Tasmanian Heritage Register Datasheet

Tasmanian Heritage Council

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Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
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Name: **Black Snake Inn**
Status: Permanently Registered
Tier:

THR ID Number: **12133**
Municipality: Glenorchy City Council
Boundary: Whole of Title

Location Addresses
650 MAIN RD, GRANTON 7030 TAS

Title References
246061/1

Property Id
7613109

Black Snake Inn facing Main Rd
State Growth 2025

Southern elevation
State Growth 2025

Western elevation
State Growth 2025

Eastern elevation
State Growth 2025

Ground floor, eastern room
State Growth 2025

Ground floor, centre room. Note unfixed section of early timbe staircase, left.
State Growth 2025

Outbuilding behind the Inn, western elevation
State Growth 2025

Interior of outbuilding
State Growth 2025

Timber jetty posts and stone landings on the foreshore in front of the Black Snake Inn
Heritage Tasmania 2026

The first Black Snake Inn, 1833. CF Tomkins
State Library & Archives of Tasmania

c.1835 land grant showing the ‘old’ Black Snake Inn (left) and the ‘new’ Black Snake Inn (right)
AF396-1-23 State Library & Archives of Tasmania

Section of Buckingham 65 plan showing c.1857 Black Snake Inn, well (right) and jetty (centre left)
AF396-1-71 State Library & Archives of Tasmania

Dromedary from road to New Norfolk, Louisa Anne Meredith
Royal Society of Tasmania Art Collection

Statement of Significance: (non-statutory summary)

The Black Snake Inn site played an important role in the development of transport in Tasmania during the 19th century, beginning with the establishment of ferry inns at crossing points on the River Derwent, followed by the construction of early road networks that required hotels and inns to accommodate the travelling public of Van Diemen's Land . The Black Snake Inn is a fine and intact example of a mid-19th century sandstone inn and the use of the Gothic style in the design of an inn is unusual in Tasmania. The Black Snake Inn has high archaeological potential. The building may contain underfloor artefact deposits, and the exterior spaces, including the jetty and shoreline, may contain subsurface archaeological features and deposits providing evidence of past commercial and residential uses of the site.

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 Black Snake Inn site played an important role in the development of transport in Tasmania during the 19th century, beginning with the establishment of ferry inns at crossing points on the River Derwent. This was followed by the construction of early road networks that required hotels and inns, particularly on the main roads between Hobart and Launceston, and also along the Derwent Valley. Later the place functioned as a coaching inn for approximately 25 years, from c.1857 to 1883. Once prominently located on the River Derwent and the main roads to New Norfolk and northern Tasmania, the Black Snake Inn, and previous iterations including the early 19th century Halfway House, were part of a network of evolving transport services and facilities that provided for and accommodated the travelling public of Van Diemen's Land. Constructed c.1857, the grand character of the rebuilt Inn may reflect the optimism and economic boom that Tasmania experienced during the early 1850s, prior to the economic downturn later in the decade. Evolving transport methods through development of rail and the introduction of the train line from Hobart to Western Junction in 1876 resulted in a decline of trade and eventual closure of the Black Snake Inn c.1883.

b) The place possesses uncommon or rare aspects of Tasmania's history.

In Tasmania, the 'Gothic' stylistic traditions in architecture were predominantly ecclesiastical , being used for churches and associated buildings, however, they were also occasionally used for public buildings and residences. The design of the Black Snake Inn demonstrates use of the Gothic style for a commercial building, which is unusual in Tasmania.

c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.

The Black Snake Inn has the potential to yield information that will contribute to a greater understanding of the pattern of development of Granton and Bridgewater during the 19th and 20th centuries. The Black Snake Inn has high archaeological potential. The building may contain underfloor artefact deposits, and the exterior spaces, including the jetty and shoreline, may contain subsurface archaeological features and deposits providing evidence of past commercial and residential uses of the site.

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

The Black Snake Inn is a fine and intact example of a mid-19th century Inn. Constructed c.1857 in the Gothic style, this was the second inn to be built on the site, forming part of a network of places providing accommodation for travellers along the main road between Hobart and Launceston. As commercial buildings such as inns purpose-built in the Gothic style are uncommon in Tasmania, the Black Snake Inn is important in its demonstration of a deviation from the Georgian form more common at the time. The building has also fulfilled other functions, including time as a roadhouse/shop and a private residence. However, its exterior form, including steep gabled roofs and walls of ' two-tone' sandstone, is intact. Internally, the room layout is largely unaltered, and many timber and plaster features have been retained in place, while other joinery elements have been stored on site.

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:

The Black Snake Inn is located in Granton, a semi-rural area of the northern suburbs of Hobart. The Inn fronts onto the River Derwent and the historic alignment of the Main Road. It overlooks the residential area of Bridgewater on the opposite side of the river, and a broader vista extending from Mount Dromedary in the north-west to Mount Direction in the south-east. The semi-rural character of the area immediately surrounding the Black Snake Inn was transformed by the New Bridgewater Bridge Project 2024–2025, and the construction of new road infrastructure surrounding the site.

Description:

ELEMENTS OF SIGNIFICANCE:

1. Black Snake Inn building (c.1857)
The building known as the Black Snake Inn sits close to, and is aligned with Main Road, Granton. The exterior of the building is intact. It is a two-storey Gothic style sandstone structure with a cellar. Two tones of sandstone have been used to construct the building , with lighter stone used on quoins, window surrounds, gable edges, sills and lintels. The principal façade facing the Main Road and the River Derwent is symmetrical and has three bays.

The central bay is recessed with the main entrance on the ground level; a narrow gable with timber French doors sits above. Flanking gables have large windows on the ground level with oriel windows above. Steeply pitched dormer windows sit on both side elevations of the building. There is a single narrow window on the ground floor of the western elevation, and a single doorway on the eastern elevation. The steeply pitched roof is clad in corrugated galvanised

iron, and has three stone chimneys. The gables to the principal façade have decorative timber barge boards typical of this 19th century Gothic style.

There are several features internally that remain intact, including fireplaces, floorboards in the central ground floor entrance hall and upstairs, some timber architraves around door and window openings, areas of early plaster and paint finishes; a remnant and unfixed section of an early timber staircase remains in the building. The room layout remains largely unchanged except for the removal of dividing walls to the ground and first floor rooms on the eastern side of the building. Several unfixed timber doors and joinery items that have been removed from parts of the Inn are stored in the entrance porch.

2. Outbuilding
The outbuilding sits on the southern side of the Inn; a low sandstone plinth, likely to be an oven base, and retaining wall extend from the western elevation of the outbuilding. The single-storey skillion roof building is constructed from sandstone blocks and rubble. It has a rectangular floorplan with two rooms, a kitchen and cool store. The southern elevation of the outbuilding is partially built into the slope behind. The roof is clad with corrugated iron; timber shingles remain underneath. The kitchen has an external door and a multipaned window on the northern elevation. The first room has a large brick fireplace on the southern wall and the remains of a baker's oven on the western side of the building; a small four paned window is located above. A single doorway with timber door connects the two rooms internally. The cool room has a built-in timber bench, hooks embedded in the plaster ceiling, thick stone walls, and high, narrow openings for ventilation. The flooring is a mixture of sandstone flags and concrete. The outbuilding is highly intact.

ARCHAEOLOGY
Black Snake Inn building site
The site of the Black Snake Inn has high archaeological potential.

Archaeological investigations were undertaken at the Black Snake Inn site between 2022 and 2024, as part of the wider New Bridgewater Bridge Project at Granton and Bridgewater. Thirty trenches were dug across four areas that relate to the areas where various iterations of buildings may have been located. Thirteen trenches were located within a strip of land in front of the Black Snake Inn, where road widening and substantial earthworks for the New Bridgewater Bridge Project encroached on the previous title/s. The site of the Halfway House/ 'old' Black Snake Inn is located outside the registered area, where substantial earthworks have been undertaken.

3. A stone well and cobble surface were found and identified in the excavations in front of the current Black Snake Inn. Other features found in front of the Inn include a stone drain and remains of stone walls/features, which are located outside the registered area (see plan on page 93 of Watton 2024).

Archaeological investigations uncovered a substantial amount of artefactual material. Information concerning the material found is in Watton2024, pp.94–101, Artefact Analysis Report – Appendix 3, Artefact Catalogue – Appendix 4, Artefact Photograph folder – Appendix 5.

The report recommends that artefacts and a copy of the archaeological report are to be kept on site and stored in sealed crates within the existing Black Snake Inn (Watton, 2024 p.32).

4. Jetty, stone landings/abutments and foreshore
Timber jetty posts that project approximately 20 metres into the River Derwent and two stone landings/abutments on the foreshore have been identified in front of the Black Snake Inn (Figure 89, Watton, D, 2024 p.131).The jetty is clearly identifiable in late 19th and early 20th century photographs (see Cherchi 2019, pp.8-9) and in the 1946 aerial photograph held by Land Tasmania, but not on the 1957 aerial photograph (Land Tasmania 0029-747, 0327-028).

A historic plan (c.1857) identifies a jetty further west of the current Black Snake Inn, and historic depictions (c.1830s) show both jetty and wharf-like structures, indicating that there may have been several iterations of jetty/wharf structures along the foreshore (State Library and Archives of Tasmania AF396/1/71; see Ratcliffe 2015 p.1419 for both images).

Watton notes that remnants of wharves were recorded, but the age of these and how these have been affected by the railway development is difficult to say (Watton 2024, p.108).The foreshore area of the River Derwent has high archaeological potential and may contain subsurface archaeological features and deposits providing evidence of past commercial and residential uses of the site.

ELEMENTS ASSESSED AS BEING OF CONTRIBUTORY SIGNIFICANCE
Landscape

The immediate area surrounding the Black Snake Inn includes several mature European species of trees, which provide a green buffer to the roads and surrounding infrastructure. The parcel of land directly west of the Black Snake Inn has been landscaped using native species and will be managed by Building Tasmania.

The area directly south-east of the Black Snake Inn, have been altered to incorporate drainage systems associated with adjacent roads and infrastructure; native trees have been planted and modern fencing around the detention basins has been installed. This area does not form part of the registered area and will be maintained by Building Tasmania as part of the state road network.

ELEMENTS ASSESSED AS BEING OF NO SIGNIFICANCE:

5. Concrete feature near Inn building

A concrete structure, potentially a 20th century water tank, covered with vegetation located directly west of the Black Snake Inn is not known to have any significance.

History:

The Black Snake Inn sits within the country of the Muwinina people.

European Settlement at Black Snake

European settlers arrived in the area c.1808, becoming a small community of Norfolk Island evacuees. Land grants were allocated to nine settlers c.1813 by Governor Lachlan Macquarie; the area was known as the Black Snake, and features were referred to as Black Snake Swamp, Black Snake Point, and Black Snake River/Rivulet. The earliest known reference to the district being referred to as Black Snake appears in the journal of Governor Macquarie, who visited Van Diemen's Land in 1811 (Macquarie 27 Nov 1811, p.58–9).

Early transport in Van Diemen's Land

Road building in early Van Dieman's Land was a slow and arduous process. In 1811 Governor Macquarie selected George Town as the centre of settlement in the north, and Norfolk Plains (Longford) and Elizabeth Town (New Norfolk) for settlers transferred from Norfolk Island. Gradually free settlers took up land around Hobart, Launceston and throughout the Midlands, increasing demand for more roads and better river crossings.

Prior to the construction of roads, those people located a distance from Hobart Town relied on ferries and transportation via the River Derwent.

The value of the Black Snake area related to the overland travel and communication routes between Hobart Town and other settled areas, including New Norfolk. The location provided a crossing point over the River Derwent, and the surrounding land provided good agricultural opportunities (Watton 2022, p.24). Inns were strategically located on the 'main' route between population centres in the north and south, catering for the needs of both travellers and horses (Clements 2005, p.133–4). Regular coach services on the main route between Hobart and Launceston commenced in the 1830s (Alexander 2005, p.368).

By the 1820s Black Snake was a substantial settlement with a constable pound, hotel, school and ferry (*Hobart Town Gazette and Van Diemen's Land Advertiser* 13 Feb 1824, p.1; *The Hobart Town Gazette and Southern Reporter* 10 July 1819, p.1). Sale and auction notices for the Black Snake Inn from the late 19th century record that at times the area was also referred to as Bridgewater and South Bridgewater (*Hobart Town Daily Mercury* 15 March 1859 p.1; *The Mercury* 10 Jan 1883 p.4).

Richard Cornelius BURROWS (c.1759–1818)

In September 1813 Richard Burrows, a relocated settler from Norfolk Island, was granted 40 acres of land with river frontage at Black Snake; 60 acres of land directly adjacent (east) was granted to James Healy (Tasmanian Archives AF396/1/23, LSD405/1/1, p.45, 46; CSO1/1/177/4306 p.222); these two grants eventually became the Black Snake farm during the 1820s and 1830s. Burrows built a small dwelling on his land and operated a ferry service on the River Derwent. On 27 February 1818, the ferry operated by Richard Burrows Sr. capsized whilst returning from town, causing 11 passengers and Burrows to drown (*The Hobart Town Gazette and Southern Reporter* 28 Feb 1818 p.2). A similar operation was located a short distance south of Black Snake, at Austin's Ferry (THR #1587).

The Half-way House (1822), William PRESNELL

Following Burrow's death, 60 acres transferred to William Presnell (LTO Mem1/2132). Presnell, a former convict and businessman, had acquired a substantial property portfolio in the 1820s and 1830s (LTO Index 1827–1926 PRA-PRI 'PRESNELL, William'). Thomas Presnell, William's son, acquired a license to sell alcohol in 1822. The *Hobart Town Gazette* published that 'Thomas Presnell was last week licensed by the Bench of Magistrates to keep a public house at the Black Snake, to be called 'The Half-way House' (23 Feb 1822, p.2). It is suspected that The Half-way House was established in the hut built by Richard Burrows c.1813. The building stood on a rise to the west of the current Black Snake Inn building, with a stable and other outbuildings close by. Ann Bridger was the first licensee in 1823 (*Hobart Town Gazette* 11 Oct 1823 p.2). During this time Reverend 'Bobby' Robert Knopwood was a frequent visitor at the Half-way House (Knopwood RS15/5; Cherchi 2019, p.19).

The building was a subject for several artists in the early 19th century (Cherchi 2019, p.4). An image of the Half-way House was published in 1833 in 'The journal of a voyage from Calcutta to Van Diemen's Land' by Elizabeth and Augustus Princep, based on their visit in 1829 to 1830. The image shows a vernacular structure sitting on a rise above a road and a jetty structure projecting into the River Derwent (*The Hobart Town Courier* 6 Sept 1833, p.3). However, an image, 'Vue de Midway House sur le chemin d'Elizabeth Town', published in Dumont d'Urville's *Voyage Pittoresque autour du Monde* in 1834 following a visit in 1827-8, shows a distinctly grander form and scale than the Princip lithograph; it also shows a jetty structure. Ratcliffe resolves the 'minor mystery', noting that Dauvergne came again to Hobart Town in 1831, and was able to provide an updated image of the building (Ratcliffe 2015, pp.1418–19).

Construction of the Causeway

Construction of a causeway began in 1830, connecting Black Snake and Green Point over the River Derwent (now known as Granton and Bridgewater, respectively), provided a commercial advantage for the Half-way House. The Halfway House fronted onto the convict-built road to New Norfolk (see THR#12056 McCarty's Road for more information) and the upper Derwent. Located approximately 400 metres to the north of the Inn, the causeway took six years to build by convict labour. However, completion of the first bridge, connecting the causeway and northern shore, was not completed until 1849 (Cherchi 2019, p.4).

The Black Snake Inn (1833), George ROBINSON

Presnell leased the property to his son in law, George William Robinson, for a term of 42 years (LTO 1/2252). Robinson, born in America, was a sealer, merchant and publican; he married Presnell's daughter, Elizabeth (Tasmanian Archives RGD36/1/1 no.641). Prior to taking over the Half-way House he was the licensee of the Tasmanian Inn, Argyle Street, Hobart (1828), and subsequently at the Fox Inn at Glenorchy (1837–8) (Tasmanian Archives, 'George William Robinson', NG3147).

By August 1833, Robinson had built a 'new house' at Black Snake, a short distance east of the Half-way House, and advertised the lease for the old inn premises as a possible store; he renamed the property Black Snake Inn (*The Hobart Town Courier* 9 Aug 1833 p.3). In late 1833 Robinson advertised that the garden belonging to the 'Old Black Snake Inn' would be let to a respectable tenant (*The Hobart Town Courier* 27 Dec 1833, p.1). In 1834 William Presnell gave the 100 acre property to his daughter, Elizabeth Robinson (LTO Mem 1/1061). In the following year the property (100 acres) transferred to George and Elizabeth Robinson (LTO Mem 1/4787). A c.1835 plan shows both the 'old' Black Snake Inn and the 'new' Black Snake Inn (State Library and Archives of Tasmania AF396-1-23 – see image gallery).

It is rumoured that in February 1836 Charles Darwin stopped at the Black Snake Inn whilst on a global voyage of botanical and geological discoveries.

Charles DAY

In November 1836 the Black Snake Inn was sold to Mr Charles Day, shortly after the tragic drowning of Robinson's 2-year-old son (*The Cornwall Chronicle* 19 March 1836, p.1; *Hobart Town Courier* 4 Nov 1836, p.2). The property was subdivided into several lots, including the 'new' Black Snake Inn (Lot 1) and the 'old' Black Snake Inn (Lot 2). The auction notice described the property,

'…all that valuable property known as The Black Snake Inn adjacent to Bridgewater causeway , and which will be divided into such lots as will suit every purse and inclination – varying in measurement from one acre to ten or more. The Black Snake Inn is a large substantial Edifice, built expressly for public accommodation, with good cellarage, stabling, piggeries, sheds, garden, and will be sold with just so much Land as will be sufficient for the Establishment , without engrossing too much of the proprietor's time . Lot 2 will comprise a neat cottage residence of eight rooms, with an excellent garden, studded with the choicest fruit trees. Next will be sold several allotments, on the water's edge, affording anchorage to vessels for considerable burthen . Then several valuable building sites, on the main road. After which numerous plots of luxuriant land, 5, 6, 7, and 10 acres each.' (*Colonial Times* 10 Oct 1836, p.2).

Day owned the Inn and held the license until 1839, on three lots measuring approximately 15 acres (LTO Mem 2/2656). Over the following two decades, the property and license transferred several times. Watton suggests that the 'old' Black Snake Inn, previously known as the Halfway House, was demolished prior to 1838 (Watton 2024, p.6).

Fire (1857), John KING

In 1855 John King purchased the new Black Snake Inn and attached land (LTO Mem 4/1630). However, in April 1857 the building was destroyed by fire. At that time the licensee was William James Hagan, who escaped unharmed with his wife and two children. The inquest into the fire failed to identify the cause. *The Tasmanian Daily News* reported, 'Nothing but bare walls and three chimneys were left standing. The house which has been destroyed was a substantial stone-built one, and stood on a slight rise, about fifty yards off the roadside. The only sign of its having been an inn is a fragment of a board, inscribed "and spirits" suspended from a nail. Within some ten yards of the ruins

in a spacious weatherboarded stable at one end...Some twenty yards from that stable is a large brick stable, both of which are, however, uninjured.' (30 April 1857 p.2).

Following the fire, the owner, John King, purchased the residue of the lease from Mr Hagan and built a temporary booth fronting the main road to continue servicing travellers and coaching interests. King used the insurance money of £800 to rebuild the Black Snake Inn (*The Tasmanian Daily News*, 30 April 1857, p.3 – *for further information see this article*). The grand character of the rebuilt Inn c.1857 may reflect the optimism and economic boom that Tasmania experienced during the early 1850s, prior to the downturn and recession that began in 1858 (Felton 2005, p.50).

Little information has been found concerning the reconstruction of the Inn, however, it is believed that remains of the 1833 structure were incorporated into the Inn building that stands today. By August 1858 William Harvey, formerly of the Wilmot Arms at Green Ponds, had taken over the lease at the Black Snake Inn (*The Hobart Town Daily Mercury* 11 August 1858 p.3). By early 1859 Harvey was in financial difficulties and advertised the Inn for lease,
'To let. The Black Snake Inn, Bridgewater on the main line of road to Launceston. With immediate possession, doing a first rate business, the present occupant about leaving the colony. Attached to which is a two and a half acre Garden, well stocked with fruit trees. Also, about five Acres of Paddock Land… PS – Page's Royal Mail , Green Ponds, and New Norfolk Coaches change at the above INN daily.' (*The Hobart Town Daily Mercury* 15 March 1859 p.1).

In 1868, Louisa Anne Meredith travelled through the area and made a sketch of Mount Dromedary which showed the Gothic style Black Snake Inn and the Bridgewater causeway (Cherchi, 2019 p.7; The Royal Society).

King maintained ownership of the Inn until 1874, when it was sold to Richard Vale Rodda (LTO Mem 5/9918). In 1876 the Tasmanian Main Line Railway Company opened the line from Hobart to Western Junction , providing for quicker and more efficient transport between the north and south of Tasmania (Clements 2005, pp.299–301). The advent of rail, however, led to a decline in passing trade for inns such as the Black Snake.

Rodda defaulted on the mortgage in 1883. No evidence has been found that the license for the Black Snake Inn was renewed post-1883 (*The Mercury* 3 March 1883, p.4). The Black Snake Inn was listed for sale by auction,
'The Well-known licensed house The Black Snake, situate at South Bridgewater, together with 9 acres of ground. The house is substantially built of stone and contains 12 rooms, bar, detached kitchen, storeroom, cellars, etc; together with two stables with accommodation for 20 horses, coach house, and usual outbuildings. Two acres of land are laid out as a fruit garden, well stocked with choice fruit trees, and there is a 6-acre paddock securely fenced. On the property is a well of spring water…' (*The Mercury* 10 Jan 1883, p.4).

Ardilea
By 1888 the Black Snake Inn had become a private residence; the property was purchased by David Hamilton Hughes from Ireland, who renamed it Ardilea (sometimes spelt Ardelia). Following Hughes' departure in 1892, the Young Women's Christian Association (YWCA) leased the property as a female convalescent home (Building Tasmania 'The Black Snake Inn'; Cherchi 2019, p.7). In 1896 Ardilea was auctioned, the sale notice referred to it as a 'delightful suburban retreat' and a 'gentleman's residence' (*Mercury* 7 April 1896 p.4). Former miner, Joseph Charles Alexander, purchased the property. He expanded the size of the property and orchard, also adding a verandah to three sides of the property, including an enclosed conservatory (*Mercury* 7 August 1916 p.8).

Following Alexander's death in 1916 the Black Snake property was leased to Walter Tribolet from 1919, an orchardist. In 1921 Tribolet purchased the Inn and its 8 acres, 1 rood and 11 ½ perches of land with his son Donald, before gaining sole ownership of the property in 1925. In the same transaction was a 15 acre parcel of land located nearby (LTO Con288/143). The Black Snake Inn, included in 5 lots, was subsequently transferred to the Dickenson family in the 1930s (LTO Mem17/2356, 18/3839; LTO CT288/143).

Granton Roadhouse
The Dickensons took over the property with the intention of maintaining the orchards and selling the fruit (plums, apricots and quinces) to H Jones and Co (THR#11961). Shortly after purchasing the property Keith Dickenson was advised that H Jones & Co would not be taking plums, so a sign was put out the front advertising their fruit. Local demand for the plums, and fresh eggs and vegetables grown on their property, led the family to put a few shelves out on the verandah. Further demand led to the conversion of the large entrance hall into a shop, with counters and shelving made from boards cut from a large pine tree removed from the front yard. When construction of the (fourth) Bridgewater Bridge commenced in the late 1930s the Dickensons rented rooms in the house and outbuildings to bridge workers (Dickenson 2004, p.33-34).

In 1939 Keith Dickenson advertised:
'for immediate sale, orchard and store at Granton, 23 acres, 5 acres apricot orchard (300 bushels sold last year), 2 acres market garden, water available, 2 storey stone house, 10 rooms and all conveniences under one roof, 4 roomed

WB Cottage, flat in house and cottage at present let, returned over 1 pounds per week. Also general store business in main dwelling.' (*The Mercury* 3 Jun 1939, p.3).

In 1939 the property (8 acres, 1 rood and 11 1/5 perches) was purchased by Charles Leslie Good, who operated the orchard and roadhouse (LTO CT288/143; *Tasmanian Government Gazette* 26 March 1945 p.368). Keith Dickenson went on the establish Dickenson's Arcade in Moonah (Dickenson, 2004). During the Goods' ownership several structural changes were made to the Black Snake Inn, including demolition of the verandah, conservatory, and roofed balcony above the entrance, and added a glazed porch to the original recessed entrance. Following Charles Good's death in 1948 the property passed to his wife, Freda. She continued operating the orchard and lived upstairs, sub-letting the roadhouse and ground floor living area (Cherchi 2019, p.9).

In 1967 George and Isabel Burrows purchased the Black Snake Inn, then sitting on 8 acres, 1 rood and eleven perches (LTO CT2361/90). In the same year several of the outbuildings were destroyed in the 'Black Tuesday' bushfires that ravaged southern Tasmania. During the Burrows ownership the property was used as a private residence, however, an additional residence was also constructed on site c.1960s (since demolished). In 1983 the Brooker Highway, built in stages from 1954, extended to Granton and Bridgewater Bridge, rerouting traffic away from the old roadway in front of the Black Snake Inn.

New Bridgewater Bridge Project
The Black Snake Inn was compulsorily acquired by the State Government in 2022 to execute the New Bridgewater Bridge Project. Roadways surrounding the property were added and extended. A c.1960s house, and an outbuilding associated with the Black Snake Inn were demolished. As part of this project conservation and structural stabilisation work was undertaken to the Black Snake Inn, including repairs to external timberwork and roof cladding, installation of a bilge pump to the basement, replacement gutters and fascia boards, and structurally unsound chimneys were rebuilt.

Comparative Analysis:

Inns/Coaching Inns
The Black Snake Inn forms part of a group of hotels/inns constructed on the main road between Launceston and Hobart during the 19th century. **The Victoria Inn** (THR #5579) at Tunbridge was constructed in the 1840s and sat prominently on the main road, prior to the Midland Highway bypass. The registration includes a substantial barn and stone steps, used for passengers to board stagecoaches and horses. **Melton Mowbray Hotel, Stables and Horse Trough** (THR #12130), built in 1858, is contemporary to the current Black Snake Inn and strategically located at the crossroads of the old Midlands Highway and the road to Bothwell; the complex is highly intact. **London Inn (Tedworth Hall)** (THR #5559) is located approximately 10km north of Melton Mowbray and consists of a two-storey sandstone hotel, outbuildings and the original stables building. The **Former Midland Hotel** (THR #11072) at Oatlands, stables and carriage house consists of the two-storey hotel building and stables building. **Dysart House** (THR #5461) at Kempton, formerly known as the Ellis Hotel, is an imposing two storey sandstone building with cottage and Coach house & Stables. **Kenmore Arms** (THR #5506) sits in an isolated location at St Peter's Pass, between Oatlands and Tunbridge. The complex of sandstone Georgian structures are highly intact.

Gothic
In Tasmania 'Gothic' stylistic traditions were predominantly an ecclesiastical style , used for churches and related building types. It was used for occasional public and commercial buildings, but this use of the style was an exception rather than a rule.

Notable examples of public buildings in the Gothic style contemporary to the Black Snake Inn include Hobart's **Domain House** (THR #2077) and **Government House** (THR #2926)**.** Constructed between 1848 and 1849 to accommodate the newly established High School of Hobart; **Domain House** sits prominently on the Domain, overlooking Hobart. The sizeable sandstone Gothic building was taken over by Christ College in 1885, before accommodating the University of Tasmania in 1892. Construction of the current **Government House** commenced in 1855. Designed by colonial architect William Porden Kay, it is a substantial example of Gothic architecture executed in sandstone. Like Domain House, the building sits prominently on the Domain, and it overlooks the River Derwent.

There are several Gothic style residences across Tasmania of varying scale , intricacy of design, and building materials. **Vernon** (THR #1862) in Battery Point is of a similar scale to the Black Snake Inn, however it is constructed from timber. Also in Battery Point, **Beaumaris** (THR #12123) is a two-storey rendered brick house that sits on a rise and is surrounded by garden, although somewhat reduced. **House (Mancroft)** (THR #2462) is a modest two-storey masonry residence that aligns with Macquarie Street. **Stoke House** (THR #2743) is an imposing Gothic residence built for Josiah Spode, Principal Superintendent of Convicts c.1834; nearby in New Town is **Mayfield** (THR #2741), an unusual example of conjoined Gothic residences built between 1854 and 1856. **Garthowen (formerly Tearo Villa)** (THR #4052) in Launceston was built c.1880–1883 by the Roe Bros. It has been noted that the building bears a

resemblance to the Rectory at **St Mary's Church** (THR #12012), Hagley, built by Robert Roe 1860–1861.

The stables and coach house at **Shene** (THR #5554), Pontville stand on a plain in relative isolation. The stables-coach house building is a visual landmark along the Midland Highway and is acknowledged as an outstanding example of Gothic architecture.

No similar examples of Gothic style structures built for commercial use are listed on the Tasmanian Heritage Register, or are otherwise known to exist. An inn built in this style is uncommon in Tasmania, demonstrating a deviation from the Georgian form more common at the time.

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Note

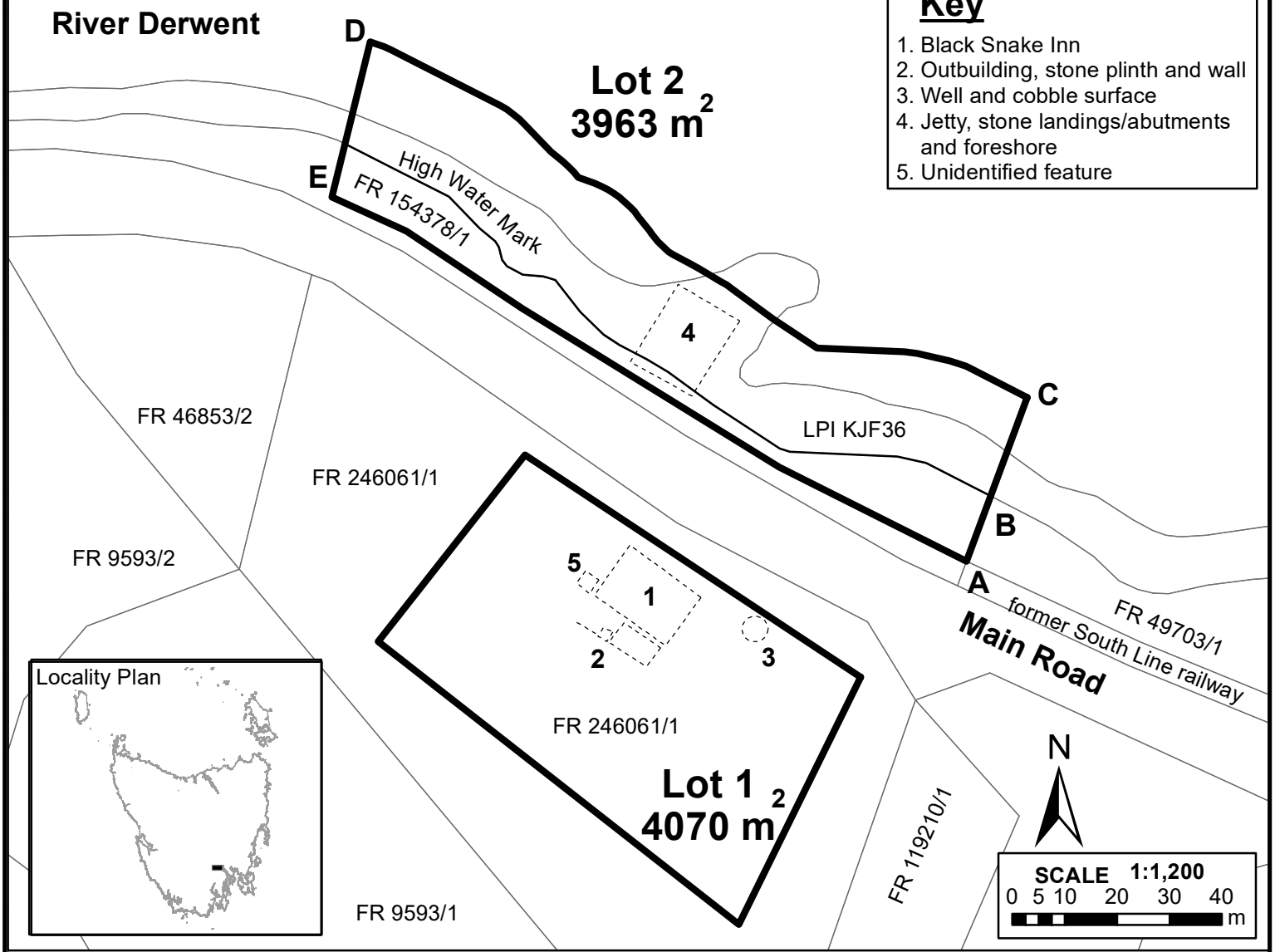
1. Lots 1 & 2 represent the registered boundary for "Black Snake Inn", #12133 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of parcel FR 246061/1, the boundary of which is marked by a heavy black line, and described below.
3. Lot 2 is the partial parcel of FR 154378/1, Parks & Wildlife foreshore (LPI KJF36) & the River Derwent, the boundary of which is marked by a heavy black line, and described below.
4. All boundaries are parcel boundaries unless otherwise stated, details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).
5. For the purpose of S15(4)(b) of the Historic Cultural Act 1995, this plan replaces the previous registration THR 1612 'Former Black Snake Inn'.

Point & Boundary Description

A. Western corner of FR 49703/1
B. Northern corner of FFR 49703/1
B-C. Prolongation of A-B
C. Point 20m along B-C line
C-D. 20m buffer from High Water Mark into the River Derwent
F. Western corner node of FR 24606/1
G. Northern corner node of FR 24606/1
E. Intersect of F-G prolongation & northern edge of former South Line corridor
D. Intersect of F-G prolongation & C-D buffer, 20m from High Water Mark
A-E. Northern edge of former South Line railway line

Key

1. Black Snake Inn
2. Outbuilding, stone plinth and wall
3. Well and cobble surface
4. Jetty, stone landings/abutments and foreshore
5. Unidentified feature



TASMAP: NEW NORFOLK - 5026	GRID: MGA94 / ZONE 55	DATUM: AHD	CONTOUR INTERVAL: N/A

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12133	AW	21.10.26	S.PARRY

Tasmania

Black Snake Inn

650 Main Rd, Granton

PREPARED BY
HERITAGE TASMANIA

Tasmanian Heritage Council

GDA

CENTRAL PLAN REGISTER

p.p. Surveyor General: _____

Date Registered: 2.11.26

CPR 11722