

Tasmanian Heritage Register Datasheet



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: Kassa Villas
Status: Provisionally Registered
Tier: State

THR ID Number: 12064
Municipality: Hobart City Council
Boundary: CPR11290

Location Addresses

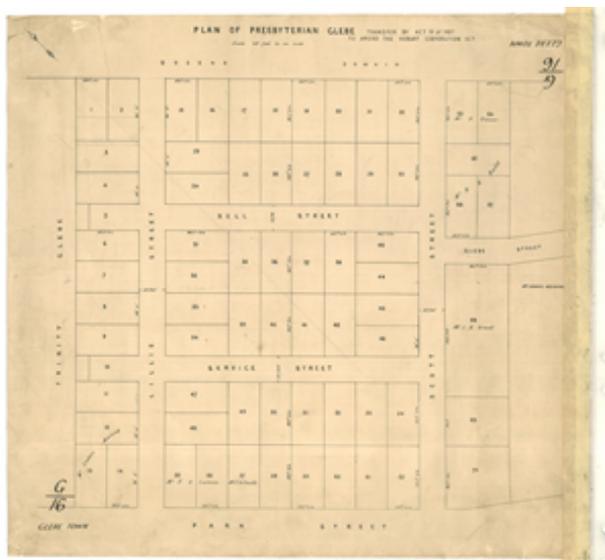
GLEBE 7000 TAS
9 SCOTT ST, GLEBE 7000 TAS
11 SCOTT ST, GLEBE 7000 TAS
GLEBE 7000 TAS
13 SCOTT ST, GLEBE 7000 TAS
15 SCOTT ST, GLEBE 7000 TAS

Title References

56722/0
56722/1
56722/2
58802/0
58802/2
58802/1

Property Id

7641601
7641628
5681087
5681095



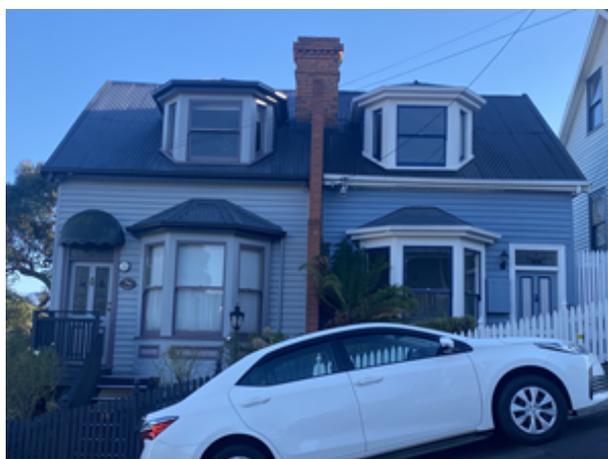
Plan of subdivision of Presbyterian Glebe
Tasmanian Archives AF819/1/113



9-15 Scott Street
NRE 2022



9-11 Scott Street
NRE 2022



13-15 Scott Street
NRE 2022



9-15 Scott Street
NRE 2022

Statement of Significance: (non-statutory summary)

Kassa Villas at 9-15 Scott Street are a good representative example of late nineteenth century conjoined housing that demonstrate the evolution of housing types in Tasmania. Many houses in the Glebe date from the late nineteenth century, when the areas owned by the Anglican and Presbyterian Churches were subdivided, leased for 99 years and property developers built conjoined and free-standing weatherboard housing, characteristic of the Glebe.

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.

Kassa Villas at 9-15 Scott Street demonstrate the evolution of housing types in Tasmania. Many houses in the Glebe date from the late nineteenth century, when the areas owned by the Anglican and Presbyterian Churches were subdivided and leased for 99 years. Late nineteenth property developers, such as George Beedham, built conjoined and free-standing weatherboard housing, characteristic of the Glebe.

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.

Kassa Villas at 9-15 Scott Street are a good representative example of late nineteenth century conjoined housing. Internally the conjoined houses retain their original spatial arrangement and detail, externally the houses 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:

Kassa Villas are located in the Hobart suburb of Glebe. Sitting below the Queens Domain, this area of south westerly sloping land contains a highly consistent streetscape of early inner city residential buildings built along steeply rising streets. The area exhibits a residential character, confined by Brooker Highway to the south, and the Domain open space to the north.

Description:

Kassa Villas comprise two mirror image conjoined pairs of single-storey houses with attics. The houses are weatherboard construction with brick party walls and centrally placed low brick chimneys to front and back. The gable rooves are clad in painted corrugated iron.

The conjoined houses are located on the steep slope of Glebe, set back from Scott Street with low picket fencing marking the boundary. Each house has a side doorway with transom light, the houses on the lower side of each pair are accessed via steps and small porch. Beside each doorway is a projecting faceted bay window. A faceted dormer sits above each bay window; all window openings have timber-framed sash windows. The houses have various additions and extensions to back. Each has a narrow backyard.

Internally the houses retain several original features, including timber architraves, doors, staircases, cornices and room layout.

History:

The Hobart area is in 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.

Glebe

Glebe is a historic Hobart suburb containing many well-preserved primarily weatherboard buildings. Several Australian cities have a Glebe, the historic model of a Glebe was formed when land was granted to churches for the purposes of establishing religion in the colonies. The Hobart Glebe comprised of three distinct sections of granted land to three denominations. The Anglican Church developed houses on its section in the 1880s, the Presbyterian Church developed houses in the 1890s, and the Roman Catholic Church developed houses much later in the 1940s and 50s. All the properties and houses were leased. During the 1960s Glebe was considered one of the poorest areas of Hobart, this was principally due to the leasehold nature of properties. From c1880s the properties were leased for 99 years, as the terms of the leases got shorter the occupants did not want to spend money on maintaining properties and as a result the standard of housing within the area greatly declined. The regeneration of Glebe began in the early 1980s as 99-year leases ended and buildings were sold off and new owners renovated properties (Hobart City Council 'City of Hobart Local Heritage Precincts' Jan 2019, p.19).

PRESBYTERIAN GLEBE

The Presbyterian Glebe was marked out in largely even plots of land fronting onto Lillie, Bell, Service, Park and Scott Streets with plots numbered from 1 to 70; allotments 1 to 67 were the same size, however 68 to 70 were larger

9-15 SCOTT STREET (formerly 1-4 Scott Street)

In January 1883 the Trustees of the Presbyterian Church of Tasmania leased Lot 53 and Lot 54, allotments of land, to Herbert Gower, carver and gilder for 99 years. The agreement included a covenant to 'build on the land demised at his own cost one good substantial dwelling house of the value of five hundred and fifty pounds at the least' (LTO Mem7/1831, Mem7/1828). By May 1883 Gower sold Lots 53, 54 (and also 52) to Henry Livingstone, butcher, and three years later the three parcels of land were sold to Celia Jane Baily, wife of Henry H Baily, photographer (LTO Mem 07/6888).

In 1887 George Beedham, a Hobart solicitor and 'one of the largest holders of Glebe property' purchased the lease for Lots 53 and 54 (*Tasmanian News* 9 Aug 1888 p2: LTO M7/9215). George Beedham, a practising solicitor, had a large property portfolio across Hobart and Glenorchy (LTO Index 1827-1926 BEC-BEL).

An article in the *Tasmanian News* documenting 'Improvements in Glebe Town' recorded in August 1888, 'Mr Beedham, one of the largest holders of Glebe property, has begun the erection of some additional buildings. The foundations are as yet only level with the roadway. Passing round into Scott street, we find that the same enterprising property holder has just completed four very neat cottage residences.' (*Tasmanian News* 9 August 1888 p2). The Valuation Roll for 1889 records that Beedham (noted as 'lessee' rather than owner) had four 'attached' houses in Scott Street (*The Hobart Gazette* 1889 p.1125).

Although the original plan of the Presbyterian Glebe shows that Lots 53 and 54 were aligned to face Service Street, the four houses address Scott Street.

In 1892 the leasehold transferred from Beedham to Frank Bond (LTO Mem8/8748). Valuation Roll from 1895 notes that the four houses on Scott Street (then numbered 1 to 4) owned by Bond were named 'Kassa Villas' (*The Hobart Gazette* 1895 p.1093-4). Bond (1856-1931) was a bark merchant, property developer and politician, who was elected to the House of Assembly (1903-1906) and the Legislative Council (1909-1921) (*Tasmanian Archives* NG1331 'Ernest (Ernie) Bond'). In 1905 Bond purchased Dr Harry Benjafield's residence, The Willows, (THR#143), which he renamed Mimosa, a type of silver wattle/Acacia native to Tasmania; wattle bark was exported internationally for tanning hides in the late nineteenth century (Haygarth). Kassa is also another name for wattle/Acacia bark ('kas'sa', accessed 1 June 2022).

In late 1902 the houses were listed for sale. the auction notice states 'W.B. COTTAGES, GLEBE...The remainder of 99 years' lease of two allotments of land, situate in Scott-street, Glebe, having a frontage of about 90ft. with a depth of 96ft. along Service street. Together with Four W.B. Cottages known as Kassa Villas, each containing 5 Rooms, and usual outbuildings thereon erected.' (*Mercury* 8 October 1902 p.8).

The four houses were owned as a group until 1921 when Hugh Davidson Erwin sold 13 and 15 Scott Street to Mervyn John Spicer, then 9 and 11 Scott Street to Gertrude Amy Osbourne and Gerald William Mahoney (LTO Con15/4692, Con16/2276). The 1945 Valuation Roll lists the owners as Mrs Edith and Gerald Mahoney, 10 Patrick Street (9-11 Scott Street) and MJ Spicer, 17 Eddie Street, Invermay (*Tasmanian Government Gazette* 1945 p.1598). In 1982 the 99 lease of the properties expired, and in subsequent years the four houses were sold into individual ownership, however they have largely remained rental properties.

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.

Conjoined weatherboard housing is peppered throughout the Glebe and is characteristic of the area. Located nearby (in the former Presbyterian Glebe) are other intact examples of this type of building, including the three-storey timber Chatsworth Terraces (THR#2096) which sit prominently on Brooker Avenue, the main entrance into the centre of Hobart. Adjacent to the Chatsworth Terraces are two pairs of weatherboard conjoined houses at 115-121 Brooker Highway (THR#6426, #6427, #6428). Directly above Kassa Villas on the corner of Service and Scott Streets sit a row of three conjoined two-storey houses that were also built by George Beedham (3-7 Service Street THR#2141), and 3 pairs of two-storey conjoined houses at 13-23 Service Street (not registered). A short distance away in Lillie Street are two pairs of conjoined cottages that are very similar in form and character to 9-15 Scott Street (11-17 Lillie Street THR#2126, #6255, #2127). Further research is needed to confirm a possible connection.

References:

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

Haygarth, N. 'Ernie Bond', unpublished notes.

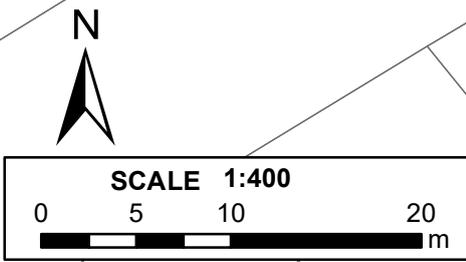
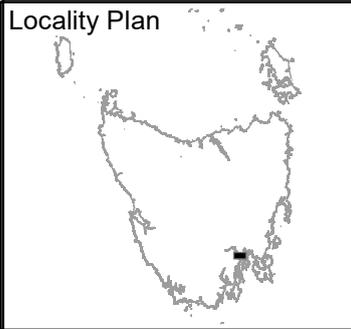
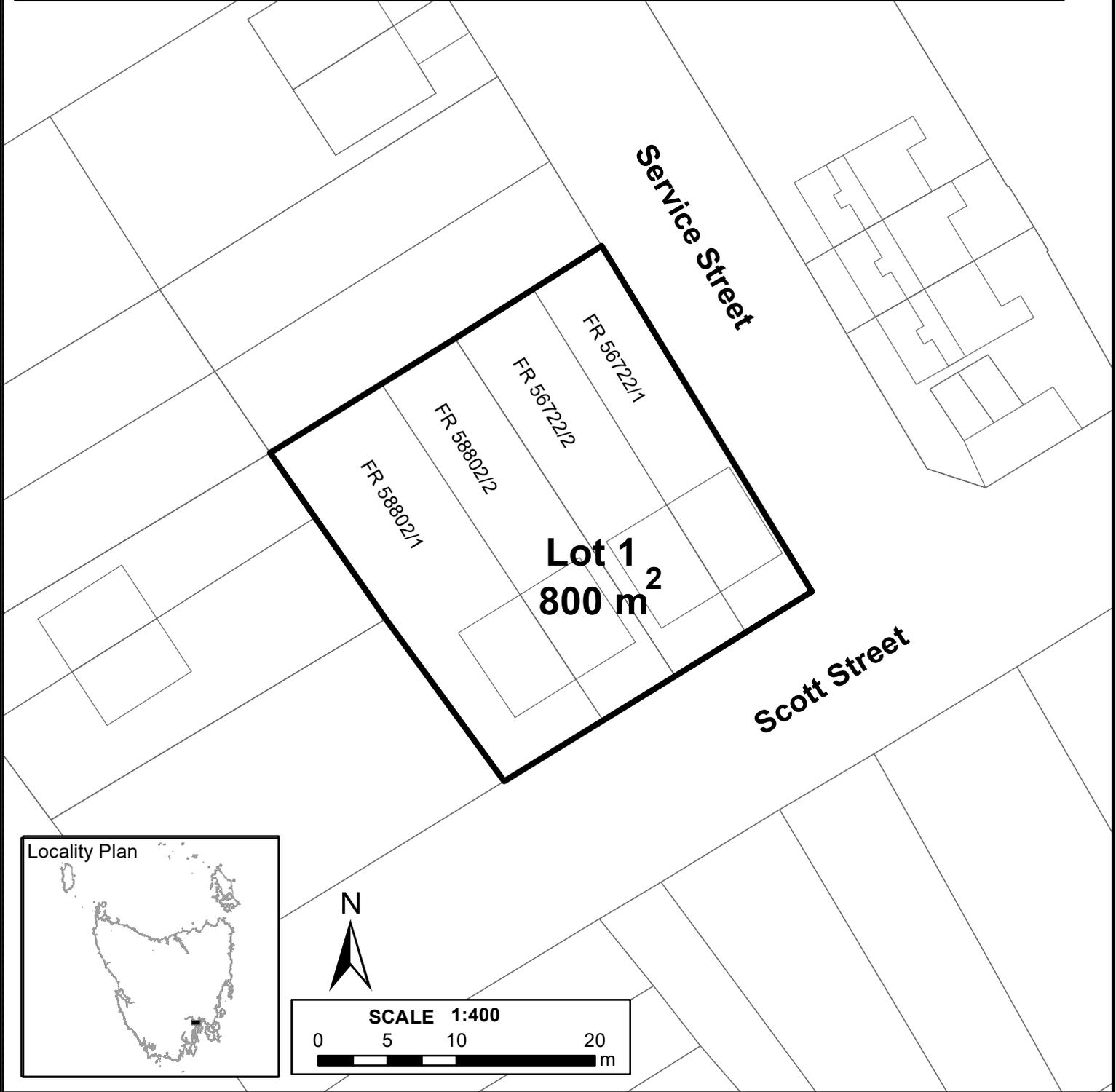
'kas'sa' <https://educalingo.com/en/dic-hi/kassa>, accessed 1 June 2022.

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

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 'Kassa Villas', #12064 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of Strata tiles FR 56722/0 & 58802/0 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	12064	AW	A.ROBERTS	17.10.22	

Kassa Villas
 9 to 15 Scott St, Glebe

PREPARED BY
 HERITAGE TASMANIA



CENTRAL PLAN REGISTER

p.p. Surveyor General: 

Date Registered: 24.10.22



CPR
11290