

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0012

create 38 new datasheets within Appendix A: Local Historic Heritage Code Datasheets,

1.0 Property List (new)

#	Address	Folio of Register
1	21 Abbott Street, East Launceston	146229/1
2	25 Bain Terrace, Trevallyn	60959/1
3	79 Bain Terrace, Trevallyn	81807/1
4	8 Berean Street, East Launceston	55015/10
5	3 Beulah Gardens, East Launceston	70486/2
6	7 Bifrons Court, East Launceston	17260/6
7	13 Birdwood Street, Mowbray	55255/134
8	268 Charles Street, Launceston	41546/1
9	10 Connaught Crescent, West Launceston	91768/9
10	9 David Street, Newstead	200246/1
11	11 David Street, Newstead	226497/1
12	13 David Street, Newstead	69009/22
13	22 Duke Street, West Launceston	29237/21
14	103 Elphin Road, Newstead	202612/1
15	10 Forster Street, Invermay	59817/6
16	20 Forster Street, Invermay	240030/1
17	25 Glen Dhu Street, South Launceston	138159/1
18	2 Gloucester Street, West Launceston	17261/28
19	7 Gorge Road, Trevallyn	22856/3
20	78 Hill Street, West Launceston	201778/1
21	58 Holbrook Street, Invermay	17680/2
22	52 Invermay Road, Invermay	150129/1
23	98 Invermay Road, Invermay	231807/1
24	4 Irvine Street, Invermay	55300/15
25	6 Lanoma Street, East Launceston	55013/3
26	20 Lanoma Street, East Launceston	144507/1
27	18 Laura Street, West Launceston	114041/1
28	4 Lyttleton Street, East Launceston	103203/2
29	94 Margaret Street, Launceston	121082/1
30	4 Norwood Avenue, Norwood	198882/1
31	43 Penquite Road, Newstead	160841/1
32	64 Robin Street, Newstead	55051/1
33	2 Sherwins Avenue, Launceston	60715/2
34	300 St Leonards Road, St Leonards	5510/1
35	148 Vermont Road (Lamont House)	50354/1
36	145-147 Wellington Street, Launceston	172763/1

37	19 Welman Street, Launceston	134068/1
38	15 Wyeft Street, West Launceston	56558/23

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

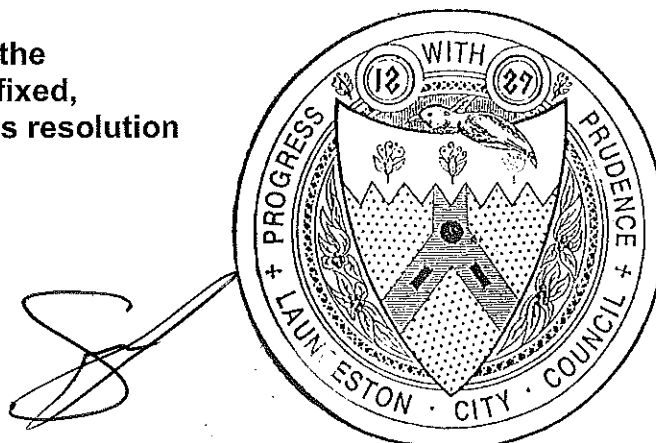


Table C6.1 Local Historic Heritage Places Datasheet – LAU-C6.1.XXX

Town/Locality:
East Launceston

Address:
21 Abbott Street

Folio of the Register:
146299/1

Description:
Dwelling as shown in Figure 1 - One storey detached, Federation era, c1895

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 group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Built for Mrs Orbell as a six room weatherboard cottage by J. G. Price. Built around the mid-1890s the Assessment Roll lists the property as 'House and land' with Charles and Mary Orbell as owner/occupants. The house was named "Flodden" and was where the eldest daughter of Mr and Mrs W Davis married in 1916 (*Examiner, 12 Jan 1916, p. 1*).

(ii) creative or technical achievements -

The place maintains significance in its ability to convey key characteristics of the late Victorian style Federation architectural style, with Italianate elements. The residence maintains a projecting bay with faceted curved headed windows and fine timber fretwork to verandah valence.

(iii) a class of building or place -

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

Exclusions from significance include: Later period front fence; 1930s/40s garage; later period addition to side and enclosure.

(iv) aesthetic characteristics -

The place is aesthetically significant achieving formal assertiveness expressed in high quality materials and finishes. Typical of the Victorian style Federation type, the structure

is well established and timeless in appearance. 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

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The property is known to have been constructed by Launceston building firm J. G. Price.

Figures for statements of local heritage significance and heritage values:

Not applicable

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

Town/Locality:

Trevallyn

Address:

25 Bain Terrace

Folio of the Register: 60959/1

Description:

Dwelling as shown in Figure 1 - Inter-war Bungalow, c1919

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



Figure 1

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 a major phase of development in Launceston. Renamed from Trevallyn Terrace and Trevallyn Crescent to Bain Street in 1949. Being previously 25 Trevallyn Terrace. In the assessment rolls for 1920 to at least 1925 The owner and occupant is George Hills. There is no house in the 1919 assessment rolls before that date. Alfred J Jorgensen owns and occupies the house and land from the late 1920s until at least 1951.
(ii) creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Inter-War bungalow.
(iii) a class of building or place - A good representative example of an Inter-war Bungalow style building. Also significant as an early 20th Century building form contributing to the character of Launceston suburbs. Exclusions to significance include glazed addition to side, later period windows to gable.
(iv) aesthetic characteristics - Aesthetically significant as a single storey detached Inter-War bungalow with gardens. 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 - Not applicable. 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.XXX

Town/Locality:

Trevallyn

Address:

79 Bain Terrace

Folio of the Register: 81807/1

Description:

Dwelling as shown in Figures 1 and 2- Inter-war Bungalow, c1918

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 large group of dwellings built during the same period grouped together.

On the 1896 Town Map this block appears to be part of land owned by W. Boulton.

Renamed from Trevallyn Terrace and Trevallyn Crescent to Bain Street in 1949. No. 79 being originally No. 19 Trevallyn Crescent (1930) previously No 21.

The first owner appears to be Charles Cousins, sold in 1915 to Fred Foster and then sold again to Reginald E Lovett in 1917. In 1918 he resided in Harriet Dell's house nearby. Lovett (keen yachtsman and rifleman, son of Mr and Mrs Edward Lovett, Hobart) remained in the house until his death in 1953. He was an accountant, was manager of Geard's Garage, and then moved on to McKinlays Pty Ltd until he retired in 1946/7. Further history Figures 3 and 4.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Inter-War residence including gardens. The place features a symmetrical design, weatherboard exteriors and detailed joinery.

(iii) a class of building or place -

A good representative example of a typical elevated timber Inter-war bungalow building. Also significant as a 20th Century building form contributing to the character of Launceston suburbs.

Exclusions to significance include the lattice infill to side, modern addition (refer Figure 2).

(iv) aesthetic characteristics

Aesthetically significant as a detached Inter-War residence with gardens. Typical of its type, the place is unpretentious, timeless 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:



Figure 2

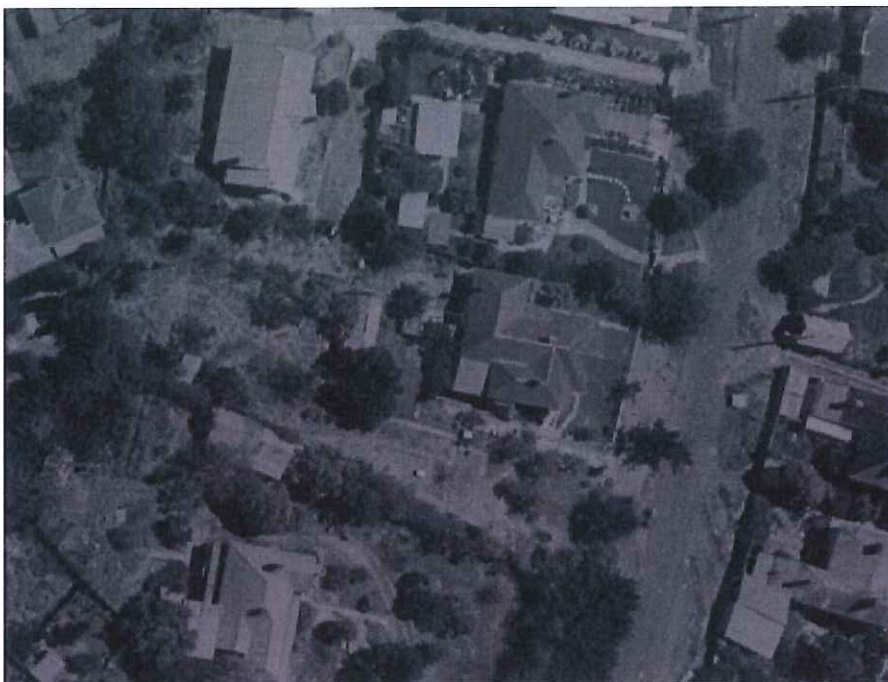


Figure 3 - 1967 Aerial – No 79 Bain Tce House in centre.

HISTORY of 79 BAIN TERRACE, TREVALLYN

- 1892 William Edward Botley had the area surveyed.
- 1896 Charles Cousins built house 21 Crescent Rd Trevallyn.
- 1912 Stone cleared from the garden.
- 1915 Sold to Fred Foster and rented to Kelven Loftus Hills who went on active service. It was occupied by Mrs Hills, her sons and mother.
- 1917 Sold to Reg E Lovett. £ 800
- 1928 Storm water and sewerage added.
- 1930 Address changed to ^{19 The} 21 Trevallyn Crescent.
- 1940 Address changed to 79 Bain Terrace.
- 1946 Lounge (wood room), Kitchen and bathroom added. Part of verandah and converted to a sleep-out. House divided into two flats.
- 1960 Sold to Jack and Marjorie Deeth and family. Gillian Kaye, Jane Alexandre, Simon Kyme, John Archer and Robert James. Second flat occupied by Andy Holler.
- 1961 Reverted to a single dwelling.
- 1984 Sold to Ian Crothers and Family. Alexander Ian, Catherine Elizabeth and Philip Campbell. Roof painted.
- 1985 Kitchen renovated and ^{have} totally re-wired.
- 1986 Wall between kitchen and lounge renovate and back door moved.
- 1989 Verandah restored, Totally stripped and painted inside and out.
- 1992 Outside shed-laundry-toilet removed, area paved and rock wall rebuilt.
- 1993 Carpets removed and floors polished, inside painted. Front fence and garden established.
- 1994 Sold to Alexander and Angela Crothers.

Richard Wilkinson - Art Jewett

Figure 4 - Further History

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

Town/Locality:
East Launceston

Address:
8 Berean Street

Folio of the Register:
55015/10

Description:
One storey detached house as shown
in Figure 1 and 2 - Federation era, c1905

Specific Extent:
The entire site with the facades visible directly
from the street with 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 group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Constructed in c1905, the Assessment Roll listed the property as a 'House' with Palmer Kent Sydes as owner. The Tasmanian Post Office Directory 1905 has Frederick Titmus as occupant. By 1910 Clarissa Murray resided here and in 1917 James Durno was owner/occupant.

(ii) creative or technical achievements -

The place maintains significance in its ability to convey key characteristics of the Federation architectural style, with Italianate elements. The residence maintains a projecting bay with faceted curved headed windows and fine timber fretwork to verandah valence.

(iii) a class of building or place -

A good representative example of a Federation domestic building form.

Elements to be excluded from significance include: Fencing.

(iv) aesthetic characteristics -

The place is aesthetically significant, achieving a timeless appearance expressed in high quality materials and finishes. Typical of the Victorian style Federation type, the structure is well established, displaying fine workmanship. 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:



Figure 2 - Cream house at centre of picture.

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

Town/Locality:
East Launceston

Address:
3 Beulah Gardens

Folio of the Register:
70486/2

Description:
Dwelling as shown in Figure 1 - One storey detached, Inter-war era, c1935

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 group of dwellings built during the major phase of development of Launceston within a small sub-division. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Beulah Court was allotted land in 1935 according to the Assessment Roll. Houses were built by 1939 and the area was known as Beulah Gardens. In 1940 this property was owned and occupied by Ernest and Edith Baker. In 1941 the Examiner reported a fete held in the court to raise fund for the Red Cross. Residents of Beulah Gardens made their gardens and verandahs available for stalls and sideshows. Mrs E Baker was the superintendent of the Launceston Red Cross depot and hosted afternoon tea at her home (*Examiner, 10 Mar 1941, p.6*).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance. A well-designed Old English style residence, visually picturesque and quaint, expressed through high quality materials and finishes.

(iii) a class of building or place -

A good representative example of an Inter-war Tudor Revival or Old English domestic building form. Exclusions from significance include: Later garage addition; front fence and hard landscaping.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey brick Inter-War Old English style building. Typical of its type, the structure maintains visually prominent attributes including picturesque asymmetry, medium pitched roof, lozenge windows, and textured face brickwork. 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.XXX

Town/Locality:

East Launceston

Address:

7 Bifrons Court

Folio of the Register: 17260/6

Description:

Dwelling as shown in Figure 1 - Inter-war Spanish Mission, 1934

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

(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 small group of dwellings built during the major phase of suburban development of Launceston in a small sub-division around a major house. Its townscape associations are regarded as important to the community's sense of place.

One of a small group of 1930s-1940s period style houses constructed following the c1932 sub-division around a major house. Each building demonstrates an aspect of the period stylistically in a cohesive and fine precinct. A very fine and rare Spanish Mission house with all the key elements of the style including rendered walls, shutters, decorative face brickwork to archways and front fence, shaped gables and simple massing. A very fine house and garden setting.

No Bifrons Court addresses listed in Post Office Directories until 1933. Property first appears in Post Office Directories in 1935 occupied by Keith R Ritchie.

(ii) creative or technical achievements -

The place is significant in demonstrating a high degree of technical achievement with the well detailed facade with fine detailing in the Spanish Mission style, roof and chimney details, fence and garage design detailing (as shown in Figure 2).

(iii) a class of building or place -

A rare and representative example of a fine and characteristic Spanish Mission style of Inter-war domestic building form.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Inter-War Spanish Mission bungalow with gardens. Typical of its type, the place is romantic and evocative of pueblo buildings. 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:



Figure 2

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

Town/Locality:

Mowbray

Address:

13 Birdwood Street

Folio of the Register:

55255/134

Description:

Dwelling as shown in Figure 1 - One storey detached, Inter-war era, Federation, c1923

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 a potential early farmhouse within 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.

Elizabeth Cobbett purchased the property (Lot 134 Sect 3) from The Tasmanian Permanent Executors and Trustees Assoc Ltd in 1922 (Historic Title 298/88). Previously owned by Ernest William Gibson (inherited from William Crookes Grubb) and after selling a number of lots he sold to The Tasmanian Permanent Executors and Trustees Assoc Ltd in 1921. According to the 1925 Assessment Roll the owner/occupant was John Francis Bailey. He had purchased from Elizabeth Cobbett in 1924. Prior to 1925 Birdwood Street was not listed in the Assessment Roll.

(ii) creative or technical achievements -

The architect and/or builder who developed the property remains unknown. However, the place is of interest, having been constructed in the Inter-War period utilising previous architectural styles. The residence is a simple symmetrical weatherboard cottage with corrugated iron roof, reminiscent of the Victorian Georgian era; whilst decorative elements to the verandah would hint at Federation Filigree styling.

(iii) a class of building or place -

A good representative example of a rare and fine early Inter-war Federation style potential early farmhouse building form.

Exclusions from significance include: Screen door to entry; addition to rear.

(iv) aesthetic characteristics -

The cottage is aesthetically significant maintaining characteristics of multiple architectural styles including: Victorian Georgian, with gentleness of scale, simple rectangular shape, and

symmetrical façade; and Federation era with filigree verandah. The residence, including setback and gardens, is aesthetically contributory 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.XXX

Town/Locality

Launceston

Address:

268 Charles Street, Launceston TAS 7250

Folio of the register: 41546/1

Description:

Dwelling as shown in Figure 1-3 - Inter-War Arts and Crafts, c1937

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.

268 Charles Street was purchased by William and Claribel Rose in 1933, with the residence constructed by 1937 by Bowen & Co., supervised by builder WAG Reid. William Rose was a boot importer. The house was sold in 1960 for £8,600 by the Crown for 'hospital business.' The residence was converted into two flats for medical staff at Launceston General Hospital.

In 1991, the residence was bought by 'Spurr Wing Incorporated' for \$145,000 and named "Spurr Wing House." Spurr Wing Incorporated is a charitable organisation which provides accommodation close to Launceston General Hospital for patients and their families.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Inter-War Arts and Crafts style residence. Comprising a dominant roof, prominent eaves, decorative carport, stain glass and picturesque gardens.

(iii) a class of building or place -

A good representative example of an Inter-war Arts and Crafts style house in an imposing position. Also, significant as a 20th Century building form contributing to the character of Launceston suburbs.

Exclusions to significance include the addition to western side onto an earlier addition as part of the attic level.

(iv) aesthetic characteristics -

Aesthetically significant as an Arts and Crafts residence representing the integration of art into everyday life through fine craftsmanship. Typical of its type, the structure is well established and timeless in appearance. 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 may hold social significance for current and former Spurr Wing staff and patients. The place is also 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 -

Since 1982 the property has been operated by 'Spurr Wing Incorporated' and offers accommodation for rural and remote patients requiring radiation and chemotherapy at Launceston General Hospital, as well as their next of kin.

270 Charles Street, directly adjacent to 268 Charles Street, named 'Spurr Wing,' is also associated with Spurr Wing Incorporated, operating as patient and family accommodation.

Figures for statements of local heritage significance and heritage values:



Figure 2 - Spurr Wing House, 1991 (Paul A. C. Richards 1991)

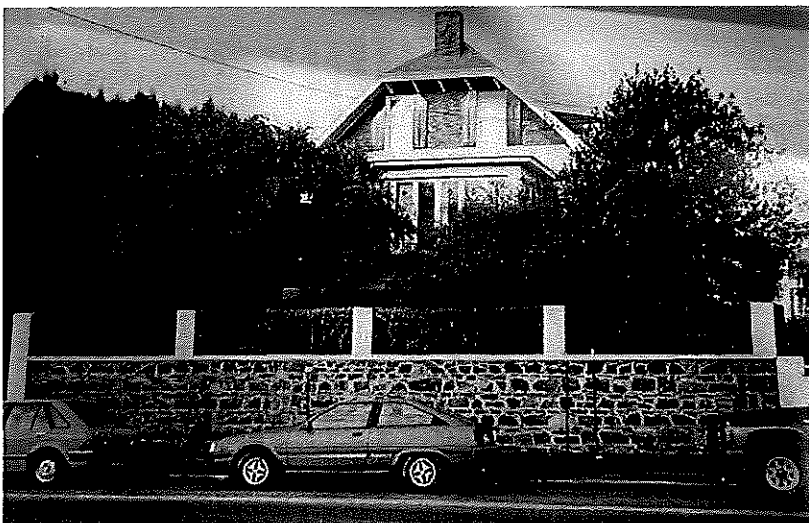


Figure 3 - Spurr Wing House, 1991 (Paul A. C. Richards 1991)

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

Town/Locality:

West Launceston

Address:

10 Connaught Crescent

Folio of the Register:

91768/9

Description:

Dwelling as shown in Figure 1 - One storey detached, Inter-war era, c1925



Figure 1

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:

(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 small grouping of domestic buildings built during a major phase of development of Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

In August 1923 Janet Masterman, the wife of Mervyn H Masterman (Bricklayer), bought the block from Louisa and Maria Ditcham. The street numbers in this Crescent changed over the years. House appears to have been built about 1925-30 as their private home. The 1948 Post Office Directory has the Mastermans still at No 10.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance, exhibiting fine workmanship and detail work, particularly seen in timber and fretwork detailing and in this instance the use of coloured brick. The chimneys are especially well detailed and the front fence and gate of the period remain intact.

This particularly fine example features a variance on the typical Inter-war form with simplified bay under a false gable, well detailed gable infills; fine leadlight glazing to the verandah and detailed brickwork front fence.

(iii) a class of building or place -

A good representative example of an early Inter-war Bungalow domestic building form complete with fence to street.

Exclusions from significance include: Garage; metal tile roof.

(iv) aesthetic characteristics -

The place is aesthetically significant achieving a timeless appearance expressed in high quality materials and finishes. Typical of the Inter War California Bungalow style, the structure is low-slung, and unpretentious using 'earthly' materials and colourings. 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.XXX

Town/Locality:

Newstead

Address:

9 David Street

Folio of the Register:

200246/1

Description:

Dwelling as shown in Figure 1 - One storey detached, Inter-war era, c1930

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 small group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Constructed in c1930-5. Geoffrey Horwood resided at this property with a daughter being born in 1934. Other residents include Rex Powell (1935), Hector Angus Campbell (1940) and Peter Foley (1944).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance with the curved, well detailed verandah on an otherwise simple form, and matching garage and front fence.

(iii) a class of building or place -

A good representative example of an Inter-war Bungalow building form.

Exclusions from significance include: Lean-to carport; garage door; enclosure of back porch, rear garage.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Inter-war bungalow with simple verandah. Typical of its type, the structure is homely, earthy in character, embracing natural materials and finishes. 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.XXX

Town/Locality:

Newstead

Address:

11 David Street

Folio of the Register:

226497/1

Description:

Dwelling as shown in Figure 1 - One storey detached, Inter-war era, c1930

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 small group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Constructed in c1930-5 with Raymond H Chick residing at this property until the mid-1940s.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance with the tapered posts and curved lintel to the well detailed verandah on an otherwise simple form, and, matching garage and front fence.

(iii) a class of building or place -

A good representative example of an Inter-war Californian Bungalow building form.

Exclusions from significance include: Metal railing to steps; screen doors; replacement metal roof; garage door.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Inter-war bungalow with simple verandah. Typical of its type, the structure is homely, earthy in character, embracing natural materials and finishes. 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.XXX

Town/Locality:

Newstead

Address:

13 David Street

Folio of the Register:

69009/22

Description:

Dwelling as shown in Figure 1 - One storey detached, Inter-war era, c1930

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 small group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Constructed in c1930-5 with Archibald Hector Mayhead as resident. A son born Feb 1935. Other residents include Alexandrina Jones (1944). Came up for sale 1941 (*Examiner* 23 Aug 1941, p 3) and again as 'Vacant Possession' Oct 1953 (*The Mercury* 17 Oct 1953, p 52).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance with the low arched lintel, well detailed and offset verandah on an otherwise simple form, and, matching garage and front fence.

(iii) a class of building or place -

A good representative example of an Inter-war Californian Bungalow building form.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Inter-war bungalow with simple verandah. Typical of its type, the structure is homely, earthy in character, embracing natural materials and finishes. 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.XXX

Town/Locality:

West Launceston

Address:

22 Duke Street

Folio of the Register: 29237/21

Description:

Dwelling as shown in Figure 1 - One storey detached, Inter-war era bungalow, 1922

Specific Extent:

The entire site including gardens, with the facades visible directly from the street with 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 group of dwellings built during the major phase of development of Launceston and indicative of the range of domestic buildings that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

House vacant in 1923 Post Office Directory which suggests newly built house unoccupied, as not listed 1922. Listed in 1924 Post Office Directory with Charles Tyson as occupant. The 1925 Assessment Roll lists the property as 'House and land' with Charles F Tyson as owner/occupant. He remained at the property until 1940.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance with well-designed bungalow style comprising projecting gable; timber cladding; decorative glazed verandah enclosure with arched windows; circular window and projected bay with interesting angled corner windows. House complete with good gardens and fence to street.

(iii) a class of building or place -

A good representative example of a fine timber Inter-war Bungalow domestic building form. Exclusions from significance include: Garage to side.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey weatherboard Inter-War bungalow style building. Typical of its type, the structure is homely, unpretentious and earthy 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.XXX

Town/Locality

Newstead

Address:

103 Elphin Road

Folio of the Register: 202612/1

Description:

Dwelling as shown in Figure 1 - Federation era terrace, 1909

Specific Extent:

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

Figures of specific extent:

Not applicable



Figure 1

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 a confident application of style. Its townscape associations are regarded as important to the community's sense of place.

A very fine Federation terrace located on one of the major residential roads in Launceston. Containing a wide range of houses from modest to very grand this house exemplifies the Federation period with high quality design and craftsmanship, fine timberwork, incorporation of numerous decorative elements in a harmonious composition designed to impress.

House number was 85 before 1910; First occupied by Leslie Gurr. 1917 death of Leslie Gurr (*Daily Telegraph* 22/3/1917, p.1); 1936 occupied by Mr and Mrs WH Brooks 'Leprena'.

(ii) creative or technical achievements –

The place is significant in demonstrating a high degree of technical achievement with the simple massing of the form and high quality detailing of timber decorative elements.

(iii) a class of building or place -

A very fine representative example of a Federation two storey conjoined domestic building form.

(iv) aesthetic characteristics -

Aesthetically significant as a two storey Federation terrace with Filigree elements. Typical of its type, the structure maintains intricately textured timber detail. 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.XXX

Town/Locality:

Invermay

Address:

10 Forster Street

Folio of the Register:

59817/6

Description:

Dwelling as shown in Figure 1 - One storey detached, Federation era, c1908

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 group of dwellings built during the major phase of development of Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Henry Edward Fowell brought the title from Hannah Room in 1908. The residence is thought to have been built by builders Purse & Knight. The 1917 Assessment Roll lists Henry Edward Fowell as owner/occupant. It remained their family residence through to the 1930s (*Examiner, 19 Jul 1934, p.6.*).

(ii) creative or technical achievements -

The place maintains significance in its ability to convey key characteristics of the Federation architectural style. The residence maintains picturesque asymmetry with projecting bay with faceted curved headed windows and fine timber fretwork to verandah valence.

(iii) a class of building or place -

A good representative example of a high quality Federation domestic building form.

Exclusions from significance include: Timber retaining walls; front fence; timber fence to patio/deck.

(iv) aesthetic characteristics -

The place is aesthetically significant achieving formal assertiveness expressed in high quality materials and finishes. 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:
<p>(i) a particular community or cultural group for social or spiritual reasons -</p> <p>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.</p>
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region -</p> <p>The residence is thought to have been constructed by Launceston timber merchants and building firm Purse & Knight.</p>

Figures for statements of local heritage significance and heritage values:

Not applicable

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

Town/Locality:

Invermay

Address:

20 Forster Street

Folio of the Register:

240030/1

Description:

Dwelling as shown in Figure 1 - One storey detached, Federation era, c1910

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 group of dwellings built during the major phase of development of Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Built around 1910 by Gunns Ltd. The 1917 Assessment Roll lists the property as 'House and land' with William W Ling as owner/occupant. It remained the family home until around 1940.

(ii) creative or technical achievements -

The place maintains significance in its ability to convey key characteristics of the Federation architectural style, with Queen Anne elements. The residence maintains a projecting bay with faceted curved headed windows and fine timber fretwork to verandah valence.

(iii) a class of building or place -

A good representative example of a high quality Federation domestic building form.

Exclusions from significance include: Addition to side (possible verandah enclosure); garage; rear addition.

(iv) aesthetic characteristics -

The place is aesthetically significant achieving picturesque asymmetry expressed in high quality materials and finishes. Typical of the Queen Anne 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 -

The residence was constructed by prominent building firm Gunns Ltd (formerly J&T Gunn), founded by brothers John and Thomas Gunn in 1875.

Figures for statements of local heritage significance and heritage values:

Not applicable

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

Town/Locality:

South Launceston

Address:

25 Glen Dhu Street

Folio of the Register:

138159/1

Description:

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

Specific Extent:

The entire site, with the facades visible directly from both streets 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 group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston. The building adds to the collective value of the streetscape as well as having individual significance.

According to the Assessment Rolls in 1935 Cecil George was in residence. Other residents include John Dean (1940).

(ii) creative or technical achievements -

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

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a modest Late Victorian domestic building form.

Exclusions from significance include: 20th century additions to rear; roof tiles; rear garden and rear sheds.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached late Victorian 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:



Figure 2 - Wilmot Street, 1992. 25 Glen Dhu Street to the left (QVM: 1997: P 4006)

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

Town/Locality:

West Launceston

Address:

2 Gloucester Street

Folio of the Register:

17261/28

Description:

Dwelling as shown in Figure 1 and 2 - Two storey detached, Post War era, c1940



Figure 1

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:

(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 small group of dwellings built during a major phase of suburban development of Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Listed in the 1944 Assessment Roll as 'House and land, lot 28' with H. Prosser and Christina Green as owner/occupant. Christina Green purchased the land as Lot 28 in the Havelock Estate in 1940.

(ii) creative or technical achievements -

The place maintains significance in its ability to convey key characteristics of the Federation architectural style, with Arts and Crafts elements. The residence maintains shingled gabled ends and lozenge windows.

(iii) a class of building or place -

A good representative example of a Post War Arts and Crafts style domestic building form.

Exclusions from significance include: Lean-to shed to side; roller door to garage.

(iv) aesthetic characteristics -

The place is aesthetically significant achieving picturesque asymmetry expressed in high quality materials and finishes. Typical of the Arts and Crafts style, the residence is well established and timeless in appearance. 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:



Figure 2

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

Town/Locality:

Trevallyn

Address:

7 Gorge Road

Folio of the Register: 22856/3

Description:

Dwelling as shown in Figure 1 - Inter-war Federation, 1919

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 large group of dwellings built during the same period grouped together.

This road was changed from Trevallyn Cres and Creek Rd to Gorge Rd in Oct 1930. The address was first listed as land in 1915 owned by Edgar Harold Ritchie and then only appears as a house in 1920 owned and occupied by John S. Calder. By the late 1920s/1930 it was owned by Thomas and Ivy Margaret Daniels. A Lloyd Daniels also occupied the house in 1938 (*Examiner 14 Mar 1938*). By 1938 Ivy Daniels resided there by herself and then had a tenant by 1940 - Horace Krushka. Occupied by Miss Krushka in 1948 (*Examiner 24 Dec 1948*). Advertised as a Bed and Breakfast in 1950 (*Examiner 13 Sept 1950*).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation residence including gardens. The place features a symmetrical design, weatherboard exteriors with timber shingle detailing and rectangular grid pattern lead-lights to windows.

(iii) a class of building or place -

A good representative example of an Inter-war typical elevated timber Federation Bungalow style building with prominence in the streetscape.

Also significant as an early 20th Century building form contributing to the character of Launceston suburbs.

Exclusions to significance include the enclosure under the verandah with weatherboard infills, later period windows to side elevation, hard landscaping, concrete deck and stairs, fences, carport to Bain Tce, and, garden sheds.

(iv) aesthetic characteristics -

Aesthetically significant as a detached Federation residence with gardens. Typical of its type, the place is unpretentious, timeless 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.XXX

Town/Locality

West Launceston

Address:

78 Hill Street

Folio of the Register: 201778/1

Description:

Dwelling as shown in Figure 1 - Federation Victorian bungalow, 1902

Specific Extent:

The entire site with the facades visible directly from the streets 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 major phase of development of Launceston.

The residence was constructed by and for William Keogh in 1902. In c1935 No. 78 became the new street number, rather than No. 62.

In c1902 the owner was William Keogh and by 1905 the tenant was Alfred Mauser. Other tenants included Egbert Hutchinison 1910 and William Branaghan 1915. Keogh was back in occupancy in 1920 to at least 1949.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance with well-designed bungalow style comprising timber cladding; and simple verandah. House complete with good gardens and fence to street.

(iii) a class of building or place -

A good representative example of a quality elevated timber Federation building with detailing showing the slow transition from Victorian.

Also significant as a very early 20th Century building form contributing to the character of Launceston suburbs.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey weatherboard Federation Victorian bungalow 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.XXX

Town/Locality

Invermay

Address:

58 Holbrook Street

Folio of the Register: 17680/2

Description:

Dwelling as shown in Figure 1 - Federation era bungalow, c1915

Specific Extent:

The entire site and 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 housing that characterised Launceston. Its townscape associations are regarded as important to the community's sense of place.

Builder has been noted as Adams by Davies. James Robertson's estate was divided up around 1910 to make Forster Street. From about 1915-22 the property occupied by Roy A Coogan. In the 1925 Assessment Roll John W Ikin (tinsmith) owned and occupied a house on this site until around 1948. In 1935 the street name changed from Gunn Street to Holbrook Street (*Examiner, 10 Sept 1935, p.6*).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance with well-designed bungalow style comprising timber cladding; and simple verandah. House complete with good gardens and fence to street.

(iii) a class of building or place -

A good representative example of a Federation domestic building form, with projecting bay with projected gable detail, and simple fretwork detailing

(iv) aesthetic characteristics -

Aesthetically significant as a single storey weatherboard Federation bungalow 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.

<p>(b) Significance of the local heritage place and its values because of its association with:</p>
<p>(i) a particular community or cultural group for social or spiritual reasons -</p> <p>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.</p>
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region -</p> <p>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.</p>

Figures for statements of local heritage significance and heritage values:

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

Town/Locality:

Invermay

Address:

52 Invermay Road

Folio of the Register:

150129/1

Description:

Former bank and dwelling building as shown in Figures 1 to 4 - Two storey, Inter-war era Art Deco/Functionalist style, 1938



Figure 1

Specific Extent:

The entire 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:

(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 a representative example of commercial architecture of the period, on a prominent corner, in a high growth area.

Listed in the Post Office Directory in 1940 as the Launceston Bank for Savings with K R Westbrook as Manager. Prior to this it was listed as workshop and land for H M Quinn, Builder. Architects for works over time have been H S East and Roy Smith.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance with a façade that features many of the key elements of the style including curved forms, metal framed windows, projecting concrete hoods, lined parapet detail and well composed forms.

(iii) a class of building or place -

A good representative example of a fine Inter-war Art Deco / Functionalist commercial form. The type represents functionalism, clean lines and a complete dissociation with styles of the past.

Exclusions from significance include: Ramp to door; internal front door; stairs to rear; back porch; Bryan Street fence; screens to windows.

(iv) aesthetic characteristics -

Aesthetically significant as a two storey parapeted, rendered brick Art Deco / Functionalist style building. Typical of its type, the structure is well established and imposing in scale with strong suggestions of arrested vertical and horizontal motion. 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 -

Associatively significant as one of the many works designed by Roy Smith & Hubert S East, a prominent architectural practice in Launceston.

Figures for statements of local heritage significance and heritage values:



Figure 2 – View from Invermay Road



Figure 3 – View of rear section from Bryan Street



Figure 4 – View of main building from Bryan Street



Figure 5 - Bank of Savings, 1985 (QVM: 1985: Register of Twentieth Century Architecture)



Figure 6 - Bank of Savings, 1996 (QVM: 1999: P:0566.011)



Figure 7 - Bank of Savings, 1996 (QVM: 1999: P:0566.002)



Figure 8 - Bank of Savings, 1996 (QVM: 1999: P:0566.003)

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

Town/Locality:

Invermay

Address:

98 Invermay Road

Folio of the Register:

231807/1

Description:

Dwelling as shown in Figure 1 - One storey detached, Early Federation era, c1892

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

<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 group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.</p> <p>From a date prior to 1899 Robert Armstrong was owner/resident until his death in 1942 age 67. Armstrong was a well-known citizen in Launceston and had been a member of the staff of the Examiner for 50 years (<i>Examiner, 9 Nov 1942, p.2</i>).</p>
<p>(ii) creative or technical achievements -</p> <p>The place maintains significance in its ability to convey key characteristics of the Victorian/early Federation Italianate architectural style. The residence maintains picturesque asymmetry with low-pitched gabled roof and decorative joinery.</p>
<p>(iii) a class of building or place -</p> <p>A good representative example of a late Victorian/early Federation Italianate domestic building form.</p> <p>Exclusions from significance include: Enclosure to verandah; front fence; replacement roof.</p>
<p>(iv) aesthetic characteristics -</p> <p>The place is aesthetically significant achieving formal assertiveness expressed in high quality materials and finishes. It is considered to contribute aesthetically and historically to the surrounding streetscape.</p>

<p>(b) Significance of the local heritage place and its values because of its association with:</p>
<p>(i) a particular community or cultural group for social or spiritual reasons -</p> <p>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.</p>
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region -</p> <p>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.</p>

Figures for statements of local heritage significance and heritage values:

Not applicable

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

Town/Locality:

Invermay

Address:

4 Irvine Street

Folio of the Register: 55300/15

Description:

Dwelling as shown in Figure 1 - Federation, 1894

Specific Extent:

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

Builder J and T Gunn for Miss Davis. 1894-5, 1899 not numbered, 1905 Thomas Henry Davies, 1910 Michael S Moore, 1915, 1920, 1925 George White, 1930 James Miller, 1935 Horace H Hudson, 1940-1 George Rundle, 1944-5, 1948.

(ii) creative or technical achievements -

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

(iii) a class of building or place -

A good representative example of a modest early Federation cottage with projecting gabled bay, fine timber detailing to verandah and gable, eaves brackets and fine timber detailing around the windows on the bay.

Exclusions from significance include garden plantings.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Federation cottage with simple verandah. Typical of its type, the place is unpretentious, 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 was constructed by prominent building firm Gunns Ltd (formerly J&T Gunn), founded by brothers John and Thomas Gunn in 1875.

Figures for statements of local heritage significance and heritage values:

Not applicable

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

Town/Locality:
East Launceston

Address:
6 Lanoma Street

Folio of the Register:
55013/3

Description:
Dwelling as shown in Figure 1 - Two storey detached, Original Federation Queen Anne with Arts and Crafts Alterations, c1905 and c1925



Figure 1

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:

(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 major phase of development of Launceston and indicative of the housing that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Annie Mary Jane, Edith Olivia and Jessie Lanoma Barwood purchased the property in 1911 from A. C. Douglas (Carpenter) who had bought the land from Alice Florence Scott and Robert Steele Scott in 1905. A Captn Barwood resided there in 1915 (*P O Directory*). George James Edwards bought the property in 1922 who sold to William Henry and Eva Madeline Patten in 1923. They immediately sold it to Mary Lucy Deane who was the wife of James Francis Deane, a painter. In 1926 it was sold once more to May Fanny Brownrigg.

(ii) creative or technical achievements -

The place is significant in demonstrating a high degree of technical achievement and compositional balance with attributes of the period with the elaborate curved verandah detailing, the unusual dormer surrounds, decorative chimneys and steep pitched tiled roofs.

(iii) a class of building or place -

A good representative example of a Federation domestic building form with Queen Anne and Arts and Crafts alterations.

Exclusions from significance include: Carport/garage; fencing.

(iv) aesthetic characteristics -

The place is aesthetically significant achieving picturesque asymmetry expressed in high quality materials and finishes. Typical of the Queen Anne / Arts and Crafts 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.XXX

Town/Locality:

East Launceston

Address:

20 Lanoma Street

Folio of the Register: 144507/1

Description:

Dwelling as shown in Figure 1 - Two storey detached, Inter-war era, Old English 1926



Figure 1

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:

(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 rare group of dwellings attached to churches that were built during the major phase of development of Launceston and also indicative of the housing that characterised the period around Launceston. The building is distinctive as part of the church group and adds to the collective value of the streetscape as well as having individual significance.

The structure is the former Rectory to St Aidan's Church. The Architect was Frank Heyward, with the foundation stone laid in 1925 (*Examiner* 14 December 1925).

Noted in Post Office Directories as No. 10 Lanoma in 1930s and No.16 in 1940-41. 1928 - Rev Wn. E. Greenwood. 1927 and 1929/30 - Rev F. J. McCabe; 1935-48 at least - home of the Rev A. H. Roake.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance. A well-designed Old English style residence, visually picturesque and quaint, expressed through high quality materials and finishes.

(iii) a class of building or place -

A good representative example of an Inter-war Old English revival domestic building form favouring vertical proportions.

Exclusions from significance include: Timber paling fence; aluminium windows; additions to side; garage.

(iv) aesthetic characteristics -

Aesthetically significant as a two storey brick Inter-War Old English style building. Typical of its type, the structure maintains visually prominent attributes including picturesque asymmetry, medium pitched roof, and textured face brickwork. 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 be associatively significant for the Launceston Anglican community and wider Anglican Church of Tasmania for social and religious reasons. Further, 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 architect / builder of the residence is unknown; however, the site is associated with a variety of Anglican reverends including Rev WN. E. Greenwood, Rev F. J. McCabe and Rev A. H. Roake who lived and worked at the site.

Figures for statements of local heritage significance and heritage values:

LAUNCESTON BUILDINGS SERIES—NO. 5



St. Aidan's Rectory, Launceston

In continuation of the Launceston Buildings Series we reproduce a fine photograph by Spurling of St. Aidan's Rectory, Launceston. The building is a simple, two-storey brick residence, designed to cost as little as possible in upkeep. At the time when the photograph was taken the growths in the flower box which is shown in the picture had not reached those proportions necessary to fulfil their purpose of relieving the expanse of wall. The building was designed by Mr. Frank Heyward, F.R.V.I.A., architect, and Mr. S. R. G. Featherstone was the building contractor.

Figure 2

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

Town/Locality:

West Launceston

Address:

18 Laura Street

Folio of the Register:

114041/1

Description:

Dwelling as shown in Figure 1 - One storey detached, Victorian Filigree era, c1880s



Figure 1

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:

(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 small group of earlier dwellings built during a phase of development of Launceston and indicative of the housing that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

The land encompassing 18 Laura Street was originally granted to Thomas Fuller in 1861 by the Crown, comprising 8 acres, one rood and 17 perches of land ("Advertising," *The Mercury*, 17 September 1861: 3).

In 1886, Arthur Petley (b. 1854, d. 1910) purchased the land encompassing 18 Laura Street from John Francis Parsonage. Petley, is also known to have owned land on the corner of Lanoma and Arthur Streets. He was married to Elizabeth Petley (b. 1845, d. 1912). Arthur Petley is listed as occupant within the Tasmanian Post Office Directory between 1892 and 1900.

Petley attempted to sell the property multiple times as evidenced in the following newspaper articles. These articles also described the property in some detail as a six bedroom weatherboard cottage:

- 'For sale - on Cataract Hill, comfortable six-roomed house, with about one acre of very productive fruit garden. A Petley, No. 18 Laura Street' ("Advertising," *Daily Telegraph*, 16 February 1895: 8).
- 'Messrs. Alfred Harrap and Son have received instructions from Mr. Arthur Petley to sell by auction...6-roomed W.B. [weatherboard] cottage, No. 18 Laura Street, Cataract Hill, shingle roof, verandah in front; house faces east; water; gas could be laid on or electric

light. Land area, nearly 1 acre, planted with choice and valuable fruit trees in full bearing, and having frontages on Laura Street, Connaught Street and Kinburn Street...' ("Advertising," *Launceston Examiner*, 7 April 1899: 8).

- 'For Sale - Cheap, desirable property, 18 Laura Street, Cataract Hill. Comfortable 6-roomed house, with large fruit garden, in good order. Apply - A. Petley at above address' ("Advertising," *Examiner*, 10 October 1900: 1).

The property is known to have been sold to the Knight family in late 1900 with Captain H Knight listed as occupant within the Tasmanian Post Office Directory between 1901 and 1904, and Captain Alfred Pilkington Knight listed as occupant between 1905 and 1920.

Elizabeth Pope Knight was wife to Alfred Pilkington Knight. Elizabeth Pope died at Laura Street on 19 April 1902 (Deaths and Marriages 1900-1930). Alfred Pilkington Knight is known to have remarried in 1907 to Christine Rennie (né Dewar-Durie) ("Family Notices," *Examiner*, 21 May 1907: 1). Alfred Pilkington Knight died at 2 Kinburn Street in 1926 (Deaths and Marriages 1900-1930), with his widow, Christine Rennie, named as executor and trustee (Libraries Tasmania AD960-1-51 [Will No. 16025]). Christine Rennie died in 1950 at 13A Esther Street, Launceston and is buried at Carr Villa ("Family Notices," *Examiner*, 7 March 1950: 5).

The Tasmanian Post Office Directory would place an Alfred L. Orpwood at 18 Laura Street in 1921, indicating that the Knight family had sold the property at this time. Between 1922 and 1928 a 'Jos Martin' (likely Joseph Martin) is listed as occupant.

The Tasmanian Post Office Directory places Hy T. Reynolds at 18 Laura Street between 1929 and 1935. Whilst William James Gowan is listed between 1936 and 1942. The Gowan family are mentioned in multiple newspaper articles as evidenced below:

- 'George William Gowans (16) of 18 Laura Street was admitted to the Launceston Public Hospital yesterday suffering from shock and abrasions, the result of an accident in Margaret Street. His condition last night was satisfactory' ("Current Topics," *Examiner*, 14 August 1937: 6).
- 'On March 1, at the General Hospital, Launceston, Ethel Mary, dearly beloved wife of William James Gowans, of 18 Laura Street and loving mother to Sheila, Nancy, Jim, Molly, George, Rod, Peggy and Alex, aged 54 years. R.I.P...' ("Family Notices," *Saturday Evening Express*, 1 March 1941: 7).

The Tasmanian Post Office Directory would place Mrs Eliza Murray at the property from 1942 until 1948.

The *Launceston Heritage Study* produced by Paul Davies in 2006 would indicate that 18 Laura Street was built in 1901 by W. Winsor for 'Mrs Knight.' However, a '6 bedroom weatherboard cottage' is mentioned in newspaper articles at 18 Laura Street as early as 1895, with Arthur Petley's land ownership extending earlier into the 1880s.

The residence currently features a glass panel over the front door stating '18 Laura Street | Knight's Cottage | Captain Alfred Knight | Built 1859' (Figure 2). However, the land at 18 Laura Street had not been granted until 1861, whilst the Knight family ownership did not commence until 1900. As such, the exact date of construction remains ambiguous. The architectural style of the residence is Victorian Filigree, this coupled with the residence's known history would likely indicate a c1880s construction date. Should new documentary evidence become available, this criterion should be amended.

(ii) creative or technical achievements -

The place maintains significance in its ability to convey key characteristics of the Victorian Filigree architectural style, with Victorian Georgian and/or Regency elements. The

residence comprises a gentleness of scale, simple rectangular shape and symmetrical façade with spreading verandah.
(iii) a class of building or place - A good representative example of a fine Victorian Filigree farmhouse style domestic building form.
(iv) aesthetic characteristics - The place is aesthetically significant achieving a timeless appearance expressed in high quality materials and finishes. Typical of the Victorian type, the structure is well established, displaying fine workmanship. 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:

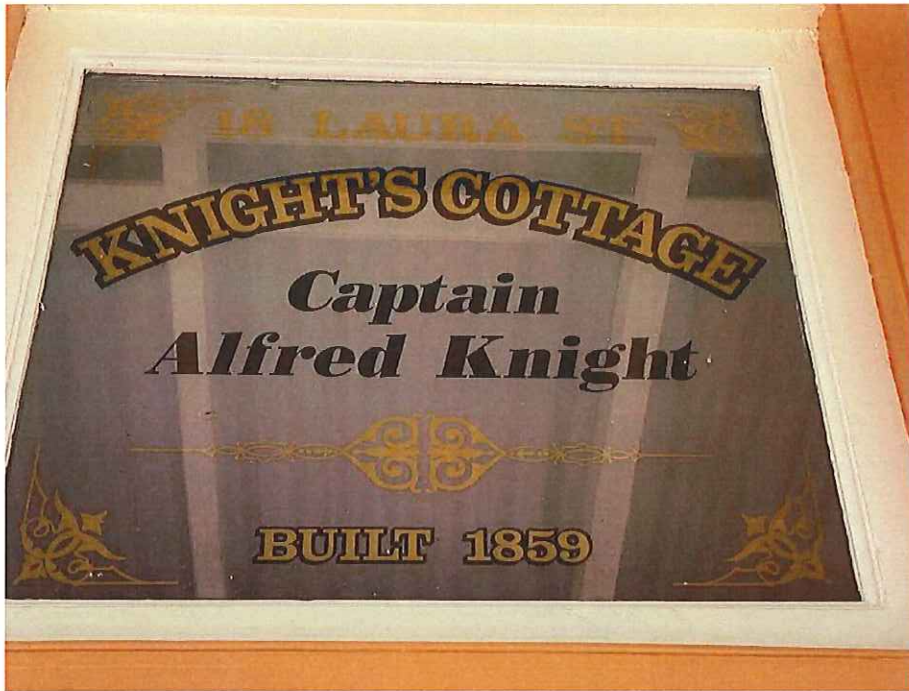


Figure 2 - Glass panel above front door (Source: Bruce Barker, 2024)

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

Town/Locality:
East Launceston

Address:
4 Lyttleton Street

Folio of the Register:
221464/1

Description:
Dwelling as shown in Figures 1 and 2 -
One storey detached with attic - Inter-
War era, Old English Revival, 1938



Figure 1

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:

<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 group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period in this area. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.</p> <p>Post Office Directory for 1939 (first listing) and 1940 has Russell R. Whitehead as occupant; 1948 has Claude L. Adkins as resident.</p>
<p>(ii) creative or technical achievements -</p> <p>The place maintains significance in its ability to convey key characteristics of the Old English Revival architectural style. The residence maintains picturesque asymmetry with medium-pitched gabled roof, textured face brickwork and vertical proportions.</p>
<p>(iii) a class of building or place -</p> <p>A good representative example of an Inter-War Old English Revival style domestic building form (refer: Figures 1 and 2).</p> <p>Exclusions from significance include: Additions to rear; garage door; replacement roofing.</p>
<p>(iv) aesthetic characteristics -</p> <p>The place is aesthetically significant achieving picturesque 'quaintness' expressed in high quality materials and finishes. 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

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

Town/Locality:

Launceston

Address:

94 Margaret Street

Folio of the Register: 121082/1

Description:

Dwelling as shown in Figure 1 - Federation, c1892

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 group of dwellings built during the ongoing phases of development of Launceston.

In 1889 this property was listed as Allotments in the Assessment Roll, but a house was situated here by 1892, owned by Sherwin's Estate and occupied by John Robert Hart. In 1894 Constable John Mason lived here. Other residents listed in the Post Office Directory include Andrew W Shield (1900), Robert Hutchinson (1905), Johnathon J Quill (1915), William D Fisher (1920), Frederick H Mason 1925 – 1935), Sydney A Atherton (1940), and Thomas Denison (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 Federation cottage comprising simple verandah and fine gardens.

(iii) a class of building or place -

A good representative example of a very early Federation cottage style.

Also significant as an 19th/20th Century building form contributing to the character of Launceston inner suburbs.

Exclusions from significance include the verandah infilled where original stairs removed and ramp added to side.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Federation cottage with simple verandah. Typical of its type, the place is unpretentious, 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:



Figure 2 - Sherwin Avenue, 1992. 94 Margaret St visible to the right (QVM: 1997: P: 3941)



Figure 3 - Sherwin Avenue, 1992. 94 Margaret St visible to the left (QVM: 1997: P: 3601)

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

Town/Locality:

Norwood

Address:

4 Norwood Avenue

Folio of the Register:

198882/1

Description:

One storey detached dwelling as shown in Figures 1, 2 & 3 - Cuthill. Inter-war era, c1921

Specific Extent:

The entire site and building with outbuildings, courts and gardens being of high significance.



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 major phase of development of Launceston and indicative of the housing on large lots that characterised the period in this area. The building and gardens are distinctive and add to the collective value of the streetscape (refer Figures 2 and 3) as well as having individual significance.

Earliest owner was Arthur Gilbert Genders. His daughter Albina Sarah Twelvetrees with her husband, renowned geologist William Harper Twelvetrees, purchased the property (Lot 2 – 4 ac 2 rd 19 ½ p) from her father Arthur in 1910. 1919 Alfred Charles Apthorpe (Motor Garage Proprietor - Apthorpe Motors) bought the approx 2 acre Lot 1 on the corner of Penquite Rd and Norwood Ave from Clement and Clara Stephenson.

The Stephensons had purchased in 1911 from Arthur Gilbert Genders, who appears to have been the developer, and, had also sold part of his 57 acres to the Northern Golf Lands Co Ltd, which potentially became more of the Golf Club now nearby. Apthorpe then purchased Lot 2 from A. S. Twelvetrees in 1921 after her husband's death in 1919. For the first time A. C. Apthorpe is noted as the last resident on Penquite Road before Norwood Avenue in the Post Office Directory 1922 - previously the last listed was Scotch College. Lot 1 (as shown on titles) contained the circular drive which addressed the front door of the 1899 house.

Mr Apthorpe was ill for over 12 months and passed away on the mainland, whilst undergoing treatment, in 1927. From 1942 the larger remaining area of the 'combined' two lots was sold by Mabel Frances Peddle to John Hill (Historic Title 607/14). In the 1950s Lot 1 was owned by Reginald Edward Gardner who had purchased the 2 acres odd from John Hill in 1951.

Highly significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing on large lots that characterised the period in this area. The building and gardens are distinctive and add to the collective value of the streetscape as well as having individual significance.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation residential building with fine gardens.

(iii) a class of building or place -

A good representative example of a Federation domestic building form, with former stables (garage), later garage and gardens.

(iv) aesthetic characteristics -

The place is aesthetically significant achieving a timeless appearance expressed in high quality materials and finishes. Typical of the Federation style, the structure is low-slung, and unpretentious using 'earthly' materials and colourings. 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 place maintains historical association with renowned geologist William Harper Twelvetrees.

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 4 Norwood Avenue from Norwood Avenue Access



Figure 3 - View of 4 Norwood Avenue, showing new design (extension) in old setting

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

Town/Locality:

Newstead

Address:

43 Penquite Road

Folio of the Register:

160841/1

Description:

Terminus (bus/tam stop) building only, as shown in Figure 1 - One storey detached, Inter-war era, Utilitarian / Art Deco, c1940



Figure 1

Specific Extent:

Part of title only. The whole of the terminus building is of high significance

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 civic buildings constructed during the major phase of suburban development of Launceston and a confident application of style. Its townscape associations, as a bus/tram terminus building, are regarded as important to the community's sense of place.

Designed by the City Engineer and Building Surveyor, William Elmhirst Potts. Potts was appointed to the Launceston position in 1930 (*The Mercury*, 7 Oct 1930, p.5) and to Hobart in 1944 (*The Mercury*, 23 Sept 1944, p.2). Potts was a returned soldier from WW1, graduated from engineering at the University of Sydney and held numerous significant positions in his career including that at Launceston working on many important city projects including flood protection. He retired in December 1944.

(ii) creative or technical achievements -

The place maintains significance in its ability to convey key characteristics of the Utilitarian / Art Deco architectural style. The terminus maintains a simple symmetrical form with a strong suggestion of arrested vertical motion through brickwork.

(iii) a class of building or place -

A good representative example of a very fine small civic structure (bus/tram terminus). Exclusions from significance include: Roller door to street front; dwelling and gardens.

(iv) aesthetic characteristics –

The place is aesthetically significant with highly detailed brickwork, parapet roof, quoining and Modern form. It is considered to contribute aesthetically and historically to the

surrounding streetscape. 'LMC' in characteristic Art Deco font, standing for 'Launceston Municipal Council.'

(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 place has a special association with the life and work of William Potts, City Engineer and Building Surveyor from 1930 to 1944.

Figures for statements of local heritage significance and heritage values:

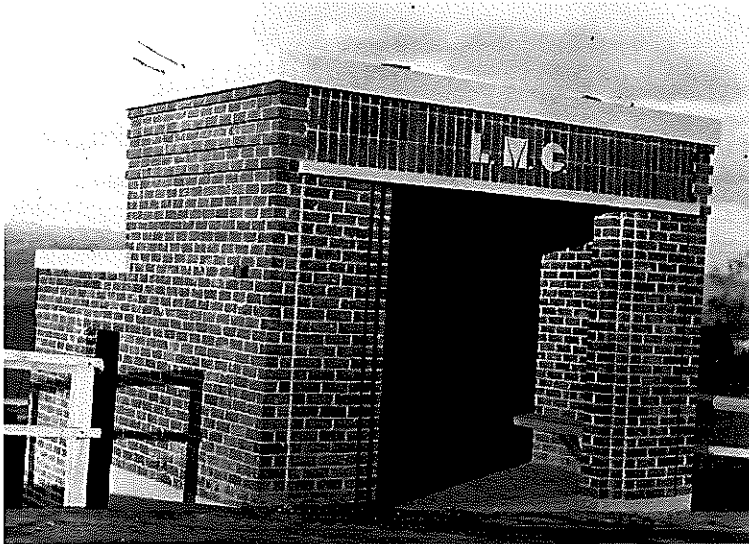


Figure 2 - View of former Talbot Road bus shelter for reference, n.d. (QVM: 1983: P: 0266)



Figure 3 - View of former High Street bus shelter for reference, c1940 (QVM: 1998: P: 0114)

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

Town/Locality:

Newstead

Address:

64 Robin Street

Folio of the Register:

55051/1

Description:

Building as shown in Figures 1 - Two storey meeting hall, Post-War International, 1952 and 1964



Figure 1

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:

<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 few buildings built post war for community groups, specifically the Masonic Lodge, in Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.</p> <p>The foundation stone of the Heather Lodge’s new temple was laid in 1952 (refer Figure 2). It was the first time the ancient Masonic ceremony had been performed in Launceston for over 50 years. (<i>Examiner</i>, 2 Jun 1952, p.5) Further additions occurred in 1964. The architect involved being Roy Smith, Willing and Newman and builders H J Martin and G J Luck.</p>
<p>(ii) creative or technical achievements -</p> <p>The place maintains significance in its ability to convey key characteristics of the Post-War International architectural style, with prismatic form and asymmetry to windows and entryway. It maintains smooth brick exterior walls with areas of contrasting textures including concrete and glass.</p>
<p>(iii) a class of building or place -</p> <p>A good representative example of a large Post-War International style community building form complete with fence.</p> <p>Exclusions from significance include: Addition to the side; metal sheet fencing.</p>
<p>(iv) aesthetic characteristics -</p> <p>The place is aesthetically significant achieving precision, sharpness, and transparency in design. Typical of the Post-War International type, the structure is well established and</p>

large in scale with a vertical monumentality. 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 site is likely significant to past and present members of the Freemasons / Masonic order of Tasmania and their families. The place is further 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 place is known to have been designed by prominent architects Roy Smith, Willing & Newman; and built by H. J. Martin & G. J. Luck between 1952 and 1964. The site is further associated with the Freemasons / Masonic order of Tasmania.

Figures for statements of local heritage significance and heritage values:



Figure 2 – Foundation Stone

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

Town/Locality:

West Launceston

Address:

15 Wyett Street

Folio of the Register:

56558/23

Description:

Dwelling as shown in Figure 1 - One storey high set detached, Late Inter-War era, Functionalist, c1941

Specific Extent:

The entire site and building with facades visible from the street being of high significance.

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:

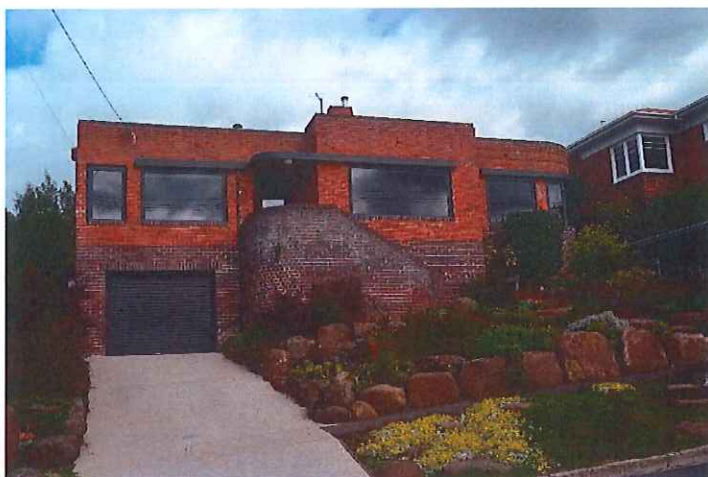


Figure 1

(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 group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period in this area. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

Keith Edward James Robinson purchased the land in November 1939 from the Launceston Savings Investment and Building Society. Listed as Land in the 1940 Assessment Roll. A house was built by 1941 as listed in the Post Office Directory 1941-42. In 1944 it was listed in the Assessment Roll as Keith Robinson as owner/occupant.

(ii) creative or technical achievements -

The architect and/or builder who developed the property remains unknown. However, the place maintains significance in its ability to convey key characteristics of the Inter-War Functionalist architectural style. The residence maintains a simple asymmetrical form with large glass areas and fenestration in horizontal bands giving a streamlined effect.

(iii) a class of building or place -

A good representative example of the Inter-War Functionalist architectural style in domestic building form.

Elements to be excluded from significance include: Aluminium window replacements; Garage door; Carport.

(iv) aesthetic characteristics –

The item is of aesthetic significance in its ability to demonstrate key elements of the Inter-War Functionalist architectural style including asymmetrical massing with rounded northern corner, and a flat roof concealed behind a parapet. The style is typically 'clean' and 'efficient.'

(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.XXX

Town/Locality

Launceston

Address:

2 Sherwins Avenue

Folio of the Register: 60715/2

Description:

Dwelling as shown in Figure 1-2 - Federation Victorian, c1900

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:



(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.

Sherwin's Avenue (off Margaret Street) first appears as a street in the Post Office Directories c1912-1915 and it is likely that numbers 2, 4 and 6 date from that time (although number 2 looks to possibly be a bit earlier). Mrs A. E. Green occupied the house in the 1920s and had all her furniture for sale in 1923 (*Daily Telegraph* 22 Aug 1923, p. 8).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation Victorian cottage style comprising timber cladding; and simple verandah. House complete with fine gardens and fence to street.

(iii) a class of building or place -

A good representative example of a Federation cottage with Victorian style. Also, significant as a 19th/20th century building form contributing to the character of Launceston inner suburbs.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey weatherboard Federation 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:



Figure 2 - Sherwin Avenue, 1992 (QVM: 1997: P: 3941)

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

Town/Locality:

St Leonards

Address:

300 St Leonards Road

Folio of the Register: 5510/1

Description:

Dwelling as shown in Figure 1 - Federation Victorian/Federation, c1890



Figure 1

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:

(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 village and township development and future growth of Launceston and indicative of the housing that characterised village areas around Launceston. Each building is distinctive and adds to the collective value as well as having individual significance.

The building has historic significance for its place in a major phase of development of Launceston, aesthetic value for its fine form and detail, some social value as part of the collective housing that makes Launceston a desirable place to live and for its streetscape value. This house is a good example of the typical late Victorian/early Federation form featuring fine detailing, bracketed eaves, projected hipped faceted bay, verandah with simple timber detailing.

(ii) creative or technical achievements -

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

(iii) a class of building or place -

A good representative example of a fine late Victorian/early Federation domestic building form.

(iv) aesthetic characteristics -

Aesthetically significant as a single storey detached Victorian/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.XXX

Town/Locality:

Mowbray

Address:

Lamont/Braemar House, 148 Vermont Road

Folio of the Register:

Folio 1 Vol 50354

Description:

Homestead as shown in Figures 1 & 2 - One storey detached, Colonial era, c1820s



Figure 1

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:

(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 -

The homestead known as Lamont and/or Braemar House is significant as one of the earliest examples of Colonial period architecture within Launceston. The building is distinctive and adds to the collective historic value of the city as well as having high individual significance. The following historical context has been summarised, and edited where necessary, from the *Braemar Conservation Management Plan* prepared by Sam Nichols in 2012 for Launceston City Council.

The homestead falls within an original 112-acre land grant made to Scottish settler John Lamont in 1823. Lamont is known to have utilised the grant for agricultural purposes. The earliest mapping reference to the homestead is from an 1833 survey by Thomas Scott. These records would indicate a c1820s construction date for the homestead. The 1833 survey depicted three individual buildings at the site during this time.

Advertising within the *Launceston Examiner* on 15 December 1847 notes that the homestead supported a 302-acre estate, indicating that Lamont had grown his land holdings since initial settlement. Whilst the 1848 census provides evidence of 14 inhabitants, inclusive of six members of the Lamont family and eight assigned convicts. Entries from James Lamont's diary dated 1857 makes comment on the existence of a main residence, blacksmith's shop (worked by eldest son Thomas Brugh Lamont), outbuildings and a garden. A convict barracks would have also been present.

James Lamont died in 1857, aged 69, with his eldest son Thomas succeeding him at the estate. A *Launceston Examiner* Family Notice dated 25 April 1865 reported that Thomas died, aged 28, following an illness, with his brother James Brugh Lamont succeeding him at the estate. James Lamont is known to have continued agricultural practice on his land holding, and bred Ayrshire cattle at the property, in addition to wheat cultivation.

By 1880, James Lamont and his family had vacated Lamont / Braemar House, moving to Boronia Cottage in Invermay. The homestead was advertised for lease, with the *Launceston Examiner*

<p>reporting that the property comprised a house of six rooms with kitchen, barn, and stables on a 485-acre land holding (28 November 1881).</p> <p>Samuel Henry Caswell is known to have leased the property from 1902, undertaking mixed farming at the property including dairying. Following the deaths of James Lamont and his wife Margaret in 1916, Caswell increased his involvement at the Braemar estate purchasing a portion of the property and establishing a new residence. Caswell was known for his involvement in the horse breeding and racing industry.</p> <p>Caswell died in 1950 aged 74, whilst Lamont / Braemar House was purchased by Launceston City Council during the late twentieth century. During this phase, the property was incorporated into the Heritage Forest boundary and a community garden was established.</p>
<p>(ii) creative or technical achievements -</p> <p>Significant in demonstrating early colonial methods of construction and decoration which are considered rare, particularly within the Launceston context where many colonial structures were demolished from the mid-Victorian period and onwards.</p>
<p>(iii) a class of building or place -</p> <p>Significant in its ability to demonstrate the significant characteristics of a rural Colonial domestic building form. The homestead offers significant opportunities for research into early colonial life within Launceston.</p> <p>Exclusions to significance would include modern intervention. Future restoration efforts should consider the policy as outlined within the <i>Braemar Conservation Management Plan</i> and/or advice from a qualified Heritage Consultant.</p>
<p>(iv) aesthetic characteristics -</p> <p>Aesthetically significant as an early Colonial vernacular homestead which retains many traditional materials, characteristic of its early context. The homestead maintains landmark value within the landscape, with prominent positioning on a rise in the surrounding landscape. The site's views and vistas are of particular aesthetic significance.</p> <p>The homestead presents layering of decorative architectural elements, providing research potential regarding changing tastes within Tasmania from the nineteenth century.</p>
<p>(b) Significance of the local heritage place and its values because of its association with:</p>
<p>(i) a particular community or cultural group for social or spiritual reasons -</p> <p>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. In addition, the site grounds have been utilised as a community garden for several years, with particular use by Launceston's migrant community.</p>
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region -</p> <p>The site has associative significance with John Lamont and his family. John Lamont is credited with having devised and instigated the adoption, by Launceston Council, of a scheme for the supply of a reticulated water supply system to the municipality via the St Patricks River.</p> <p>The Lamont family were known for their success in agriculture, particularly for breeding Ayrshire cattle, a breed native to Scotland. In addition, James Lamont developed a wheat variety named 'Braemar Velvet' which was successfully grown throughout Tasmania.</p> <p>The place also maintains associative significance with long-term resident Samuel Henry Caswell, prominent in the local horse breeding and racing industry.</p>

Figures for statements of local heritage significance and heritage values:

Note: additional historical context and conservation policy for the property can be accessed in the *Braemar Conservation Management Plan* prepared by Sam Nichols in 2012 for Launceston City Council.

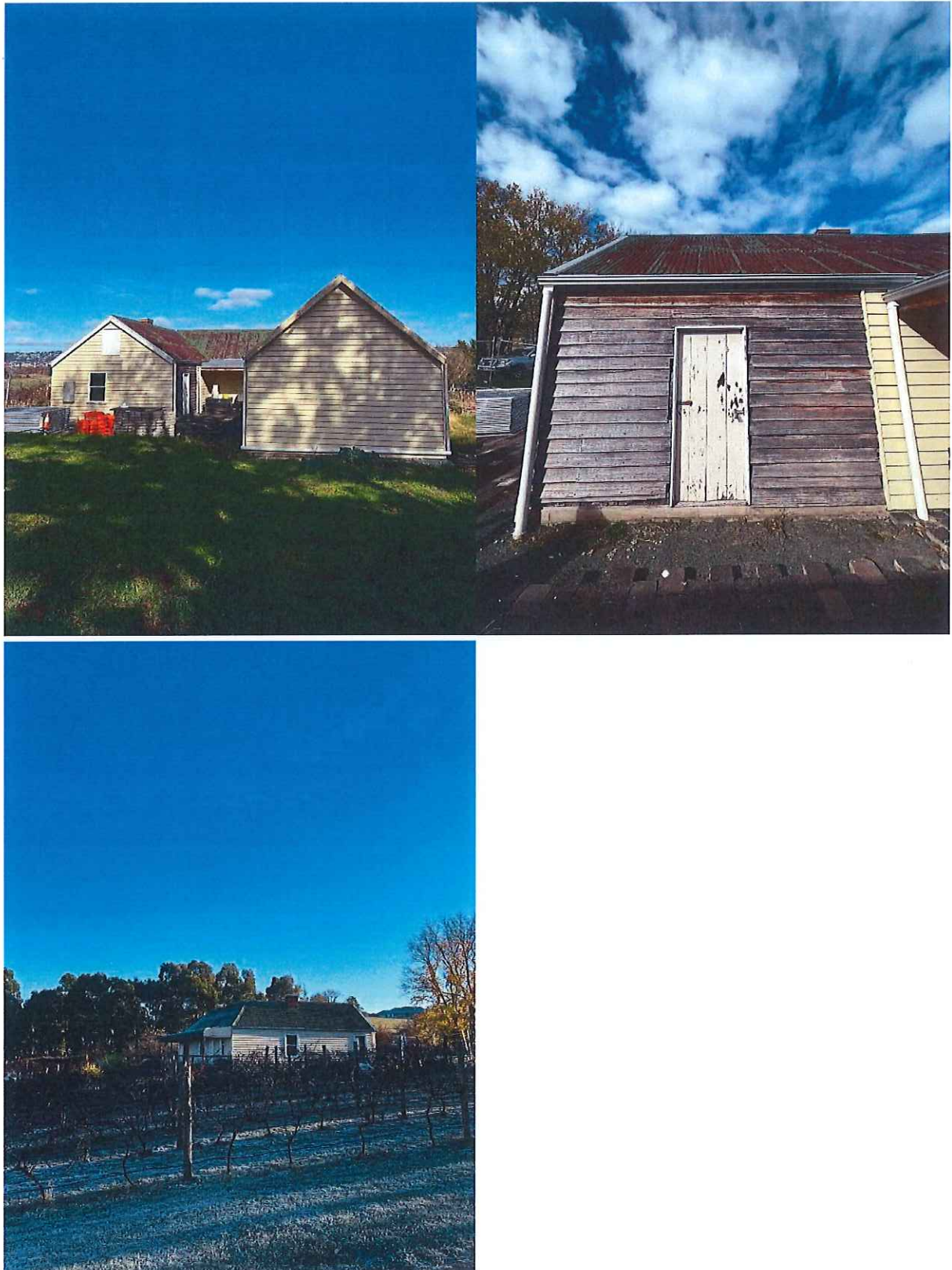


Figure 2 - additional elevations of Lamont/Braemar House

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

Town/Locality:

Launceston

Address:

145-147A Wellington Street

Folio of the Register:

172763/1

Description:

Two storey detached building as shown in Figure 1 - Inter-war era, Art Deco, c1930



Figure 1

Specific Extent:

The entire site and building with facades visible from the street being of high significance.

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 small number of former commercial and residential buildings, built during the same period, in this fringe area of the central business district.

The 1935 Assessment Roll shows Charles Dimmack with a house, shop and stables at 145, and, William Dimmack with house stables and land at 147. By 1940 the Assessment Roll shows 145 and 147 as land owned by Chas E. John and Arthur F. Bowen which may indicate the period for the construction of the current building.

The 1948 Post Office Directory shows Keating and Allen, Furniture Dealers at 145-147 (with residents above Robert Shaws at 147 and George A Wilcox at 145), and, C. J. and A. Bowen Builders at 147A. In the 1957 Roll 145 is a house and land occupied by Kenneth C. Smith owned by the Bowens; No.147 has a shop and land owned and occupied by Peter Heyes (The Mercury, 27 June 1953, p.20) - seller of farming equipment and trucks. The Saturday Evening Express advertisement of 4 February 1950, has Waldron Bros, Furniture Branch, at 145-147 Wellington Street.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Art Deco commercial building comprising decorative stepped silhouette to front facade.

(iii) a class of building or place -

A good representative example of an Inter-war period Art Deco style commercial building form. Exclusions from significance include: Soffit lining to awning; aluminium shopfront to right side shop; roller shutters to side windows; elevation to rear; sheds to rear of property.

(iv) aesthetic characteristics –

Aesthetically significant as a parapeted, rendered brick Art Deco style commercial building. Typical of its type, the structure is well established and imposing in scale with strong suggestions of arrested vertical and horizontal motion. 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.XXX

Town/Locality:

Launceston

Address:

19 Welman Street

Folio of the Register: 134068/1

Description:

Victorian Filigree dwelling as shown in Figures 1 and 2, c1889.

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



Figure 1

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 a major phase of development of Launceston.

Built around 1889 (perhaps as early as 1884) the original owner occupier was W C Wilson. Mr Richard H and Mrs Sleeman occupied the house around 1891/2 and advertised for servants (*Daily Telegraph 1 Jan 1891, p.1* and *Launceston Examiner 12 Apr 1892, p.1*). They advertised to purchase a piano in 1895 (*Launceston Examiner 8 May 1895, p. 1*). Was for sale, then for let or sale, in 1896 and was described across the advertisements as a superior 8 roomed residence, electric light and garden (*Launceston Examiner 31 Oct 1896, p.12* and *14 Nov 1896, p.12*). Occupied by Marcus Brownrigg in 1900 (PO Directories). 1903 a Miss Murray was an organiser for the M.C.L. Fair (*Examiner 4 Mar 1903, p.7*). At this address Atholbrae School and Kindergarten was advertised from 1903 by E and C Murray (Principals) at 19 Welman St (*Daily Telegraph 14 Jul 1903, p.1*; *Examiner 19 Jul 1904, p.1* and *26 Jan 1907, p.10*).

Atholbrae School was noted until c1910 as donating to the Free Kindergarten Association (*Examiner 16 Sept 1910, p.4*) and was E. C. Murray was still at this address in June 1914. Mrs Mary J Murray was listed in the PO Directories 1905-1930, Misses EC and LF Murray and Miss E Harris in 1935. In 1939 the house came up for let (6 room house, sunroom, kitchen, laundry and garage) (*Examiner 25 Apr 1939, p.1*). Miss Murray, Harris and McLachlan were listed in 1940. In the 1940s the house was occupied by Reginald Gale in 1945 and Mr and Mrs L. G. Baker (*Examiner 19 Mar 1948, p.7*).

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Victorian Filigree residence comprising intricately textured verandah. House complete with fine gardens and fence to street.

(iii) a class of building or place -

A good representative example of a Victorian Filigree residence.

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

Exclusions to significance include the two storey modern addition to northern side (containing bathrooms generally). The verandah has been replaced with 'like for like' in the early 21st century.

(iv) aesthetic characteristics -

Aesthetically significant as a two storey detached Victorian Filigree residence with intricately designed verandah, designed to stand proud against the mass of the main building. Typical of its type, the structure is symmetrical and grand 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:

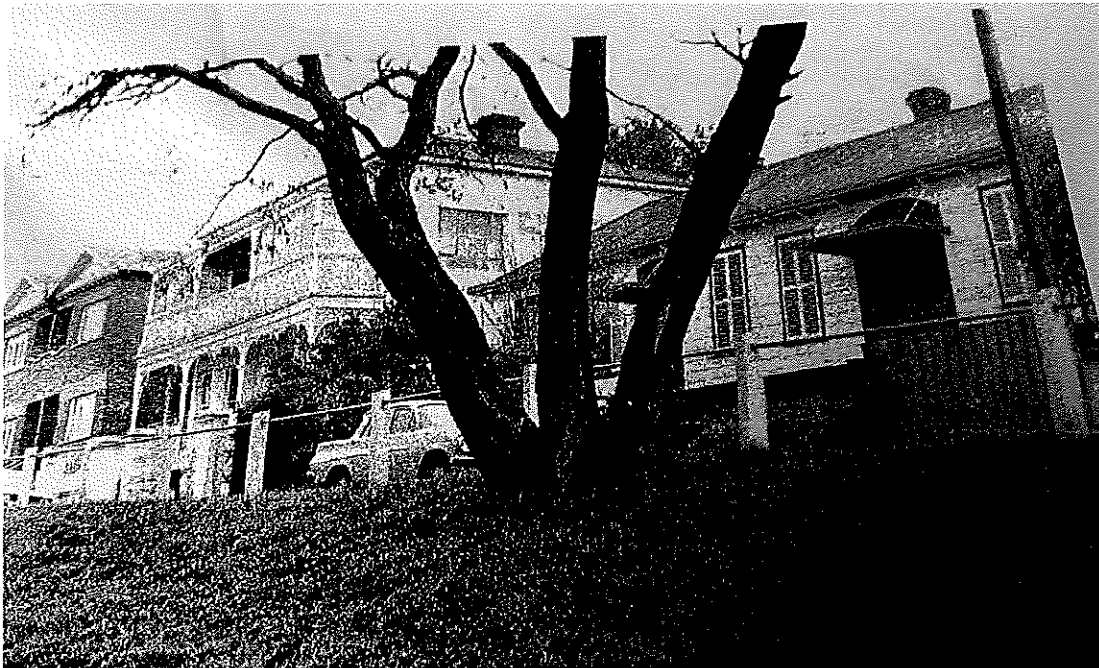


Figure 2 – c1960s Street View (Photo from un-named book as provided by owner - 2023)