

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0012

*insert 11 property datasheets for existing listings within Appendix A: Local Historic
Heritage Code Datasheets*

1.0 Property List (existing)

#	Address	Folio of Register
1	7 Balaclava Street, Invermay	33333/1
2	20 Balaclava Street, Invermay	28938/1
3	140 Balfour Street, Launceston	224034/1
4	24 Bourke Street, Launceston	203307/1
5	20 Claremont Street, East Launceston	168592/1
6	12 Crown Street, Launceston	21999/1
7	197 George Street, Launceston	113257/1
8	31 Gleadow Street, Invermay	227091/1
9	98-100 Gleadow Street, Invermay	61499/3
10	20 Goodwin Street, Invermay	233733/1
11	86 Margaret Street, Launceston	204352/1

2.0 Datasheets

THE COMMON SEAL of the
City of Launceston is affixed,
pursuant to the Council's resolution
in the presence of:-

Date: 23/07/24

Sam Johnson
Chief Executive Officer



Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.38

Town/Locality:

Invermay

Address:

7 Balaclava Street

Folio of the Register: 33333/1

Description:

Dwelling as shown in Figure 1 - Federation Victorian/Federation, c1894

Specific Extent:

The entire site including rear garden area, with facades visible from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:



Figure 1

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Highly significant as an early dwelling demonstrating a period of development in Launceston and its townscape associations are regarded as important to the community's sense of place.

One of a large group of small workers cottages that demonstrate the form of working class housing that characterised Launceston around the 1900 period on small lot sub-divisions on the flood plain and which contrasts dramatically with the substantial houses built on hills and rises overlooking the area. Each house varies in design but all are modest, mostly of timber with steep pitched iron roofs, built close to the street alignment with small rear yards. Built and detailed showing pride in the workmanship. This cottage set close to the street alignment features typical late Victorian/early Federation modest building form with central front door with windows each side and cast iron fretwork to verandah.

Listed in the Post Office Directory in 1894 with Samuel Bennett in residence. This property has had a number of residents including Alfred R Turner (1896), 1900 Jack Matthews (1900), 1905 Roberts Crooks (1905), and George G Perham (1910). Alfred Turner was listed again in 1915 and remained until after the death of his wife, Mary Emily, who died aged 85 in 1950 (*Examiner*, 11 Nov 1950, p.3). They shared 13 children, 45 grandchildren and 32 great grandchildren.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed late Victorian/Federation workers cottage comprising weatherboard cladding and simple verandah.

(iii) a class of building or place -

A good representative example of a Federation workers cottage reflecting Victorian features.

Exclusions from significance include the front dwarf wall balustrade to verandah/fence and gate.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached late Victorian/Federation cottage with simple verandah. Typical of its type, the place is timeless, homely and honestly expressed with use of natural materials and colouring. It is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

There is no readily available information to suggest that the place is associated with the life or works of a person or group of persons. Should new documentary evidence become available, this criterion should be amended.

Figures for statements of local heritage significance and heritage values:

Not applicable

Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.50

Town/Locality:

Invermay

Address:

20 Balaclava Street

Folio of the Register: 28938/1

Description:

Dwelling as shown in Figure 1 - Victorian, c1880

Specific Extent:

The entire site including rear garden, with facades visible from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:



Figure 1

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Highly significant as an early dwelling demonstrating a period of development in Launceston and its townscape associations are regarded as important to the community's sense of place.

One of a large group of small workers cottages that demonstrate the form of working class housing that characterised Launceston around the 1900 period on small lot sub-divisions on the flood plain and which contrasts dramatically with the substantial houses built on hills and rises overlooking the area. Each house varies in design but all are modest, mostly of timber with steep pitched iron roofs, built close to the street alignment with small rear yards. Built and detailed showing pride in the workmanship. This cottage set on the street alignment features typical late Victorian modest building form with a centred front door with window each side, concave verandah roof and simple post and balustrade detailing (not original).

1884 - Michael Cahill owns and occupies house and stable. Listed in the Post Office Directory in 1894 with Michael Cahill in residence. He remained until around 1905, after the death of his wife in 1903. Thomas Coghlan was listed from around 1910 until his death in 1933, age 72 (*Examiner*, 1 Oct 1933). Other residents listed include Charles H Stephens (1935) and Mrs Emma C Corcoren, (1940-1948).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed, picturesque Victorian cottage.

(iii) a class of building or place -

A good representative example of a late Victorian workers cottage.

Exclusions to significance include the dormer window.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey weatherboard Victorian cottage style building. Typical of its type, the structure is homely, unpretentious, and honest in character. It is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

There is no readily available information to suggest that the place is associated with the life or works of a person or group of persons. Should new documentary evidence become available, this criterion should be amended.

Figures for statements of local heritage significance and heritage values:

Not applicable

Table C6.1 Local Historic Heritage Places Datasheet – LAU-C6.1.148

Town/Locality:

Launceston

Address:

140 Balfour Street

Folio of the Register:

224034/1

Description:

Dwelling as shown in Figure 1 - One storey detached, Federation era, Victorian, c1890

Specific Extent:

The entire site including gardens, with the facades visible directly from the street and setbacks from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:



Figure 1

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Highly significant as one of a collection of residential buildings built during a major phase of development of Launceston. The buildings are distinctive and add to the collective value of the streetscape as well as having high individual significance.

140 Balfour Street is located within an original 10-acre land grant made to Isaac Sherwin in 1831. Sherwin, born in 1804 in Staffordshire, England, moved to Tasmania in 1823 with his parents John and Elizabeth. He is known to have become a successful merchant in Launceston during the 1830s. In 1832, he married Catherine Taylor of Sydney, with whom he had four sons and three daughters. Sherwin is also known to have commissioned the construction of a grand residence named 'Alice Place' on his 10-acre grant (extant, 9 Alice Place, West Launceston). A dedicated Wesleyan, Sherwin donated a portion of his grant for the construction of the Margaret Street Chapel (1838). The original church building was replaced in 1858. In 1889, a larger building was constructed for use as a school, fronting Balfour Street, and in 1918 this was converted for use as the church building, with the 1858 structure used as a Sunday School (present-day Uniting Church Hall and Trinity Uniting Church). Little documentary evidence is available regarding Sherwin's use of the remainder of his 10-acre grant, however, the establishment of gardens is likely. Sherwin died in 1869, aged 65 of stomach cancer. The land encompassing 140 Balfour Street was likely subdivided in the years following Sherwin's death.

Andrew William Clephane (b.1863, d.1917) and Jessie Clephane (b.1863, d.1938) are thought to have been the original owners of the 140 Balfour Street residence. The Tasmanian Post Office Directory places their ownership between 1892 and 1938. Whilst it is unclear whether the Clephane's commissioned the construction of the residence, the Federation architectural style would suggest it was built during the early 1890s. Andrew Clephane, grandson to Sergeant J. Green of the 96th Regiment, is known to have been the Publican of the Carpenter's Arm, Charles Street, Launceston. Andrew died at Balfour Street, aged 54, whilst Jessie died there almost 20 years later, aged 75. Their obituaries would suggest the pair were greatly devoted to one another. The Tasmanian Post Office Directory would suggest that the Clephane's may have rented their property out entirely or partially during the early years of their ownership. Whilst, Andrew's mother,

Eliza Clephane, is also known to have resided there at one point, as she died at the property in 1913, aged 78.

Whilst Andrew and Jessie Clephane are known to have been the owners of 140 Balfour Street from 1892, the Tasmanian Post Office Directory and newspaper evidence would indicate several tenants resided at the property during the early years of their ownership. The earliest known tenant at 140 Balfour Street was Daniel J. O'Farrell. O'Farrell was living at the property in 1894. O'Farrell was born near Dublin, Ireland in 1842, later migrating to Australia. He is known to have had success in the mining fields of Victoria and Tasmania, finally turning his attention to hotel-keeping. He was host of the Junction Hotel on the Turner's Marsh and the Hill View Hotel, Bathurst Street, Launceston. O'Farrell died at Balfour Street on 24 August 1894, remembered as an open hearted soul and good friend.

Following O'Farrell's death, the residence was advertised for rent in December 1894, and again in May 1896. The Tasmanian Post Office Directory provides evidence that Fox Oswald took up residence there between 1896 and 1897, whilst Mrs James Mitchell resided there between 1898 and 1899. There is little documentary evidence regarding these two tenants.

Colin J. Shields is known to have purchased 140 Balfour Street following the death of Jessie Clephane in 1938. The property was advertised within a local newspaper as a weatherboard house comprising four rooms, bathroom, pantry, washhouse, and woodshed, with electric and gas installed. It is unclear whether Shields and his wife, Catherine (née Dean) resided at the property following their purchase. Shields was a well-known businessman with connections to the National Bank of Tasmania and the Union Assurance Co. In addition, he was a part owner of a drapery business in Brisbane Street known as the Golden Fleece. Shields died in Launceston, aged 71.

The Tasmanian Post Office Directory would indicate that between 1940 and 1942, a Mrs E. B. Gray resided at 140 Balfour Street. In January that year, a 'to let' notice was posted in a local newspaper advertising 'two nice rooms' at the property.

The Tasmanian Post Office Directory then placed a Mrs Constance L. Ferguson at the property between 1942 and 1948. Whilst there is little documentary evidence attesting to the occupation or lives of these two women, Gray gave her Grapefruit Marmalade recipe to the *Launceston Examiner* in 1940, provided below:

'Four pounds grapefruit, 12lb sugar, 8 pints water. Cut grapefruit very fine, removing pith and seeds. Put pith and seeds in basin with 1 pint water, and cover the cut up grapefruit with remainder of water. Let all stand overnight. Next day, pour liquid off pith and seeds and add to grapefruit. Boil quickly for one hour, then add sugar, which has been warmed, and boil very quickly for one hour - no longer, as it will spoil colour of marmalade. Bottle and seal while hot - Mrs E. B. Gray, 140 Balfour Street.'

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed picturesque Federation era Victorian cottage comprising simple verandah.

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a very fine late Victorian/early Federation domestic building form, complete with street fencing, hedge and gate archway.

Exclusions from significance include: Later extensions to rear.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Federation cottage with verandah. The symmetry and appropriateness in design is remnant of Georgian architectural styling. Typical of its type, the place is timeless, orderly and honestly expressed with use of natural materials and colouring. It is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

There is no readily available information to suggest that the place is associated with the life or works of a person or group of persons. Should new documentary evidence become available, this criterion should be amended.

Figures for statements of local heritage significance and heritage values:

Grape Fruit Marmalade

Four pounds grape fruit, 12lb. sugar, 8 pints water. Cut up grape fruit very fine, removing pith and seeds. Put pith and seeds in basin with 1 pint of water, and cover the cut up grape fruit with remainder of water. Let all stand over night.

Next day, pour liquid off pith and seeds and add to grape fruit. Boil quickly for one hour, then add sugar, which has been warmed, and boil very quickly for one hour—no longer, as it will spoil colour of marmalade. Bottle and seal while hot.—Mrs. E. B. Gray, 140 Balfour-street, Launceston.

Figure 2 - Grapefruit Marmalade recipe, Mrs E. B. Gray (*Examiner*, 20 March 1940, p 4)

Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.221

Town/Locality:

Launceston

Address:

24 Bourke Street

Folio of the Register: 203307/1

Description:

Dwelling as shown in Figure 1 - Federation Vernacular, c1895

Specific Extent:

The entire site, with the facades visible directly from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:



Figure 1

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Highly significant as one of a large group of dwellings built during the major phase of development of Launceston.

24 Bourke Street was the home of James R Lyall in the 1930s and early 1940s. He died in 1943 aged 64. According to his obituary he was the son of James Lyall snr who had the biggest blacksmithing and horse-shoeing business in Launceston. James had a tailoring business in York Street for 45 years. He was also a founding member of the Northern Tasmanian Trotting Club (*Examiner 29 June 1943, p.2*).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed cottage style residence comprising timber cladding; and fine curved verandah with stained glass.

(iii) a class of building or place -

A good representative example of an early Federation vernacular style. Also significant as a 19th century building form contributing to the character of Launceston suburbs.

(iv) aesthetic characteristics -

The place is aesthetically significant achieving picturesque asymmetry expressed in high quality materials and finishes. Typical of the Federation style, the residence is situated within a quaintly landscaped garden with a variety of plantings. It is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

There is no readily available information to suggest that the place is associated with the life or works of a person or group of persons. Should new documentary evidence become available, this criterion should be amended.

Figures for statements of local heritage significance and heritage values:

Not applicable

Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.557

Town/Locality:

Launceston

Address:

20 Claremont Street

Folio of the Register: 168592/1

Description:

Dwelling as shown in Figure 1 - Victorian, c1880s

Specific Extent:

The entire site including gardens, with facades visible directly from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:



Figure 1

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Highly significant as an early dwelling demonstrating a period of development in Launceston and its townscape associations are regarded as important to the community's sense of place.

The building has historic significance for its place in a major phase of development of Launceston, aesthetic value for its form and detail, some social value as part of the collective timber housing that makes Launceston a desirable place to live and for its streetscape value.

The land on which 20 Claremont Street resides was originally granted to George Borradaile from Sir John Franklin in 1843. In December 1864, the property was purchased by Edward Dickens, and sold again to William Clark Wilson in August 1887.

Henry Crocker purchased the property from William Clark Wilson in December 1887 for £76. The residence was constructed between November 1887 and December 1888.

Crocker and his second wife Elizabeth (nee Chilcott) resided there from about 1892 being listed in the 1892/93 Post Office Directory. Henry was in business (coach building) with his son Joshua and died aged 67 in 1900 (*Examiner 15 Jan 1900, p.1*). The property transferred to Elizabeth Crocker in 1900 after Henry's death and then transferred to Joshua and Henry Crocker in 1916.

Other owners included: 1917 A. Parker; 1921 C. G. Harris (also occupied); 1923 W. G. Towns and F. J. Gunn (owner of prominent Launceston building firm, J&T Gunn). The Campbell family first rented from 1925 (Samuel A. Campbell) then daughter Estelle Kathleen Campbell purchased the property in 1959. Estelle was a journalist for *The Examiner*, *Women's Weekly* and *The Mercury* up to 1978. Samuel A. Campbell's son, Alec Campbell, was the last surviving Tasmanian soldier to serve at Gallipoli. Whilst further documentary evidence is required to confirm whether Alec Campbell resided at the property during his parents or sister's occupation, he is arguably linked to the property.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed late Victorian cottage comprising fine gardens.

(iii) a class of building or place -

A good representative example of a late Victorian domestic building form.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey weatherboard Victorian cottage displaying a large bay with pyramidal roof and a verandah with cast iron brackets and frieze. Typical of its type, the place is timeless, homely, and honestly expressed with use of natural materials and colouring. It is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

The residence is associated with several notable occupants. Perhaps most notably, the Campbell family.

Alexander (Alec) William Campbell (b. 1899, d. 2002), the final surviving participant of the Gallipoli campaign during the First World War. Campbell had joined the Australian Army aged 16 in June 1915. He arrived at Gallipoli in October 1915 with the 15th Battalion and was there through to the evacuation.

A passage from *Gallipoli: Our Last Man Standing: The Extraordinary Life of Alex Campbell* by Jonathan King, 2003 states: '*Dad often used to joke that if he went to war at 16, he would probably be the oldest ANZAC left. Years ago, in the 1930s, that was his joke on ANZAC Day. He realised even then that as the youngest ANZAC there was a distinct possibility he would be the last one left alive.*'

Campbell died of pneumonia on 17 May 2002, with a state funeral held in his honour at which the then Governor-General Peter Hollingworth described Campbell's passing as '*an occasion for Australians to pause and reflect on the passing of the generation that gave us our identity and character as a nation.*'

Figures for statements of local heritage significance and heritage values:



Figure 2 - Alec Campbell, aged 16 (Source: 'Gallipoli 100 years, the last ANZAC: Alec Campbell', *Sydney Morning Herald*, 2 April 2015)

Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.577

Town/Locality:

Launceston

Address:

12 Crown Street

Folio of the Register: 21999/1

Description:

Dwelling as shown in Figure 1 - Victorian, c1888

Specific Extent:

The entire site including gardens, with the facades visible directly from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:



Figure 1

<p>(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:</p>
<p>(i) local history -</p> <p>Highly significant as one of a large group of dwellings built during the major phase of development of Launceston and its townscape associations are regarded as important to the community's sense of place.</p> <p>Property currently named "Romani". Crown Street was originally called Victoria Street. From 1889 a house land and stables were listed with James Dally as owner and R. Lidster as occupant which appears to be a larger site. The next owner, Thomas Wells in 1888, of just the corner part of the site which was then sold to Archibald Martin in 1889. By 1900 through to 1923 the owner was William Bain, Detective Sargeant (c/- Police Station) with George West (1905) and Joseph Cobbett (1910) as tenants. Janet Blackburn bought the house in 1923 and had a tenant named Hosking there in 1925. By 1940 the owner was Charles Jowett with Sydney King in occupancy.</p>
<p>(ii) creative or technical achievements -</p> <p>Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed picturesque Victorian cottage style comprising timber cladding; and simple verandah. House complete with fine gardens.</p>
<p>(iii) a class of building or place -</p> <p>A good representative example of a single storey timber Victorian domestic building.</p> <p>Exclusions from significance include the alsonite to the verandah roof, concrete to verandah and modern mesh fence.</p>
<p>(iv) aesthetic characteristics -</p> <p>Aesthetically significant as a single storey detached Victorian cottage with verandah. The symmetry and appropriateness in design is remnant of Georgian architectural styling. Typical of its type, the place is timeless, orderly and honestly expressed with use of natural materials and colouring. It is considered to contribute aesthetically and historically to the surrounding streetscape.</p>

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

There is no readily available information to suggest that the place is associated with the life or works of a person or group of persons. Should new documentary evidence become available, this criterion should be amended.

Figures for statements of local heritage significance and heritage values:



Figure 2 - Corner of Crown and Twinning Streets, Launceston, 1992 (QVM: 1993: P: 1229)

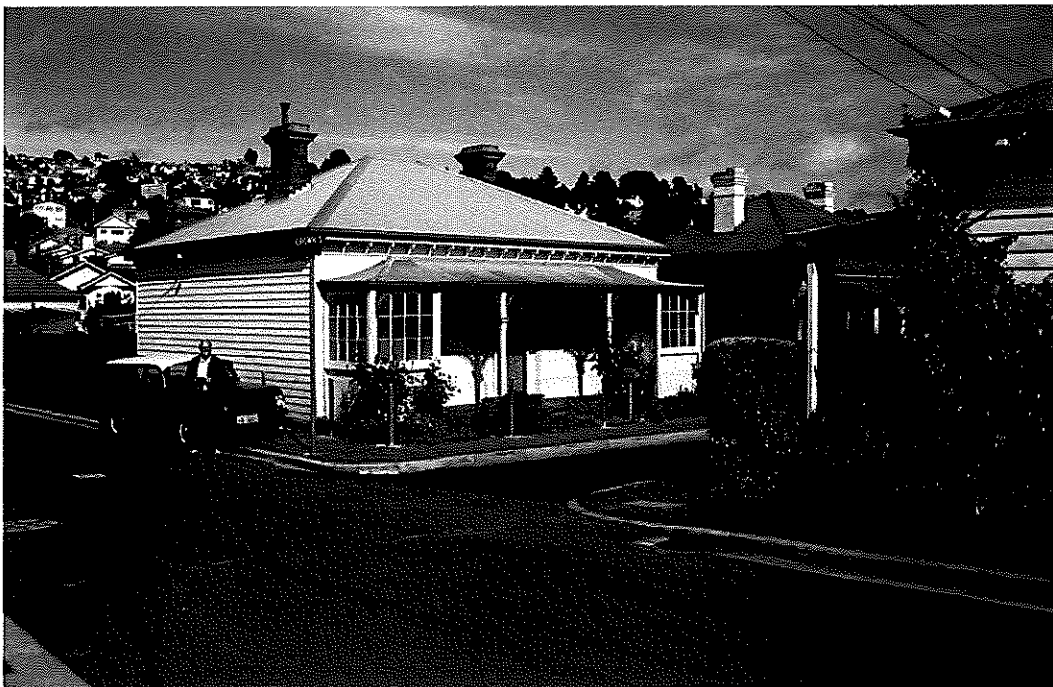


Figure 3 - View of 12 Crown Street, Launceston, 1992 (QVM: 1997: P: 3441)

Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.817

Town/Locality:

Launceston

Address:

197 George Street

Folio of the Register: 113257/1

Description:

Dwelling as shown in Figure 1 - Victorian with Federation detailing, c1881

Specific Extent:

The whole of the site with the façades visible directly from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:



Figure 1

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Highly significant as one of a large group of dwellings built during the major phase of development of Launceston and its townscape associations are regarded as important to the community's sense of place.

Designed by Architect Walter Conway and built around 1881, the property was owned by Edward and Amelia West until around 1900. Occupants prior to 1900 include Mrs Tomes, Frank Styant Brown and George Darling Gould. In 1905 Charles Hume, resident secretary of Australia Widows Fund, was listed in the Post Office Directory, other residents include George M Kidd (1910), David M Anner (1915-1920), Alex Murray (1925), Athol W Bird (1930-1935), Arthur Johnson (1940-1948).

(ii) creative or technical achievement -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed, picturesque Victorian cottage.

(iii) a class of building or place -

A good representative example of a late Victorian domestic building with Federation style timber detailing.

Also significant as a late 19th century building form contributing to the character of Launceston suburbs and streetscape.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey weatherboard Victorian cottage style building with Federation detailing. Typical of its type, the structure is homely, unpretentious and honest in character. It is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

There is no readily available information to suggest that the place is associated with the life or works of a person or group of persons. Should new documentary evidence become available, this criterion should be amended.

Figures for statements of local heritage significance and heritage values:

Not applicable

Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.836

Town/Locality:

Invermay

Address:

31 Gleadow Street

Folio of the Register: 227091/1

Description:

Dwelling as shown in Figure 1 - Federation, 1905

Specific Extent:

The entire site, with facades visible from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:



Figure 1

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and indicative of the working-class housing that characterised Launceston. Its townscape associations are regarded as important to the community's sense of place.

One of a large group of small workers cottages that demonstrate the form of working-class housing that characterised Launceston around the 1900 period on small lot sub-divisions on the flood plain and which contrasts dramatically with the substantial houses built on hills and rises overlooking the area.

Gleadow Street was listed in the Post Office Directory from 1890 but numbers were not listed until 1899. This address was not listed in the Post Office Directory until 1905 with James Duff in residence. He remained until around 1910. Other residents include Alfred A Wood (1915), Thomas Stephens, sen (1920-1930), and Charles R Tidey from around 1935 until around 1948.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed late Federation workers cottage. The structure is modest, constructed from timber with a steep pitched iron roof. Built close to the street alignment with rear yard, it features a squared bay window, offset front door with window to one side, bracketed eaves and detailed cast iron fretwork to bullnosed verandah.

(iii) a class of building or place -

A good representative example of a Federation working class domestic building form. Exclusions to significance include: replacement sections to fencing, double glazed windows, rear shed and new roof sheeting.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached late Federation cottage with simple verandah. Typical of its type, the place is timeless, homely and honestly expressed with use of natural materials and colouring. It is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

There is no readily available information to suggest that the place is associated with the life or works of a person or group of persons. Should new documentary evidence become available, this criterion should be amended.

Figures for statements of local heritage significance and heritage values:

Not applicable

Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.838

Town/Locality:

Invermay

Address:

98-100 Gleadow Street

Folio of the Register:

61499/3

Description:

industrial building as shown in Figure 1-4 - One storey, Inter-war era, c1925

Specific Extent:

The whole of the site with the facades visible directly from the street and setbacks from the street being of high importance

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:



Figure 1

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Former L. W. Smith Pty Ltd building. Highly significant as a good example of an industrial building built during the major phase of industrial development of Launceston around the wharfs. The building adds to the collective value of the streetscape as well as having individual significance.

English tyre manufacturer, Rapson Tyre Co selected 98-100 Gleadow Street for the establishment of their first Australian factory in 1926. The factory was constructed from this time, with the foundation stone laid for the factory by Tasmanian Governor, Sir James O'Grady, in March 1928 (The Mercury 13 Mar 1928, p.7).

In 1929, portions of Launceston, including the newly established factory was devastated by flooding. Flood damage, coupled with the economic effects of the Great Depression saw the Rapson factory fall into administration by 1930.

In 1932, the assets of the Rapson factory were sold to Dunlop Perdriau Rubber Co. Ltd, and its workers were dismissed. The factory's machinery was transported to Sydney, and the building remained empty until it was purchased by Leslie William Smith of L. W. Smith Pty Ltd, wool scourers and skin merchants, in 1938.

The factory was substantially damaged in one of Launceston's largest fires in 1942. Despite this, the company flourished as the largest wool carbonising and scouring works in the southern hemisphere. As the business grew, Smith extended works to St Leonards. L. W. Smith Pty. Ltd. Operated at Gleadow Street until the c1960s (Examiner, 6 Nov 1950, p.4).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed, utilitarian Inter-War industrial factory.

(iii) a class of building or place -

A good and rare representative example of a large Inter-war industrial building form complete with chimney stack.

Elements to be excluded from significance include: Modern modular office to side; large shed addition at right; fence and gates.

(iv) aesthetic characteristics -

Aesthetically significant as a multi-storey detached Inter-War industrial building with brick chimney stack featuring the 'L. W. Smith Pty Ltd' logo. Typical of its type, the place is utilitarian and functional, utilising concrete, brick and glass. The place maintains landmark qualities and is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the site may hold significance for former factory workers and their families. The place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

The 30-metre high red brick chimney is thought to have been constructed by prominent building firm Gunns Ltd (formerly J&T Gunn), founded by brothers John and Thomas Gunn in 1875.

Significant as the main building for the industrial business of J W Smith Pty Ltd, a highly important Launceston business, and connection to Leslie William Smith.

'Smith was born [in 1898] in County Cork, Ireland and came to Australia [aged 13] on the staff of Sir Henry Galway, who was then Governor of South Australia. He enlisted in the first World War in the A.I.F. at the age of 16 and was wounded in France. He returned to Australia in 1919 on the staff of Sir Francis Newdegate, then Governor of Tasmania' (The Argus, 6 Nov 1950, p. 3).

In 1922, Smith worked as a clerk for Wilcox, Mofflin Ltd, learning the skin and wool trade. In 1923, he went into business with Tasmanian cricketer G. W. Martin with whom he set up a skin and wool company. In 1937, with his wife Ethel May, they established L. W. Smith Pty Ltd. Smith died by suicide in 1950, aged 51, 'precipitated by intense business anxieties and concern at being involved in certain court proceedings' (Examiner, 6 March 1951, p. 4). He is buried at Carr Villa, Launceston.

Figures for statements of local heritage significance and heritage values:



Figure 2 - Rapson Tyre Factory, Invermay, 1991 (QVM: 1991: P:1177)

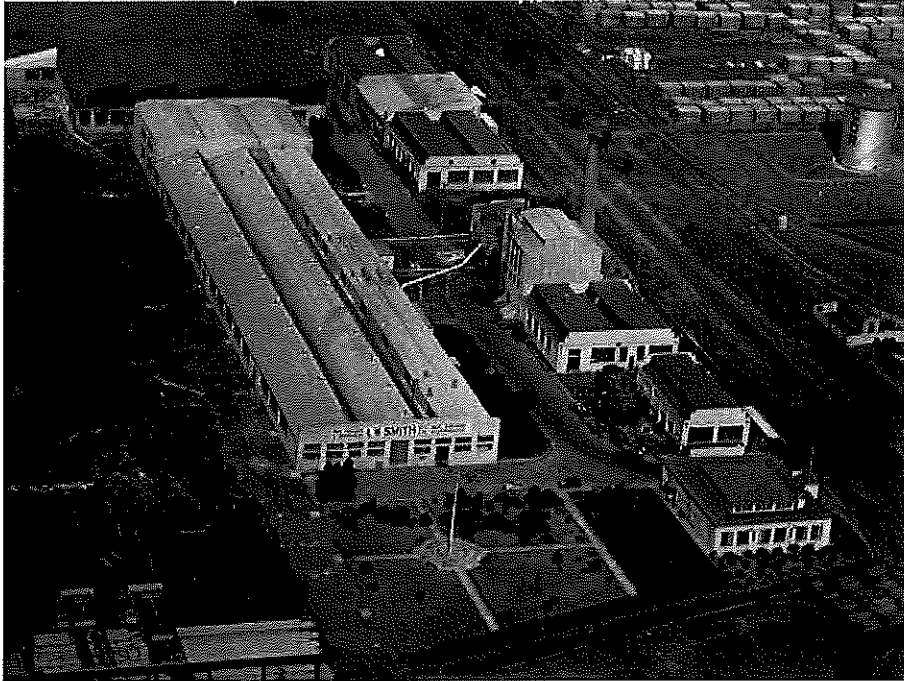


Figure 3 - L W Smith Pty Ltd Skin Stores, Gleadow Street, 1960 (SLTAS AA193/1/572)

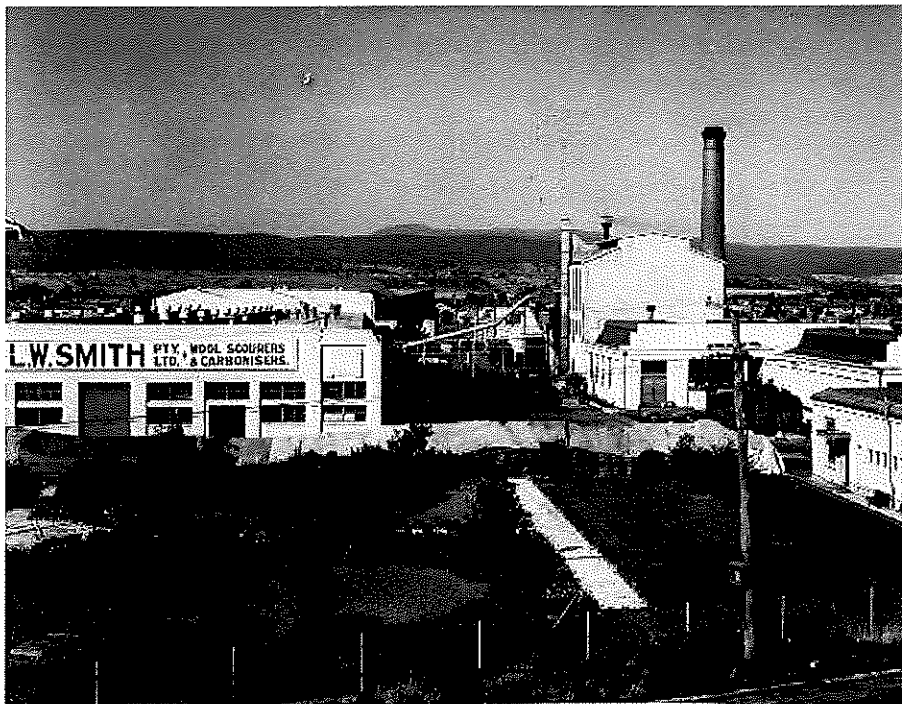


Figure 4 - L W Smith Pty Ltd Skin Stores, Gleadow Street, 1960 (SLTAS AA193/1/572)

Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.857

Town/Locality:

Invermay

Address:

20 Goodwin Street

Folio of the Register: 233733/1

Description:

Dwelling as shown in Figure 1 - Federation, c1900

Specific Extent:

The whole of the site and facades visible from the street being of high importance



Figure 1

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and indicative of the working class housing that characterised Launceston. Its townscape associations are regarded as important to the community's sense of place.

One of a large group of small workers cottages that demonstrate the form of working class housing that characterised Launceston around the 1900 period on small lot sub-divisions on the flood plain and which contrasts dramatically with the substantial houses built on hills and rises overlooking the area. Each house varies in design but all are modest, mostly of timber with steep pitched iron roofs, built close to the street alignment with small rear yards. Built and detailed showing pride in the workmanship.

This cottage set on the street alignment features a Federation modest building form with a hipped roof, centred front door with double hung window each side and simple timber fretwork and modern sympathetic timber detailing to the balustrade/fence and gate of the verandah.

This address was not listed in the Post Office Directory until 1905 with John H Dandy in residence. He remained until about 1910. Other residents include William G Bracken (1915), 1920 not listed, George A Wallace (1925), John T Rusden (1930), 1935 William Richardson (1935), John Brooks, waterside worker (1940-1), S Palmer, painter (1944-5), and E Carl Bassett (1948).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed, picturesque Federation cottage.

(iii) a class of building or place -

A good representative example of a Federation working class domestic building form.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Federation cottage with decorative verandah. Typical of its type, the place is timeless, homely and honestly expressed with use of natural materials and colouring. It is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

There is no readily available information to suggest that the place is associated with the life or works of a person or group of persons. Should new documentary evidence become available, this criterion should be amended.

Figures for statements of local heritage significance and heritage values:

Not applicable

Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1034

Town/Locality:

Launceston

Address:

86 Margaret Street

Folio of the Register: 204352/1

Description:

Dwelling as shown in Figure 1 - Victorian Georgian Regency, c1870

Specific Extent:

The entire site with the facades visible directly from the street being of high importance



Figure 1

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

Highly significant as one of a group of dwellings built during the ongoing phases of development of Launceston.

In 1870 the cottage was empty and owners listed as Sherwin's Estate Trustees so potentially built some time before then. Mrs Webb in 1875 and Robert Robins in 1880 were tenants. Ann Reading was listed as owner in 1884 with John Carroll through to at least 1889. In 1895 the house was part of Ann Reading's estate and occupied by Ann Tipper through to around 1900. Other residents listed in the Post Office Directory include James Morid (1905), Richard West (1910), George Laphorne (1915), Claude E Badley (1920), Lewis Saltmarsh (1925), Thomas Flaherty (1930), Johnathon Rusden (1935), and Walter Milner (1940-1945). Advertisement for a gent boarder at this address in 1912 (*Examiner 23 Mar 1912, p.10*). Occupied by the John and Coral Fenner family (John, Lloyd, Maurice, Ellen, Margaret and Greta) and Mr and Mrs T Denison in the 1940s. John Cecil Fenner (44) died suddenly in April 1945. He was a returned soldier (*Examiner 26 Apr 1945, p.2, 4 and 25 Nov 1947, p.6*).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed, picturesque Victorian cottage with Georgian Regency style elements.

(iii) a class of building or place -

A good representative example of a modest Victorian Georgian Regency cottage set on the street frontages. Also significant as a 19th Century building form contributing to the character of inner Launceston suburbs.

Exclusions from significance include: Modern (21st C) additions to side and rear.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Victorian era cottage. The symmetry and appropriateness in design is remnant of Georgian Regency architectural styling. Typical of its type, the place is timeless, orderly and honestly expressed with use of natural materials and colouring. It occupies a prominent corner position and is considered to contribute aesthetically and historically to the surrounding streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons -

A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

There is no readily available information to suggest that the place is associated with the life or works of a person or group of persons. Should new documentary evidence become available, this criterion should be amended.

Figures for statements of local heritage significance and heritage values:

Not applicable