

134 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
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Name: Conjoined houses
Status: Provisionally Registered
Tier: State

THR ID Number: 12063
Municipality: Hobart City Council
Boundary: CPR11292

Location Addresses

HOBART 7000 TAS
119 WARWICK ST, HOBART 7000 TAS
121 WARWICK ST, HOBART 7000 TAS

Title References

58171/0
58171/1
58171/2

Property Id

7313720
7313712



119-121 Warwick Street
NRE 2022



119-121 Warwick Street
NRE 2022

Statement of Significance: (non-statutory summary)

Nos. 119 and 121 Warwick Street, West Hobart demonstrate the development of nineteenth-century inner-city housing in Tasmania. These conjoined cottages are an intact example of mid-nineteenth-century housing. Internally the original front section of the cottages retain their original spatial arrangement and detail, externally the front elevations have a high level of integrity.

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.

Nos.119 and 121 Warwick Street demonstrate the development of nineteenth-century inner-city housing in Tasmania.

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.

Nos.119 and 121 Warwick Street, West Hobart, are an intact example of mid-nineteenth-century housing. Internally the original front section of the cottages retain their original spatial arrangement and detail, externally the front elevations have 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:

These conjoined houses are part of a small group of two-storey nineteenth-century brick conjoined houses in Warwick Street, West Hobart, within a kilometre of Hobart's central business district.

Description:

These are two small conjoined two-storey Colonial era Georgian houses with a symmetrical form. The original form of the building as it presents to Warwick Street is highly intact. Built of brick (which has been painted) with painted sandstone lintels and windowsills, the houses share a single hipped roof and a central corbelled chimney. The roof is currently clad in sheets of corrugated iron, which is likely to have replaced an original timber shingle roof. Each home has six-paned double-hung sash windows to the Warwick Street facade, one in the upper storey (with shutters) and two on the ground floor. There is an additional window at both levels in the northern and southern facades, and a transom window over each front door. A brick skillion at the rear appears to have been added in two stages, each with its own windows. The more recent, single-storey rear section of each house has a low-pitched metal deck skillion roof.

Internally each of the ground floor front rooms retain their early configuration with a central fireplace. Otherwise, the interiors have been extensively remodelled in recent years, with c.2018 modern staircases to access the modified upper levels. The ground floor has a concrete slab floor, and front verandah area. The modern single-storey rear section contains bathroom, kitchen, and laundry facilities and is of no heritage significance.

The front boundary is marked by a low stone wall with brick gateposts, possibly built from recycled historic building material.

History:

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

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.

Joseph Brain and Caroline Sandford

Thirty-eight perches containing the site of the present-day conjoined homes at 119 and 121 Warwick Street were located to ex-convict Stephen Gibbs, who sold the land in two parcels to Joseph Brain in 1831/32 for £39 (1/1200 and

1/1442). Brain (c1794–1845), from Kingswood in Gloucester, had left a wife and two children there when transported for life as a 'capital respite', that is, receiving a death sentence which was commuted (Conduct record CON31/1/1, image 182). He had permission to marry Middlesex-born Caroline Sandford (c1809–53), who as an adolescent had voyaged to Van Diemen's Land with her transported mother (Arrivals 1828). The couple's first child John Brain was born just before they took possession of one of Gibbs' lots in September 1831, while a second child, Edward Brain, was also born ahead of their wedding ceremony in 1834. They eventually had seven children. In 1835 and 1836 Joseph Brain took out mortgages over these and other properties with ex-convict Tea Tree brewer and farmer William Brodribb which amounted to £1382 (1/4325 and 16503), a huge debt for a baker with a large family. The conjoined houses at 119 and 121 Warwick Street were built at this time.

The late-1830s and 1840s were very tough times economically in Van Diemen's Land, with many people facing bankruptcy. Even the money lender Brodribb was declared insolvent in 1838 and 1844 ('To the creditors of William Adams Brodribb ...' 1838; 'In the matter of the insolvency of William Adams Brodribb ...' 1844). Between these crises, in 1842 he apparently foreclosed on Joseph Brain's second mortgage, the 'two small new brick houses, nos. 31 and 33 in Warwick-street ... in the occupation of Mr Joseph Brain' being offered at auction ('Auction notices' 1842). A man named Robert Kevill bought the house at auction and conveyed it to Brodribb, who in 1845 applied for it to be granted to him ('Commissioner's Office' 1845).

The Brain/Howard/Hawkes families build

Some unregistered dealings make the subsequent history of the property hard to follow, but it reverted to the Brain family, a remarkable second-generation turnaround. Daughters of Joseph and Caroline Brain, Hannah and Mary Brain and their husbands Henry Howard and George Hawkes (c1842–1915) were all involved in the property before Howard was granted the title in 1876 (purchase grant 27/194; 'Claims to grant of land' 1876). The footprint on James Sprent's 1850s map is of a building as wide as the present one but not as deep, suggesting that the map pre-dated the skillion additions to the rear. When exactly these were added is hard to determine. Assessment rolls show that in the period from the 1850s to the 1880s the owner of the property lived in one of the conjoined homes while letting the other.

In the 1880s Governor Sir John Lefroy reported 'a condition of general prosperity' in Tasmania, with primary producers benefiting from the development of inter-colonial food markets and an inflow of capital from Britain, Victoria and New South Wales helping to develop the colony's mining interests (Bolger 1973, p.144). Consumer spending rose and property values increased. Inner-city housing in Hobart would have been popular. John Brain owned the property 1876–89 (CT 19/116) and George Hawkes 1889–1915 (CT 70/175). Hawkes, a builder, added the three adjacent conjoined houses (113, 115 and 117 Warwick Street, THR 3415, 6640 and 6641) as well as 123 (built behind no.125) and 125 Warwick Street to his investment portfolio (Assessment roll 1903). These seven houses all stood on the same 38 perches located to Stephen Gibbs and granted to Henry Howard. In May 1888 the *Mercury* reported that on Hawkes' Warwick Street property 'two semi-detached brick houses were being substantially built and fitted with accommodation suitable for artisans' dwellings' ('City Council' 1888). The third (no.113 Warwick Street) was added in time for the 1890 assessment roll (Assessment roll 1890). Hawkes occupied 125 Warwick Street at his death in 1915 ('Deaths' 1915), the other six houses being rentals.

The Brain/Hawkes family subsequently severed their connection with the property, with all seven houses being offered at auction in 1916. Nos. 119 and 121 were the smallest on offer, containing four rooms and the 'usual outbuildings' ('Auctioneers' notices' 1916). The 38 perches were subdivided into separate properties, with orchardists Oscar and Eva Frizoni purchasing the land containing the conjoined house 119 and 121 Warwick Street in 1919 (CT 272/155). In 1946 the two conjoined houses became separate properties (CT 515/72 and 73). A single-storey addition was constructed behind the main structure in the mid to late twentieth century (pers comm, M Richards Oct 2022).

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. Early twentieth century examples of terrace housing in Tasmania are less common.

There are several substantial Victorian-era brick terraces in Launceston which reflect the wealth and expansion of the city during that period. These include Dunorlan Terrace (THR#6622), a group of 11 two-storey terraces completed in 1884 commissioned by landowner and philanthropist Henry Reed to house artisan class men, and adjacent Dunorlan Cottages (THR#3807), built in his memory to accommodate destitute elderly women. Dorset Terrace (THR#4573) built in 1888, is a set of five two-storey terrace houses that feature decorative cast iron lace verandahs and polychromatic brickwork. Middlesex Terrace (THR#3938) and Eskview Terrace (THR#6317) a complex of two-storey terraces constructed c1905 that extend along Cameron and Wellington Streets.

In Hobart the three-storey timber Chatsworth Terraces (THR#2096) sit prominently on Brooker Avenue, the main

entrance into the centre of Hobart. Terraces of more moderate scale and decoration are spread across Hobart and include Seabrook Cottages (THR#12025), Conjoined Terrace Houses (THR#2209, #2210, #5946, #5945, #6258) located at 100-110 Campbell Street and incorporate a corner store. Back-to-back rows of brick terraces, 43-53 Smith Street (THR#2875) and 46-56 George Street (THR#6376, #6375, #6374, #6372, #6371, #6370) were designed by George Fagg as social housing for the Hobart Benevolent Society in 1895. Conjoined sandstone houses at 49-59 Lansdowne Crescent feature three pairs with varying additions and presentations to the street.

Although less common, there are some examples of intact early twentieth century conjoined red brick terraces in Hobart, particularly those at 59-63 Patrick Street (THR#2564) constructed c1910; a single-storey set of four red brick terraces that sit atop a rise, sharing a hipped roof form and narrow floorplan marked by brick parapets. The row of three grander red brick terraces named Elgin, Govan and Oban at 86-90 Warwick Street (THR#2602), constructed c1900, each feature access via an elevated walkway with the ground floor set below street level, window on the lower level, and recessed porch to the main entrance.

References:

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'Auction notices' 1842, *Courier*, 29 April 1842, p.3.

'Auctioneers' notices' 1916, *Mercury*, 28 February 1916, p.8.

Bolger, Peter 1973, *Hobart Town*, Australian National University Press, Canberra.

'City Council' 1888, *Mercury*, 15 May 1888, p.4.

'Claims to grant of land' 1876, *Launceston Examiner*, 16 March 1876, p.1.

'Commissioner's Office' 1845, *Cornwall Chronicle*, 22 October 1845, p.269.

Conduct record for Joseph Brain, CON31/1/1, image 182 (TA),
[https://stors.tas.gov.au/CON31-1-1\\$init=CON31-1-1p182](https://stors.tas.gov.au/CON31-1-1$init=CON31-1-1p182), accessed 19 May 2022.

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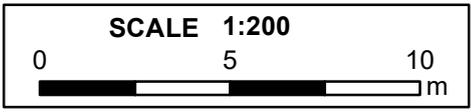
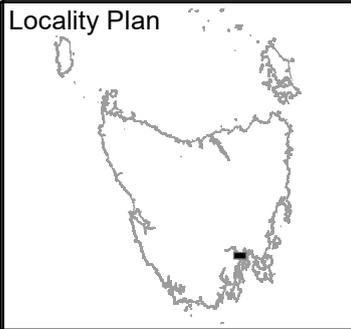
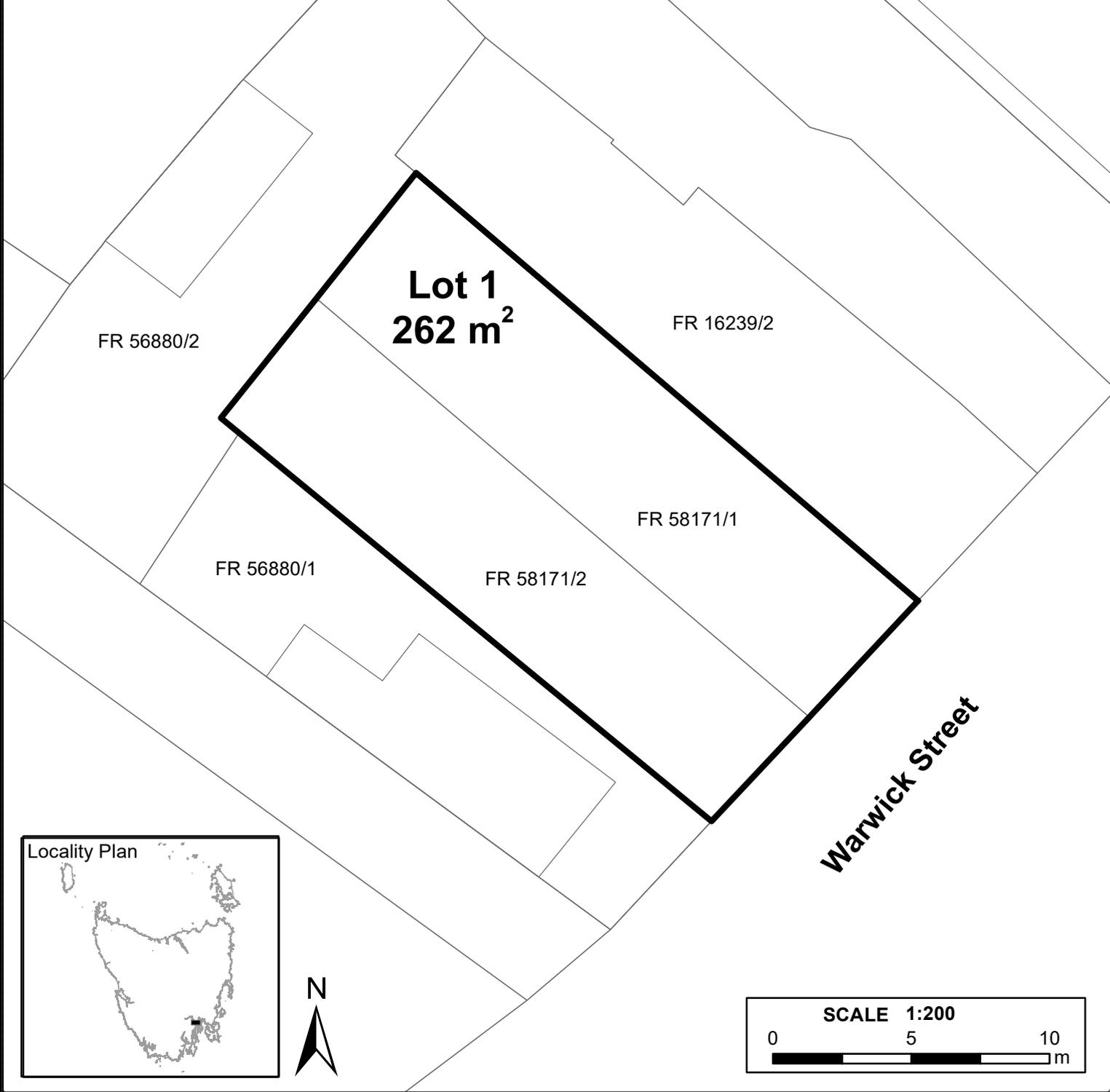
Ryan, Lyndall 2012, *Tasmanian Aborigines: a history since 1803*, Allen & Unwin, Sydney.

Tibbits, George & Goad, Philip 2012, 'Terrace Houses' in Philip Goad and Julie Willis (eds.), *The encyclopedia of Australian architecture*, Cambridge University Press, Port Melbourne.

'To the creditors of William Adams Brodribb ...' 1838, *Austral-Asiatic Review, Tasmanian and Australian Advertiser*, 18 March 1838, p.1.

Note

1. Lot 1 represents the registered boundary for 'Conjoined houses', #12063 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of Strata Plan 58171, 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 represents the boundary for THR#12063.



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

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12063	AW	A.ROBERTS	26.10.22



Conjoined houses
 119 and 121 Warwick St, West Hobart

PREPARED BY
 HERITAGE TASMANIA



CENTRAL PLAN REGISTER

p.p. Surveyor General: 

Date Registered: 28.10.22



CPR
11292