p>
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	<p>Gurnhill (2006) states that the three owners of the house have all made significant contributions to the history of Tasmania. Lawyer Robert Pitcairn was instrumental in bringing about legal reform and representative government in Van Diemen's Land, as well as being a leading advocate for ending transportation. Francis Russell Nixon was Tasmania's first Anglican Bishop. The Bayley family was prominent in Tasmania's shipping and whaling industry.</p>	<p>State: 3</p> <p>Local: 3</p>	<p>State: 2</p> <p>Local: 3</p>	<p>State: 2</p> <p>Local: 3</p>	<p>State: 3</p> <p>Local: 3</p>	<p>State: 3</p> <p>Local: 3</p>



Place:

Name:	Boatsheds				
Address:	Cornelian Bay	Title no.:		PID (or):	
				AGD 66:	The northern point is between: E526109 N5354999; and E526083 N5254974 The southern extent is between: E526306 N5254887; and E526298 N5254928
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Cornelian Bay Boatsheds



Image 2: "The Baths", to the east of the boatsheds



Setting:	The Boatsheds are situated on Cornelian Bay Road, off Bellevue Parade, New Town, at the southern end of Bay.
Description:	The Boatsheds are rustic, vernacular structures of timber construction with iron medium pitched gabled roofs and date back to the late nineteenth-early twentieth century. Many of the boatsheds have timber decks and/or jetties. “The Baths”, a larger timber building, is situated to the east of the boatsheds and has a medium pitched hipped roof clad in corrugated iron. There is a small projecting gable to the water façade.
Condition:	The Boatsheds and the “Baths” are predominantly intact.
History:	<p>The first of the Cornelian Bay Boatsheds are said to have been built in 1892 by Chief Justice Sir John Stokell Dodds (Scripps, 2006: 72). Further applications for the granting of licences to construct boatsheds were made in the early years of the twentieth century (Scripps, 2006: 72). Between 1901 and 1928 there were 38 successful applications for boatsheds. A standard design for the boatsheds was made to tighten management of the area, after concerns of overcrowding. The Wardens of the Marine Board also decided to restrict the construction of boatsheds to an area they selected at the southern end of the beach (Scripps, 2006: 72).</p> <p>The Cornelian Bay boatsheds were intended to house boats and provide revenue through rental fees. However, they were also used as weekend holiday houses (Pearce and Doyle, 1997: 36).</p> <p>In 1925 a new jetty at Cornelian Bay was completed, including baths, jetty, changing rooms, caretaker’s residence, diving platform and springboard (Scripps, 2006: 61).</p> <p>Cornelian Bay Beach was declared a public reserve in 1904 (Scripps, 2006: 58).</p>

Significance:

The Boatsheds, along with the “Baths” at Cornelian Bay, New town are of State level historic cultural heritage significance as a group for its ability to represent a rare, largely intact collection of late nineteenth to early twentieth century boatsheds. The group is also of significance as it adds to the understanding of early twentieth century recreational lifestyle.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The Boatsheds and the "Baths" at Cornelian Bay, New Town are of historic cultural heritage significance for their ability to portray early twentieth century recreational lifestyles. These structures in their location and form demonstrate recreational patterns that are increasingly rare in Tasmania.	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3	State: 3 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	The Boatsheds and Baths at Cornelian Bay have strong and special meaning to the community. Cornelian Bay has provided recreational uses since the late nineteenth century including boating, swimming fishing and relaxation. The boatsheds and baths have particular social value to the leaseholders. They may also have value to the broader community for their aesthetic contribution to the landscape of Cornelian Bay and the Domain.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 3 Local: 3
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	10 Bishop Street, New Town	Title no.:	123679/1	PID (or):	5486687
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR images of front façade can be seen on THR datasheet reference R2178				



Setting:

10 Bishop Street is situated within a largely residential area of New Town among a number of Federation and Interwar places.

Description:

This is a Victorian Italianate building. It is an asymmetric, single storey, brick building with a corrugated iron hipped roof, boxed eaves and chimneys with moulded tops. There is a projecting wing to opposite ends of two adjacent sides, one has a flat-arch, S-part, stuccoed, rectangular bay window under the hipped roof of the wing. The eaves are wide and supported at the corners by brackets and square-sectioned moulded columns. The windows are recessed between the columns. This elevation also holds the door, which is panelled with half-sidelights and a rectangular transom light. The other wing has a stuccoed, faceted bay window with a separate faceted roof set into the hipped roof of the wing. The windows are round-arched with a rectangular label mould, moulding in the arch-spandrels, and prominent impost. All the windows are double-hung with large panes. The two wings are linked by a verandah, which has a separate skillion roof, and iron lace brackets and railing. The section beside the faceted bay has been weatherboarded and glazed at a later date (THR R2178)..

Condition:

Predominantly intact

History:



Significance:

10 Bishop Street, New Town is of State level cultural significance as a place associated with the early development and settlement of the New Town area, as well as being a representative example of the Victorian Italianate style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	10 Bishop Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 2	State: 2	State: 1	State: 2	State: 2
		Local: 2	Local: 2	Local: 2	Local: 2	Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State:	State:	State:	State:	State:
		Local:	Local:	Local:	Local:	Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	10 Bishop Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey, brick Victorian Italianate domestic building.	State:	State:	State:	State:	State:
		Local: 2	Local: 2	Local: 1	Local: 2	Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Bridge				
Address:	Bridge, New Town	Title no.:		PID (or):	
				AGD 66:	E524268 N5255477
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side



Image 1: Façade

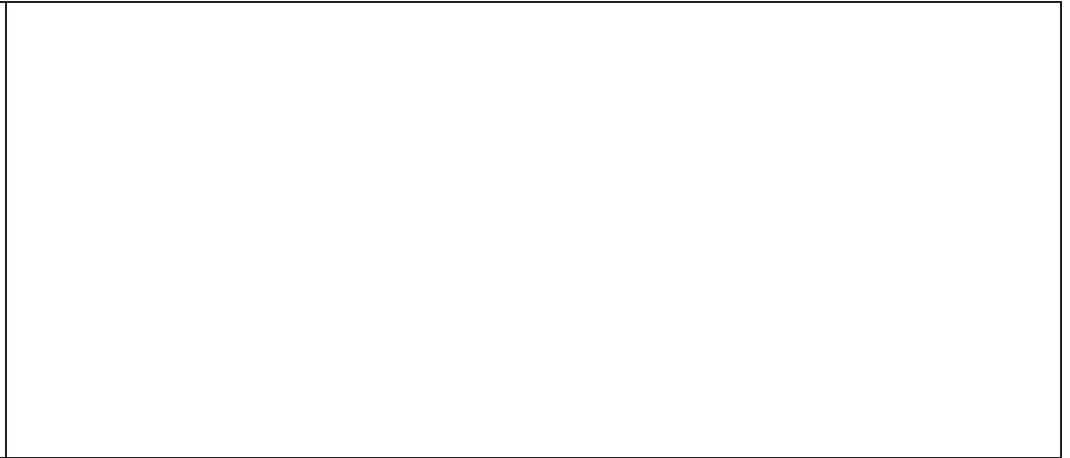


Image 2: Side

- Setting:** The bridge is situated to the north of the main commercial area of New Town Road and extends to Creek Road. it connects New Town to the northern suburbs of the greater Hobart area.
- Description:** This bridge retains its original sandstone culvert. The deck has been widened, with two later sandstone pillars being apparent. A concrete deck replaces the original, which is expected to have been timber.
- Condition:** The bridge retains its original fabric beneath, but has been modified and upgraded
- History:** This bridge is likely to have been constructed by convicts given its proximity to sites with a known penal history.

Significance:

The bridge at New Town is of State level historic cultural heritage significance for its ability to represent the early history and settlement of the area and given its location in New Town Main Road, the earliest suburb of Hobart, it demonstrates the early settlement patterns of the greater Hobart area. It is also of significance for its association with the historical theme of convictism and transportation.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The bridge over the New Town Rivulet is of historic cultural heritage significance for its association with the evolution and pattern of settlement of the broader Hobart area. The bridge is a representation of early urban expansion and relates strongly to the theme of transportation. It is also likely that the bridge was constructed by convicts.	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Rosary Gardens				
Address:	85 Creek Road, New Town	Title no.:	131230/1	PID (or):	1906728
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side



Image 3: Façade

Setting:	Rosary Gardens at 85 Creek Road, New Town is a significant visual element in the landscape.
Description:	85 Creek Road is a Victorian Regency style building. It is a two-storey brick (painted smooth face) building. It exhibits simple elegance with clearly defined rectangular forms, two-storey street facing veranda colonnade with cast iron columns, railings and decorative brackets. Other exterior characteristics include a medium pitched hipped corrugated iron roof concealed by a parapet, boxed eaves, moulded chimneys, small street facing gable, double hung small paned windows and pilasters of exposed brick (source THR R7085). A large Norfolk Pine tree is situated to the front of the building.
Condition:	Predominantly intact
History:	This property may have initially been an orphanage (source: THR R7085)



Significance:

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Rosary Gardens at 85 Creek Road, New Town is of historical heritage significance for its contribution to an understanding of the development and settlement patterns and specifically it contributes to a relatively intact nineteenth century streetscape.	State: 2 Local: 2	State: 3 Local: 3	State: 2 Local: 3	State: 3 Local: 3	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).	Further research may indicate that this place was once an orphanage, in which case it would be likely to have the ability to yield further information relating to societies views and attitudes towards institutionalisation.	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Rosary Gardens Admin Building is of historical heritage significance because of its ability to demonstrate principal characteristics of a two storey brick, Victorian Regency building.	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 3 Local: 3	State: Local: 3



HCHA 1995 Criteria


Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Sacred Heart Church				
Address:	1 Cross Street, New Town	Title no.:	136978/1	PID (or):	5493799
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	This property is listed on the THR. However, as this church forms part of a complex of buildings with likely heritage significance, it is recommended that a site visit be conducted to understand the significance of the complex. Clearer images of the church can be seen on the THR datasheet (R2188).				

		
<p><i>Image 1: Sacred Heart Church seen in background</i></p>		

Setting:

Sacred Heart Church at 1 Cross Street, New Town is within a primarily residential area. This building forms part of Sacred Heart School, which appears to comprise a number of buildings from the Federation and Interwar period on the same title.

Description:

Sacred Heart Church is a Federation Gothic church building. It is an ashlar sandstone church with a typical ground-plan, a steep-pitched corrugated iron gabled roof, boxed eaves, buttresses, string and label courses, and pointed arch openings. The sanctuary is a slightly lower, separately-roofed extension to one end of the main structure (the nave), and the vestry is a lower, separately-roofed wing to the junction between the nave and the Sanctuary. The vestry has an external chimney stack to the gable wall. The east window to the



Sanctuary is 3-part with the central window being taller. There is a 2-part window to the north wall of the sanctuary, and there are similar windows to both sides of the nave. The west window consists of two pointed-arch windows (separated by a buttress) with a rose window above and between the points. To the south-east corner of the west wall is a small turret, springing from the buttresses at the corner, with a tall conical roof. To the north-east corner is an octagonal tower with a faceted, low-pitched roof, narrow pointed arch windows, and buttresses to the west and north faces (Source: THR R2188)

Condition: Predominately intact

History:

Significance:

The Sacred Heart Church at 1 Cross Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, its ability to illustrate the spread of religion throughout the State, as well as being a representative example of a Federation Gothic church.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The Sacred Heart Church at 1 Cross Street, New Town is of historical cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area and specifically for its ability to reflect the spread of religion throughout the State.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Sacred Heart Church is of historic heritage significance because of its ability to demonstrate the principal characteristics of a Federation Gothic ecclesiastical building (Source: THR R2188).	State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Through their use of the place for worship, the local community demonstrate social value for the Sacred Heart Church. .	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 1 Local: 2
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Swanston House				
Address:	31 Tower Road (5 New Emmett Place), New Town (Listed as 7 Emmett Place on the LIST)	Title no.:	140430/1	PID (or):	5533391
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade
(Source: R2283)



Image 2: Side
(Source: R2283)

Setting: This building is a prominent element within the urban landscape. It is located among a number of buildings of differing architectural styles.

Description: “Swanston” at 5 Emmett Place, New Town is a Victorian Italianate building. The residence is a single storey sandstone building with a hipped tiled roof. There are stone pilasters on the facade and a pediment above the entrance. The entrance door has a large fanlight and sidelights. (Source: THR R2283).

Condition: Predominantly intact

History: Built by Captain Charles Swanston c.1833, who was a founder of the Derwent Bank in Hobart, and was associated with the establishment of Melbourne. (Source: THR R2283).



Significance:

5 Emmett Place, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Italianate style. The place is also of significance for its association with Captain Charles Swanston.

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

HCHA 1995 Criteria

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	5 Emmett Place, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 2	State: 2	State: 2	State: 2	State: 2
		Local: 3	Local: 2	Local: 2	Local: 3	Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State:	State:	State:	State:	State:
		Local:	Local:	Local:	Local:	Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	5 Emmett Place, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of a sandstone Victorian Italianate domestic building (Source: R2283).	State: 2	State: 2	State: 2	State: 3	State: 3
		Local: 3	Local: 2	Local: 2	Local: 3	Local: 3



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	5 Emmett Place, New Town is of historic heritage significance for its associations with Captain Charles Swanston, an important early European settler (Source: THR R2283).	State: 2 Local: 3	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2	State: 3 Local: 3



Place:

Name:	Former Brick Company building				
Address:	110 Giblin Street, New Town	Title no.:	139207/1	PID (or):	7480414
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

- Setting:** 110 Giblin Street is situated within a primarily residential area. The building maintains its original association with the commercial site as part of the Kemp and Denning site.
- Description:** 110 Giblin Street, New Town is a Victorian Georgian style building with symmetrical façade, a medium pitched gabled roof with close eaves, a verandah under a broken back roof, slender verandah posts, and two simple chimneys. The building features sash windows with small panes and a panelled timber door with transom lights.
- Condition:** Predominantly intact
- History:** Scripps (1997) states that this building was associated with the former Hobart Brick Company. It now forms part of the current Kemp and Denning property.
The 1899 map of New Town (Lands Titles Office N/22 no.89268) shows a parcel of land measuring 2 acres that had been leased for brick making purposes to Mr J E Deaken in 1854.



Significance:

110 Giblin Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, for its association with early industrial activity in New Town, as well as for being a representative example of the Victorian Georgian style building.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	110 Giblin Street, New Town is of historic cultural heritage significance, for its contribution to an understanding of the development and settlement patterns of the area. Specifically, the property relates to early industrial activity in New Town.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	110 Giblin Street, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey brick Victorian Georgian building.	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Barossa				
Address:	57 New Town Road, New Town	Title no.:	220104/1	PID (or):	5515302
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting:

This place is situated within the residential section of New Town Road, to the south of the main commercial centre. It is surrounded by mature plantings and is a prominent element of the urban streetscape.

Description:

57 New Town Road, New Town is a Federation Filigree domestic building. Unusually, the building is Victorian in form and rich detailing, however constructed in the Federation period. It is an asymmetrical, two storey, sandstone building with a corrugated iron hipped roof, boxed eaves and tall, corbelled chimneys. There is a faceted bay window on the side elevation, with a faceted roof integral to the main roof. The verandah has a separate roof, and extends along two adjacent elevations, following the contours of the bay. It has iron lace brackets, valance and railings, and is supported by posts with a simple frieze (Source: THR R2201).

Condition:

Predominantly Intact.

History:



Significance:

57 New Town Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Federation Filigree domestic style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	57 New Town Road, New Town is of historic cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area. Specifically, the property is reflective of the past character of New Town as characterised by large prestigious houses on large semi-rural allotments.	State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	57 New Town Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey, sandstone Federation Filigree domestic building.	State: 1 Local: 1	State: 3 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	116 New Town Road, New Town	Title no.:	199302/1	PID (or):	5516858
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting:

116 New Town Road, New Town is situated on the Main Road of the suburb, contributing historic character to its surrounds.

Description:

116 New Town Road, New Town is an Old Colonial Georgian Building. It is a symmetrical, single storey, ashlar sandstone building with a corrugated iron hipped roof, boxed eaves and chimneys with moulded tops. The central 6-panelled door has a recessed, masonry architrave and a rectangular transom light. There is a double hung window on either side of the door, with a masonry architrave. There is a verandah over the basement to the rear elevation, with a separate skillion roof, and which was enclosed and glazed at a later date. (Source: THR R2214).

Condition:

Predominantly intact.

History:



Significance:

116 New Town Road is of State level heritage significance as palace associated with the early development and settlement of the area and as a rare example of an Old Colonial Georgian style place in New Town.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	116 New Town Road is of historical cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area in the early to mid nineteenth century.	State: 2 Local: 3	State: 2 Local: 3	State: 2 Local: 3	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	116 New Town Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey sandstone Old Colonial Georgian cottage.	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Commercial				
Address:	212 New town Road, New Town	Title no.:	81532/1	PID (or):	5516524
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting: 'Gloucestershire House' at 212 New Town Road is situated near the intersection with Risdon Road and Forster Street. It is a prominent element in the streetscape,

Description: This is a sandstone Victorian Georgian commercial building. It has a symmetrical façade, is of two storeys and has a corrugated iron hipped roof, boxed eaves and tall chimneys with moulded tops. The door is central with a transom light and a window on either side. The windows are three-centred, segmental arched and double-hung with large panes, in a flat arch opening. To the first floor and above each ground floor window, is a standard double-hung window with large panes. Between the first floor windows is another door. The staircase or verandah accessing it has been removed. 'Maypole Upholstery' is written across the front of the building at first floor level. Conjoined to one side of the building is another shop entrance, subsequently used as offices which is a later addition (Source: THR R2219)

Condition: Predominately intact

History: This place was originally a school (Source: THR R2219).



Significance:

'Gloucestershire House' at 212 New Town Road, New Town is of State level heritage significance for its ability to demonstrate the historical theme of education, as well as the growth and development of commerce, for its contribution to the main street setting characteristic of early suburbs and as being a representative example of a Victorian Georgian style commercial building.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	'Gloucestershire House' at 212 New Town Road is of historic cultural heritage significance because of its ability to demonstrate the growth and development of education and commerce. The place is also of importance for its contribution to the main street setting.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	'Gloucestershire House' is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey, sandstone Victorian Georgian building (Source: R2219).	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	40 New Town Road, New Town	Title no.:	222262/1	PID (or):	5517244
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting: 40 New Town Road is situated on the main road through the suburb. It occupies a prominent position, contributing a significant element of historic character to its surrounds. A similar building is located adjacent.

Description: 40 New Town Road, New Town is a two storey (with attic) Victorian Italianate building (Source: THR R2212). It is one of a pair of conjoined residences forming a symmetrical, two storey rendered brick building, with exposed brick side walls and a corrugated iron gabled roof. There is a projecting gable roofed wing at the end with pilasters, windows having pilaster-mullions, plain spandrels, cornices, decorative entablature above the first floor window, and an ornate gable with projecting rafter tails and substantial finials. There is a verandah to both floors, supported by slender round columns, and with iron lace brackets and valance. The first floor balcony is under an extension of the main roof. On the roof there is a dormer window and, to the inside of and over-lapping each wing, is a low tower surmounted by a balustrade. All the windows are double-hung with large panes.

Condition: Predominantly intact

History:



Significance:

40 New Town Road, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being an example of a Victorian Italianate residence.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	40 New Town Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	40 New Town Road is one of a pair of conjoined houses which are of historic heritage significance because of their ability to demonstrate the principal characteristics of a two storey rendered brick Victorian Italianate residence.	State: 2 Local: 2	State: 3 Local: 3	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	42 New Town Road, New Town	Title no.:	220443/1	PID (or):	5517236
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact

Setting: 42 New Town Road is situated on the main road through the suburb. It occupies a prominent position, contributing a significant element of historic character to its surrounds. A similar building is located adjacent.

Description: 42 New Town Road, New Town is a two storey (with attic) Victorian Italianate building (Source: THR 6400). It is one of a pair of conjoined residences forming a symmetrical, two storey rendered brick building, with exposed brick side walls and a corrugated iron gabled roof. There is a projecting gable roofed wing at the end with pilasters, windows having pilaster-mullions, plain spandrels, cornices, decorative entablature above the first floor window, and an ornate gable with projecting rafter tails and substantial finials. There is a verandah to both floors, supported by slender round columns, and with iron lace brackets and valance. The first floor balcony is under an extension of the main roof. On the roof there is a dormer window and, to the inside of and over-lapping each wing, is a low tower surmounted by a balustrade. All the windows are double-hung with large panes.

History:



Significance:

42 New Town Road, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being an example of a Victorian Italianate residence.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	42 New Town Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	42 New Town Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey brick rendered brick Victorian Italianate residence.	State: 2 Local: 2	State: 3 Local: 3	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3





HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	44 New Town Road, New Town	Title no.:	202208/1	PID (or):	5517228
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				
					
					
	<p><i>Image 1: Façade</i></p> <p><i>Image 2: Side</i></p>				

Setting: 44 New Town Road is situated on the main road through the suburb. It occupies a prominent position, contributing a significant element of historic character to its surrounds. A similar building is located adjacent.

Description: 44 New Town Road, New Town is a two storey (with attic) Victorian Italianate building (Source: THR 6400). It is one of a pair of conjoined residences forming a symmetrical, two storey rendered brick building, with exposed brick side walls and a corrugated iron gabled roof. There is a projecting gable roofed wing at the end with pilasters, windows having pilaster-mullions, plain spandrels, cornices, decorative entablature above the first floor window, and an ornate gable with projecting rafter tails and substantial finials. There is a verandah to both floors supported by slender round columns. The verandah features iron lace brackets and valance. The upper level verandah of the right hand residence has been enclosed. The first floor balcony is under an extension of the main roof. On the roof there is a dormer window and, to the inside of and over-lapping each wing, is a low tower surmounted by a balustrade. All the windows are double-hung with large panes.

Condition: Predominantly intact.

History:



Significance:

44 New Town Road, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being an example of a Victorian Italianate residence.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	44 New Town Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	44 New Town Road is one of a pair of conjoined houses which are of historic heritage significance because of their ability to demonstrate the principal characteristics of a two storey, brick rendered brick Victorian Italianate residence.	State: 2 Local: 2	State: 3 Local: 3	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Flint House				
Address:	43 Pirie Street, New Town	Title no.:	199999/1	PID (or):	5521809
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting:

This place is situated within the residential section of New Town. Flint House is located on a large property, and the original section of the house is concealed by mature plantings and subsequent development on the property.

Description:

Flint House is a symmetrical, two storey, ashlar sandstone building with a corrugated iron hipped roof and a low parapet constructed in the Victorian Regency style. There is a dormer window to one end of the front elevation, and several later skylights. One side elevation has a semi-circular bay with full length 8-paned windows on the north eastern. The other side elevation has two windows to both the ground and the first floor, double-hung with 12 panes, and label moulds to the ground floor. There is a later brick structure built very close to the rear elevation of lower significance. The front elevation is concealed by verandahs to both floors being fully enclosed and glazed at a later date. This structure has a separate skillion roof, with a central gable over a simple frontispiece containing the entrance (THR 2718)



Condition: Flint House has been previously modified with the enclosure of the verandah, removal of chimneys and installation of fire escapes. The broader site has also been impacted upon by subsequent development.

History: Built by Robert Nicol who was gaoled in 1857 for embezzling the funds he used to built it RNE 11424).

Significance:

Flint House, 43 Pirie Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a good (although compromised) representative example of the Victorian Regency domestic style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Flint House, 43 Pirie Street, New Town is of historic cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area. Specifically, the property is reflective of the past character of New Town as characterised by large prestigious houses on large semi-rural allotments.	State: 1 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Flint House, 43 Pirie Street, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey, sandstone Victorian Regency domestic building.	State: 1 Local: 1	State: 3 Local: 2	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Mary Ogilvy Home				
Address:	49 & 51 to 53 Pirie Street, New Town	Title no.:	49 Pirie Street 146302/1 51-53 Pirie Street 109413/1	PID (or):	49 Pirie Street 5521761 51-53 Pirie Street 5521753
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR Refer to datasheet R2240 for clearer images of listed building It is noted that the original building only is considered to be of cultural heritage sign fiancé.				



Image 1: Side



Image 2: Side



Image 1: Side



Image 2: Side

Setting:

This building is situated within a primarily residential area and is a significant element in the urban landscape. It is surrounded by more modern buildings on the same title, which form part of the home.

Description:

This is a single storey, ashlar sandstone Victorian Regency building with several wings, a corrugated iron hipped roof, tall corbelled chimneys with moulded tops, and several dormer windows double-hung with 12 panes. The ground floor windows are also double-hung with 12 panes. A verandah extends along part of two adjacent sides, and has been partially enclosed and glazed at a later date, the section remaining open has simple treillage (source THR R2240).

Condition:

Predominately intact

History:

The house occupies a part of the original 157 acre land grant to Charles Swanston Esq. It is stated that the date of construction of the house is unknown. It is noted by the Mary Ogilvy Homes Society (cited at http://www.maryogilvy.com.au/abuot_mary.htm#a) that "in the Deed transferring the property from Lavington Roope, a well known Hobart businessman, to Mrs. Phillis Seal in 1856, the house is referred to as having been "lately built by Lavington Roope".

It is also noted that the house changed hands over the next fifty years and that in 1889, a mortgage deed described the house as "A well built stone residence with slates, coach house and other out-buildings and tennis court, (occupied by Mr Counsel), a weather board cottage, (occupied by W. Lyall), a stone house and stables, (occupied by Mr. Craustorm). The land also occupies about 7 acres or thereabouts in grass and about 2 to 3 acres in gardens and orchard and has very large frontages on the Main Road to New Norfolk, on Cross, Swanston, Ross and Montagu Streets."



It is stated that In 1919 Captain Kenneth Ogilvy purchased the house from T. W. Hopkins (source: http://www.maryogilvy.com.au/abuot_mary.htm#a).

The house was purchased by the Society in 1946.

http://www.maryogilvy.com.au/abuot_mary.htm#a

Significance:

49 & 51 to 53 Pirie Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Regency style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Mary Ogilvy Home, New Town is of historic cultural heritage significance, for its contribution to an understanding of the development and settlement patterns of the area.	State: 2	State: 2	State: 2	State: 2	State: 2
		Local: 3	Local: 2	Local: 2	Local: 2	Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State:	State:	State:	State:	State:
		Local:	Local:	Local:	Local:	Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Mary Ogilvie Home is of historic cultural heritage significance because of its ability to demonstrate the principal characteristics of a single storey, sandstone Victorian Regency domestic building.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Stainforth Court				
Address:	1 Queens Walk, New Town	Title no.:	142849/1	PID (or):	5523791
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Setting: Stainforth court is situated at 1 Queens Walk, adjacent to the Brooker Highway. The building is a dominating feature in the area. The site is between the Brooker Highway and Queen's Walk and is surrounded by the Cornelian Bay Cemetery and various sports fields.

Description: The complex is comprised of four multistorey blocks containing a number of one and two bedroom residential units. The buildings are set in spacious grounds that have been developed to include gardens, pedestrian paths, driveways and parking areas. The buildings at Stainforth Court are of the International style of architecture featuring largely painted roughcast rendered walls. The buildings feature flat roofs clad in concrete pavers.



Condition: Predominantly intact

History: The Stainforth Court complex was constructed in the late 1950s by the State Government's Housing Department for the provision of public housing. Scripps (2006, 43) states

"Following the completion of Brooker Avenue, the Stainforth Court block of flats were built by the Housing Department between the new highway and Queens Walk. The four blocks were completed in 1960 and provided accommodation in 31 one bedroom flats and 54 two bedroom flats. The department had already built the Windsor Court flats in Harrington Street, Hobart and other multi-storey blocks of flats were in progress at Augusta Road in New Town. The Director of Housing referred to the significance of this new approach to public housing, designed not only to relive the housing shortage but also to arrest the sprawling development that was becoming a characteristic of Australian Cities. Such developments were expensive to build but they could take advantage of existing infrastructure, unlike the new subdivisions, which require new roads and sewerage systems for example".

The Stainforth Court complex is a demonstration of International Style architectural design philosophy typified by Le Corbusier. Le Corbusier was an architect and urbanist who essentially proposed that towers set in open parkland provided a solution to the urban housing crisis of the time. His theory was that the modern architectural forms, with on site amenity a priority, would offer a new organisational solution that would ultimately raise the quality of life of lower socio-economic groups (source: <http://architect.architecture.sk/le-corbusier-architect/le-corbusier-architect.php>).

Stainforth Court was constructed at a lower density and height than that put forward by Le Corbusier, however it reflects the basic philosophy of Le Corbusier's proposed housing scheme in that it provides clusters of multi-storey apartment blocks of the International style, sited at sufficient distance apart to allow for adequate solar access to the lower storeys. The accommodation is located so as to provide for adequate space and recreational opportunities for residents through its location within a lot of sufficient size, and situated adjacent to parkland.

Significance:

Stainforth Court at 1 Queens Walk, New Town is of State level historic cultural heritage significance a rare illustration of large scale, multi-storey public housing philosophies of the mid twentieth century. By comparison, most public housing in Tasmania is of lower density.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Stainforth Court at 1 Queens Walk, New Town is of State level historic cultural heritage significance as an illustration of public housing philosophies of the mid twentieth century and in particular as a reflection of the design philosophy typified by Le Corbusier. The location of the complex beside the Brooker Highway, isolated from services and other residential uses is also revealing of attitudes towards public housing. The complex is distinguished from other public housing developments of the period as large complex of multi-storey blocks, as opposed to standard lower density housing. The place is also of significance as an example of the International Style of architecture.	State: 1 Local: 1	State: 3 Local: 3	State: 1 Local: 1	State: 2 Local: 2	State: 3 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Peer recognition/ award:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Cornelian Bay Cemetery				
Address:	27 Queens Walk, New Town	Title no.:	129535/1	PID (or):	5523820
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	Two separate elements are listed on this site, the Jewish Cemetery and Receiving House, and the caretaker's residence.				



Image 1: Henry Hunter designed shelter



Image 2: Former caretakers cottage



Image 1: Examples of headstones throughout the cemetery



Image 2: Jewish Cemetery

Setting:

The Cornelian Bay cemetery is situated on a peninsula between Cornelian and New Town Bays. It occupies a site of over 40ha. The site overlooks the Derwent River, with industrial uses on the northern side of the Peninsula. Views of the cemetery are also available from the Queens Domain and Brooker Highway.

Description:

The cemetery was originally designed so that there would be a separate part for each religious denomination. Today, the Church of England section is the largest, followed by the Roman Catholic area. Methodist, Independent or Congregational, Presbyterian, Baptist, Jewish and Quaker denominations are also represented. Other sections include War Graves, Garden of Remembrance and the Crematorium Gardens (Source: <http://www.srct.com.au/history.html>). The cemetery consists of areas dedicated to burials, memorials and cremations.

The cemetery encompasses a range of buildings. Two places are currently registered. These are the Jewish Cemetery and Receiving House, and the former caretaker's residence.

The former caretakers house is an example of a brick Old Colonial Style residence on a sandstone base. The place has a hipped roof, verandah and 12-paned double hung windows to the façade (THR R1587).

Remaining on site in close proximity to the former caretakers house is the former blacksmith's forge, a sandstone colonial structure associated with the government farm.

The Jewish cemetery comprises a receiving house, which is a small weatherboard building with a gabled roof. The building also features a pair of panelled central front doors and was designed by Henry Hunter (Source: <http://www.srct.com.au/history.html>). The site also consists of a small shelter, which was also designed by colonial architect Henry Hunter and constructed circa 1873.



Other buildings on site include the former crematorium, now used as a chapel and a more modern crematorium.

The styles of headstones vary from modest stones to elaborate sculptures and date from establishment of the cemetery in the 1870s to the present time.

There are numerous mature tree plantings throughout the cemetery including mature oaks and pine trees. There is number of more recent rose plantings that have been planted in memory of those who have died.

Condition:

Buildings on site are predominantly intact. The conditions of the headstones vary.

History:

European settlers in New Town established a Government Farm on what is now the Cornelian Bay Cemetery.

The produce from the Government Farm supplied food to the various institutions of Hobart (Pearce and Doyle, 1997: 12). Thirty convicts were sent to the area for this purpose. This farm was the central agricultural enterprise in the colony for a number of years. 50 acres of different grains were planted by 1805 (Pearce and Doyle, 1997: 8) The former caretakers residence is the only remaining building from the large complex associated with the old Government Farm (THR R1587).

In the late 1850s this land was subdivided into 30 lots of between three and five acres, however, the lots were not sold. The site of the cemetery was selected in the 1850s after concerns were raised over the poor condition of the church burial grounds in Hobart. Governor William Denison (1847-1855) first suggested the site as a cemetery. One of the advantages of the site was its location. As a peninsula, the site could not be built around, thus avoiding becoming a plague hazard. There were delays in establishing the cemetery, because parts of the former Government Farm had been sold and had to be reacquired. In 1870, government passed a Bill approving 8,000 pounds for the purposes of establishing a cemetery. Trustees were appointed and development began. A design competition was held for the layout of the cemetery, the winning entry designed by Surveyor EJ Burgess which was considered the most economical to implement. Thirty years later, the *Mercury* described the cemetery as having 'park-like dimensions and sweeping avenues of pines and cedars which combine to give a look of stateliness and grandeur' (HCC, 2004: 2-3).

As a general cemetery, sections were reserved for the various denominations, with one-third left for future uses. The cost of a single interment was one pound and ten shillings, however free burials were granted to paupers. The cemetery opened in July 1872, and the first burial was of Bridget Ryan, who died from typhoid fever in 1872 at the age of twelve years

(Source: <http://www.srct.com.au/history.html>). Many notable figures from Tasmania's history are interred at Cornelian Bay including George Adams (founder of Tattersalls); Henry Jones (founder of IXL Jams), and John Blundstone (Blundstone Boots).

Significance:

The Cornelian bay Cemetery at 27 Queens Walk, New Town is of State level heritage significance, for its historical importance, for its potential to yield further information and for the meanings attributed to the cemetery by the community and for the structures within, dating to the early days of the cemetery and some to the former government farm. A number of the structures within the cemetery are associated with colonial architect, Henry Hunter, and notable figures from Tasmania's history are interred in the cemetery.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The Cornelian Bay Cemetery is of historic cultural heritage significance for its history of use as a government farm, and for its ongoing use as a place of burial and memorial. On a large scale, the Cornelian Bay Cemetery demonstrates the changing attitudes towards public health, cemetery design and the development of general cemeteries. The place is also of significance as it contains a number of buildings that date to the times of the government farm and to the early days of the cemetery. The place contains sites associated with the theme of early agriculture and religion.	State: 3 Local: 3	State: N/a Local: N/a	State: 3 Local: 3	State: 3 Local: 3	State: 3 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).	The Cornelian Bay Cemetery at Queens Walk has the ability to yield information that may contribute to a greater understanding of the history of Tasmania. In particular, the Cemetery has the ability to yield information on religious beliefs and the social demographics of the area, including mortality and death rates. The cemetery also has the ability to demonstrate changing values and attitudes towards commemoration, death and burial.	State: 2 Local: 3	State: N/a Local: N/a	State: 1 Local: 2	State: N/a Local: N/a	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	<p>The Cornelian Bay Cemetery is of historic cultural heritage significance for its creative and technical achievement. On a large scale, this place demonstrates late nineteenth century philosophies of the development of gardenesque cemeteries, creating public places of burial in garden-like settings. This includes the location of burials and the arrangement of drives, curvilinear paths, plantings and features such as shelters consistent with nineteenth-century views on death and burial.</p>	State: 3 Local: 3	State: 3 Local: 3	State: 3 Local: 3	State: 3 Local: 3	State: 3 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	<p>As a place of commemoration and memory, the Cornelian Bay Cemetery is of historic cultural heritage significance as it is of strong meaning to the community for relatives and friends who are buried there.</p> <p>The descendants of those buried in the Cemetery are not localised to the area, and hence the significance of the Cemetery and its meanings and associations are spread statewide.</p>	State: 2 Local: 2	State: 3 Local: 3	State: 2 Local: 2	State: 3 Local: 3	State: 1 Local: 3=2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	<p>The Cornelian Bay Cemetery is of historic heritage significance for its associations with individuals important in Tasmania's history. Cornelian Bay is the final resting place of numerous notable individuals, including George , Henry Jones, and John Blundstone. This place is also associated with colonial architect Henry Hunter who designed several built elements within the cemetery.</p> <p>It is noted that further study may reveal associations with other prominent Tasmanian people.</p>	State: 3 Local: 3	State: 3 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2



Place:

Name:	Residence "Killarney"				
Address:	26 Risdon Road, New Town	Title no.:	27514/3	PID (or):	5525236
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting: Killarney at 26 Risdon Road, New Town is situated on a main road through the suburb. It contributes historic character to the streetscape.

Description: Killarney is a single storey brick Old Colonial Georgian building with symmetrical façade, medium pitched hipped roof and double hung sash windows with sandstone sills and lintels. The building features a timber-panelled door with transom light and sandstone lintel, and two simple chimneys. The picket fence and hedging to the street contributes to the character of this place.

Condition: Predominantly intact.

History:



Significance:

Killarney, at 26 Risdon Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a rare example of the Old Colonial Georgian style of architecture in New Town.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Killarney at 26 Risdon Road, New Town is of historic cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area in the early nineteenth century.	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Killarney at 26 Risdon Road, New Town is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey brick Old Colonial Georgian building.	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	32 Risdon Road, New Town	Title no.:	79750/1	PID (or):	5525260
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting: 32 Risdon Road, New Town is situated within Risdon Road, which is characterised by a number of historic places, being a main arterial to New Town during the period of early European settlement.

Description: 32 Risdon Road, New Town is an Old Colonial Georgian style building. It is a single storey building with brick nogged exterior walls and Kangaroo Bluff sandstone base. An early style of weatherboard has also been used. The roof is of medium pitch and hipped and the building has a more recent verandah with timber posts under broken back roof (Source: R2250). Simple chimneys feature. to the rear is a hipped roof addition. Windows are of multi pane casements. A large Norfolk pine contributes to the historic character of this place.

Condition: Predominately intact, with alterations to roof

History: The land grant on which this property is situated was originally made to Captain Charles Swanston. The building is possibly Captain Swanston's secretary's residence (Source: R2250).



Significance:

32 Risdon Road, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, and for its association with Captain Charles Swanson. The building also reflects the Old Colonial Georgian style of architecture.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	32 Risdon Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 2 Local: 3	State: 1 Local: 1	State: 1 Local: 1	State: 1 Local: 2	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	32 Risdon Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey weatherboard Old Colonial Georgian cottage (Source: R2250).	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	32 Risdon Road is of historic heritage significance for its associations with Captain Charles Swanston, an important early European settler (Source: THR R2250).	State: 2 Local: 3	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2	State: 3 Local: 3



Place:

Name:	Malunna				
Address:	40 Risdon Road, New Town	Title no.:	26610/1	PID (or):	5525332
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Setting: Malunna place is situated within Risdon Road, which is characterised by a number of historic places, being a main arterial to New Town from early European settlement.

Description: This Old Colonial Georgian building is a single storey brick building with a medium pitched hipped roof clad in corrugated iron. The façade features an end bay with double hung sash windows with stone sills. Located to the side of this bay is a verandah under separate roof with slender posts. The roofline features simple chimneys.

Condition: Predominately intact

History:



Significance:

Malunna, 40 Risdon Road, New Town is of local level cultural significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Old Colonial Georgian architectural style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	40 Risdon Road, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area.	State: 2 Local: 3	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	40 Risdon Road is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey Old Colonial Georgian building.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Cawarra				
Address:	52 Risdon Road, New Town	Title no.:	112968/1	PID (or):	5525412
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Setting: Cawarra is situated within Risdon Road, which is characterised by a number of historic places, being a main arterial to New Town from early European settlement.

Description: Cawarra is a Victorian Rustic Gothic domestic building. It is a two storey sandstone building displaying steeply pitched gabled roof forms with highly decorative timber bargeboards and finials. There are ashlar quoins, sandstone chimneys and multi-paned windows. There is a bay window on the lower storey and a Gothic style lancet window on the upper storey. There is an elaborate entrance porch and well-landscaped grounds (Source THR: R2254).

Condition: Predominantly intact

History:



Significance:

Cawarra, at 52 Risdon Road, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Rustic Gothic.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Cawarra at 52 Risdon Road, New Town is of historic cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area.	State: 2	State: 2	State: 1	State: 2	State: 2
		Local: 2	Local: 2	Local: 2	Local: 3	Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State:	State:	State:	State:	State:
		Local:	Local:	Local:	Local:	Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Cawarra is of historic heritage significance because of its ability to demonstrate the principal characteristics of a double storey sandstone Victorian Rustic Gothic domestic building (Source THR: R2254).	State: 2	State: 2	State: 1	State: 2	State: 2
		Local: 3	Local: 2	Local: 2	Local: 3	Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Poplarville				
Address:	68 Risdon Road, New Town	Title no.:	44331/3	PID (or):	5525471
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side



Image 1: Side



Image 2: Side

Setting: This place is situated within Risdon Road, which is characterised by a number of historic places, being a main arterial to New Town from early European settlement.

Description: This is an Old Colonial Georgian residence. It is a single storey with attic sandstone building with a medium pitched hipped roof. The façade features 12-paned double-hung sash windows with shutters flanking a central 4-panelled door with side and toplights. There are also dormer windows to the attic and prominent quoin stones to the facade. Stone outbuildings include a barn with a half-hipped roof (R2256). Mature plantings and garden complement the historic character of this place.

Condition: Predominately intact

History: Poplarville was one of the original early estates of New Town.

Significance:

68 Risdon Road, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Old Colonial Georgian Style.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	68 Risdon Road, New Town is of historic cultural heritage significance, for its contribution to an understanding of the development and settlement patterns of the area.	State: 3 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	'Poplarville' is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey sandstone Old Colonial Georgian domestic building and associated sandstone outbuildings.	State: 3 Local: 3	State: 3 Local: 3	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 2
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence "Lauderdale"				
Address:	74 Risdon Road, New Town	Title no.:	141336/1	PID (or):	5525498
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR Refer to datasheet R2257 for clearer images.				



Image 1: Front Gate



Image 2: Facade

Setting: Lauderdale at 74 Risdon Road, New Town is situated on a main road through the suburb. Largely screened by vegetation, it contributes discrete historic character to its surrounds.

Description: This is a Victorian Regency style residence.
It is a single storey sandstone building with a hipped roof and close eaves. There are pilasters and ashlar freestone on the facade. The windows are 12-paned and flank a central Federation door with Sidelights and fanlight of Gothic design. The windows have shutters and there are dormer windows in the roof (Source: THR R2257)

Condition: Predominantly intact

History: Lauderdale, at 74 Risdon Road, New Town is one of the early large estates of the area.



Significance:

74 Risdon Road, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Regency style.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	74 Risdon Road, New Town is of historic cultural heritage significance for its contribution to an understanding of the development and settlement patterns of the area in the early nineteenth century.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	'Lauderdale' is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey sandstone Victorian Regency domestic building and associated outbuildings (Source: THR R2257).	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria


Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	St Johns Anglican Church				
Address:	12 St Johns Avenue, New Town	Title no.:	Title information is not available	PID (or):	5527119
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR Clearer images are available on THR datasheet reference R2261				

	
<i>Image 1: Façade</i>	<i>Image 2:</i>

Setting: The church is one of a complex of buildings at St Johns Park including the St John's watch houses, Orphan School and Sunday School. It is the central element in a precinct at the end of an axial avenue (Source: R2261)

Description: This is an Old Colonial Gothick Picturesque building.
St Johns Anglican Church is a stone church with a three storey square tower with corner turrets and castellated parapet. Windows are tall arched lancets and feature label moulds. Arcades on both sides link the church to the Orphan's school. The rectory was also designed by John Lee Archer and is a single storey sandstone building with a basement. It is located some distance away at the rear of the St Johns Park Hospital site. A cemetery was once located at St Johns (source: THR R2261).

Condition: Predominately intact

**History:**

The architect for the building was John Lee Archer, Colonial Architect (Source: THR R2261).

The church is part of the St Johns precinct, which has a history of use as orphan schools, charitable institutions, hospital, training school, a consumptive sanatorium, a home for war veterans and disabled children (Pearce and Doyle, 1997: 51).

Significance:

St Johns Anglican Church is of State level heritage significance because it has the ability to demonstrate the evolution and pattern of development in the local area and the theme of religion within its local context and that of the State. The building demonstrates the primary elements of an Old Colonial Gothick Picturesque and is associated with Colonial Architect John Lee Archer.

HCHA 1995 Criteria**Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)**

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	St Johns Anglican Church is of historic cultural heritage significance for its ability to demonstrate the growth and development of the suburb of New Town. It is also significant for the association with the heritage themes of religion and institutionalisation.	State: 2 Local: 3	State: 3 Local: 3	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	St John's Church and Rectory are of historic heritage significance because of its ability to demonstrate the principal characteristics of a sandstone Old Colonial Gothick Picturesque church building (Source: R2261).	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 3	State: 2 Local: 3	State: 2 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	St John's Anglican Church, New Town is of historic heritage significance for its association with colonial architect, John Lee Archer	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3

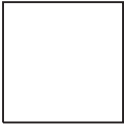


Place:

Name:	St John's Park Cemetery (including Captain Matthew Forster Monument)				
Address:	12 St Johns Avenue, New Town	Title no.:	Title information is not available	PID (or):	5527119
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				

Images available on THR datasheet THR R5964. Images could not be obtained in this study as the survey was unobtrusive	
<i>Image 1: Façade</i>	<i>Image 2:</i>

Setting:	The St Johns Park Cemetery, including the Matthew Forster Monument at 12 St John's Avenue, New Town is one of part of the overall St Johns Park.
Description:	Monuments relating to the former use as a cemetery have been removed, excepting the Forster monument. The monument is an ashlar sandstone obelisk on a classical pedimental base, and a stepped platform of Victorian Free Classical design. (Source: THR R5964).
Condition:	The cemetery has been previously impacted upon. The only remaining monument is to Captain Forster. The remainder of the monuments have been removed and the place is now a grassed area with a few trees.
History:	<p>In the 1830s the government established an orphan school to provide charitable care for orphaned boys and girls. The orphans came from a variety of areas, including the South Hobart Female Factory, convict ships and from parentless families. Some children were admitted simply to gain access to education.</p> <p>Two cemeteries were established at St John's, one for the Church of England, and the other for Roman Catholics. The cemeteries were located to the south-west of the Church, was the centre of the institution. The Church of England cemetery was approximately five acres in size, divided by a network of paths. A small chapel was also located within the cemetery. In 1838 the cemetery was consecrated by Bishop Broughton, some four years after the earliest known burial in 1834. Many orphans at the institution were buried at the cemetery in unmarked graves. Private individuals were also interred in the cemetery, including military men and their families. Included were Colonel Bernard and his family; Colonel Cruikshank and his daughter; Sergeant Major Costello and Captain Nairn. Members of the clergy were also interred at St John's, including the Reverend JT Ewing (third Chaplain of St John's); Archdeacon Mason, and the Reverend W Murray (HCC, 2004: 13).</p>



The Roman Catholic Cemetery was established in 1852, specifically for the burial of children from the orphan schools. This was a small triangular area of land, connected to the eastern boundary of the Church of England cemetery. Both cemeteries probably closed around 1872.

In 1963, all monuments were removed from the cemetery, except for that of Captain Forster. This is a monument erected by private friends of Matthew Forster who died January 6 1846. During his life in Tasmania he successively held the office of Chief Police Magistrate, Colonial Secretary and Comptroller General of Convicts (Source: THR R5964).

The St Johns Park area has a history of use as charitable institutions, hospital, training school, a consumptive sanatorium, and a home for war veterans and disabled children (Pearce and Doyle, 1997: 51).

Significance:

The St John's Park Cemetery is of State level heritage significance, for its historical importance, for its potential to yield further information and for the associations with the orphans, and prominent members of colonial society buried there. As part of the broader institutional complex, the cemetery demonstrates part of the colonial government's policies towards care of children, their care, death and interment. The Monument is erected in memory of prominent Tasmanian, Matthew Forster who made a substantial contribution to society in his time as Chief Police Magistrate, Colonial Secretary and Comptroller General of Convicts and demonstrates a creative achievement as a representative example of a Victorian Free Classical monument.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The St John's Park Cemetery is of historic cultural heritage significance for its ability to demonstrate the evolution and pattern of Tasmania's history, through the orphans, military personnel and others who are buried here. In conjunction with the other aspects of the St John's institution, the cemeteries demonstrate the operations of the institution and colonial policies towards children from the early to mid nineteenth century.	State: 2 Local: 3	State: N/a Local: N/a	State: 3 Local: 3	State: 3 Local: 3	State: 3 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).	<p>The St John's Park Cemetery has the ability to yield information that may contribute to a greater understanding of the history of Tasmania.</p> <p>The cemetery has the ability to yield information on religious beliefs and the social demographics of the area, including mortality and death rates. The cemetery also has the ability to demonstrate changing values and attitudes towards death and burial. Serving the needs of both the orphans and other members of society, this cemetery may provide information specifically related to the care, death and interment of children under the control of government authorities.</p> <p>Information yielded may include local and regional burial practices, aspects of a community's religious affiliations, economic and population statistics and changes in health and lifestyle.</p>	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 3	State: 3 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The Captain Forster monument is of historic heritage significance because of its creative achievement in demonstrating the principal characteristics of a Victorian Free Classical monument.	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 2	State: 2 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	The St John's Park Cemetery is of historic heritage significance for its associations with the orphans of the St John's Park orphanage, an institution important in Tasmania's history. . The cemetery is also of significance as the resting place of notable individuals including military personnel: Captain Forster, Colonel Bernard, Colonel Cruikshank, Sergeant Major Costello and Captain Nairn, and members of the clergy including the Reverend JT Ewing, Archdeacon Mason, and the Reverend W Murray	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 3 Local: 3



Place:

Name:	St Johns Park-Former Orphan School				
Address:	12 St Johns Avenue, New Town	Title no.:	Title information is not available	PID (or):	5527119
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				

<i>Image 1: Façade</i>	<i>Image 2:</i>

- Setting:** The orphan school is one of a complex of buildings including the St John's watch houses, Orphan School and Sunday School. It is the central element in a precinct at the end of an axial avenue (Source: THR R5963)
- Description:** This is a pair of two storey brick buildings of Victorian Tudor design. There is a gabled iron roof with large dormers splitting the line of the eaves and end gables with a castellated parapet. There are bracketed eaves. The northern building remains at its full length - and a section of southern building has been demolished (Source: THR R5963). Windows are double hung sashes of large panes and stone sills. Corbelled chimneys feature to gable ends. The entrance features a four-panelled door and arched label mould.
- Condition:** Predominately intact
- History:** An essential part of the historic St Johns precinct, these Victorian Tudoresque buildings were designed by John Lee Archer to be



symmetrically located on each side of St Johns Church. Although the roof dormers have been added to Archers' design, and part of the southern building has been demolished, the power of symmetrical design remains (Source: THR R5963).

These buildings have a history of use as orphan schools, as well as charitable institutions, a hospital, training school, a consumptive sanatorium, a home for war veterans and disabled children (Pearce and Doyle, 1997: 51).

Significance:

The former Orphan School at St Johns Park is of State level heritage significance because it has the ability to demonstrate the evolution and pattern of development in the local area and for its use over time for institutionalisation purposes. The place has research potential pertaining to this role. The building also demonstrates the primary elements of Victorian Tudoresque style and is associated with Colonial Architect John Lee Archer.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The former Orphan School at St Johns Park, New Town is of historic cultural heritage significance for its ability to demonstrate the growth and development of the suburb of New Town in the mid nineteenth century. It is also significant for the association with the historic theme of institutionalisation.	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 3 Local: 3	State: 3 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).	The former Orphan School at St Johns Park, New Town has potential to yield further information relating to the history of Tasmania. It may be able to yield information relating to societies views and attitudes towards institutionalisation. The potential information from this site may also contribute to wider research frameworks within or outside Australia. Information could be provided through the layout, design and internal features of the buildings.	State: 2 Local: 2	State: N/A Local: N/A	State: 1 Local: 1	State: N/A Local: N/A	State: 3 Local: 3
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The former Orphan School at St John's Park is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey brick Victorian Tudoresque institutional building.	State: 2 Local: 3	State: 2 Local: 2	State: 3 Local: 2	State: 2 Local: 2	State: 2 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	The former Orphan School, New Town is of historic heritage significance for its association with colonial architect, John Lee Archer	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3



Place:

Name:	St Johns Complex				
Address:	12 St Johns Avenue, New Town	Title no.:	Title information is not available	PID (or):	5527119
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR Clearer images are available on THR datasheet reference R2261, THR R5963 and THR R5964..				



Image 1: Façade of Anglican Church



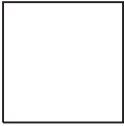
Image 2: Façade of Former Orphanage

Setting:

The complex consists of an Anglican Church, former orphanage and the St John's Park Cemetery. It is the central element in a precinct at the end of an axial avenue (Source: THR R2261). There are a number of more modern buildings within the complex. Also contributing to the complex, however, on a separate title are the two St John's watch houses.

Description:

St Johns Anglican Church is an Old Colonial Gothick Picturesque building designed by John Lee Archer. It is a stone church with a three storey square tower with corner turrets and castellated parapet. Windows are tall arched lancets and feature label moulds. Arcades on both sides link the church to the Orphan's school. The rectory was also designed by John Lee Archer and is a single storey sandstone building with a basement. It is located some distance away at the rear of the St Johns Park Hospital site. A cemetery was once located at



St Johns (source: THR R2261), however only one monument (to Captain Forster) remains. Subsurface remains exist.

The former Orphanage comprises a pair of two storey brick buildings of Victorian Tudoresque design. There is a gabled iron roof with large dormers splitting the line of the eaves and end gables with a castellated parapet. There are bracketed eaves. The northern building remains at its full length - and a section of southern building has been demolished (Source: THR R5963). Windows are double hung sashes of large panes and stone sills. Corbelled chimneys feature to gable ends. The entrance features a four-panelled door and arched label mould.

Further research is required to determine the curtilage of the buildings of significance on site and to establish if there are other items of heritage significance on site. It is noted that the sandstone rectory referred to on the THR datasheet was not viewed as part of the site visits for this study and therefore requires further research.

Condition:

Predominately intact, headstones from the cemetery (excepting the Forster monument) were removed in 1963.

History:

John Lee Archer, Colonial Architect, designed both the Anglican church and the Victorian Tudoresque orphanage buildings (Source: THR R2261).

The former orphanage buildings have a history of use as orphan schools, as well as charitable institutions, a hospital, training school, a consumptive sanatorium, a home for war veterans and disabled children (Pearce and Doyle, 1997: 51).

Two cemeteries (Church of England and Roman Catholic) were established at the site, serving the needs of both the orphans and the private population. The cemetery closed around 1872, and all bar one monument (to Captain Forster) were removed in 1963.

The Monument to Captain Matthew Forster was erected by friends of Matthew Forster who died 6 January 1846. During his life in Tasmania he successively held the office of Chief Police Magistrate, Colonial Secretary and Comptroller General of Convicts (Source: THR R5964).

Significance:

St Johns complex is of State level heritage significance because it has the ability to demonstrate the evolution and pattern of development in the local area and the themes of religion and institutionalisation within its local context and that of the State. The complex is also of significance in containing an Old Colonial Gothick Picturesque church and the former orphanage buildings of Victorian Tudoresque design. The buildings are also of importance for their association with Colonial architect John Lee Archer. The site also contains the cemetery, with the sole remaining monument to Captain Matthew Forster.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	<p>The St Johns complex is of historic cultural heritage significance as it contains an Old Colonial Gothic Picturesque Church, which has the ability to demonstrate the growth and development of the suburb of New Town. It is also is significant for the association with the historic themes of religion and institutionalisation.</p> <p>The site also contains the former Orphan School and cemetery, which is of significance for its ability to demonstrate the growth and development of the suburb of New Town in the mid nineteenth century and colonial policies towards children</p>	State: 2 Local: 3	State: 3 Local: 3	State: 1 Local: 2	State: 2 Local: 3	State: 2 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).	<p>The St Johns Complex has the ability to yield further information.</p> <p>Specifically, the former Orphan School has potential to yield further information relating to the history of Tasmania. It may be able to yield information relating to societies views and attitudes towards institutionalisation. The potential information from this site may also contribute to wider research frameworks within or outside Australia. Information could be provided through the layout, design and internal features of the buildings.</p> <p>The cemetery may provide information specifically related to the care, death and interment of children under the control of government authorities, as compared to the private individuals also interred there.</p>	State: 3 Local: 3	State: N/A Local: N/A	State: 3 Local: 3	State: 3 Local: 3	State: 3 Local: 3



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	<p>St John's Church is of historic heritage significance because of its ability to demonstrate the principal characteristics of a sandstone Old Colonial Gothick Picturesque church building (Source: R2261).</p> <p>The former Orphan School at St John's Park is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey brick Victorian Tudoresque institutional building.</p> <p>The monument is of historic heritage significance as a memorial to Captain Matthew Forster and as an example of a Victorian Free Classical monument.</p>	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3	State: 2 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	<p>Through their use of the Anglican church for worship, the local community demonstrates social value for the St Johns Anglican Church. .</p>	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	The St John's complex, New Town is of significance for its association with the orphans of the St John's Park orphanage, an institution important in Tasmania's history. . The cemetery is also of significance as the resting place of notable individuals including military personnel: Captain Forster, Colonel Bernard, Colonel Cruikshank, Sergeant Major Costello and Captain Nairn, and members of the clergy including the Reverend JT Ewing, Archdeacon Mason, and the Reverend W Murray. The buildings were designed by significant colonial architect, John Lee Archer	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 3



Place:

Name:	"Sunnyside"				
Address:	7 Swanston Street, New Town	Title no.:	133371/2	PID (or):	1956549
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR Refer to THR reference R2278 for clearer images of the residence.				



Setting:

This place is situated within the predominantly residential area of Swanston Street and is a prominent building in the urban landscape.

Description:

This is an Old Colonial Grecian domestic building.

It is a single storey sandstone building with Classical portico and verandah on three sides supported by Doric columns. The entrance has a radial fanlight and the main facade has grouped windows with very fine glazing bars and pilaster divisions. There are curved verandah braces bracketed to the wall. The building incorporates an earlier brick cottage. The sitting room joinery is elaborate birdseye Huon Pine (Source: THR R2278)

Condition:

Predominantly intact with Federation extension (Source: THR R2278)

History:

The building incorporates an earlier brick Georgian cottage. The main dwelling was built c.1842 for the Hon. T D. Chapman. Chapman was a merchant and politician, who arrived in Van Diemen's Land in 1841, where he established commercial operations. He



began his political career with the Anti-Transportation League, and in 1851 was elected to the Legislative Council. Chapman was also elected to the first House of Assembly, and served roles as Treasurer (ABD Online). William Porden Kay designed Sunnyside. He was an architect, surveyor, engineer and public servant. As the nephew of Sir John Franklin, Kay was invited to Van Diemen's Land, however struggled to find official positions due to charges of nepotism. Kay designed both private and public works during his time in Tasmania, including his own home Barrington Lodge. Notable public works include St Mary's Hospital, the Hobart markets, additions to the Hobart Criminal Court, and undoubtedly his greatest work was Government House (ABD online).

Significance:

7 Swanston Street, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Old Colonial Grecian style and for its association with the Hon. T D. Chapman and architect William Porden Kay.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representativeness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	7 Swanston Street, New Town is of significance historically, for its contribution to an understanding of the development and settlement patterns of the area in the early nineteenth century	State: 3 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 1 Local: 2	State: 2 Local: 2



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	'Sunnyside' is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey Old Colonial Grecian domestic building (Source: THR R2278)	State: 2 Local: 3	State: 2 Local: 2	State: 1 Local: 2	State: 3 Local: 3	State: 2 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).	Sunnyside is of historic cultural heritage significance for its association with individuals who were important in Tasmania's history. The house was built for TD Chapman, merchant and prominent politician. Sunnyside was designed by Porden Kay who is noted for his contribution to architecture in nineteenth century Tasmania.	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 2	State: 2 Local: 2	State: 3 Local: 2



Place:

Name:	Residence and Garden				
Address:	10 Wendover Place New Town	Title no.:	60498/9	PID (or):	5535936
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side



Image 3: Façade

Condition: Predominantly intact

Setting: This place is set at the end of a cul-de-sac, which predominantly includes houses dating from the 1950s-1960s. It is a prominent feature within the streetscape. Mature plantings on a traffic island to the front of the property contribute to the heritage character to the residence

Description: This is a Victorian Regency domestic building.
It is a single storey stuccoed building with a medium pitched hipped roof clad in corrugated iron with boxed eaves and corbelled chimneys. There is a verandah under separate roof with decorative timber posts, brackets and trellis. Multi-paned double hung sash windows feature with stone sills to the rear is a two-storey section with arched windows and label mould. .

Condition: Predominately intact

History:

Significance:

10 Wendover Place, New Town is of State level cultural significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Regency style.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	10 Wendover Place is, New Town is of historic cultural heritage significance, for its contribution to an understanding of the development and settlement patterns of the area in the mid nineteenth century.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	Wendover House is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey stuccoed Victorian Regency domestic building.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Wendover Nature Strip Garden				
Address:	Wendover Place New Town	Title no.:		PID (or):	
				AGD 66:	E 525029 N 5255066
Date created:	3-Sep-10				
Existing listings:	THR				

	
<i>Image 1: Garden</i>	<i>Image 2:</i>

Setting:	These trees are situated in a cal-de-sac and are associated with Wendover House at 10 Wendover Place.
Description:	This is a garden of mature trees including a Sequoia tree set in a central park with a circling road. There are some buildings of heritage value (Wendover House) around the outside that relate to the planting of the mature trees.
Condition:	Predominantly
History:	These trees are associated with neighbouring "Wendover House", as an early part of the property and contribute to the heritage character of the residence.



Significance:

The trees at Wendover Place, New Town are of State level heritage significance as a place associated with the early development and settlement of the area and as a rare example of an isolated garden remnant dating from the nineteenth century, located on public land.

HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	Wendover nature strip is of historic cultural heritage significance as a garden of mature plantings associated with neighbouring Wendover House. These plantings contribute to an understanding of the settlement and development patterns of the area, demonstrating aspects of nineteenth century ideology in creating English gardens.	State: 1 Local: 2	State: 1 Local: 2	State: 1 Local: 1	State: 1 Local: 2	State: 1 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Residence				
Address:	7 Woodlands Avenue, New Town	Title no.:	234603/1	PID (or):	5536613
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side



Image 3: Side

Setting: 7 Woodlands Avenue is situated within a primarily residential area.

Description: This Victorian Georgian domestic building . It is double storey with a hipped medium roof clad in corrugated iron and features double brick corbelled chimneys. The residence has Federation period modifications, including the timber verandah with slender posts extending across the street elevation and returning on one side with feature central gables to both of the elevations. To the upper floor is a balcony with timber rails. The balcony and verandah feature a decorative valance. The building features double hung sash windows with stone sills. There is also a single storey pyramidal roofed addition with a bay window, also indicative of Federation period alterations. (Source: R2188).

Condition: Predominantly intact with later additions.

History: The building was built for B. Berthon. Later additions were by Harbroe. It was used for a time as a Girl's Hostel (Source: R2188).

Significance:

7 Woodlands Avenue, New Town is of State level heritage significance as a place associated with the early development and settlement of the area, as well as being a representative example of the Victorian Georgian style of architecture.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	7 Woodlands Avenue, New Town is of historic cultural heritage significance because of its ability to demonstrate the growth and settlement patterns of the area in the mid nineteenth century.	State: 2 Local: 2	State: 2 Local: 2	State: 1 Local: 1	State: 2 Local: 2	State: 2 Local: 2
Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	'Woodlands' is of historic heritage significance because of its ability to demonstrate the principal characteristics of a double storey sandstone Victorian Georgian domestic building, with later Federation period alterations (Source: R2188).	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 2	State: 2 Local: 3	State: 2 Local: 3
Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association: Length of association:	State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 3 is exceptional)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:



Place:

Name:	Victorian Georgian residence – standard template				
Address:	<i>See individual data sheets</i>	Title no.:	<i>See individual data sheets</i>	PID (or):	<i>See individual data sheets</i>
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	<i>See individual data sheets</i>				

Setting: All the Victorian Georgian places in the following datasheets are situated in close proximity to the street frontage, thereby contributing historic character to the streetscape.

Description: The following places are all examples of single storey Victorian Georgian places (unless otherwise stated).
The features which each of these places demonstrate, as examples of the Victorian Georgian style are a symmetrical façade, a medium pitched hipped roof, a verandah under either a broken back or separate roof, slender verandah posts, and a simple chimney. As can be seen in each individual photo some places have additional characteristics such as sash windows with either small or large panes, a panelled timber door, transom and side lights, decorative valance, and either close or boxed eaves.
For each place, it should be considered that it is this fabric which is of heritage significance, for its ability to demonstrate the Victorian Georgian style of architecture, which thereby lays testament to the Victorian period of time, portraying the story of development in the area.

Condition: *(see individual datasheets)*

History: The following Victorian Georgian places are expected to have been built in the mid-late nineteenth century and reflect the development of New Town during this time.

Discussion of Significance

Each of these places is of local heritage significance for its contribution to the historical character of the streetscape in which it is situated. Their level of integrity varies, as can be seen in the images, though each should be considered an important contribution to the historical fabric and character of the New Town area.



HCHA 1995 Criteria

Threshold indicator and significance rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative-ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/Exceptionality</i>	<i>Rarity</i>
1. Criterion (a): it is important in demonstrating the evolution or pattern of Tasmania's history; (or that of the local area).	The following Victorian Georgian places are of significance historically, for their contribution to an understanding of the development and settlement patterns of the area.	State: Local: 2	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 1
2. Criterion (c): it has potential to yield information that will contribute to an understanding of Tasmania's history; (or that of the local area).		State: Local:	State: Local:	State: Local:	State: Local:	State: Local:
3. Criterion (e): it is important in demonstrating a high degree of creative or technical achievement; (either to the State or the local area). - It exhibits design or aesthetic qualities.	The places are of significance for their ability to demonstrate the principle characteristics of the Victorian Georgian style. These characteristics are found in the use of symmetrical façades, medium pitched rooflines, verandahs under an either broken back or separate roof, slender verandah posts, and simple chimneys. Some places have additional characteristics such as sash windows with either small or large panes, a panelled timber door, transom and sidelights, decorative valance, and either close or boxed eaves.	State: Local: 2	State: Local: 2	State: Local: 1	State: Local: 2	State: Local: 1



HCHA 1995 Criteria

Threshold indicator and significance
rating: (0-3, whereby 1 is low)

		<i>Earliness</i>	<i>Representative- ness/</i>	<i>Regional importance</i>	<i>Distinctiveness/ Exceptionality</i>	<i>Rarity</i>
4. Criterion (f): it has strong or special meaning for any group or community because of social, cultural or spiritual associations; (either within a State or local context).	Type of association:	State:	State:	State:	State:	State:
	Length of association:	Local:	Local:	Local:	Local:	Local:
5. Criterion (g): it has a special association with the life or works of a person, a group or an organisation that was important in Tasmania's history; (or the history of the local area).		State:	State:	State:	State:	State:
		Local:	Local:	Local:	Local:	Local:



Place:

Name:	Residence				
Address:	4 Alfred Street, New Town	Title no.:	206475/1	PID (or):	5478695
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				

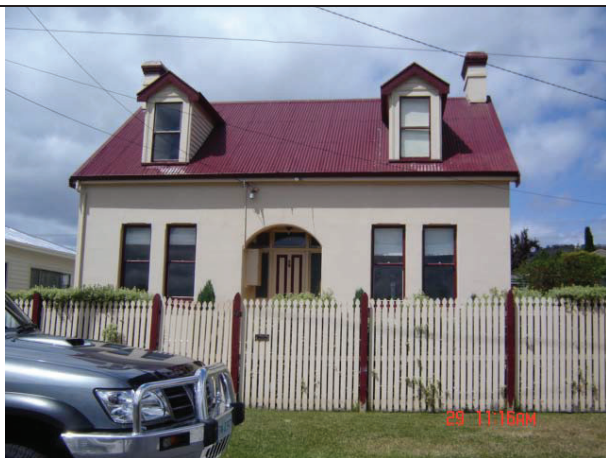


Image 1: Façade



Image 2: Side

Condition:

Minor modifications

This is an unusual example of a Victorian Georgian residence, with recessed door, and narrow painted windows.



Place:

Name:	Residence				
Address:	26 Carlton Street, New Town	Title no.:	228972/17	PID (or):	5489124
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	71 Carlton Street, New Town	Title no.:	203492/1	PID (or):	5489618
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

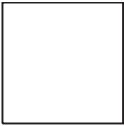


Image 1: Façade




Image 2: Side

Condition: Modifications to verandah and door



Place:

Name:	Residence				
Address:	78 Carlton Street, New Town	Title no.:	80770/1	PID (or):	5489407
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					

	
<i>Image 1: Façade</i>	

Condition: Substantially Modified



Place:

Name:	Residence				
Address:	80 Carlton Street, New Town	Title no.:	207639/1	PID (or):	5489415
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Some modifications, however this place continues to demonstrate the Victorian Georgian form.



Place:

Name:	Residence				
Address:	65 Clare Street, New Town	Title no.:	247781/1	PID (or):	5490459
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	5-7 Claude St, New Town	Title no.:	120477/0 120477/1 Strata Title	PID (or):	1666234
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

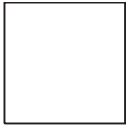


Image 3: Façade



Image 4: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	13 Claude Street, New Town	Title no.:	115996/34	PID (or):	5491611
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Modifications to the verandah and side window compromising the symmetrical form, however this place continues to demonstrate the Victorian Georgian form.



Place:

Name:	Residence				
Address:	108 Giblin Street, New Town	Title no.:	48933/1	PID (or):	5501453
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	198 New Town Road, New Town	Title no.:	127096/1	PID (or):	5516575
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	202 New Town Road, New Town	Title no.:	57148/0 (unit 2) 57148/1 (unit 1)	PID (or):	7313827
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	210 New town Road, New Town	Title no.:	38474/2	PID (or):	5516532
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Commercial				
Address:	59-59a New Town Road, New Town	Title no.:	217182/1	PID (or):	2256675
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				



Image 1: Façade



Image 2: Side

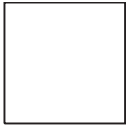


Image 1: Façade



Image 2: Side

Condition: This place has substantial modern additions. It is noted that it is the original fabric which is considered to be of local heritage significance.



Place:

Name:	Residence				
Address:	80 New Town Road, New Town	Title no.:	219422/2	PID (or):	5517076
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	THR				

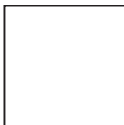


Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	73 & 75 Pedder Street, New Town	Title no.:	59111/0 59111/75 Strata Title	PID (or):	5520443
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Predominantly intact



Place:

Name:	Residence				
Address:	90 Pedder Street, New Town	Title no.:	92798/1	PID (or):	5521147
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	93 Pedder Street, New Town	Title no.:	62332/37	PID (or):	5520363
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:					



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	33 Rattle Street, New Town	Title no.:	62332/9	PID (or):	5524137
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition:



Place:

Name:	Residence				
Address:	35 Rattle Street, New Town	Title no.:	62332/7	PID (or):	5524129
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Some modifications, however this place continues to demonstrate the Victorian Georgian form.



Place:

Name:	Residence				
Address:	10 Risdon Road, New Town	Title no.:	233122/1	PID (or):	5525164
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	2 Roope Street, New Town	Title no.:	60571/9	PID (or):	5525594
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications



Place:

Name:	Residence				
Address:	3 Stoke Street, New Town	Title no.:	229997/1	PID (or):	5528912
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition:

Predominantly intact

This example of a Victorian Georgian building differs from others in that it includes later sandstone bay window to the side.



Place:

Name:	Residence				
Address:	1 Valentine Street, New Town	Title no.:	45544/1	PID (or):	5534167
				AGD 66:	
Date created:	3-Sep-10				
Existing listings:	N/a				



Image 1: Façade



Image 2: Side

Condition: Minor modifications