



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: 12061
Municipality: Hobart City Council
Boundary: CPR11288

Location Addresses

229 DAVEY ST, SOUTH HOBART 7004 TAS
231 DAVEY ST, SOUTH HOBART 7004 TAS

Title References

227946/1
63790/1

Property Id

5573086
5573094



229-231 Davey Street, 2019
Google Streetview



229-231 Davey Street, 2022
NRE 2022



Spent Map c1840 Thomas Weare's grant
NRE

Statement of Significance: (non-statutory summary)

229-231 Davey Street is of historic cultural heritage significance as it represents the increasing number of landlords across the colony of Van Diemen's Land and the shift from penal colony to respectable property and business owning class. The conjoined houses at 229-231 Davey Street are a good representative of modest conjoined workers' housing dating from the first half of the nineteenth century. Internally the houses retain their original spatial arrangement, and externally they retain their original Georgian style form.

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.

The erection of 229-231 Davey Street represents the increasing number of landlords across the colony of Van Diemen's Land and the shift from penal colony to respectable property and business owning class. They also demonstrate the development of housing stock close to the central business district prior to the establishment of tram routes and subsequent development of suburbs in higher elevations across Hobart.

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.

Conjoined houses at 229-231 Davey Street have the potential to yield important information of an archaeological nature through its physical fabric and subsurface deposits, which may contribute to a greater understanding of subdivision and mid-nineteenth century development in South Hobart, and the living conditions of working-class inhabitants.

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

The conjoined houses at 229-231 Davey Street are a good representative of modest conjoined workers' housing dating from the first half of the nineteenth century. Internally the houses retain their original spatial arrangement, and externally they retain their original Georgian style 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:

229-231 Davey Street is located in Hobart, the capital city in southern Tasmania. The conjoined houses are situated in the suburb of South Hobart and face south-east. Davey Street is a major one-way egress from the central business district. The area is a mixture of commercial and residential properties.

Description:

229-231 Davey Street are a pair of single-storey conjoined buildings with hipped roof. 229 is symmetrical with double hung windows on either side of the central four-panelled door. 231 includes an extra double hung window addressing the street. Both front doors have transom lights above. The chimneys are original with moulded ornamentation and the roof clad with corrugated iron. All original interior cornices, dados, doors, windows, fireplaces, floorboards and skirting boards contribute to the representative character of the style of building. The conjoined facades are set back from Davey Street with a low picket fence marking the boundary.

History:

Davey Street has proven one of Hobart's popular residential streets since c 1830 when the first major houses were erected along what was then known as Holbrook Place. Many of these residences had expansive views over the River Derwent (Davies & Terry, n.d. p.1).

Sprent's 1840 survey of Hobart includes a building on site that matches the current footprint of the conjoined building at 229-231 Davey Street, South Hobart. The owner of the 14 perches of land and building was Thomas Weare (LISTmap, Sprent survey of Hobart). Assessment rolls suggest Weare, a licensed victualler, owned a suite of properties across Hobart. Weare's origins are unclear, although it is possible he was an ex-convict.

229-231 Davey Street was a long-term rental for several owners during the nineteenth century. Like many properties of the period, sanitation and drainage became an increasing problem. A Board of Health report in 1893 noted that drainage for the conjoined residences was insufficient and an order was issued to remedy the problem (*Tasmanian News*, 15 August 1893 p.4).

Just prior to World War One, 229-231 Davey Street were advertised for sale as part of James Robertson's estate (*Mercury*, 10 December 1913 p.8). It appears the war interrupted his trustees' intentions, and the conjoined terrace was advertised for sale again in 1919 as part of his estate (*Mercury*, 19 November 1919 p.2). The properties sold, 229 being acquired by Margaret Scull and family, and 231 Davey Street by Robert W Elliston (*Tasmanian Government Gazette*, Launceston assessment roll, 1930).

After Margaret Scull's death in 1952, 229 Davey Street was advertised for sale, described as a conjoined brick dwelling of five main rooms with enclosed verandah and the block approximately 25ft by 31 ft (*Mercury*, 21 June 1952 p.26). Elliston meanwhile, a retired farmer at the time of his death, left the property to his housekeeper, widow Alice Evans (Tasmanian Archives AD960/1/68 #25621), who in turn left it to her daughter six years later (Tasmanian Archives AD960/1/75 #30585).

In 1985 an extension was added to the rear of 229 Davey Street (Tasmanian Archives AE417/8/1958). Both 229 and 231 Davey Street are private residences.

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, 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 (THR# TBC) - pairs of single-storey Georgian style brick cottages with central doorways flanked by windows. Further research is needed to confirm a possible connection.

References:

Alexander, A. 2015 *Beneath the Mountain: A History of South Hobart*, South Hobart Progress Association.

Davies, P & Terry, I, n.d. *South Hobart Heritage Study* for Hobart City Council.

Mercury, 10 December 1913, 19 November 1919, 21 June 1952.

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

Sprent Mosaic, www.thelist.tas.gov.au

Tasmanian Archives, AD960/1/68 #25621.

Tasmanian Archives, AD960/1/75 #30585.

Tasmanian Archives, AE417/8/1958.

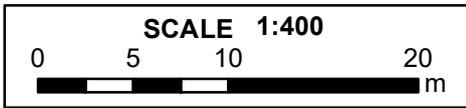
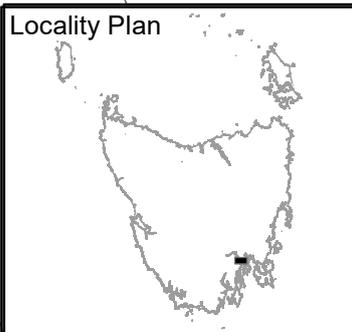
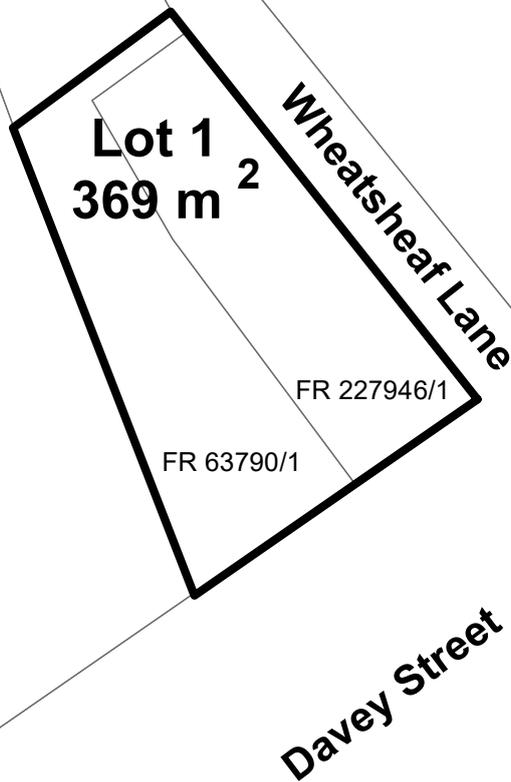
Tasmanian Government Gazette.

Tasmanian News, 15 August 1893.

Wises Post Office Directory, 1948.

Note

1. Lot 1 represents the registered boundary for 'Conjoined houses', #12061 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of parcels FR 1227946/1 & 63790/1 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.



TASMAP: HOBART - 5225		GRID: MGA94 / ZONE 55		DATUM: AHD		CONTOUR INTERVAL: N/A	
No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE	 Tasmania
1	Production	THC	12061	AW	A.ROBERTS	17.10.22	

Conjoined houses
 229 and 231 Davey Street, South Hobart

PREPARED BY
 HERITAGE TASMANIA



CENTRAL PLAN REGISTER

p.p. Surveyor General: 

Date Registered: 24.10.22



CPR
11288