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**Name:** Conjoined commercial properties  
**Status:** Provisionally Registered  
**Tier:** State

**THR ID Number:** 12062  
**Municipality:** Hobart City Council  
**Boundary:** CPR11289

### Location Addresses

335 ELIZABETH ST, NORTH HOBART 7000 TAS  
337-339 ELIZABETH ST, NORTH HOBART 7000 TAS

### Title References

32261/1  
32261/2

### Property Id

5662353  
5662361



335-39 Elizabeth Street  
NRE 2022



335-39 Elizabeth Street  
NRE 2022

## Statement of Significance: (non-statutory summary)

These conjoined commercial properties demonstrate the development of the North Hobart business district during a time of economic prosperity, in this case the 1880s. The properties also demonstrate the entrepreneurial work of a house builder who, rather than wait for offers of work, buys lands, builds premises upon it and then either sells it at a profit or keeps it as a rental, diversifying his ongoing income stream. These conjoined commercial properties are a good example of the type of self-contained shopkeeper accommodation that was common in the late-nineteenth and early-twentieth centuries in Tasmania, with the shopkeeper and family living on the premises above the shop.

### 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.**

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**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.**

These conjoined commercial properties are a good example of the type of self-contained shopkeeper accommodation that was common in the late-nineteenth and early-twentieth centuries in Tasmania, with the shopkeeper and family living on the premises above the shop.

- 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](http://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](mailto: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:**

Elizabeth Street is the main thoroughfare from Hobart's central business district through North Hobart. The North Hobart shopping centre is a busy mix of supermarkets, specialty shops and restaurants. The architecture is a mix of late-nineteenth and twentieth-century buildings, the former class including the Palfreyman's Building (THR 132), the North Hobart Post Office (THR 137), the State Cinema (THR 9928) and the former Soundys Department Store (THR 2819).

### **Description:**

These are three conjoined, brick, two-storey Victorian-era shops (ground floor) with residences (first floor) and hipped roofs clad in sheets of corrugated iron. Nos. 335 and 337 form a symmetrical pair with two double-hung sash windows on the first floor of the Elizabeth Street façade. No.339 is half as wide as the other two, being added to the northern end of the building a few years later. It contains one double-hung sash window on the first floor and has a separate roof structure. The shopfront of 337 Elizabeth Street retains its original recessed form, with a nine-panel timber door and transom window, matching the old shopfront at neighbouring 341 Elizabeth Street. Nos. 335 and 339 have more modern shopfronts. A separate brick residence was built at the rear of 337–39 Elizabeth Street during the mid-twentieth century. This is considered to have little or no heritage significance.

### **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, a British penal colony.

## North Hobart

Gradually the city of Hobart expanded northwards. The land containing the present three conjoined shops appears to have been located to JL Roberts and William Foord. By 1835 it was occupied by wool-grower Benjamin Guy (1799–1856) of Belmont Lodge, Richmond, and by 1838 Guy's four acres contained an 'extensive garden and orchard' ('Fruit and vegetable garden New-town Road' 1838). An undated c1830s Hobart map (Hobart 7 map), George Frankland's c1839 map (Frankland 1839) and an 1851 survey of the Guy block show a small building set back a little from Elizabeth Street on the site of the present buildings at 331 and 333 Elizabeth Street (J Mathieson survey 1851). Guy died in 1856, leaving the property in the hands of executors, who let the residence. Tenants John and Sophia Beckwith appear to have been operating a shop there by 1877 (Hobart valuation roll 1878).

Hobart underwent both commercial and residential expansion during the prosperous 1880s, this being the first period of 'ribbon suburban growth' that joined New Town with the city that had begun at Sullivans Cove (Bolger 1973, p.146). North Hobart developed a commercial hub along Elizabeth Street. In 1880 the one remaining executor of Guy's land, Joseph Benson Mather, obtained the assent of Guy's widow Ann Guy to sell 3 acres for £1800 (conveyance 6/7482). Builder Henry Wise probably demolished the original house/shop standing on the property when he acquired it in 1883 (conveyance 7/1312). Wise built the symmetrical, conjoined 335 and 337 Elizabeth Street during 1886 (Hobart assessment roll 1887), adding the smaller adjoining 339 somewhere in the years 1889-1903. These shops were part of a larger complex of Wise commercial premises along Elizabeth Street. They are a good example of the type of self-contained shopkeeper accommodation that was common in the late-nineteenth and early-twentieth centuries, with the shopkeeper and family living on the premises above the shop. Wise sold nos.337-39 to butcher Joseph Sidwell junior in 1895 (9/2891). Sidwell operated his butchery and lived in no.335 while letting the other two. Although Sidwell later moved to Adelaide, his shop at no.335 remained a butcher's shop for about 50 years (Hobart assessment roll 1945).

A further period of development followed in the wake of World War One (1914–18). Hobart had not only electric street lighting but refrigeration, enabling the establishment of the Renown Fruit and Ice Cream Parlour by James and Isabell Combe at 337 Elizabeth Street in 1920 (Advert 1920). This shop had a counterpart of the same name in Liverpool Street in Hobart's central business district. The Renowns were probably named in honour of the HMS Renown, a British warship that brought the Prince of Wales to Hobart during 1920. They were part of a spate of Renowns christened patriotically across the Tasmanian business world at this time, including a north-eastern gold mine and a Launceston hotel. The Duke and Duchess of York visited Tasmania on the same vessel in 1927, prompting another outpouring of British patriotism.

In 1933 the Renown at North Hobart was tea rooms ('Public notices' 1933), in 1943 and 1954 it was a fruit shop ('Positions vacant' 1943; advert 1954), but whatever the business focus the name remained. Dilapidated stables were slated for demolition at 337 Elizabeth Street in 1926, presumably these stood at the rear of the property, but it is unclear whether they related to the late-nineteenth-century conjoined shop/houses or to the 1830s house which stood nearby ('City Council' 1926). After 1910, no.339 Elizabeth Street was assessed for rates purposes as a 'shop' only, suggesting that the upstairs section was considered too small to be used as a residence. In 1917 saddler John Ruddock rented the shop ('Business directory' 1917), while in 1954 Terry's Modern Dry Cleaners opened there, offering the modern convenience of a 24-hour dry cleaning service (Advert 1954).

A 1946 aerial photo shows outbuildings (since demolished) to the rear of the present shops/cottages. Their exact purpose is unknown. A separate brick residence was built at the rear of 337–39 Elizabeth Street during the mid-twentieth century, partly occupying the site of previous outbuildings. The Renown was a milk bar by the 1970s and in 2022 as a milk bar and chocolate shop retained the same name it had borne for more than a century.

### Comparative analysis: shops with residence above

Early Tasmanian shops nearly always incorporated living quarters for the proprietor, although more well-to-do merchants showed their status by living in a more fashionable location distant from their place of work (Ratcliff 2015, p.1839), usually in a villa residence. Living on site was convenient and allowed the proprietor to protect his or her business. Placing the residence above the shop was an economical use of space, enabling the owner to effectively double the space available. An early example of this is Staffordshire House (THR 3961) in Launceston, a Colonial-era Regency warehouse converted into a shop with residence above. Whereas early shops like this one were 'bare-faced', with flat street facades featuring fluted pilasters and entablature (Ratcliff 2015, pp.1839–41), in the later decades of the Victorian era shop doorways became recessed, with a 'decanted' plate glass window on either side 'so that the goods on display could viewed in three dimensions' (Ratcliff 2015, p.1842). No. 337 Elizabeth Street still demonstrates this shopfront configuration today. It can also be seen in double-storey shops such as Shott's Old Umbrella Shop (THR 4257) in Launceston and single-storey shops such as Cash's Store at Mathinna.

The conjoined shops/houses at 335, 337 and 339 Elizabeth Street, North Hobart are a good example of the type of plain self-contained shopkeeper accommodation that was common in the late-nineteenth and early-twentieth centuries. Similar shops with first-floor accommodation were concentrated, for example, in Reibey Street, Ulverstone,

and in Moonah when its shopping centre developed along Main Road, both during the 1920s, another time of comparative prosperity.

**References:**

Advert 1920, *World*, 1 November 1920, p.2.

Advert 1954, *Mercury*, 11 October 1954, p.17.

Bolger, Peter 1973, *Hobart Town*, ANU Press, Canberra.

'Business directory' 1917, *Critic*, 9 February 1917, p.1.

'City Council' 1926, *Mercury*, 19 January 1926, p.3.

Frankland, George c1839, Map of Hobart (Libraries Tasmania), [https://libriaristas.ent.sirsiidynix.net.au/client/en\\_AU/library/search/results?qu=hobart&qu=7&qu=map#](https://libriaristas.ent.sirsiidynix.net.au/client/en_AU/library/search/results?qu=hobart&qu=7&qu=map#), accessed 31 May 2022.

'Fruit and vegetable garden New-town Road' 1838, *Austral-Asiatic Review*, 3 April 1838, p.1.

Hobart assessment roll 1887, *Hobart Gazette*, 1 January 1887, p.76.

Hobart assessment roll 1945, *Tasmanian Government Gazette*, 14 August 1945, p.1615.

Hobart 7 map (NRET).

Hobart valuation roll 1878, *Hobart Town Gazette*, 1 January 1878, p.11.

'Positions vacant' 1943, *Mercury*, 2 December 1943, p.12.

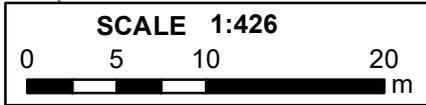
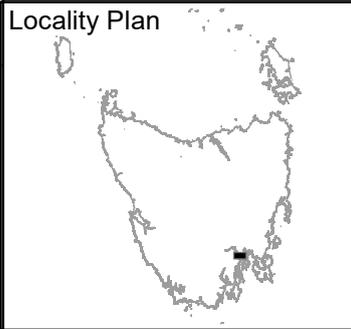
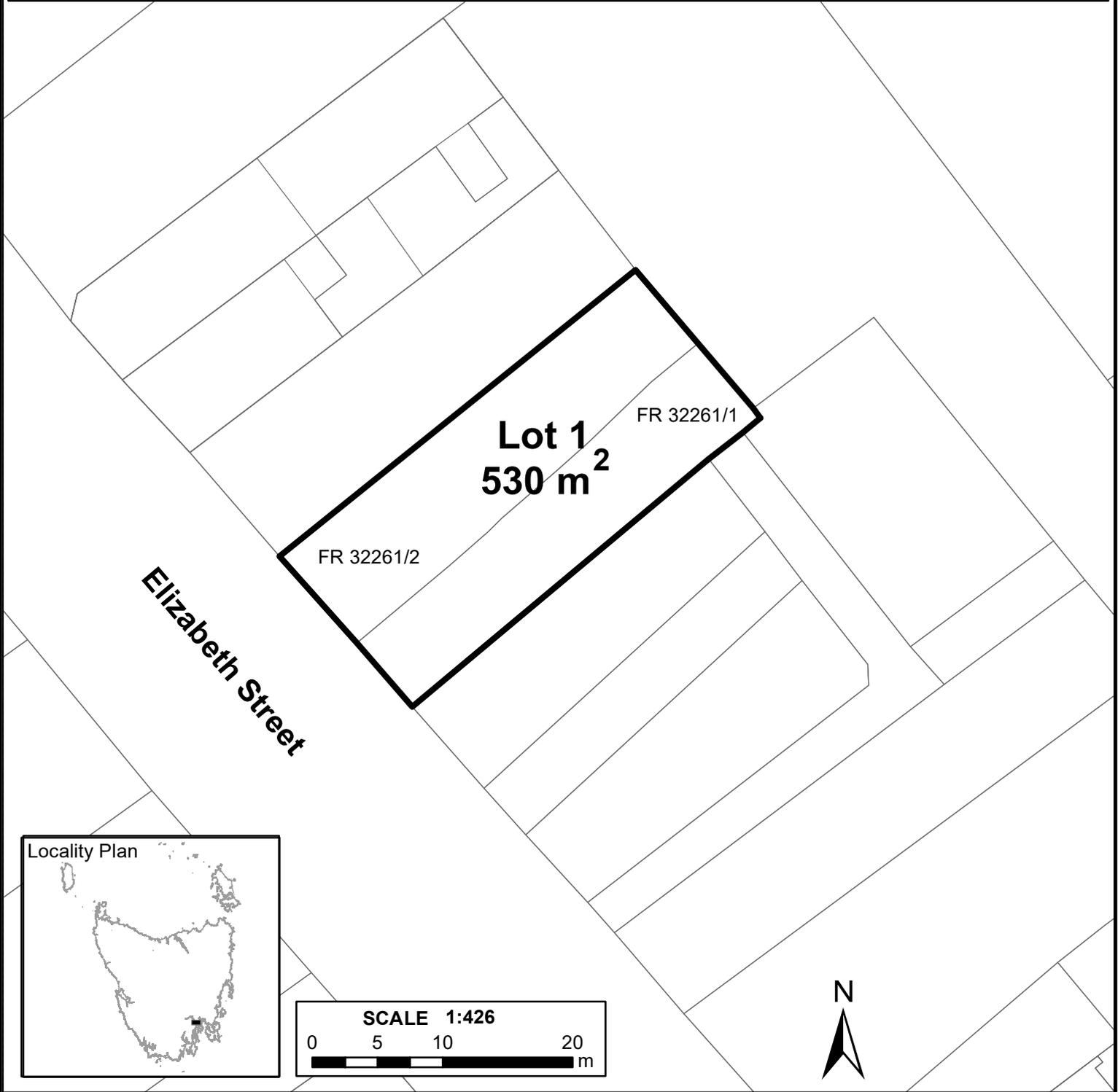
'Public notices' 1933, *Mercury*, 22 June 1933, p.1.

Ratcliff, Eric 2015, *A far microcosm: building and architecture in Van Diemen's Land and Tasmania 1803–1914*, Fullers Bookshop, Hobart.

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

### Note

1. Lot 1 represents the registered boundary for 'Conjoined commercial properties', #12062 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of parcels FR 32261/1 & 32261/2 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.



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

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12062	AW	A.ROBERTS	17.10.22



**Conjoined commercial properties**  
 335 to 339 Elizabeth St, North Hobart

PREPARED BY  
 HERITAGE TASMANIA



**CENTRAL PLAN REGISTER**

p.p. Surveyor General: 

Date Registered: 24.10.22



**CPR  
 11289**