

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: 12060
Municipality: Hobart City Council
Boundary: CPR11287

Location Addresses

58-60 ADELAIDE ST, SOUTH HOBART 7004 TAS
58-60 ADELAIDE ST, SOUTH HOBART 7004 TAS

Title References

16591/1
16591/2

Property Id

5563718
5563718



58-60 Adelaide Street
NRE 2022



58-60 Adelaide Street
NRE 2022



1838 plan: Birch's Farm subdivided into
house-and-garden allotments



South Hobart - view from Huon Road, cropped
Tasmanian Archives NS479/1/130

Statement of Significance: (non-statutory summary)

Conjoined houses at 58-60 Adelaide Street demonstrate the evolution of housing types in Tasmania. The houses date from the mid-nineteenth century when the larger allotments in South Hobart were sold off and further subdivided due to economic depression, leaving a townscape of varying plot sizes, from large residences with spacious gardens, to small, conjoined workers' housing. Conjoined houses at 58-60 Adelaide Street are a good representative of modest conjoined workers' housing dating from the mid-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.

Conjoined houses at 58-60 Adelaide Street demonstrate the evolution of housing types in Tasmania. The houses date from the mid-nineteenth century when the larger allotments in South Hobart were sold off and further subdivided due to economic depression, leaving a townscape of varying plot sizes, from large residences with spacious gardens, to small, conjoined workers' housing.

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.

Conjoined houses at 58-60 Adelaide Street are a good representative of modest conjoined workers' housing dating from the mid-nineteenth century. Internally the houses retain their original spatial arrangement, and externally they retain their original Georgian form.

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:

Conjoined houses at 58-60 Adelaide Street are located within the densely built suburb of South Hobart, sitting in the foothills of kunanyi/Mount Wellington. Adelaide Street and the surrounding area features a range of architectural styles dating from the mid-nineteenth century, through to the mid twentieth century. St Francis Xavier Catholic Church, on the corner of Adelaide and Angelsea Streets is a dominant feature of the streetscape.

Description:

58-60 Adelaide Street comprise two conjoined single-storey cottages. The cottages are constructed from painted brick. The cottage facades are set back from Adelaide Street with a low picket fence marking the boundary. The

cottages have symmetrical facades with centrally placed doorways and flanking windows; each opening has a splayed lintel. Mid-twentieth century porch additions to the facade are unsympathetic. The roof is clad in corrugated iron, hipped on the eastern end, gable to the western end. There are later rendered and weatherboard additions to the rear of the cottage. Conjoined weatherboard outbuildings sit behind the cottages, and an additional weatherboard outbuilding sits close to the western boundary within a large open backyard. The outbuildings and twentieth century additions are of no heritage significance. Internally several of the original features have been removed, however the spatial arrangement remains intact.

History:

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

Hobart Town

Hobart Town was established by British settlers at Sullivans Cove in February 1804, following initial exploration at Risdon Cove. Sullivans Cove was an excellent site, with a deep and sheltered harbour, fresh water and the shelter of kunanyi/Mount Wellington. During the early nineteenth century Hobart Town developed as the capital and the administrative centre of Van Diemen's Land.

South Hobart

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 (City of Hobart Local Heritage Precincts Jan 2019, p.536; Terry 1999, p.29).

The European history of the area starts with this area of South Hobart being granted to William Birch, who sought to establish a 100-acre farming estate. Whilst the area proved largely unsuitable for farming, its flowing water and abundance of timber made it a good site for local industries, and by the 1820s land was being leased for industrial purposes. The largely unsuccessful Birch's farm was sub-divided in 1838. Seventy-five lots were created, bounded by Davey Street to the south-east, Macquarie Street to the north-west, D'Arcy Street to the west, and Elboden Street to the east. The original intention of the subdivision was to create half-acre house and garden allotments, however, due to economic depression, lots were sold off and further subdivided, leaving a townscape of varying plot sizes; from large houses, with spacious gardens, to small, conjoined workers' cottages (City of Hobart Local Heritage Precincts Jan 2019, p.536).

58-60 Adelaide Street

Title documents note that 58-60 Adelaide Street is part of 1 acre 3 roods and 7 perches purchased by James Alexander Thomson, architect and surveyor, c1846; the land extended along Adelaide Street from D'Arcy Street to Anglesea Street (Preston ADB). Thomson lived at nearby Fernleigh (THR#3098/12055), 325 Davey Street. James and Eliza Thomson subdivided and gradually sold off sections of the land grant throughout the late 1840s and 1850s - to Thomas Broughton August 1846 (LTO 3/2137), John Smith June 1848 (LTO 3/3629), Frederick Watts June 1848 (LTO 3/3632), Henry Dunkley July 1848 (LTO 3/4084), with John Prosser to Richard Pinchin in January 1849 (LTO 3/4194), Alexander Main in December 1848 (LTO 4/3642), and to John Symons in December 1859 (LTO 4/8012).

In May 1848 Thomson sold a parcel of land on Adelaide Street to John Jones (LTO 3/3603). The conveyance document notes that Jones was based on nearby Davey Street and was servant to William Seccombe Esquire (Hamilton ADB). When Seccombe died in Nov 1864 the death notice recorded he was the Senior Colonial Medical officer (*Mercury* 7 Nov 1864 p1). Historic deed indexes show that Jones owned numerous properties across Tasmania (LTO Index 1827-1926 Jon-Jon 1).

In February 1852 Jones sold the property to William Crooke, surgeon, who also owned numerous properties across Hobart and the greater Hobart area (LTO Con3/6533; LTO Index 1827-1926 Cro-Cro 1). The description of the property in the conveyance notes 'together with two cottages or tenements erected on the said piece or parcel of land and the appurtenances', indicating that the conjoined cottages were constructed between 1848 and 1852 (LTO Con3/6533). Hobart Metropolitan Drainage Board plans for Glebe show that each house had an outbuilding and toilet in the back yard (Tasmanian Archives, Glebe Town Detail Plan No.11).

Throughout the nineteenth and twentieth century the conjoined houses were largely investment properties, rented to various tenants. The conjoined houses have mostly been conveyed together, however, for a period from 1924 and 1949 they were individually owned (LTO Con16/5897, Con18/8302, Con19/7347, Con19/7347, Con17/7554). In 1949 the houses were both sold by the then individual owners to Alice Brooks and Harold Brooks (Con24/3752). The conjoined houses remain in private ownership.

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 (Tibbitts & Goad 2012, p.695). 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). The 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.

REFERENCES

'City of Hobart Local Heritage Precincts', Hobart City Council, Jan 2019.

Hamilton, J. Bruce. 'Seccombe, William (1796-1864)' Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/seccombe-william-2647> accessed 16 May 2022.

Preston, Harley. 'Thomson, James Alexander (1805-1860)' Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/thomson-james-alexander-2733> accessed 16 May 2022.

Ryan, Lyndall 2012, *Tasmanian Aborigines: A history since 1803*, Allen & Unwin, Crows Nest NSW.

Terry, Ian 1999, '“A Favourable Progression”: Thematic History of South Hobart', prepared for Hobart City Council (December 1999).

Tibbits, G. & Goad, P. 'Terrace Houses' in Philip Goad and Julie Willis (eds), *The Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne (Vic.), 2012. p.695.

Note

1. Lot 1 represents the registered boundary for 'Conjoined houses', #12060 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of parcels FR 16591/1 & 16591/2 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.

Adelaide Street

FR 16591/1

FR 16591/2

Lot 1
836 m²

Locality Plan



TASMAP: HOBART - 5225

GRID: MGA94 / ZONE 55

DATUM: AHD

CONTOUR INTERVAL: N/A

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12060	AW	A.ROBERTS	17.10.22



Conjoined houses

58 and 60 Adelaide St, South Hobart

PREPARED BY
HERITAGE TASMANIA



p.p. Surveyor General: *AW*

Date Registered: 24.10.22

CENTRAL PLAN REGISTER

CPR
11287