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**Name:** Seabrook Cottages  
**Status:** Provisionally Registered  
**Tier:** State

**THR ID Number:** 12025  
**Municipality:** Hobart City Council

**Location Addresses**

165 HARRINGTON ST, HOBART 7000 TAS

**Title References**

111137/2

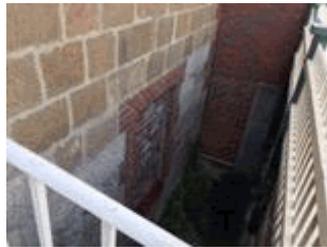
**Property Id**

5665124

159-163 HARRINGTON ST, HOBART 7000 TAS

26813/1

7318986



Seabrook Cottages,  
 Harrington St  
 DPIPWE 2019

Seabrook Cottages,  
 ground floor level  
 DPIPWE 2019

Seabrook Cottages,  
 western elevation  
 DPIPWE 2019

Seabrook Cottages,  
 western elevation  
 DPIPWE 2019



Brick partition wall,  
 159 Harrington St  
 DPIPWE 2021

Staircase in 161  
 Harrington St  
 DPIPWE 2021

Internal view, 161  
 Harrington St  
 DPIPWE 2021

Entrance foyer of 161  
 Harrington St  
 DPIPWE 2021



Seabrook Cottages,  
 Harrington St  
 DPIPWE 2019

**Setting:** Seabrook Cottages are located at the northern end of Harrington Street, Hobart where the city changes to a mix of 1-2 storey commercial, light industrial, and residential buildings. Seabrook Cottages sit near the intersection with Brisbane Street, adjacent to a collection of two-storey commercial and residential buildings.

**Description:** Seabrook Cottages comprise four conjoined two-storey cottages. The cottages are constructed from sandstone with red brick detailing, including quoins, sills and lintels. The hipped roof is clad in painted corrugated iron, with the extent of each cottage marked by a brick and concrete parapet. The cottage facades are set back from Harrington Street with a low picket fence marking the boundary. The buildings are accessed on the upper level via an elevated walkway, with the ground floor set below street level; there are windows and blind windows on the lower level.

Each property has a front door to Harrington Street set within a recessed porch, with half-timber doors and glazed detail, transom light above and half sidelights, and a large timber framed sash window, flanked by narrower timber framed sash windows.

The rear (western) elevation of the properties is accessible via Melville Street. Constructed from sandstone rubble with red brick detailing, there are various size timber-framed windows and door openings to the ground level and evenly spaced multi-paned sash windows to the upper level.

Internally the buildings retain a number of original features, including timber architraves, doors, picture rails, staircases, cornices and room layout. 159, 161 and 163 Harrington Streets have been internally altered to connect the buildings when used as head offices for K & D. The timber staircase has been removed from 159 Harrington Street, and a large safe with steel door is located on the lower level.

**History:** Hobart is located within the country of the Mouheneenner people.

### **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.

The Sprent Map (c1840) notes that 1 rood and 24 perches was owned by William Montgomerie, cowkeeper, who purchased the large corner block on Harrington and Brisbane Streets in 1834 from Joseph Clarke (LTO Con 1/4162). The Sprent Map shows a timber building in the southern corner of the property. In the 1830s and 1840s Montgomerie was a licensed victualler, licensee of the Berriedale Inn, Glenorchy, then licensee of the Golden Anchor, Murray Street (*Hobart Town Courier* 16 Nov 1838 p2; *Courier* 3 Sept 1841 p4; *Colonial Times* 12 Oct 1844 p4; *Courier* 5 Sept 1846 p4).

The property transferred through a number of owners before it was auctioned in April 1887, when it was purchased by local builder George Smith Seabrook (Ward 2006, p90).

### **George Smith Seabrook, Seabrook & Son, Seabrook Brothers**

George Smith Seabrook was the second son of Henry William Seabrook senior, a builder, who arrived in Hobart Town in November 1832. During the early nineteenth century Henry William Seabrook and his sons established a successful timber business located on Brooke Street near Franklin Wharf. The government was a major customer of Seabrook's timber business, purchasing timber for roadworks, wharves and buildings (including Custom House and Government House). By the 1850s HW Seabrook was prospering, winning a number of tenders for fitting out, repairs and maintenance work on government buildings, including the Post Office (1855), Hobart Court House (1857) and the House of Assembly (1858) (Ward 2006, p6,7). By 1859 the business was trading as Seabrook & Son, during this period the 'crowning achievement' of the Seabrooks business was building of the Royal Society Building (now part of the Tasmanian Museum and Art Gallery Complex THR#6648), designed by Henry Hunter (1861-2); the Seabrooks collaborated with Hunter on a number of projects, including the Deanery at St David's Cathedral (THR#96, 1886). The Seabrooks also constructed Government House (THR#2926, 1842-3), numerous grand houses on upper Davey Street, and Wybra Hall at Mangalore (THR#5476, 1905-6).

George Smith Seabrook took over the family business in Hobart, following the retirement of his father, HW Seabrook senior c1864, and relocation of brother Henry William junior to New Zealand, where he joined brother Charles in business as builders. Between 1873 and 1888 George Seabrook operated in partnership with Thomas Reynolds, as Seabrook and Reynolds. George retired c1888, his sons trading as 'Seabrook Brothers' from the Harrington/Brisbane Street premises for a time, before William Alexander Seabrook took over the site (Ward 2006, p9, 90).

The Seabrook family were also prominent public figures in southern Tasmania, as politicians, sportsmen, and Aldermen (Ward 2006).

### **K & D**

In 1902 the newly formed partnership between Andrew Garrington Kemp and Victor Ernest Denning leased the 'Oregon Yard' from George Smith Seabrook (*Mercury* 27 May 1902). Kemp and Denning starting as timber merchants, and gradually extending activities into selling building materials and hardware. Kemp and Denning purchased the 'Oregon Yard' in 1941 (LTO Con21/4791). The site was almost completely redeveloped as a home and building retail warehouse in 1986, and later sold to University of Tasmania in

2019 (LTO CT 197975/1) (Kemp 2005, p199). In 1905 William Seabrook, son of George Seabrook, was involved in the formation of the Hobart Brick Company. Andrew Kemp also became involved in the company in 1908 (Ward 2006, p12).

George Seabrook died in 1906, his Will specified that his property, with the exception of his wife's cottage, located on the Harrington Street side of the property, was put up for sale. In 1912 the Trustees of George Seabrook's Estate advertised a number of properties for sale.

### **William Alexander Seabrook**

Seabrook Brothers disappeared from the *Post Office Directory* 1894/1895, however, William Seabrook emerged from the partnership with his brothers to be the most prolific builder of the family after his father. Following the dissolution of the family business William worked as the retained builder for Henry Jones & Co. at their IXL Jam Factory on Hunter Street, appearing on the payroll as a contractor from 1898 to 1918 (Ward 2006, p11) (THR#11961).

William Seabrook purchased Lots 1, 2 and 3 of George Seabrook's Estate at auction for 2500 pounds in 1912 (LTO Con12/8224). Following purchase of the land William moved his workshop and offices from Harrington Street around the corner to Brisbane Street. In 1915 William Seabrook constructed a row of four conjoined cottages, known as *Seabrook Cottages*, on Harrington Street (Ward 2006, p90). By 1916 the cottages were leased to private individuals, as was the house and shop on the corner of Harrington and Brisbane Streets, also owned by Seabrook (*Tasmanian Government Gazette* 2 June 1919 p1940).

William Seabrook died in 1935, his will specified that sons William Keith and Clarence inherited one cottage each (159 and 161 Harrington Street), and wife Eliza inherited the other two cottages (163 and 165) (TAHO AD960/1/59). The cottages were gradually sold by the Seabrook family; 159, 161 & 163 were purchased by K & D, and were used as business offices until 2020 when the greater K & D site was purchased by the University of Tasmania with the intention to redevelop the site to form part of the inner-city campus (Susan Oong Mercury 30 Jan 2020, accessed 31 Jan 2020).

165 Harrington Street is individually owned and has been occupied by a number of businesses (LTO CT111137/2).

### **REFERENCES**

Kemp, A. 'Kemp & Denning' in A Alexander (ed) (2005) *The Companion to Tasmanian History*, University of Tasmania, Hobart, p.199.

Oong, S. 'University of Tasmania buys heritage-listed building on Hobart's Domain', <https://www.themercury.com.au/education/university-of-tasmania-buys-heritagelisted-building-on-hobarts-domain/news-story/70a93d727fa38ee90c6e74f1d151b5b2>, accessed 31 Jan 2020.

Ward, M. (2006) *Built By Seabrook*. Malcolm Ward, South Hobart. Tasmania.

### **Comparative Analysis**

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 terrace housing in both Hobart and Launceston. Early twentieth century examples of terrace housing in Tasmania are less common.

There are a number of 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 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, similar to Seabrook Cottages, are spread across Hobart and include 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 cottages at 49-55 Lansdowne Crescent are stylistically more similar to Seabrook Cottages, both with building materials, number of cottages and single-storey presentation 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, share similar features with Seabrook Cottages, including access via an elevated walkway with the ground floor set below street level, windows on the lower level, and recessed porch to the main entrances.

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

Seabrook Cottages are an intact example of early twentieth century terrace housing that demonstrates the evolution of housing types in Tasmania. The cottages are a demonstration of the aspirations and skill of the Seabrook family, prominent builders in southern Tasmania, who established one of the largest building companies in Tasmania during the nineteenth and twentieth centuries and contributed to the built landscape of Hobart.

**Significance:**

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.**

Seabrook Cottages are of historic cultural heritage significance for their ability to demonstrate the evolution of housing types in Tasmania. Built by William Alexander Seabrook, the cottages are a demonstration of the aspirations and skill of prominent builders the Seabrook family, who have contributed to the built landscape of 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.**

No Data Recorded

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

Seabrook Cottages are of historic cultural heritage significance as an intact example of early twentieth century terrace housing. Internally the cottages retain their original spatial arrangement and detail, externally the front and rear 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.**

Seabrook Cottages are of historic cultural heritage significance because of its strong association with the Seabrook family. Successive generations of the Seabrook family were prominent builders in southern Tasmania, establishing one of the largest building companies in Tasmania during the nineteenth and twentieth centuries. The Seabrooks were responsible for the construction of a number of substantial and notable buildings in southern Tasmania.

**h) The place is important in exhibiting particular aesthetic characteristics.**

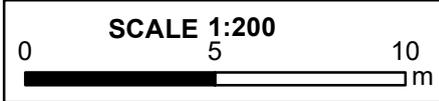
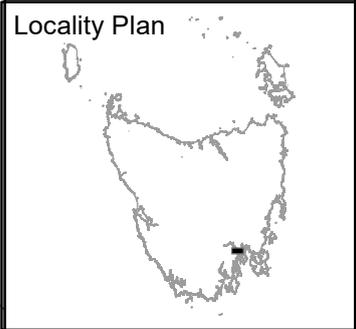
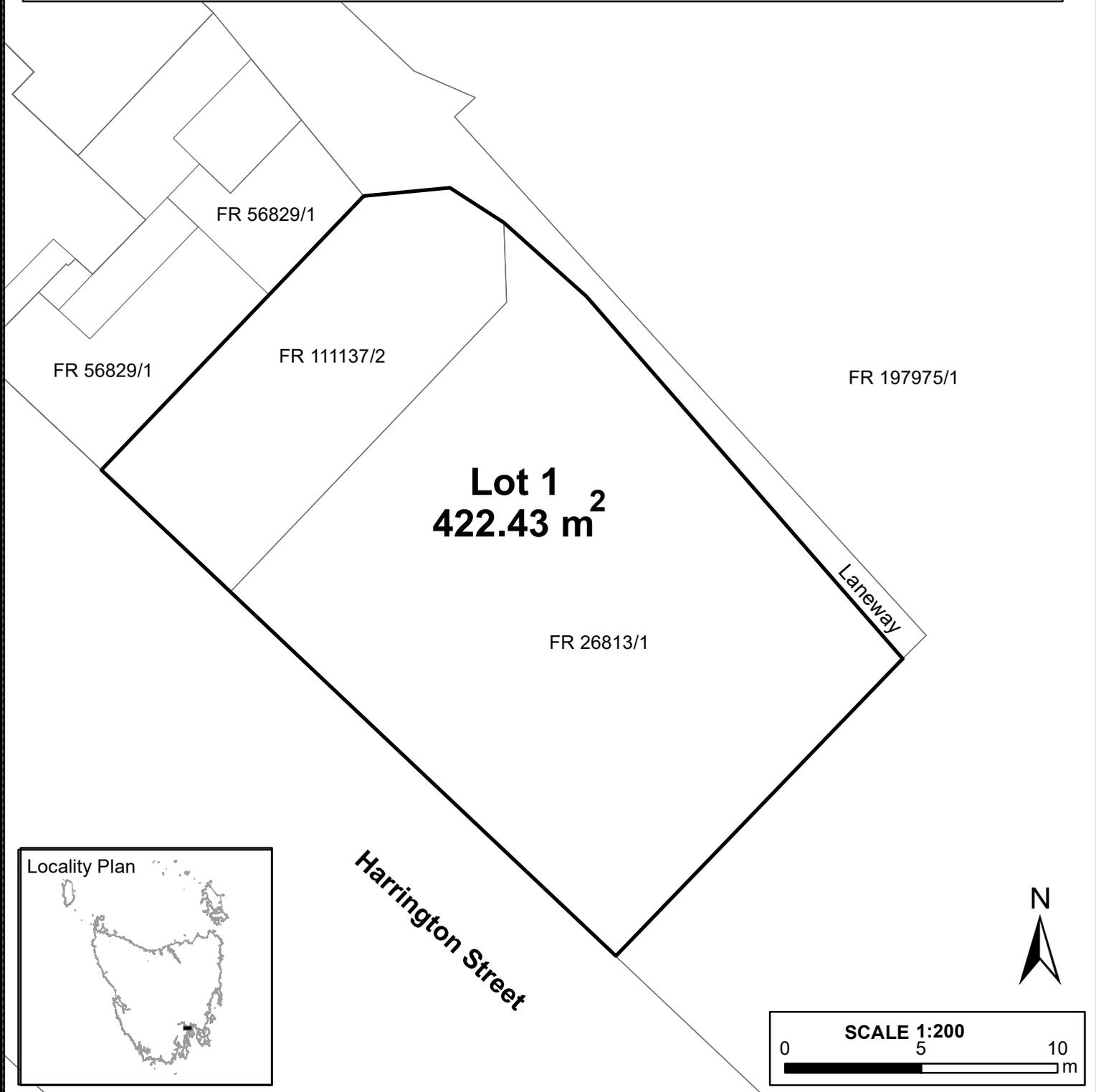
No Data Recorded

**PLEASE NOTE**

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.

### Note

1. Lot 1 represents part of the registered boundary for 'Seabrook Cottages', #12025 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of FRs 111137/2 & 26813/1, the boundaries of which are marked by a heavy black line.
3. All boundaries are parcel boundaries, details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).



<b>TASMAP:</b> HOBART - 5225		<b>GRID:</b> MGA94 / ZONE 55		<b>DATUM:</b> AHD		<b>CONTOUR INTERVAL:</b> N/A	
No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE	 Tasmania
1	Production	THC	12025	AW	I.BOERSMA	15.9.21	

**Seabrook Cottages**  
 159-163 & 165 Harrington Street, Hobart

PREPARED BY  
 HERITAGE TASMANIA



**CENTRAL PLAN REGISTER**

p.p. Surveyor General: 

Date Registered: 20.9.21



**CPR**  
**11109**