

134 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Name: Conjoined houses
Status: Provisionally Registered
Tier: State

THR ID Number: 12054
Municipality: Hobart City Council
Boundary: CPR11285

Location Addresses

53 D'ARCY ST, SOUTH HOBART 7004 TAS
55 D'ARCY ST, SOUTH HOBART 7004 TAS

Title References

248626/1
198272/1

Property Id

5571312
5571304



View across D'Arcy Street, Nos 55 (left) and 53 (right).
NRE 2022



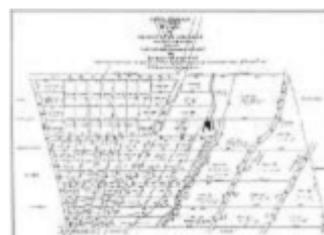
Looking from the west. No. 55 D'Arcy Street's brickwork side wall has a painted finish
NRE 2022



Lower-storey passageway that separates the houses
NRE 2022



No. 53 D'Arcy Street's rendered brickwork side wall.
NRE 2022





'South Hobart – view from Huon Road' cropped
Tasmanian Archives NS479/1/130



'South Hobart c1910' cropped
Tasmanian Archives PH52/1/175



Metropolitan Drainage Board's 'City of Hobart
Detail Plan No.77' cropped
Tasmanian Archives

Statement of Significance: (non-statutory summary)

53 and 55 D'Arcy Street demonstrate the evolution of an early colonial-period residential subdivision of land that had formerly been granted as a farm. Their design is a response to the buildings on the neighbouring and incrementally further-subdivided lots at the time of the houses' construction. The simple and robust exterior of these houses, which were constructed late in the Victorian period, displays characteristics that appear to have been guided by traditions and conventions that had more in common with those used in robust rural outbuildings. 53 and 55 D'Arcy Street are a good representative example of a pair of conjoined dwellings built in the late nineteenth century.

Why is it significant?:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

a) The place is important to the course or pattern of Tasmania's history.

53 and 55 D'Arcy Street also demonstrate the evolution of an early colonial-period residential subdivision of land that had formerly been granted as a farm. The conjoined houses are situated across the full width of one of the subdivision's original 'suburban' allotments, and their design is a response to the buildings on the neighbouring and incrementally further-subdivided lots at the time of the houses' construction.

b) The place possesses uncommon or rare aspects of Tasmania's history.

No Data Recorded

c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.

No Data Recorded

d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.

53 and 55 D'Arcy Street are a good representative example of a pair of conjoined dwellings built in the late nineteenth century. The two-storey portions of the houses retain their original spatial arrangement and detail, and externally the street-facing elevation displays a high level of integrity.

e) The place is important in demonstrating a high degree of creative or technical achievement.

No Data Recorded

f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.

No Data Recorded

g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.

No Data Recorded

h) The place is important in exhibiting particular aesthetic characteristics.

No Data Recorded

Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.

Please refer to the Heritage Council's Works Guidelines (www.heritage.tas.gov.au) for information about the level of approval required and appropriate outcomes.

Heritage Advisors are also available to answer questions and provide guidance on enquiries@heritage.tas.gov.au or Tel 1300850332

This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

Setting:

Nos 53 and 55 D'Arcy Street are situated about two kilometres to the south-west of Hobart's city centre. These conjoined houses are close to D'Arcy Street's intersection with Macquarie Street, Washington Street and Cascade Road. Directly opposite the houses on the other side of D'Arcy Street is the South Hobart Sports Ground's playground and adjoining oval, and the South Hobart Community Centre. The surrounding suburban area consists mainly of one and two-storey detached houses constructed in the nineteenth and early twentieth centuries.

Description:

The conjoined houses at Nos 53 and 55 D'Arcy Street are two-storeyed, with the setback between their shared façade and the street boundary containing a small garden plot for each house. A wide, open passageway between the street and the rear gardens separates the two houses at the ground-floor storey.

The houses' street-facing external wall is of unpainted squared sandstone rubble built to courses. At this wall's corners with the passageway and the side of No. 55, rock-faced quoins transition to perpendicular walls of painted Colonial Bond brickwork. At the lower storey of No. 53's southern corner, the street-facing sandstone blocks form a stub wall that extends a short distance past the house's adjacent side wall of rendered brick.

Each house has an entry door to D'Arcy Street, with a simple rectangular fanlight above, and a large timber-framed double-hung sash window in the wall between this door and the central passageway.

The houses' upper storey is within the volume of the roof, which is a single, continuous gable running parallel to the street. A central single chimney of unpainted red brick is situated on the street-side of the gable's ridge. An arch of painted brickwork over the central portion of the open passageway supports the base of this chimney. The houses' street and garden-facing elevations each feature sets of original half-dormers, with the windows in each situated across the adjacent eaves line. The two half-dormers which face the rear garden are of similar size and form to the one above the street-facing side of the passageway.

Displaying simplicity of form with a conspicuous lack of applied architectural detail, the houses' architectural style characteristics are unusual for purpose-built dwellings constructed in the final decade of the nineteenth century. Each house's original back extension has been replaced by 1980s-built additions, and these are not of historic cultural heritage significance in the context of this place. To the houses' north-east (rear) side are the majority of each of their allotments, and for each of the houses these remain as garden areas.

History:

The Hobart area is the country of the Mouheneenner clan of Aboriginal people (Ryan 2012, pp.17 and 40).

Hobart Town and South Hobart

Hobart Town was established by British settlers at Sullivans Cove in February 1804, following initial exploration at Risdon Cove. Sullivans Cove had a deep and sheltered harbour, and accessible streams of fresh water. During the early nineteenth century, Hobart Town developed as the capital and the administrative centre of Van Diemen's Land. Most of Hobart's earliest settlement was centred upon Sullivans Cove.

South Hobart is one of the oldest suburbs in Hobart, with development spreading slowly up the Hobart Rivulet valley from the 1820s through to the post-World War II period. During the mid-nineteenth century South Hobart evolved into a residential area, with development thinning up toward the forested backdrop of kunanyi / Mount Wellington (HOB-C6.2.10.5; Terry 1999, p.29).

The establishment of Birch's Farm

The first land grant in South Hobart was Lieutenant Edward Lord's 100-acre allotment in 1806. The 100 acres was later acquired by prominent shipowner, timber merchant and land speculator Thomas William Birch (Stancombe 1966; Terry 1999, p. 7). The land proved largely unsuitable for farming – but the Hobart Rivulet ran through it, and this in combination with its abundance of timber made it a good location for local industries. By the 1820s portions of Birch's 'Farm' were being leased for industrial purposes (HOB-C6.2.10.6).

In 1826 Macquarie Street was constructed only as far as Barrack Street, with a rough dray track continuing on through Birch's Farm to the saw milling complex at 'the Cascades' – which in the present day is the Cascade Brewery (THR 3082). The track was upgraded in 1827 following the colonial government's decision to purchase Lowes' distillery and convert it into the Cascade Female Factory (THR 10851). The upgraded road subsequently encouraged suburban development in the area (HOB-C6.2.10.2; Terry 1999, pp. 14, 29).

Sub-division of Birch's Farm into suburban house-and-garden allotments

Thomas William Birch died in 1821, leaving a complex will that was the subject of dispute until 1854 (Stancombe 1966). In 1838, the western boundary of Hobart Town was still formed by the 100-acre extent of Birch's former farm, which stretched from Davey Street in South Hobart to what in the present-day is Salvator Road at West Hobart. The farm's north-eastern and south-western boundaries aligned with what in the present day are Elboden Street and D'Arcy Street respectively. Late in 1838, the trustees of Birch's estate first advertised a subdivision of this farm into 75 separate lots for sale. The subdivision originally comprised house-and-garden allotments ranging from half an acre up to six acres, sizes that were intended to continue those of the suburban blocks that by the late 1830s had already been established in the adjacent area of Macquarie Street between Antill and Elboden Streets (Green 1993).

The Birch's Farm sale was readvertised in early 1839, at which time sixteen of the allotments were sold. The remainder were re-advertised in March 1840, and – following extensive modifications to the subdivision plan – again in November 1844 and March 1847. The depressed economic conditions that prevailed in the 1840s led Birch's trustees in 1849 to enable grants to parcels of land to be made to nominees on behalf of the beneficiaries for later sale (Green 1993), and subsequent further subdivision and sale of lots led to a townscape of varying plot sizes – from large houses with spacious gardens, to small and conjoined workers' cottages (HOB-C6.2.10.6).

Photographs from the 1870s and 80s indicate that the area was still sparsely built upon, with isolated farms on higher ground and the greatest concentrations of houses along Cascade Road, and Wellington, Washington and D'Arcy Streets (Terry 1999, pp. 35, 36). Electric tram services between Hobart railway station and the Cascades commenced operation in September 1893 (Clements 2017), and this greatly improved South Hobart's accessibility from the city (Kirby 2008).

Incremental subdivision and development around D'Arcy Street from the mid-nineteenth century onwards

In 1849 William Birch, one of the sons of Thomas William Birch, obtained the grant to almost the entire block bounded by D'Arcy, Adelaide, Anglesea and Macquarie Streets. Within this area of more than seven acres William Birch was responsible for the creation of Denison Street, selling off the D'Arcy Street block so created to builders John and Robert Meikle. Shortly afterwards some buildings were constructed along the Macquarie Street side of this block, but the development of the block's central portion mostly dates from the 1880s onwards. Much subdivision and further development has taken place from that time onwards. The initial lot sizes made it possible for subsequent purchasers to build compact groups of houses, which has led to marked variations in housing styles within D'Arcy

Street and other nearby streets (Green 1993).

Construction of the conjoined houses at 53 and 55 D'Arcy Street

The available evidence indicates that the houses which later became known as 53 and 55 D'Arcy Street were built during 1892 (*Hobart Gazette* 5th Jan 1892, p. 168; and *Mercury* 9th May 1892, p. 4). Advertisements for the properties' 23 May 1892 sale by auction described them as, 'Two well-built brick houses (conjoined), with cut stone fronts, each containing seven rooms, outhouses, and large yards, having a frontage on D'Arcy-street of 50ft. One house is let at £41 12s. per annum, the other is just being completed.' (*Mercury* 9th May 1892, p. 4).

Initially both houses were owned by 'Miss Hawkes' of Warwick Street in Hobart, and the City of Hobart's Assessment Rolls record them as occupied by separate tenants from 1894 onwards (*Hobart Gazette* 3rd Jan 1893, p. 76; and 1st Jan 1895, p. 78).

Photographs of South Hobart dating approximately from the first decade of the twentieth century (see Archives Office of Tasmania PH52/1/175, NS479/1/68 and NS479/1/130) show neighbouring structures that include a narrow, hip-roofed building abutting the south-east-facing side wall of 53 D'Arcy Street. The street-facing external wall of this hip-roofed building – at what is now 51 D'Arcy Street – appears to be close to the same plane as that of the houses' street elevation. The present-day stub wall at the conjoined houses' southern corner is likely to be a remnant of their proximity to this former neighbouring building at the time of the houses' construction.

Changes at 53 and 55 D'Arcy Street in the early twentieth century

The buildings at 51 D'Arcy Street land had become dilapidated by 1910 and were demolished by late 1912 (*Tasmanian Gov't Gazette* 5th Dec 1910, p. 2287; and 23rd Dec 1912, p. 3066). The available evidence indicates that the land upon which the conjoined houses are sited was further subdivided in 1923, when their two separate titles – one each for 53 and for 55 D'Arcy Street – were created (CT 352/169 and 193).

Changes later in the twentieth century

Several decades later – in 1981 at No. 55, and 1986 at No. 53 – additions and alterations were carried out to the rear of each of the conjoined houses. The scope of these included:

at No. 55 D'Arcy Street: replacement of the house's back extension with a new, gable-roofed single-storey pavilion containing a kitchen and bathroom (Tasmanian Archives AE417/7/1172); and

at No. 53 D'Arcy Street: conversion of an existing upper-storey bedroom into a new bathroom (Tasmanian Archives AE417/9/294); and a new glazed conservatory, and replacement of the back extension with a new addition containing a kitchen at the lower storey and a new upper-storey dormer for a study alcove that is accessed from the existing stair landing (Tasmanian Archives AE417/9/564).

Otherwise, there has been little change to the exterior appearance of the conjoined houses since their construction in 1892.

COMPARATIVE ANALYSIS:

Conjoined or terrace houses are found throughout Australian capital cities established in the nineteenth century, including Sydney, Melbourne and Hobart. It is a distinctive housing type mainly built between the 1850s and the 1890s (Tibbits & Goad 2012, p695). Predominantly located in more densely populated areas, there are pockets of conjoined or terrace housing in both Hobart and Launceston.

Single-storey conjoined housing is dotted throughout South Hobart. Modest workers cottages are characteristic of the area, both conjoined and free standing, dating from the mid to late nineteenth century. These include conjoined weatherboard cottages with attics at 404-406 Macquarie Street, corner conjoined brick cottages at 450-454 Macquarie Street (THR#3172), sandstone conjoined cottages at 9, 11 and 13 Cascade Road (THR#8185, 8186, 8187) and weatherboard conjoined cottages at 15 and 17 Cascade Road (THR#3080, 5861). Conjoined cottages at 50-52 and 54-56 Wentworth Street (THR#3187, 3459, 1937) are very similar in form and character to 58-60 Adelaide Street - pairs of single-storey Georgian style brick cottages with central doorways flanked by windows. Further research is needed to confirm a possible connection.

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- HOB-C6.2.10.2 'Macquarie Street and Cascade Road – South Hobart';
- HOB-C6.2.10.5 'D'Arcy Street – South Hobart'; and
- HOB-C6.2.10.6 'Adelaide Street – South Hobart'.

Clements, Graham 2017 'Tramways', in *The Companion to Tasmanian History*,

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Tasmanian Archives, 'Building Applications' Series:

- AE417/7/1172, 1981, '55 Darcy Street, Alterations (81184)';
- AE417/9/294, 1986, '53 Darcy Street, Alterations (860361)'; and
- AE417/9/564, 1986, '53 Darcy Street, Alterations & Additions (860690)'.

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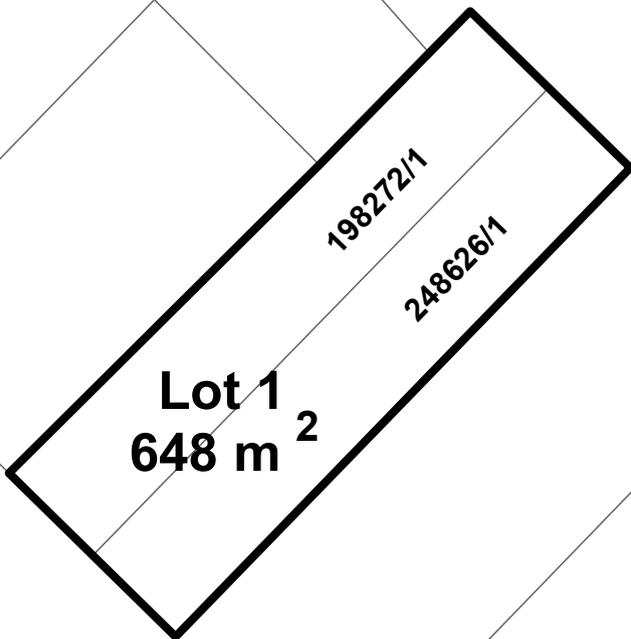
Tibbits, George & Goad, Philip 2012, 'TERRACE HOUSES', in Philip Goad & Julie Willis (eds), *The Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne.

Note

1. Lot 1 represents the registered boundary for 'Conjoined houses', #12054 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of parcels FR 248626/1 & 198272/1 the boundary of which is marked by a heavy black line.
3. All boundaries are parcel boundaries unless otherwise described, details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).
4. For the purpose of S15(4)(b) of the Historic Cultural Act 1995, this plan replaces any previous registered boundary.

Macquarie Street

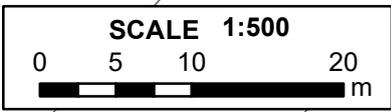
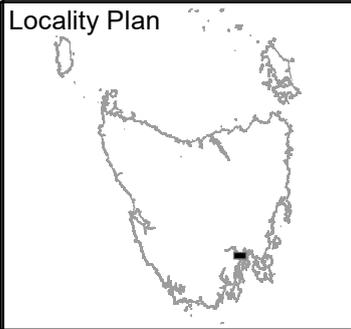
D'Arcy Street



Lot 1
648 m²

198272/1

248626/1



TASMAP: HOBART - 5225 GRID: MGA94 / ZONE 55 DATUM: AHD CONTOUR INTERVAL: N/A

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12054	AW	A.ROBERTS	17.10.22



Conjoined houses

53 and 55 D'Arcy St, South Hobart

PREPARED BY
HERITAGE TASMANIA



CENTRAL PLAN REGISTER



p.p. Surveyor General:

Date Registered: 24.11.21

**CPR
11285**