

AUSTRAL TASMANIA

# National Rental Affordability Scheme Melville Street Hobart Archaeological Method Statement

**Final** Report prepared for the University of Tasmania

**AT0160**

**23 June 2014**

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## EXECUTIVE SUMMARY

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The University of Tasmania proposes to develop the Melville Street car park site and a number of adjacent places for a student accommodation and retail development. In September 2013, a Statement of Historical Archaeological Potential (SoHAP) was completed for the site.<sup>1</sup> The SoHAP provided a detailed investigation of the site history, and analysed the sequential phases of development and disturbances. It concluded that approximately 85% of the study area had archaeological sensitivity existing at both State and local levels of significance.

The management of potential archaeological values is required by zoning obligations under the *City of Hobart Planning Scheme 1982*, and the inclusion of two places on the Heritage Register of the Planning Scheme and the Tasmanian Heritage Register managed by the Tasmanian Heritage Council. This Archaeological Method Statement (AMS) has been prepared in support of the Development Application.

An AMS provides guidance on how to manage historical archaeological values that may be impacted by proposed works. It essentially sets out, in practical terms, the strategy for managing and/or mitigating archaeological impacts.<sup>2</sup>

It has been prepared cognisant of the Tasmanian Heritage Council's Practice Note 2: *Managing Historical Archaeological Significance in the Works Application Process*. A total of 26 recommendations have been made. These are contained in full in section 6.0.

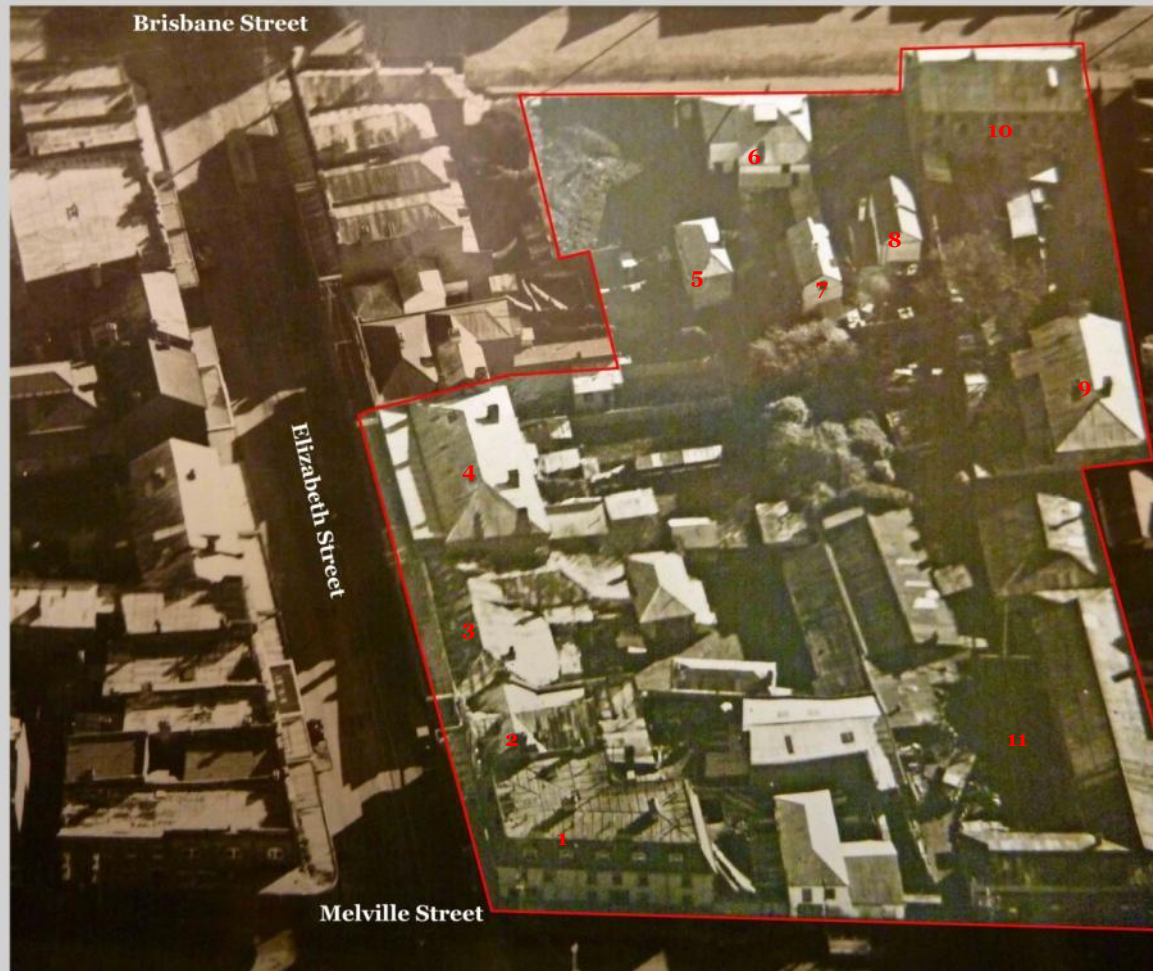
### The Place

The place forms the western end of the block formed by Elizabeth, Melville and Brisbane Streets. European use and development can be traced back to the 1820s, with the subdivision of the site into 10 separate land parcels. The site rapidly developed over the coming decades. Three hotels and a number of shops were constructed on Elizabeth Street, multiple phases of housing were constructed on Brisbane Street, whilst a blacksmiths and residences were developed on Melville Street. The place had largely reached its peak of development by the mid nineteenth century. The density of built development is well demonstrated by the c.1930 aerial photograph below. Urban decay followed, and buildings were progressively removed during the mid-twentieth century resulting in the current car park.

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<sup>1</sup> Austral Tasmania, Pty Ltd, *National Rental Affordability Scheme, Melville Street Hobart: Statement of Historical Archaeological Potential*, report prepared for the University of Tasmania, 27 September 2013

<sup>2</sup> Tasmanian Heritage Council, *Practice Note 2: Managing Historical Archaeological Significance in the Works Application Process*, May 2006, p.5



**1. Black Prince Hotel.** Development on the site began in 1827, with the hotel first licensed in 1837. The 19<sup>th</sup> century hotel was replaced in the 1960s.

**2. Scholz's pork butchers.** The site originally contained three shops redeveloped in c.1891 as Scholz's butchers.

**3. Stowell Arms Inn Complex.** The hotel was constructed in c.1827 and was later expanded to include shops.

**4. Haberdasher's Arms Complex.** Development on this site had occurred by c.1828-30. The site was later redeveloped with the construction of a large two-storey building first licensed as a public house in 1843 and ending operations during the early 1860s. The building was subsequently used for commercial purposes.

**5. Housing.** Two blocks of masonry tenements were constructed on this part of the site by the early 1840s. One of these (5) remained extant until the mid-twentieth century.

**6 & 7. Housing.** Several phases of housing were constructed on this lot during the nineteenth century. That pictured shows a house constructed by the early 1840s (6), followed by two small conjoined dwellings in the rear (7).

**8. Conjoined tenements.** Development on this lot began during the 1820s. Housing was originally also located on the street frontage, followed by the 1840s construction of conjoined tenements (8).

**9 & 10. Terraces.** Several phases of nineteenth century housing were developed on this lot. That shown in the photograph includes a row of three brick terraces constructed during the 1840s (9), followed by a group of three stone terraces by the early 1850s.

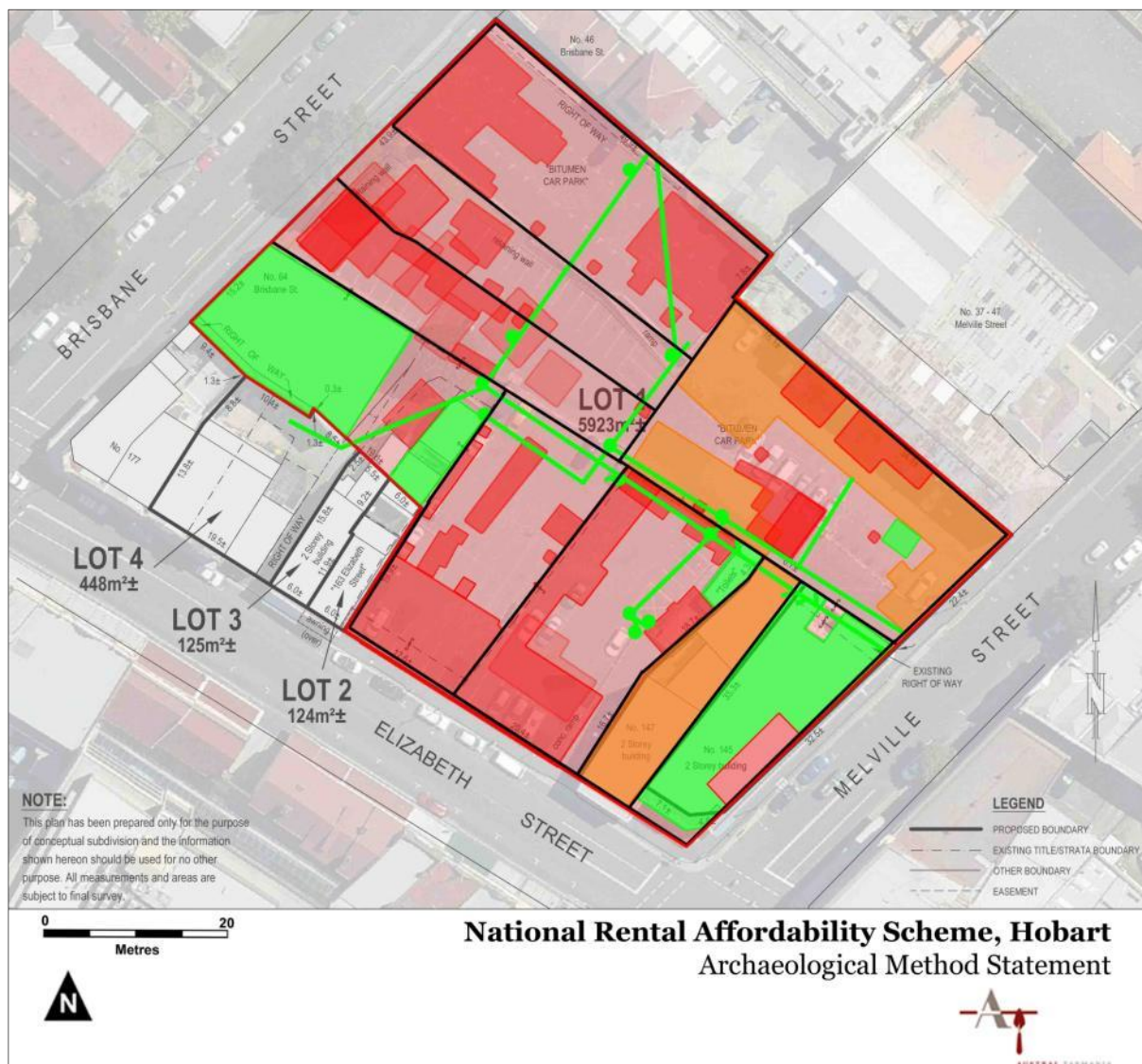
**11. Blacksmiths & Foundry.** A blacksmiths and housing was developed on this site during the 1820s. Industrial uses continued on the site, and in 1896 the property was redeveloped by Russell Allport & Co. as a foundry and engineering works (11).

**Annotated c.1930 aerial photograph. The Study area is indicated by the red line** (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission)

## Archaeological Potential and Significance

The assessment considers that approximately 85% of the study area has archaeological sensitivity, with numerous specific sites of archaeological potential within this broader zoning. Discrete areas of low archaeological potential have been defined, corresponding with the sites of mid-late twentieth century development and underground services. An Archaeological Zoning Plan (AZP) has been prepared for the study area to show those areas predicted as having archaeological sensitivity, and those areas where the archaeological potential has been substantially disturbed.

With an understanding of past disturbances, an assessment of significance was made. The archaeological potential of the study area has been assessed having heritage significance, at both State and local levels. The large size of the site, its integrated nature and patterns of historical development make the site representative of Hobart's early to mid-nineteenth century urban growth. By the mid-nineteenth century, this included around nine shops, three hotels, industrial sites and interspersed with a large number of houses. The place has the potential to provide new, important information regarding the development of an early community, an area where commercial, residential, industrial and recreational places coexisted.



**Archaeological Zoning Plan for the Study Area. Areas shaded red are assessed as having State level significance. The areas shaded orange are assessed as having local level significance. The areas shaded green are assessed as having low archaeological potential. The black lines indicate original property boundaries (Basemap provided by University of Tasmania).**

## Overarching Requirements

A series of 14 recommendations have been made to address the overarching requirements for the archaeological investigations (see Section 6.3). These recommendations include statutory compliance; objectives for investigations; division of responsibilities between the client and archaeological consultant; and operational matters related work place safety, structural requirements and site establishment.

## Archaeological Strategy and Methods

Twelve recommendations have been made to document the manner in which the archaeological excavations are to occur (see Section 6.4). The recommended management approach has its basis on maximising the archaeological information retrieved from the site through targeted investigations.

The extensive use of combined sampling, testing and investigative techniques is recommended to identify those particular sites that are likely to yield answers to research questions and should be investigated more closely. This will require a reactive method from the archaeological consultant where priorities can be assigned based on the ongoing findings of the sampling and testing.

It is recommended that the archaeological consultant should have the discretion to determine which sites should be more closely investigated where the archaeology represents new and original information beyond what is already known from the historical records and which will assist in answering the research questions.

The premise of this approach relates to the ability of the site to provide new and important information. Essential knowledge about the place has largely been established in the historical overview. Any archaeological investigations of the study area should therefore aim to meaningfully enhance this existing information base by connecting archaeological evidence to recorded history, and at its broadest, enhance our understanding of Tasmania's urban development and its evolution. A series of site-specific research questions have been developed for this purpose.

The ability of the study area to provide such information is dependent on two key factors being present: firstly, structural evidence of former buildings, surfaces or infrastructure; and secondly, stratified, artefact bearing contexts. Artefact deposits are most likely to provide important information related to the function of a particular site, and how the occupants lived, worked or socialised. As the study area is representative of a mixed community, this understanding of function is crucial to the significance of the site.

The Method Statement documents the archaeological excavation and recording techniques. Generally, this will commence with the machine removal of existing surfaces, followed by shallow exploratory trenches excavated with a small hydraulic machine to rapidly locate significant remains. Excavation is intended to be acquitted as per the accepted, best-practice form of historical archaeological methods. Deposits and features will be removed in strict reverse order of deposition, with salient characteristics carefully recorded. Some different approaches are recommended for those parts of the site containing extant buildings, or in response to different levels of assessed significance.

Basic, best-practice, principles of stratigraphic excavation and recording will be adopted. Recording and documentation of archaeological contexts will conform to standard archaeological methods. The archaeological works will be recorded by way of measured drawings, surveys, photographs and written descriptions.

All artefacts recovered from significant or potentially significant *in situ* artefact bearing contexts are to be retrieved and retained for post-processing. Artefacts from imported fill deposits, disturbed contexts (including surface collections), and/or which are non-diagnostic will not be retained unless they are rare, have a high interpretive value, or are otherwise of significance. If extremely large amounts of artefacts are found priorities will be assigned in respect of the proportion of material to be analysed. All artefacts deemed worthy of retention will be catalogued. Following analysis, the artefact assemblage will be provided to UTAS for permanent storage.

Deriving a public benefit from the excavations will be an important objective of the archaeological program. Recommendations have been made to outline options for the communication of newly found information obtained by archaeology, and the need for an interpretation plan to be prepared documenting the archaeology and history of the site. However, such initiatives will need to be

responsive to the archaeological deposits revealed during works and budgetary and program constraints.

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## 1.0 INTRODUCTION

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### 1.1 Client and project details

The University of Tasmania proposes to construct a student accommodation and retail development on the site of the Melville Street car park and a number of adjacent places. The site is located in central Hobart and currently consists of an open area car park and standing structures. It has frontages on Melville, Elizabeth and Brisbane streets and covers approximately 6,370m<sup>2</sup> (Figure 1).

The development will encompass the whole site. It will include four accommodation towers containing 430 apartments, common areas and circulation spaces, commercial/retail areas, car parking and services.

A Statement of Historical Archaeological Potential (SoHAP) was prepared for the site in September 2013.<sup>3</sup> The SoHAP was prepared to ascertain the archaeological values of the place, including its potential to contain significant archaeological features and deposits, and to provide guidance on an appropriate course of action for the management of those values.

One of the recommendations made in the SoHAP was for the preparation of an Archaeological Method Statement (AMS). An AMS provides guidance on how to manage historical archaeological values that may be impacted by proposed works. It essentially sets out, in practical terms, the strategy for managing and/or mitigating archaeological impacts.<sup>4</sup> This AMS has been submitted in support of the Development Application to be determined by the Hobart City Council and Tasmanian Heritage Council.

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<sup>3</sup> Austral Tasmania, Pty Ltd, *National Rental Affordability Scheme, Melville Street Hobart: Statement of Historical Archaeological Potential*, report prepared for the University of Tasmania, 27 September 2013

<sup>4</sup> Tasmanian Heritage Council, *Practice Note 2: Managing Historical Archaeological Significance in the Works Application Process, May 2006*, p.5

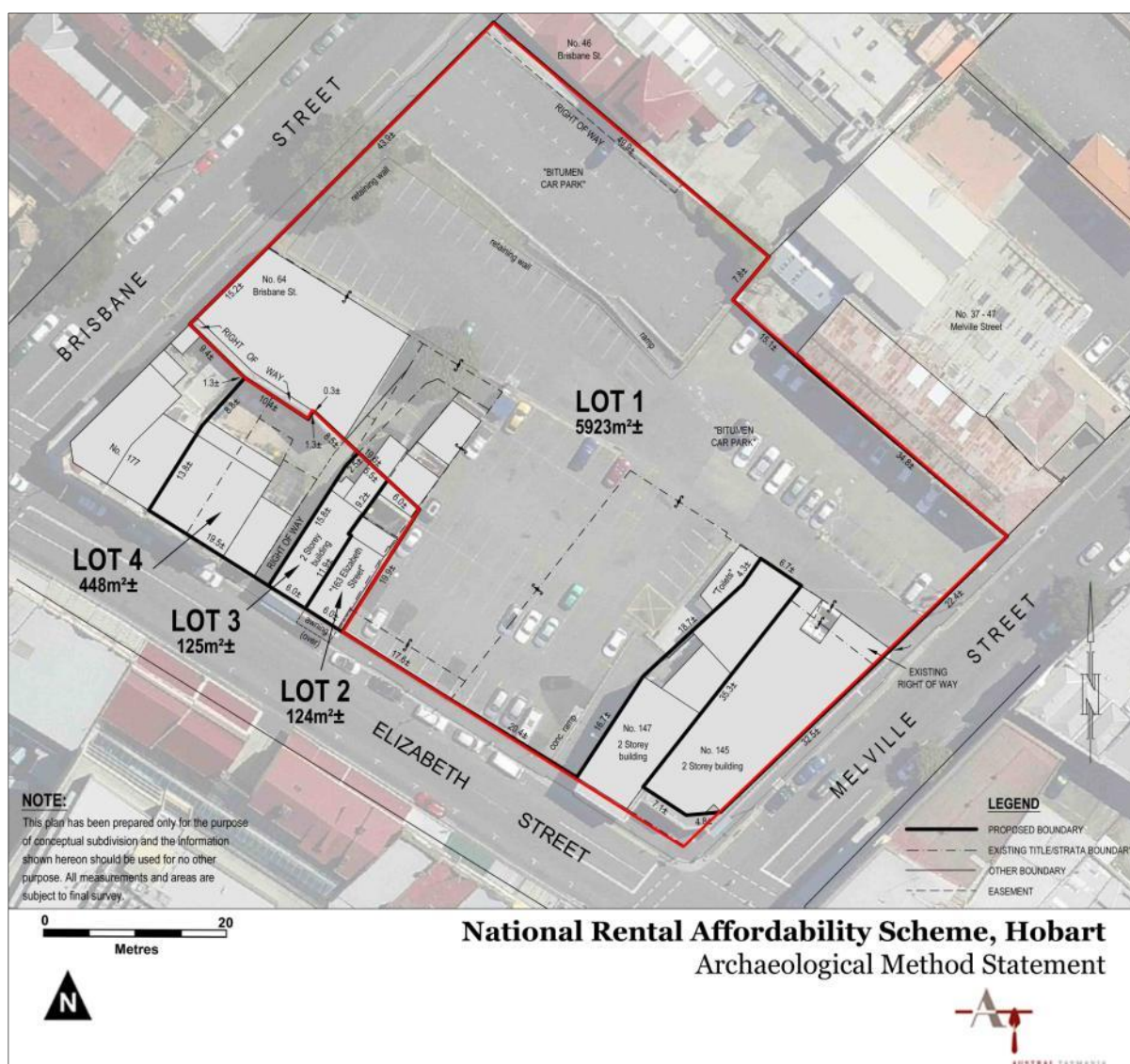


Figure 1: Study area outlined in red (Basemap provided by University of Tasmania).

## 1.2 Authorship

This report was written by Justin McCarthy (Austral Tasmania Pty Ltd), James Puustinen (Austral Tasmania (Austral Archaeology Pty Ltd) and David Marcus (Austral Archaeology Pty Ltd).

## 1.3 Limitations and constraints

This assessment is limited to consideration of historical archaeological values within a scope defined by Parts 4 to 8 of the Tasmanian Heritage Council's *Practice Note 2*. The assessment of Aboriginal cultural values, built heritage, landscape and social values is beyond the scope of this study.

An Aboriginal heritage assessment has not been undertaken as part of this work, although preliminary enquiries were made to Aboriginal Heritage Tasmania (AHT), DPIPWE and the results incorporated into the recommendations made in this report.<sup>5</sup>

Information contained in this report has largely been drawn from the Statement of Historical Archaeological Potential (SoHAP),<sup>6</sup> supplemented as necessary to inform archaeological judgments.

The results and judgements contained in this report are constrained by the limitations inherent in overview type assessments, namely accessibility of historical information within a timely manner.

<sup>5</sup> Email, Samuel Dix (Aboriginal Heritage Tasmania) to James Puustinen (Austral Tasmania), 12 September 2013: AHTP1448 - Aboriginal Heritage Desktop Assessment - Melville Street Car Park Development

<sup>6</sup> Austral Tasmania, Pty Ltd, *National Rental Affordability Scheme, Melville Street Hobart: Statement of Historical Archaeological Potential*, report prepared for the University of Tasmania, 27 September 2013

Whilst every effort has been made to gain insight to the historic heritage profile of the subject study area, Austral Tasmania Pty Ltd cannot be held accountable for errors or omissions arising from such constraining factors.

All maps are oriented with North at the top of the page unless otherwise assigned.

## **1.4 Acknowledgements**

The assistance of the following people and organisations is gratefully acknowledged:

- Mr Adam Connor, University of Tasmania;
- Mr Warren Jordan, University of Tasmania;
- Mr Peter Topliss, GHD;
- Mr Patrick Lyden, GHD;
- Mr Adam Hedge, GHD;
- Staff of the Tasmanian Archives and Heritage Office.

## 2.0 REQUIREMENTS FOR ARCHAEOLOGICAL MANAGEMENT

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### 2.1 State Heritage Management

#### 2.1.1 *Historic Cultural Heritage Act 1995*

The *Historic Cultural Heritage Act 1995 (HCH Act)* is the key piece of Tasmanian legislation for the identification, assessment and management of historic cultural heritage places.

The *HCH Act* establishes the Tasmanian Heritage Register (THR) as an inventory of places of State significance; to recognise the importance of these places to Tasmania; and to establish mechanisms for their protection. 'State historic cultural heritage significance' is not defined, however the amended Act allows for the production of Guidelines, which presumably will use the existing assessment guidelines for the purposes of defining State level significance.<sup>7</sup>

A place of historic cultural heritage significance may be entered in the THR where it meets one of eight criteria. The criteria recognise historical significance, rarity, research potential, important examples of certain types of places, creative and technical achievement, social significance, associations with important groups or people, and aesthetic importance.

Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a discretionary permit for those works which may impact on the significance of the place.

Discretionary permit applications are lodged with the relevant local planning authority. On receipt, the application is sent to the Heritage Council, which will firstly decide whether they have an interest in determining the application. If the Heritage Council has no interest in the matter, the local planning authority will determine the application.

If the Heritage Council has an interest in determining the application, a number of matters may be relevant to its decision. This includes the likely impact of the works on the significance of the place; any representations; and any regulations and works guidelines issued under the *HCH Act*. The Heritage Council may also consult with the planning authority when making a decision.

In making a decision, the Heritage Council will exercise one of three options: consent to the discretionary permit being granted; consent to the discretionary permit being granted subject to certain conditions; or advise the planning authority that the discretionary permit should be refused.

The Heritage Council's decision is then forwarded to the planning authority, which will incorporate the decision into any planning permit.

As at May 2014, parts of the study area are included in the THR, specifically, the two commercial buildings at 163 and 165.<sup>8</sup> The locations of these places are marked in orange on Figure 2 below.

A number of places included in the THR on Elizabeth, Brisbane and Melville streets are adjacent to the study area. However, the provisions of the *HCH Act* do not apply to works occurring adjacent to places on the THR.

The Tasmanian Heritage Council has issued an advisory Practice Note which has relevance to the management of potential archaeological values. Practice Note 2: *Managing Historical Archaeological Significance in the Works Application Process* establishes a standard and process for the assessment and management of archaeological potential. As part of development projects, the Practice Note advocates the preparation of a Statement of Historical Archaeological Potential (SoHAP) where significant archaeological remains are likely to be present. A SoHAP for this site was prepared in September 2013.<sup>9</sup>

The Practice Note advises that a Method Statement should be prepared where archaeological excavations are proposed. The content of a Method Statement is to address 10 separate requirements.

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<sup>7</sup> *Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995*

<sup>8</sup> Tasmanian Heritage Register, 163 Elizabeth Street, Hobart; Tasmanian Heritage Register, 165 Elizabeth Street, Hobart. Note, that the previous works decision of the Heritage Council for the development (Tasmanian Heritage Council, Works Committee Meeting No. 413, 6 November 2013, Application 4351) included 171 Elizabeth Street as part of the study area. Subsequent advice from Heritage Tasmania, DPIPW, has confirmed that the extent of the registration of 171 Elizabeth Street does not include the study area: email, John Stephenson (Heritage Tasmania) to James Puustinen (Austral Tasmania), 2 June 2014

<sup>9</sup> Austral Tasmania, Pty Ltd, *National Rental Affordability Scheme, Melville Street Hobart: Statement of Historical Archaeological Potential*, report prepared for the University of Tasmania, 27 September 2013

These include: extracting relevant information from the SoHAP; an archaeological strategy; a research design; methods or excavation; advice in response to exploratory works; a conservation strategy for the protection, where required of features to remain *in situ*; extant recording as applicable; a proposal for artefact analysis; and the delivery of a public benefit through the management of information.<sup>10</sup>

This AMS has been prepared cognisant of these requirements.

### **2.1.2 Aboriginal Relics Act 1975**

The *Aboriginal Relics Act 1975 (ARA 1975)* is the key Tasmanian Act providing for the preservation of Aboriginal 'relics'. The Act defines 'relic' to include:

- (a) any artefact, painting, carving, engraving, arrangement of stones, midden, or other object made or created by any of the original inhabitants of Australia or the descendants of any such inhabitants;
- (b) any object, site, or place that bears signs of the activities of any such original inhabitants or their descendants; or
- (c) the remains of the body of such an original inhabitant or of a descendant of such an inhabitant who died before the year 1876 that are not interred in –
  - (i) any land that is or has been held, set aside, reserved, or used for the purposes of a burial-ground or cemetery pursuant to any Act, deed, or other instrument; or
  - (ii) a marked grave in any other land.<sup>11</sup>

All relics are protected under the provisions of the ARA 1975, including those found during works. Permits are required for a range of activities, including to:

- (a) destroy, damage, deface, conceal, or otherwise interfere with a relic;
- (b) make a copy or replica of a carving or engraving that is a relic by rubbing, tracing, casting, or other means that involve direct contact with the carving or engraving;
- (c) remove a relic from the place where it is found or abandoned;
- (d) sell or offer or expose for sale, exchange, or otherwise dispose of a relic or any other object that so nearly resembles a relic as to be likely to deceive or be capable of being mistaken for a relic;
- (e) take a relic, or cause or permit a relic to be taken, out of this State; or
- (f) cause an excavation to be made or any other work to be carried out on Crown land for the purpose of searching for a relic.<sup>12</sup>

Preliminary consultation took place with Aboriginal Heritage Tasmania (AHT), DPIWPE in September 2013, to determine if the study area contains any previously recorded Aboriginal heritage sites, or if there is any potential for heritage sites to exist at the place. AHT advised that there are no Aboriginal heritage sites recorded within the study area. Following a review of previous reports and an assessment that the study area is highly disturbed, AHT considers that the area has a low probability of Aboriginal heritage being present. On this basis, AHT had no requirements for an Aboriginal heritage investigation to be undertaken.<sup>13</sup>

AHT has also advised that the provisions of the *ARA 1975* will apply should Aboriginal heritage be discovered or suspected during works. An Unanticipated Discovery Plan should be implemented to ensure that appropriate action is taken during subsurface disturbances.<sup>14</sup> This Unanticipated Discovery Plan is included at Appendix 1.

## **2.2 Local Heritage Management**

### **2.2.1 City of Hobart Planning Scheme 1982**

The study area is located within the planning area of the *City of Hobart Planning Scheme 1982*. Two zones apply to the study area. The Elizabeth Street frontage is within the Central Commercial &

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<sup>10</sup> Tasmanian Heritage Council, Practice Note 2: *Managing Historical Archaeological Significance in the Works Application Process*, May 2006, p. 8

<sup>11</sup> *Aboriginal Relics Act 1975*, s3

<sup>12</sup> *Aboriginal Relics Act 1975*, s14

<sup>13</sup> Email, Samuel Dix (Aboriginal Heritage Tasmania) to James Puustinen (Austral Tasmania), 12 September 2013: AHTP1448 - Aboriginal Heritage Desktop Assessment - Melville Street Car Park Development

<sup>14</sup> *Ibid*

Administrative Zone (marked in green), and the area behind is within the Central Service Zone (marked in blue on Figure 2).

An application for development which involves the excavation of land in the Central Commercial & Administrative Zone and the Central Service Zone are required to be accompanied by either a SoHAP or a statement by a qualified archaeologist that the site has been surveyed previously and found not be of historical archaeological significance or that the nature of the development will not result in destruction of any aspects or items of historical archaeological potential.<sup>15</sup>

The SoHAP for the site was prepared in September 2013, with recommendations that an AMS be prepared in advance of the development.

In determining an application where an archaeological assessment is required, Council must take the following criteria into consideration:

- (i) The likelihood of the proposed building or works resulting in the removal or destruction of items of historical archaeological significance;
- (ii) The historical cultural significance of the site;
- (iii) Evidence of an adequate archaeological reconnaissance and site sampling prior to the approval or carrying out of works;
- (iv) The need to reasonably protect potential historical archaeological significance during the design, and carrying out of works; and
- (v) The need for an archaeological watching brief to be required during the carrying out of works.<sup>16</sup>

The Planning Scheme also identifies both individual places of heritage significance and Heritage Areas containing groups of places of significance, with the principle that such places should be conserved. New uses and development of heritage places, or development occurring adjacent to a heritage place or area is subject to the requirement for a discretionary permit. Appendix 1 - Schedule F of the Scheme includes 163 and 165 Elizabeth Street as heritage places. In considering applications for development of such places, Council is to have regard to the definitions, conservation principles, processes and practices established in the Australia ICOMOS *Burra Charter*.

New development within or adjacent to a place on the Heritage Register shall be in keeping with, and shall not detract from those characteristics of the place which contribute to its cultural significance. Existing buildings or structures listed on the Heritage Register are to be retained unless they detract from the significance of the place, or if there are overriding environmental, economic or practical reasons for their partial or total removal.<sup>17</sup>

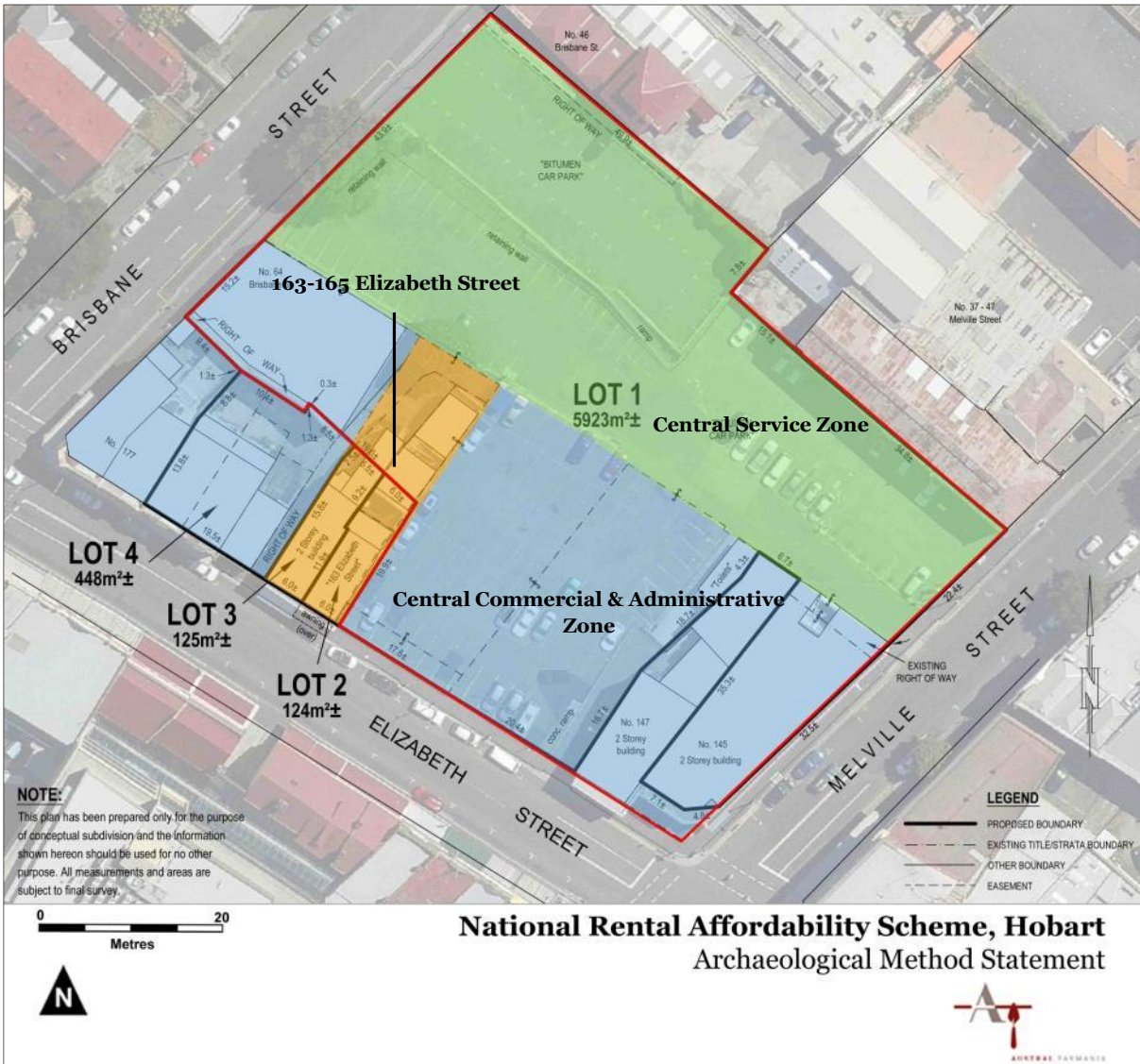
The location of these heritage places and zoning areas is shown in Figure 2 below.

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<sup>15</sup> CoHPS 1982, F.5.1(i)(ii)

<sup>16</sup> CoHPS 1982, F.5.2

<sup>17</sup> CoHPS 1982, F.2.2; F.4.3



**Figure 2: Places included on statutory heritage lists and Planning Scheme zones (Basemap provided by University of Tasmania).**

## **3.0 GEOLOGICAL & ENVIRONMENTAL SUMMARY AND PREVIOUS ARCHAEOLOGICAL WORK**

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### **3.1 Geological Conditions**

Mineral Resources Tasmania's 1:25,000 Geological Map Sheet locates three geological units located in, or near the study area (Figure 3). These are:

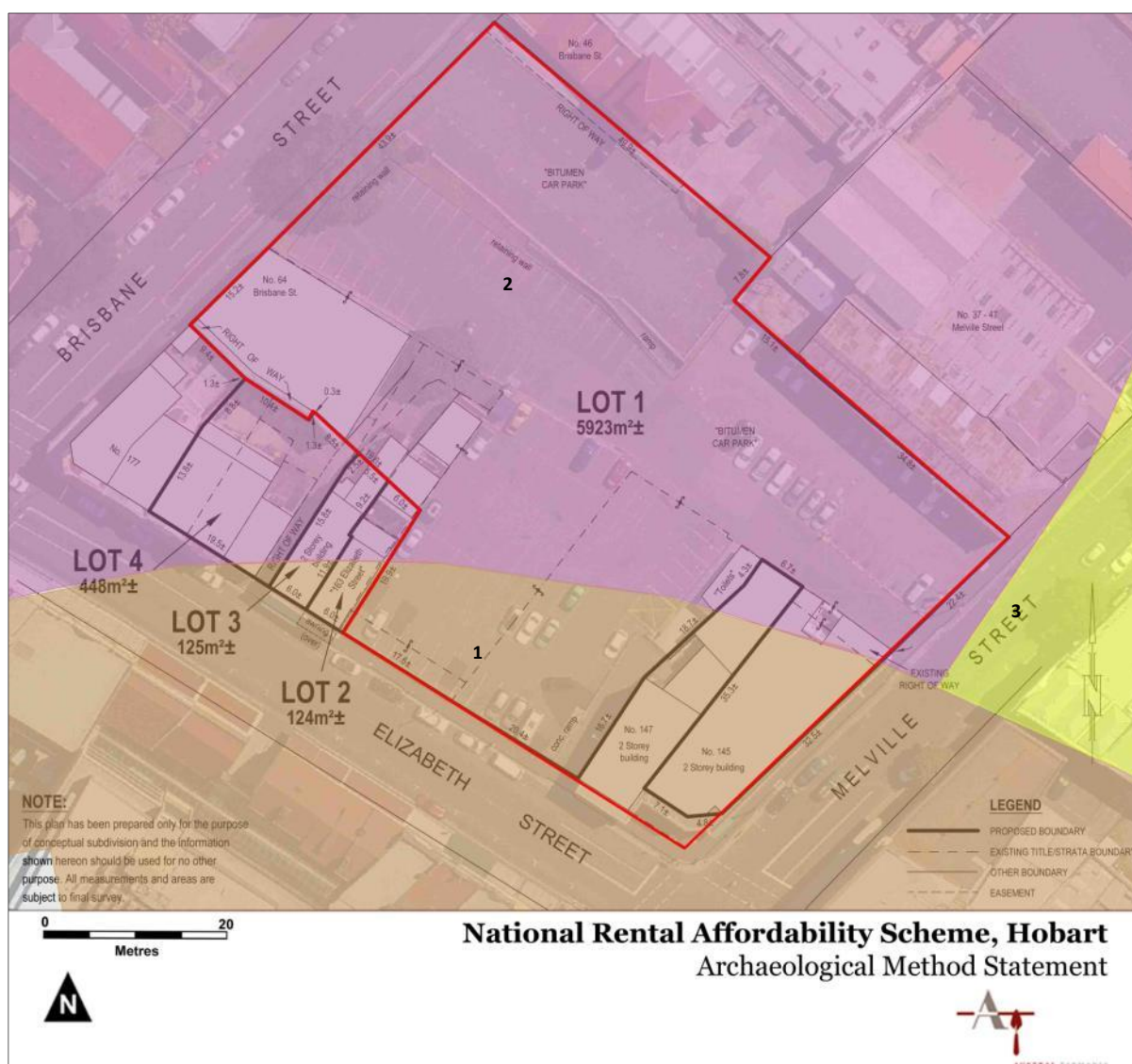
- Triassic Quartzose to Feldspathic Sandstone with subordinate Siltstone of the Knocklofty Formation;
- Quaternary alluvial, gravel, sand and clay; and Jurassic Dolerite; and
- Jurassic dolerite.<sup>18</sup>

Geotechnical investigations were carried out by GHD in 2013. Five boreholes were drilled across the site, finding results generally consistent with the regional geological mapping. The investigations confirmed that a geological boundary exists on the site, trending easterly from Elizabeth Street to Melville Street. A transition exists between residual soils overlying sedimentary rock units, changing to alluvial soils overlying Jurassic dolerite. A significant difference in overburden depth exists, with filling in the north-eastern corner being the deepest.<sup>19</sup>

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<sup>18</sup> GHD, *University of Tasmania (UTAS) Proposed Multi Unit Residential Development, Melville Street, Hobart (NRAS) Geotechnical Investigation*, p.4

<sup>19</sup> *Ibid*, pp. 3, 5, 8



**Figure 3: Geological measures: 1: Jurassic dolerite and related rocks; 2: alluvial gravel, sand and clay; 3: Triassic Quartzose to Feldspathic Sandstone** (Geological measures based on LIST Map, Basemap provided by University of Tasmania).

### 3.2 Environmental Conditions

An environmental site assessment in advance of the development was carried out in 2013. Subsurface soil sampling was undertaken at 13 locations across the site. At four sites, contaminants were identified in soil in excess of the adopted criteria for high residential land use.<sup>20</sup>

Within the main section of car park fronting Elizabeth Street, bore hole 13 located carcinogenic Polycyclic Aromatic Hydrocarbons. The same contaminants were located in bore hold 14 in the upper car park on Brisbane Street. Testing was undertaken on the Melville Street section of the car park, and bore holes 7 and 9 located Naphthalene and carcinogenic Polycyclic Aromatic Hydrocarbons. An underground fuel tank was also found. This section of the site corresponds with a property developed as a foundry in the 1890s and operating until the mid-twentieth century.

Recommendations were made to further investigate the full vertical and lateral distribution of the contaminants, and the location of the underground fuel tank.<sup>21</sup>

These additional works were carried out in June 2014. During these works, a second underground fuel tank was also located. The geotechnical and environmental investigations were subject to archaeological monitoring. A summary of the findings is included in section 5.7. At the time of reporting, the results of the further environmental analysis were not available to Austral Tasmania,

<sup>20</sup> GHD, *UTAS Melville Street NRAS, Environmental Assessment*, October 2013

<sup>21</sup> *Ibid*, pp. i, 12-13; Email, Adam Connor (UTAS) to James Puustinen (Austral Tasmania Pty Ltd), 22 January 2014

although discussions have been held with the Principal Environmental Scientist.<sup>22</sup> Trace levels of hydrocarbon contaminants were found during these works, although not of a level that would prevent archaeological excavation of the site. Due care should however be taken by the Archaeological Consultant during works, particularly in the location corresponding with the former foundry. Notification protocols should be in place to seek the advice on an Environmental Scientist should contaminated material be identified or suspected during excavation works. The management of contaminated material may be a constraint on archaeological excavations at the site.

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<sup>22</sup> Pers. comm. Peter Topliss, GHD, 19 June 2014

## 4.0 ILLUSTRATED SITE HISTORY<sup>23</sup>

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### 4.1 Introduction

*Practice Note 2* requires an AMS to include appropriate extracts from the SoHAP in order to form a stand-alone document providing an illustrated site and disturbance history. The following historical overview has been extracted from the previous SoHAP.<sup>24</sup>

The study area is located on the fringe of Hobart's central business district. The history of the study area is complex. During the early 1820s, the site was subdivided into ten separate land parcels, and during the course of the nineteenth century, each lot was separately acquired, developed, and redeveloped multiple times. Through examining the history of the site, it is possible to form a level of understanding of the past occupation, uses and development of the place.

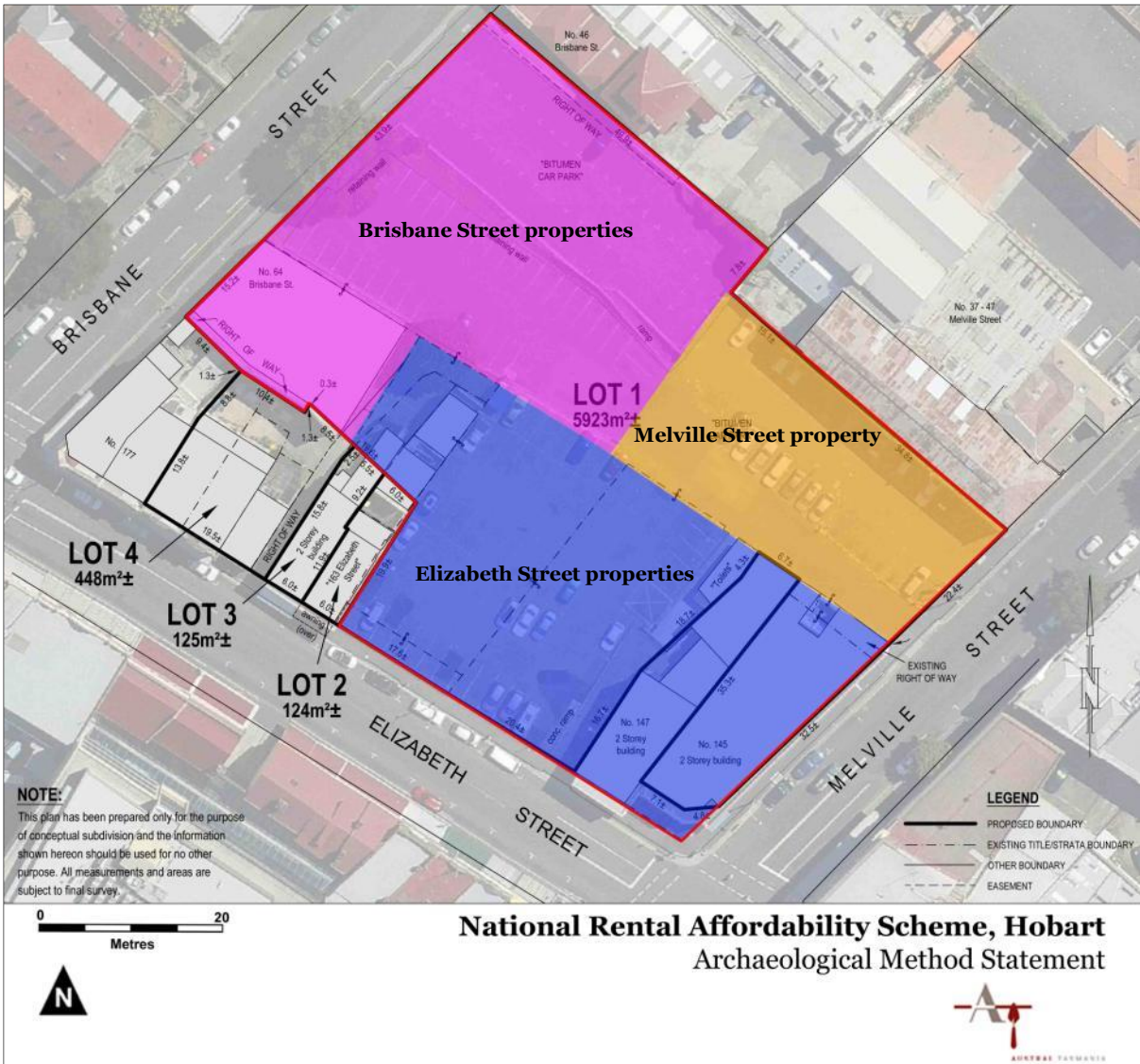
The following sections of this report outline the historical development of the study area. It commences with discussion of the Aboriginal people of the Hobart area and early contact history, followed by an overview of the key phases of historical development.

As a complex place, this historical overview attempts to provide a clear understanding of each land parcel. For the most part, these areas were historically separate properties, developed at different times and by different individuals. For reasons of clarity, this overview addresses each separate area, grouped according to the Elizabeth, Brisbane and Melville street frontages. These areas are shown in Figure 4 below.

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<sup>23</sup> To be read in conjunction with Appendices 2 (Assessment and Valuation Rolls) and 3 (Post Office Directories)

<sup>24</sup> Austral Tasmania, September 2013, Section 3.0



**Figure 4: Plan showing structure of this site history arranged by street frontages (Basemap provided by University of Tasmania).**

## 4.2 The Aboriginal People of the Hobart Area & Contact History

Before European settlement, Ryan has described Tasmanian Aboriginal society as consisting of nine tribes, each containing multiple social units or bands. Tribal boundaries could vary between well-defined borders based on geographical features, to broader transitional zones existing between two friendly tribes.<sup>25</sup>

The western shore of the Derwent formed part of the lands of the South East Tribe. Their territory covered an area of approximately 3,100km<sup>2</sup> to encompass the western shore of the Derwent north to New Norfolk, the D'Entrecasteaux Channel and Bruny Island, and south to South Cape, extending west to the Huon Valley. Ryan writes that prior to European contact, the area probably contained seven bands, each with about 70 to 80 people. The Hobart area was home to the Mouheneener band. They knew the area as Nibberloone or Linghe.

The coastal fringe provided rich food resources - both plants and animals. The coast provided a wide range of shellfish: large and small whelks, werreners, mussels, periwinkles, limpets, chitons, oysters, crayfish and crabs. Shellfish were gathered along the shoreline, but also from deeper water, with Aboriginal women noted for their diving skills.

In the hinterland, birds, possums, kangaroos and wallabies could be found, as too were edible plant and fungus species. Land management through regular burning encouraged 'green pick' (new growth and grasslands) that in turn, supported native game in numbers.

Unlike other groups, the South East Tribe did not move inland during Spring and Summer. Their lands provided sufficient food throughout the year, travelling up and down the coast with the seasons, and to outlying islands using bark catamarans. Seasonal changes would also bring new food such as seals, mutton birds and swan eggs.<sup>26</sup>

The Nuenonne band from Bruny Island was visiting the area when David Collins arrived in 1804. Woorady, of the Nuenonne later recalled how the people reacted and interpreted the events of early settlement, describing how:

...when the first people settled they cut down trees, built houses, dug the ground and planted; that by and by more ships came, then plenty of ships; that the natives went to the mountains [*Mount Wellington*], went and looked at what the white people did, went and told other natives and they came and looked also.<sup>27</sup>

Brief details of contact between the Aboriginal people and the British can be found in the diary of the Reverend Robert Knopwood. An entry in March 1804 records his observations on encountering 'a great many native hutts [*sic*] and the fires they made' on the western shore of the Derwent, north of Hobart. Two days later he noted many Aboriginal people were around the camp at Sullivans Cove, but could not be persuaded to enter. On numerous occasions, Knopwood wrote of the fires lit by the Aboriginal people for both land management and hunting.<sup>28</sup>

Initial contact between the Mouheneener and Europeans was positive. Although not visiting the settlement, the Aboriginal people were friendly with small groups of Europeans they met at more isolated areas. Such relations were not to last, as by 1806, violence had already begun to emerge. Conflict over food resources was one of the triggers in the deteriorating relationship. By necessity, the European settlers sought to augment their meagre stores with fresh caught game, mainly kangaroos, thereby placing them in direct competition with the Aboriginal people. So insatiable was the European demand for kangaroos, that by late 1808 this food resource had largely been exhausted from the immediate surrounds of Hobart, with hunting parties having to venture further afield.<sup>29</sup>

This period saw a fundamental shift in colonial society with the relocation of Norfolk Islanders to Van Diemen's Land, beginning in 1805 and intensifying from 1807. Gradually, farms spread out along the shores of the Derwent as a burgeoning agricultural economy began to take shape. Over the coming

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<sup>25</sup> Ryan, L, *The Aboriginal Tasmanians*, Allen & Unwin: St Leonards, 1996, p.12

<sup>26</sup> *Ibid*, pp.39-43; Officer, I, *Survey of Derwent River Aboriginal Midden and Quarry Sites*, unpublished dissertation to the Environmental Department of the Division of Teacher Education, October 1980, no page numbers; Maynard, L, *A Report on the Social, Cultural & Historical Connection of Aboriginal People to Hobart and it's Surrounds*, unpublished report for Housing Tasmania, TALSC, TAC, AHT, July 2010, pp.3-5

<sup>27</sup> *Ibid*, p.77

<sup>28</sup> Nicholls, Mary (ed.), *The Diary of the Reverend Robert Knopwood 1803-1808. First Chaplain of Tasmania*, Tasmanian Historical Research Association: Hobart, 1977, p.46; Brown, S, *Aboriginal Archaeological Resources in South East Tasmania. An Overview of the Nature and Management of Aboriginal Sites*, National Parks & Wildlife Service Tasmania, Occasional Paper No. 12, April 1986, pp. 171-172

<sup>29</sup> Ryan, *op. cit.*, pp.76-78

years, more land was granted and brought into production, and the population grew, albeit slowly at first.

The period 1804 to 1824 has been described as one of 'uneasy coexistence' between Aboriginal people and Europeans. Certainly, there were outbreaks of hostilities, but by comparison with what occurred post-1824, the first two decades since the coming of the Europeans were relatively calm.<sup>30</sup> Notwithstanding the increase in conflict, groups of Aboriginal people continued to occasionally visit Hobart into the early 1820s. One such group was known by the Europeans as the 'Hobart-Town tribe', visiting the growing town for food and other items.<sup>31</sup>

Robinson wrote of groups of Aboriginal people visiting Hobart Town in November 1824 and October 1825. Of the latter, he described:

At ½ 3 pm 64 black natives came into town. They were naked. Under the protection of the government. Went to see them. At 8 pm they were placed in the market house. They were formed into 3 circles with a fire in the middle of each. On one side of each circle elevated about 3 feet above the rest sat a person whom I supposed were their chief. One out of the 3 of these chiefs could speak broken English. They were all committed to the care of Mr Mansfield the Wesleyan missionary [sic]. One of them had a white feather stuck in his ear.<sup>32</sup>

Such relative peace was not to last. During the 1820s, the European population grew rapidly, accompanied by an explosion in the issuing of land grants over the most valuable grass plains. These actions created disputes over access to native game, hunting grounds and the connection of Aboriginal people with their traditional tribal lands. What followed was unprecedented violence.<sup>33</sup>

Attempts at using force to remove Aboriginal people from the areas settled by Europeans invariably failed. More success was had by George Augustus Robinson who led a series of expeditions aimed at enticing the remaining Aboriginal people to leave their country. In January 1832, Robinson arrived in Hobart Town in the company of 26 surviving members of the Big River Tribe. Apparently, the Aboriginal people were accommodated in the basement of Robinson's house until sent to establishments in the Furneaux Islands ten days later. His house was located in Elizabeth Street, to the north of the study area (Figure 5).<sup>34</sup>

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<sup>30</sup> Boyce, J, *Van Diemen's Land*, Black Inc.: Melbourne, 2008, pp. 67-68, 105-106; McFarlane, I, 'Frontier Conflict', in Alexander, A, (ed.), *The Companion to Tasmanian History*, Centre for Tasmanian Historical Studies, University of Tasmania: Hobart, 2005

<sup>31</sup> *The Hobart Town Courier*, Saturday 5 January 1828, p.2; TAHO, CSO1/1/323/7578, Evidence of Robert Jones to Thomas Anstey, 15 March 1830; *Hobart Town Gazette and Van Diemen's Land Advertiser*, Friday 5 November 1824, p.1

<sup>32</sup> Plomley, NJB, (ed.), *Friendly Mission. The Tasmanian Journals and Papers of George Augustus Robinson 1829-1834*, Tasmanian Historical Research Association: Kingsgrove, NSW, 1966, p.100, f.n. 3

<sup>33</sup> Boyce, *op. cit.*, pp.140-146

<sup>34</sup> Ryan, *op. cit.*, pp.157-158; Bonwick, J, *The Last of the Tasmanians; or, the Black War of Van Diemen's Land*, Sampson Low, Son & Marston: London, 1870, pp.228-229; *The Tasmanian Mail*, 22 August 1896, p.17



**Figure 5: 1856 print of George Augustus Robinson's house in Elizabeth Street, to the north of the study area** (TAHO, Mr. Robinson's house, Hobart, [drawn by] A. Wood, Tasmaniana Library, AUTAS00112607534ow800. Reproduced with permission).

In 1847, the 47 remaining Aboriginal people at the mission on Flinders Island were transported to the former convict station at Oyster Cove, south of Hobart. Back on the Tasmanian mainland, the people would often leave Oyster Cove for weeks at a time to hunt, camp and collect traditional foods, with occasional trips to Hobart.<sup>35</sup>

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<sup>35</sup> Gough, J, 'Oyster Cove', in Alexander, A, (ed.), *The Companion to Tasmanian History*, Centre for Tasmanian Historical Studies, University of Tasmania: Hobart, 2005, pp.261-262; *The Mercury*, Friday 20 December 1861, p.2; *The Mercury*, Friday 25 May 1866, p.4; *The Mercury*, Friday 18 February 1870, p.2

### 4.3 The European Settlement of Hobart and the Study Area

The first decade of European settlement in Hobart was marked by the close relationship between development and the waterfront. After the failure of the settlement at Risdon Cove and the relocation to Sullivans Cove on the western shore in February 1804, the early occupants of Hobart Town spent their first decade in a struggle for survival, building upon the camp clustered on the western boundary of the cove. With the exception of the establishment of Elizabeth Street leading to the settlements at New Town and Glenorchy, the study area would appear to be outside of this first phase of European development.<sup>36</sup>

Built development during this early period was generally basic. When he arrived in Hobart in February 1817, new settler William Thornley observed that the town had:

...a straggling, irregular appearance; a pretty good house here and there, and the intervening spaces either unbuilt on or occupied by mean little dwellings, little better than rude huts.<sup>37</sup>

Another new settler, George Thomas Lloyd, similarly recorded that most of the buildings could only be '...classed as huts, being constructed of various materials, such as split palings, wicker-work bedaubed with clay, and log and turf cabins of all orders of low architecture.'<sup>38</sup>

With the opening up of the Hobart port to private vessels, the 1820s witnessed a boom in the population and development. Hobart emerged as a major port for the developing wool and whale oil trades. During the decade, the population grew from about 2,000 to 6,000 inhabitants, whilst the number of houses in Hobart increasing from 421 in 1821 to over 600 three years later. Elizabeth Street developed as the main commercial area of the town.<sup>39</sup> By the close of the decade Hobart's houses were described as being much improved, constructed:

...of wood with a small garden before them...Almost all new buildings are either of brick or stone; the former appear of good quality...many houses are built of a rough-hewn stone, and then cemented with stucco; when this is well done it makes a very handsome and durable building.<sup>40</sup>

It is during this period that development of the study area first began, with growth extending northwards from the central business district and the establishment of the cross streets of Melville and Brisbane. In the early to mid 1820s, the study area was subdivided into ten rectangular blocks fronting Elizabeth, Brisbane and Melville streets. Excepting the north-eastern boundary of the Elizabeth Street grants, little of this original subdivision pattern remains (Figure 6).

Development in the towns at this time was governed by newly-formed regulations. These regulations divided land into three classes: up to three acres (1st Class), 1/2 acre to one acre (2nd Class) and 1/4 acre to 1/2 acre (3rd Class).<sup>41</sup> The allotments comprising the study area were of the 3rd Class, meaning the landowner had to agree to construct a footpath on the side of their lot and commence construction of a brick or stone building within twelve months of acquisition. This building was to be no less than 12 feet (3.7 metres) from the street.<sup>42</sup> The buildings within the study area by 1828-30 demonstrate adherence to some – but not all - of these regulations. The majority of the buildings on Elizabeth Street were constructed from masonry, whilst those on Melville and Brisbane streets were all built from timber. Greater compliance was achieved in the building set backs from the street edge.

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<sup>36</sup> Walker, JB, 'The English at the Derwent and the Risdon Settlement', *Early Tasmania: Papers Read before the Royal Society of Tasmania during the Years 1888 to 1899*, John Vail Government Printer, Hobart, p.59

<sup>37</sup> Thornley, W, *The Adventures of an Emigrant in Van Diemen's Land*, Rigby Ltd: Australia, 1842, republished 1973, p. 6

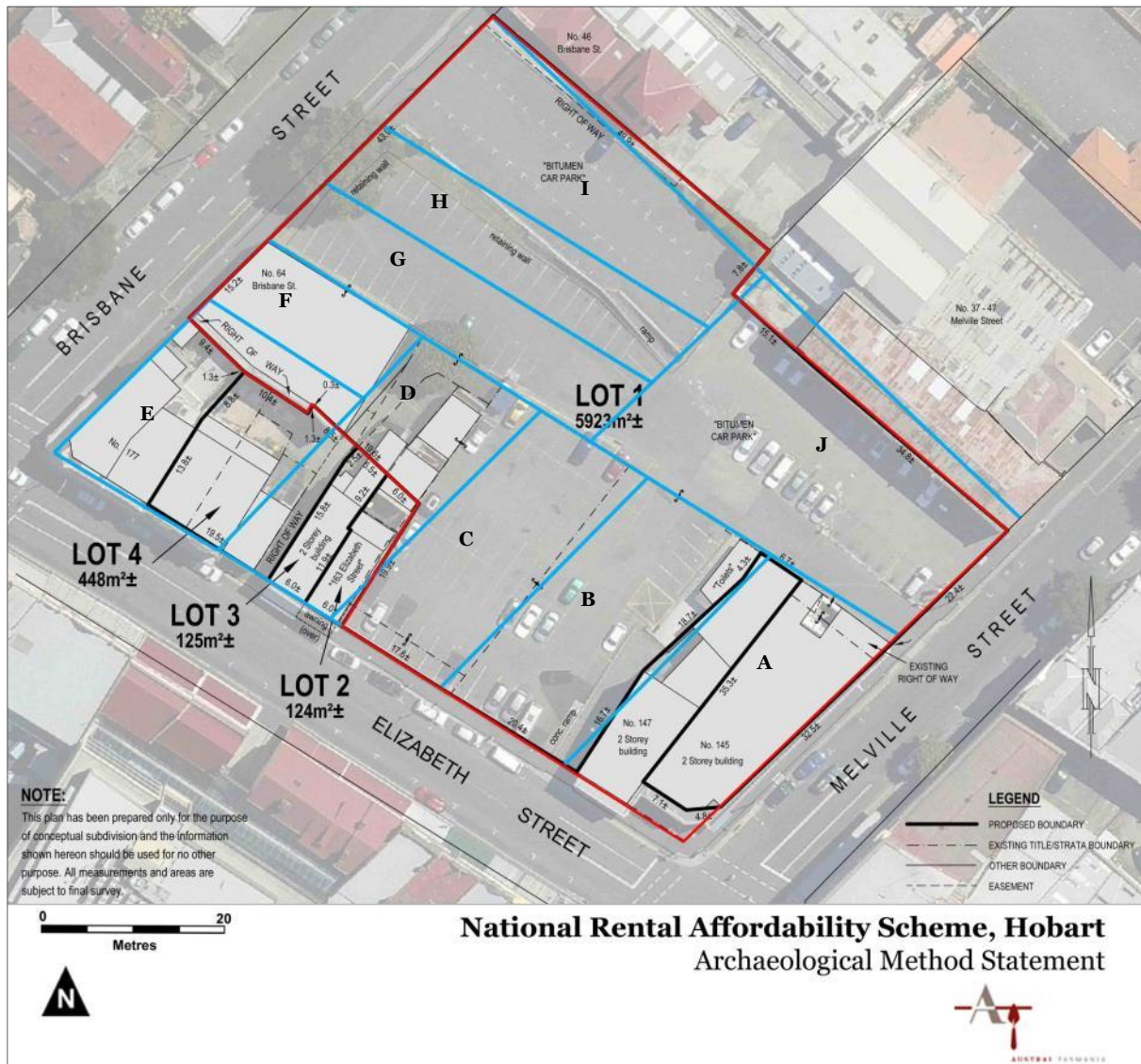
<sup>38</sup> Lloyd, GT, *Thirty-three years in Tasmania and Victoria*, Houlston and Wright: London, 1862, p. 8

<sup>39</sup> Alexander, A, Petrow, S, 'Hobart', in Alexander, A, (ed.), *The Companion to Tasmanian History*, Centre for Tasmanian Historical Studies, University of Tasmania: Hobart, 2005; Solomon, RJ, *Urbanisation. The Evolution of an Australian Capital*, Angus and Robertson: Sydney, 1976, pp.29-31, 42, 45

<sup>40</sup> Widowson, H, *Present State of Van Diemen's Land*, S Robinson, W Joy, J Cross, J Birdsall: London, 1829, p. 22

<sup>41</sup> Ross, J, *The Hobart Town Almanack for the Year 1829*, James Ross: Hobart Town, 1829, pp. 118-123

<sup>42</sup> *Ibid*, p. 119



**Figure 6: Overlay plan showing the original 1820 grant boundaries (blue) over current site aerial (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).**

The ten original grantees of the study area were:

- |                         |                     |
|-------------------------|---------------------|
| A. Alexander Morrison   | F. Esh Lovell       |
| B. William Lindsay      | G. Thomas Williams  |
| C. Walter Angus Bethune | H. Thomas Davis     |
| D. Mark Solomon         | I. Matthew Osbourne |
| E. Esh Lovell           | J. John Downes      |

## 4.4 Elizabeth Street properties

### 4.4.1 Area A: 145-147 Elizabeth Street (Deed 34/8328, CT 29839/1), Granted to Alexander Morrison



**Figure 7: Overlay plan showing Morrison's original grant (shaded blue) over current site aerial** (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).

Area A contains two separate properties: the former Black Prince Hotel at 145 Elizabeth Street, and the attached business premises at 147 Elizabeth Street. The site was first granted to Alexander Morrison, watch and clock maker. Morrison was on the site by 1825.<sup>43</sup>

There appears to have been two phases of early development on the site by Morrison. In 1827, he informed the public that he had:

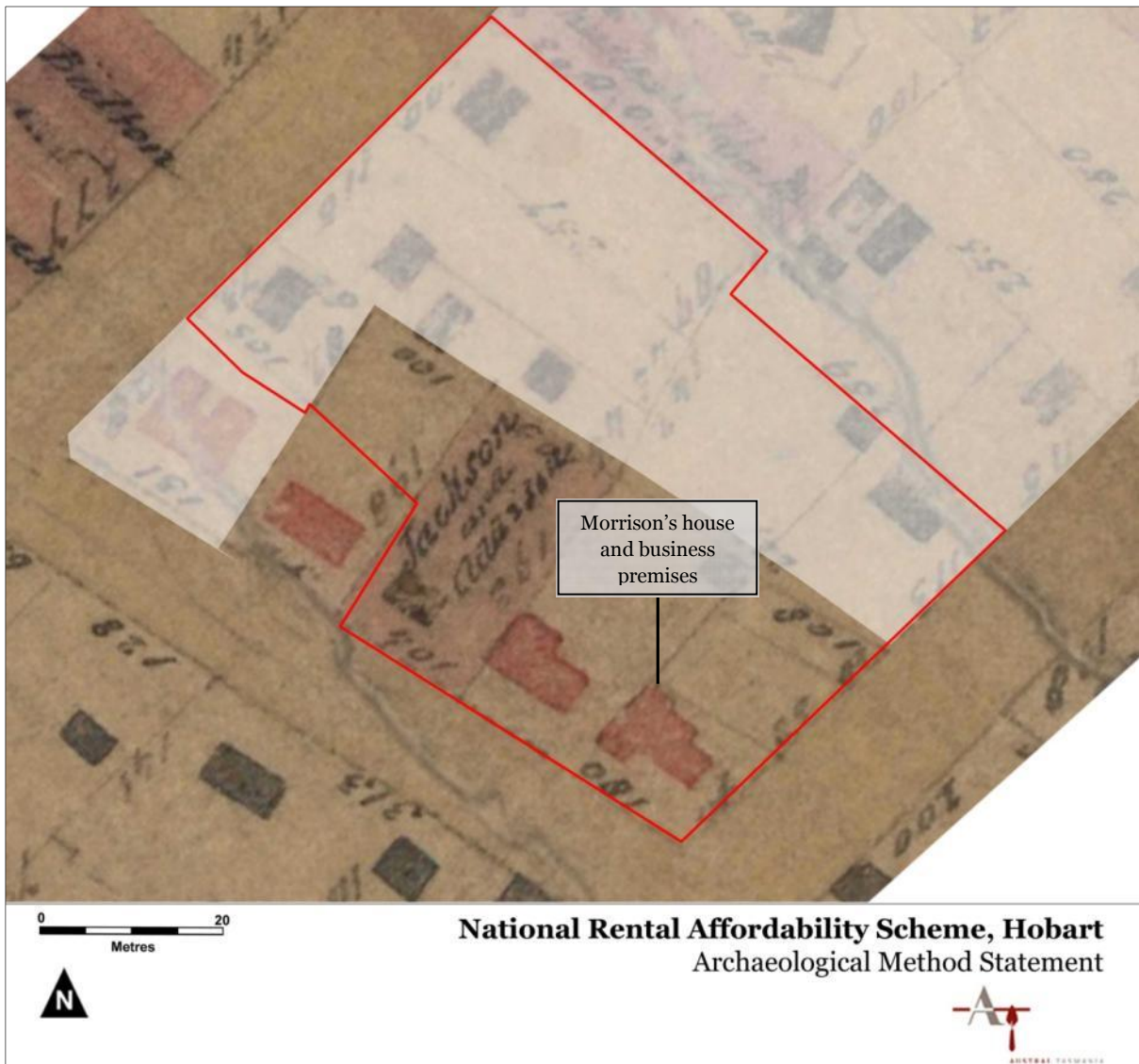
... removed from next door to Mr. Langford's, to his new Building, adjoining his former Residence, the corner of Melville-street, in Elizabeth street.<sup>44</sup>

Two years later, Morrison sought a tenant for the premises, describing the building as containing a shop, parlour, kitchen, dining room and two bedrooms.<sup>45</sup> The site was depicted in a c.1828-30 map of Hobart (Figure 8). Of a very large scale, the accuracy of this map in showing building locations may be questionable. However, it shows a large, irregularly shaped building constructed from masonry (either brick or stone) on the site. As only a single building is shown, it would seem likely that the 'new building' mentioned in 1827 was constructed as an extension to Morrison's earlier house.

<sup>43</sup> *The Tasmanian Almanack for the Year of our Lord 1825*, p.80

<sup>44</sup> *Colonial Times and Tasmanian Advertiser*, Friday 27 July 1827, p.1

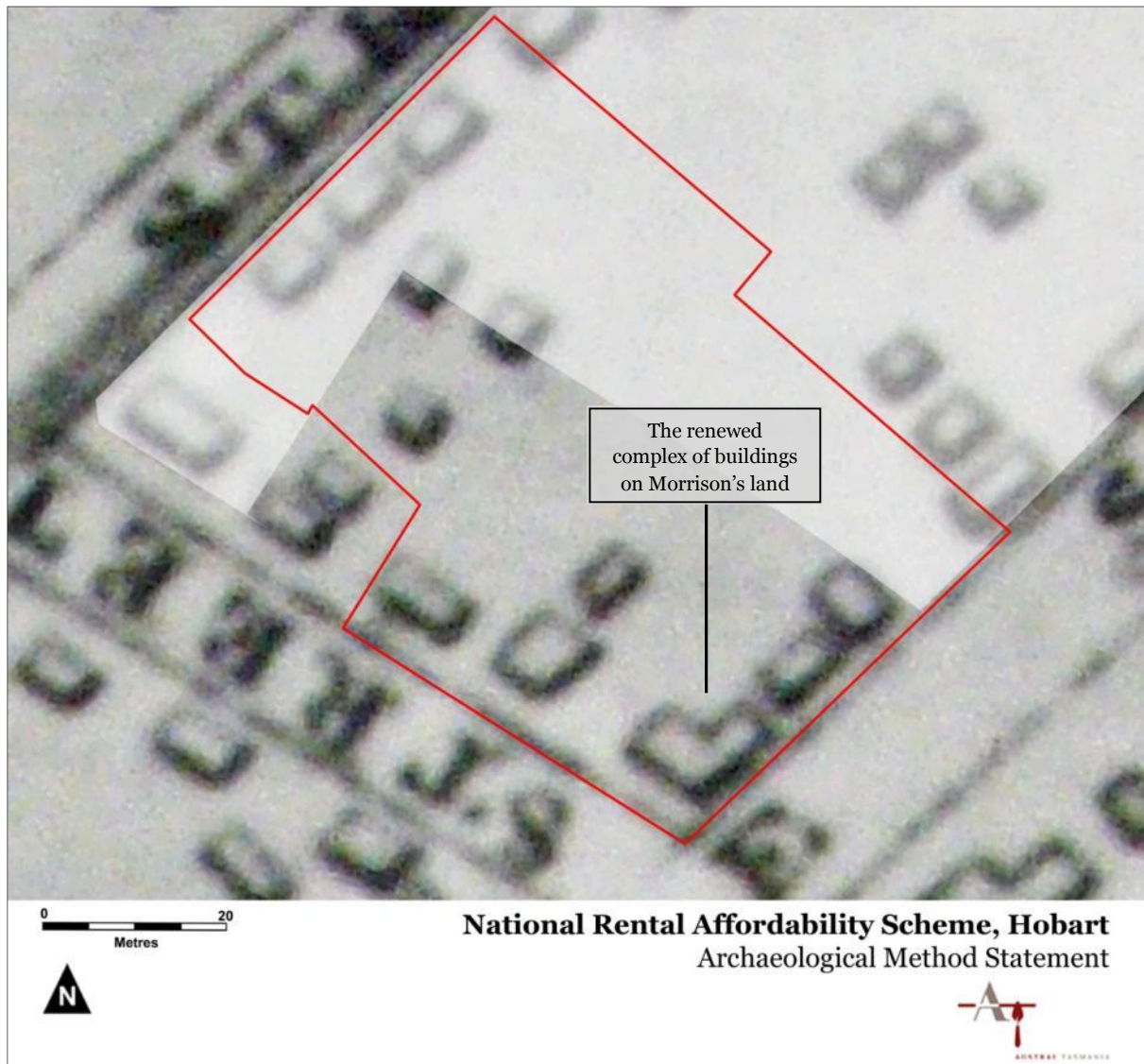
<sup>45</sup> *Colonial Times*, Friday 8 May 1829, p.1



**Figure 8: c.1828-30 plan showing Morrison's building** (CPO, Hobart Plan 5. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

Morrison soon expanded his business beyond watch making. By 1834, the single building located on the corner block had been replaced by three new buildings (Figure 9). This included a large 'L' shaped building located on the corner, and two smaller buildings located on the Melville Street frontage. A similar configuration of these buildings is shown in a later c.1839 plan.<sup>46</sup>

<sup>46</sup> TAHO, Hobart, GF Frankland, Allport Library and Museum of Fine Arts, AUTAS001131821480



**Figure 9: c.1834 plan showing new development on Morrison's land** (TAHO, MAP1/1/99, Map - Derwent - Hobart City and Battery Point: Shows Public and Private Buildings. Reproduced with permission)

These buildings were constructed for a new business: the Black Prince Inn, first opened in 1837. Morrison was its first licensee, but he also continued to run his watch making shop next door.<sup>47</sup> His tenure was to be brief, with Morrison dying the following year. His estate was put on the market in October 1838. Up for sale were the inn and two adjoining shops, described as:

Lot 1. - That newly built and commodious licensed house, situate at the corner of Melville and Elizabeth streets, (the greatest thoroughfare in Hobart-town) formerly known as "The Black Prince," commanding a first rate business, now let for £90 per annum.

Lot 2 - The shop and premises in Elizabeth street adjoining, let for £52 per annum.

Lot 3 - The house and premises next [to] lot 2, which rents for £40 per annum.<sup>48</sup>

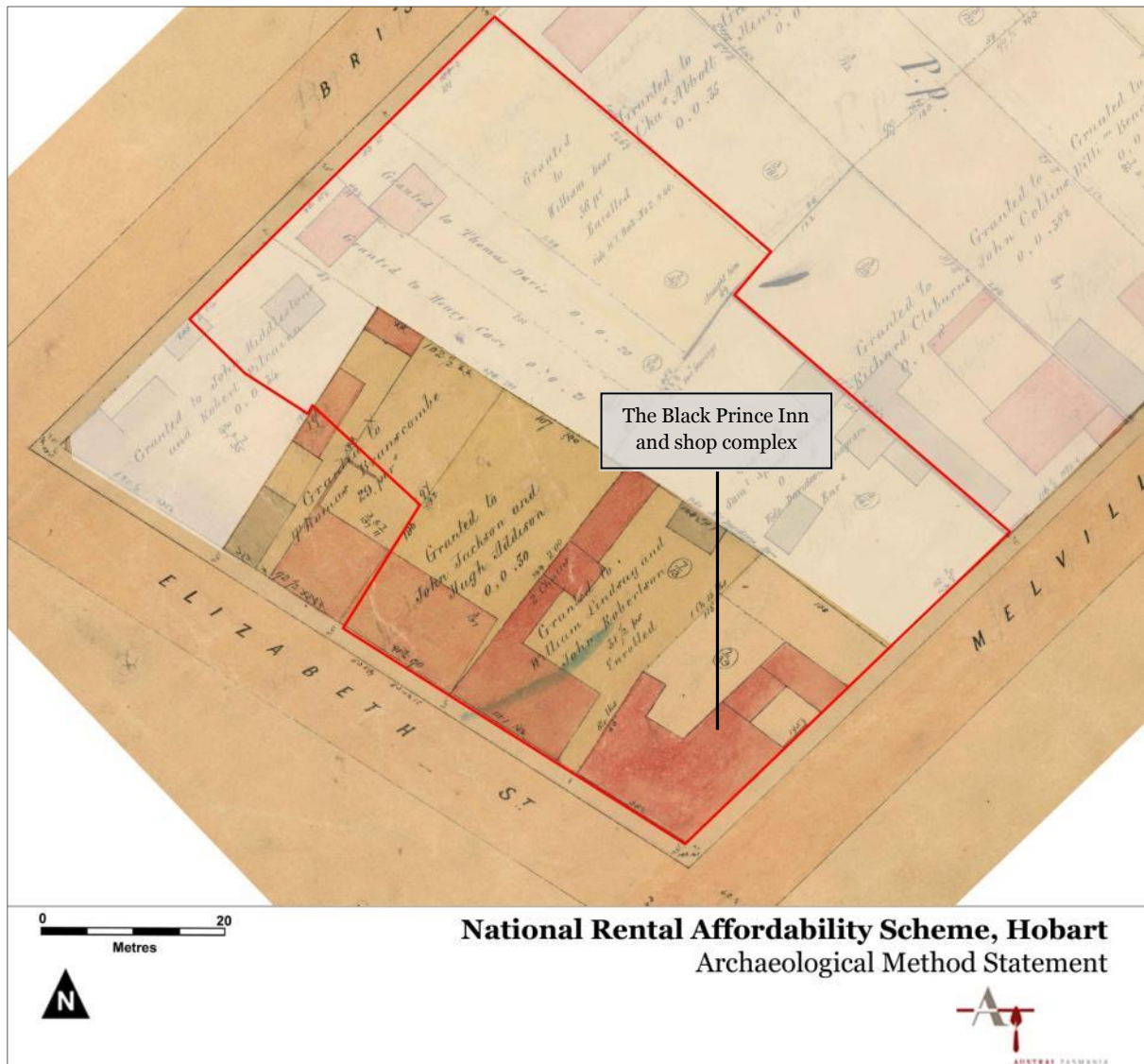
The property was purchased by John James, who sought tenants for the hotel and shops. In 1844, the premises next to the Black Prince (lot 2) were being used by John Connolley as a grocer's shop, who also imported cheese, lemons and oranges from Sydney.<sup>49</sup>

The complex was depicted in the early 1840s in a survey plan prepared by James Sprent. The survey is highly accurate in showing building locations, materials and property and effective overlay plans are possible (Figure 10).

<sup>47</sup> *The Hobart Town Courier*, Friday 20 October 1837, p.1S; *Colonial Times*, Tuesday 4 July 1837, p.7

<sup>48</sup> *The Hobart Town Courier*, Friday 19 October 1838, p.3

<sup>49</sup> *Colonial Times*, Tuesday 28 May 1844, p.1



**Figure 10: Early 1840s survey plan showing the Black Prince Inn and shop complex** (CPO, Sprent's Book Page 7. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

Elijah Hedditch was running the hotel at the time of the 1848 census. At that time, nine people lived on the property, including Hedditch and his family and several servants.<sup>50</sup>

Over the coming years, the Black Prince was run by a number of publicans, with few remaining more than a couple of years. This included Francis Rowbotham (1841-46); JG Osbourne (1847); Elijah Hedditch (1847-48); Sydney Burt and Stephen Nelson Pierce (1848); John Outridge (1848); Jane Outridge (1850); George Page (1850); Stephen Sandford (1851); John Clarke (1854-56); Elizabeth Barnes (1856-61); William Jones (1862); John Taylor (1862); William Cowburn (1863-68); Lockyer Walton (1868); William Hanson (1869); Thomas Charles (1870); William Morton (1871); Thomas Cooley (1871); William Morton (1873); Joseph Hutchison (1873); Edward Haines (1874); Hugh Hardiman (1878); Robert Lewis (1878); Joseph Airay (1880); Henry Johnson (1881); CS Earle (1881); John Newell (1882); and H Priest (1884).<sup>51</sup>

<sup>50</sup> TAHO, CEN1/1/81/165, Hedditch, Elijah

<sup>51</sup> *The Courier*, Friday 3 September 1841, p.4; *The Courier*, Wednesday 3 February 1847, p.3; *The Courier*, Wednesday 4 August 1847, p.3; *Colonial Times*, Tuesday 15 February 1848, p.4; *The Courier*, Saturday 9 February 1850, p.2; *The Courier*, Wednesday 7 August 1850, p.3; *Colonial Times*, Friday 5 September 1851, p.4; *The Hobart Mercury*, Saturday 2 December 1854, p.2; *Colonial Times*, Friday 5 September 1856, p.2; *The Hobart Mercury*, Wednesday 5 November 1856, p.3; *The Mercury*, Friday 27 September 1861, p.2; *The Mercury*, Tuesday 5 November 1861, p.3; *The Mercury*, Tuesday 2 December 1862, p.4; *The Mercury*, Thursday 12 February 1863, p.1; *The Mercury*, Saturday 9 May 1868, p.1; *The Mercury*, Friday 15 May 1868, p.1; *The Mercury*, Thursday 2 December 1869, p.3; *The Mercury*, Friday 2 December 1870, p.3; *The Mercury*, Friday 14 April 1871, p.1; *The Mercury*, Tuesday 8 August 1871, p.2; *The Mercury*, Wednesday 3 December 1873, p.3; *The Mercury*, Tuesday 3 February 1874, p.2; *The Mercury*, Thursday 2 December 1875, p.2; *The Mercury*, Wednesday 17 July 1878, p.1; *The*

Like most hotels, the Black Prince enjoyed its share of petty crime: thefts and assault. One event from 1848 was, however, particularly notable, with detailed articles published on the 'military outrage' of the notorious 96<sup>th</sup> Regiment of Foot. From newspaper reports, it appears that during a boxing match, a soldier of the 96<sup>th</sup> fixed the fight by falling 'without a blow'. The bets were held by John Outridge, publican of the hotel, who refused to hand over the money. That evening, a group of 30 soldiers arrived at the Black Prince where they destroyed the lamps and 'every pane of glass within reach'. The group then left for the nearby Ocean Child Hotel where similar damage was done.<sup>52</sup>

A number of tenants also occupied the three adjoining shops and houses on Elizabeth Street from the mid to late nineteenth century, including George Langford (linen draper); Henry Crofts (butcher), George Mallett (baker), Mrs Slopton (*Hopton? General dealer?*), William Costain (confectioner and pastry cook), John Hill (tailor), Thomas Hopton (general dealer), William Stevens, James Gollar (baker), George Hiddlestone (haberdashers), Gilbert Aird, William Mummery (baker), James Shrimpling (*Shrimpton? grocers*), Richard Archer, Mrs Byland, William Battin (general dealer), Henry Brooke, George Jackson, William Ross, Michael Kennedy (hairdresser), William Carrick (painter and decorator) and James McLeggan.<sup>53</sup>

John James died in 1863.<sup>54</sup> Trustees managed his extensive estate until putting it on the market in 1886. The hotel and three shops on Elizabeth Street were offered for separate sale. Advertisements described the:

BLACK PRINCE HOTEL, corner of Elizabeth and Melville streets, containing 10 rooms, large cellar, and two large stables, recently put in thorough order throughout.

THREE SHOPS, Nos. 151, 153 and 155 Elizabeth street, adjoining Black Prince, each containing five rooms, with large cellar and yard. Back entrance from Melville Street. Always let to respectable tenants.<sup>55</sup>

Further information was provided in a separate sale publication. It noted that Lot 5B (151 Elizabeth Street) was a hairdresser's shop run by Mr Kennedy; Lot 6B (153 Elizabeth Street) was a grocer's shop run by E Hunt, and Lot 7B (155 Elizabeth Street) was a bakers shop run by Mr Miller. Lot 7B also included a good oven, bakehouse and its own stable.<sup>56</sup> A plan of the site was prepared for the upcoming sale (Figure 11). The plan shows that the buildings retained a similar footprint as shown on the early c.1840 survey diagram (Figure 10) with the addition of a second stable on the Melville Street end of the hotel complex.

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*Mercury*, Thursday 2 December 1880, p.3; *The Mercury*, Tuesday 2 August 1881, p.3; *The Mercury*, Monday 7 November 1881, p.2; *The Mercury*, Saturday 15 July 1882, p.2S; *The Mercury*, Saturday 23 February 1884, p.1

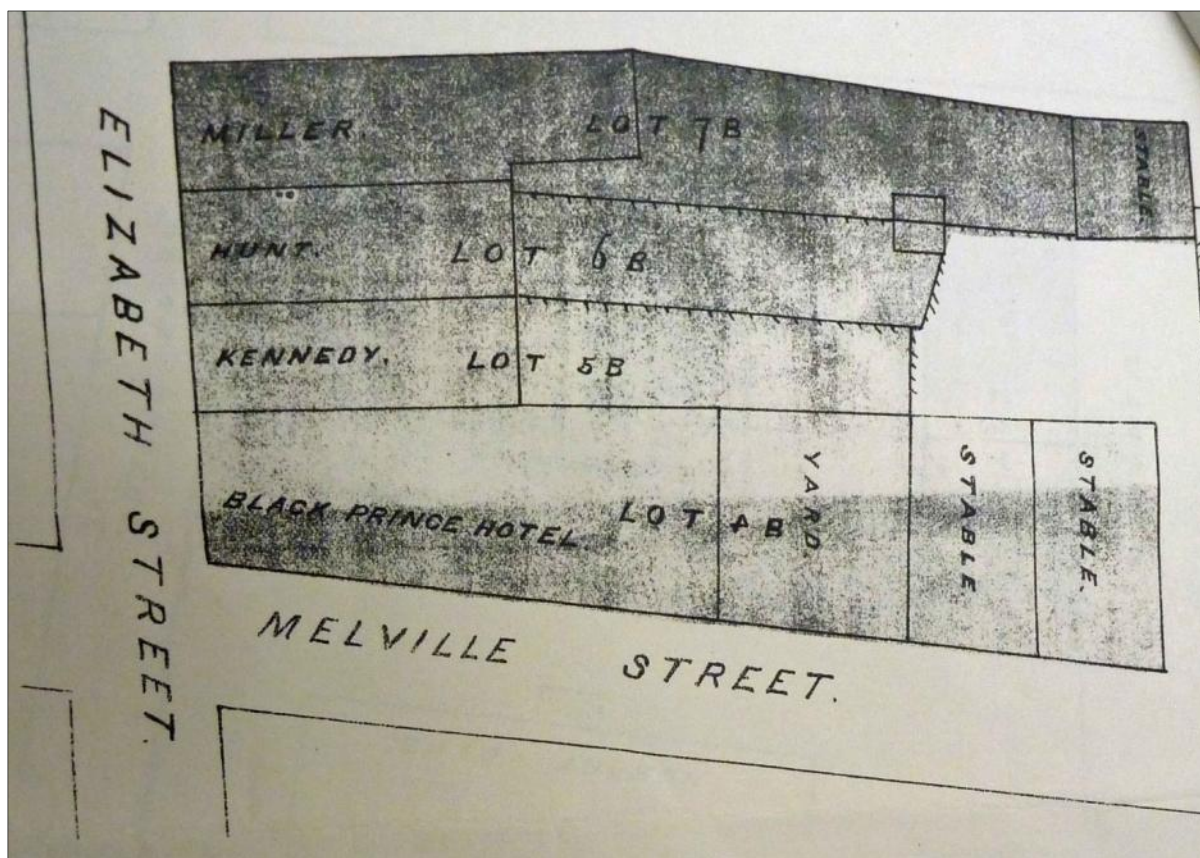
<sup>52</sup> *The Courier*, Wednesday 12 July 1848, p.2; *Colonial Times*, Tuesday 11 July 1848, p.3

<sup>53</sup> Assessment and Valuation Rolls, 1847, 1853, 1855, 1860, 1865, 1869, 1875, 1879, 1884, 1889; *The Hobart Town General Directory and Tradesman's Guide for 1847*, p. 21; *A General Directory of Hobart Town*, 1854, p. 51; *Colonial Times*, Tuesday 5 September 1854, p. 1; *Colonial Times*, Friday 18 June 1858, p. 1; *The Mercury*, Saturday 3 March 1866, p. 1; *The Mercury*, Saturday 29 April 1865, p. 2; *The Mercury*, Monday 10 August 1874, p. 4; *The Mercury*, Friday 11 January 1884, p. 4

<sup>54</sup> *The Mercury*, Tuesday 16 June 1863, p.1

<sup>55</sup> *The Mercury*, Saturday 27 February 1886, p.4

<sup>56</sup> TAHO, *James' estate: important and extensive sale of valuable and suburban properties by Burn and Son, auctioneers, at their mart, Elizabeth Street, on Thursday, March 11<sup>th</sup>, 1886*



**Figure 11: 1886 site plan showing the Black Prince Hotel and three shops on Elizabeth Street. Note that north is to the right of the plan** (TAHO, *James' estate: important and extensive sale of valuable and suburban properties by Burn and Son, auctioneers, at their mart, Elizabeth Street, on Thursday, March 11<sup>th</sup>, 1886*. Reproduced with permission).

The hotel was purchased by west coast miner, Hugh O'Doherty who renamed the premises the West Coast Hotel. O'Doherty made alterations and additions to the hotel in 1891.<sup>57</sup>

The three shops were purchased by pork butcher Hugo Scholz. Scholz quickly demolished the old buildings and constructed a new large building occupying the entire street frontage (Figure 12). Here, Scholz established Hobart's first small goods shop and factory. The new products were a success, resulting in quite a 'rush' of customers to try the hams, bacons and German sausages. Scholz also claimed to have the most complete working plant in Australia, offering a £50 reward to anyone who found dyes or colourings added to his products.<sup>58</sup>

<sup>57</sup> *The Mercury*, Tuesday 15 September 1891, p.1

<sup>58</sup> 'The Captain', *In Old Days and These and Other Stories*, Colin Dennison: Glenorchy, 2011, p.40; *Supplement to the Tasmanian Mail, Xmas Number*, 21 December 1895, np

**THE MODEL WURSTFABRIC :** Possesses the most complete working plant to be found in Australasia.

**H. SCHOLZ**  
PORK BUTCHER

**FINEST**  
SMOKE-DRIED  
**Hams & Bacon.**  
**GERMAN SAUSAGES**  
CHEAPEST AND BEST.  
Small Goods, Sausages, Etc.,  
Of various kinds, Skillfully Prepared.

**ALWAYS THE SAME :**  
EVERYTHING WHOLESOME,  
PURE, AND CLEAN.

**COUNTRY ORDERS**  
Receive Prompt and Careful Attention.

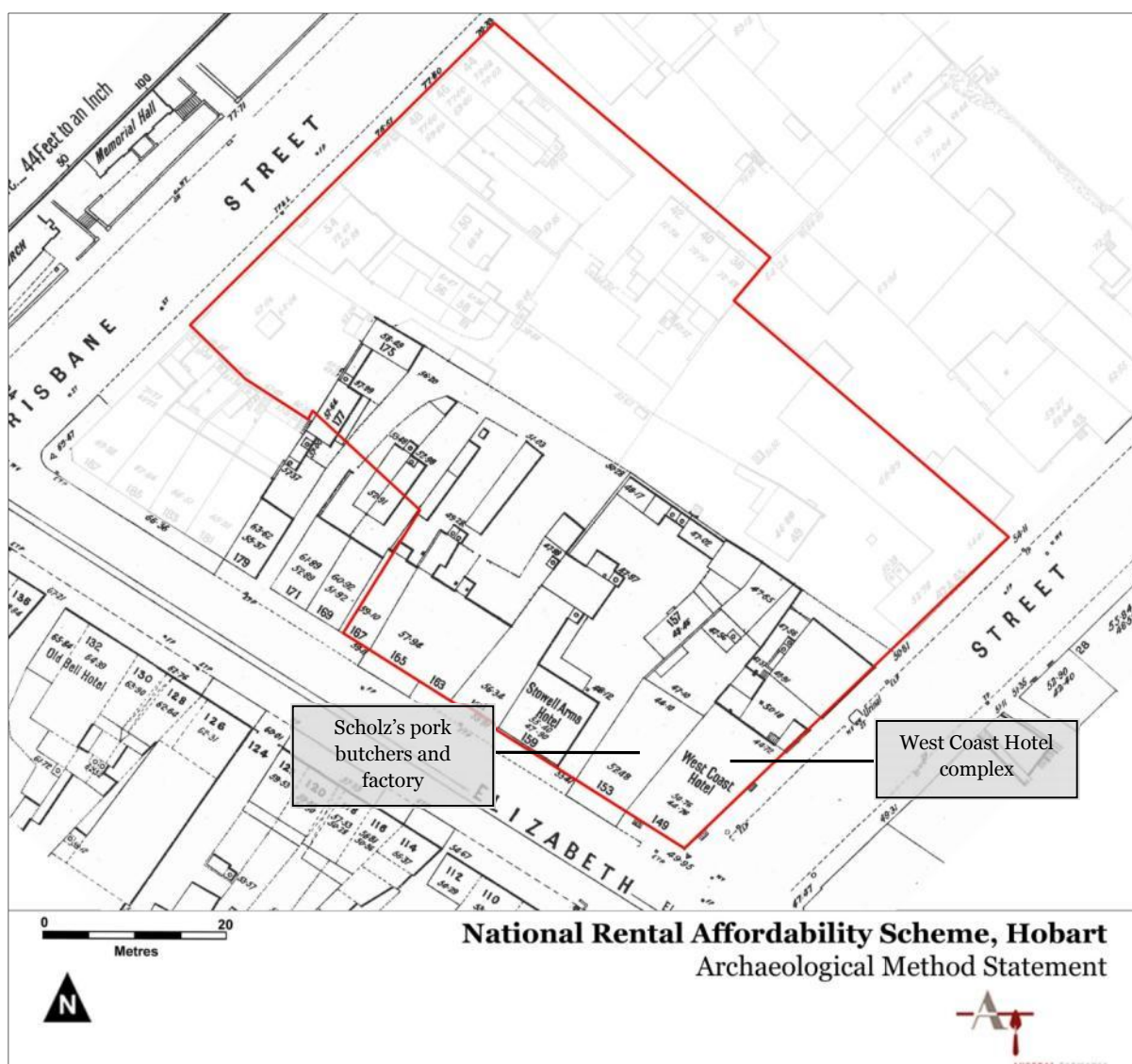
**PUBLIC NOTICE.**  
A SUM of  
**£50 STERLING \$50**  
Will be presented by H. SCHOLZ to any person, whether Consumer or Analyst, who can prove the existence of any dyes or colourings in the Small Goods or Prepared Meats manufactured by him.

**ELIZABETH ST. HOBART.**

**EXTERIOR**

Figure 12: Hugo Scholz's small goods premises (TAHO, *Supplement to the Tasmanian Mail*, Xmas Number, 21 December 1895, np).

The 1903 Drainage Board plan provides the next accurate depiction of the site (Figure 13). It shows the West Coast Hotel as occupying the same footprint as before, with further small buildings constructed in the yard area. Scholz's small goods shop and factory covered a large portion of their site, with a rear yard area and a number of outbuildings.



**Figure 13: 1905 Drainage Board plan showing the West Coast Hotel and Scholz's butchers, which had replaced the three smaller shops** (TAHO, Hobart City Council Metropolitan Drainage Board, Hobart Detail Plan No. 7 (City Centre), 1905. Reproduced with permission).

O'Doherty retained ownership of the West Coast Hotel until it was purchased by the Cascade Brewery Company in c.1907 as part of their expansion into hotel ownership. Cascade sought tenants to run the hotel, and over the coming years, this included Eliza Eiszele (c.1905-1908, who had also been a tenant during O'Doherty's ownership); John Woods (1908); Hartley Arthur (1911); and Matthew Herbert (1914).<sup>59</sup>

Further changes were made to the site over the coming decades. In 1925, Scholz expanded his business. Costing £350, the yard area was cleared to make way for a new two-storey cold store building located at the end of the property (Figures 14-15).<sup>60</sup>

<sup>59</sup> *The Mercury*, Friday 26 July 1907, p.2; *The Mercury*, Tuesday 4 August 1908, p.5; *The Mercury*, Saturday 14 January 1911, p.7; *The Mercury*, Saturday 14 November 1914, p.12

<sup>60</sup> TAHO, AE417/1/935, 147 Elizabeth Street

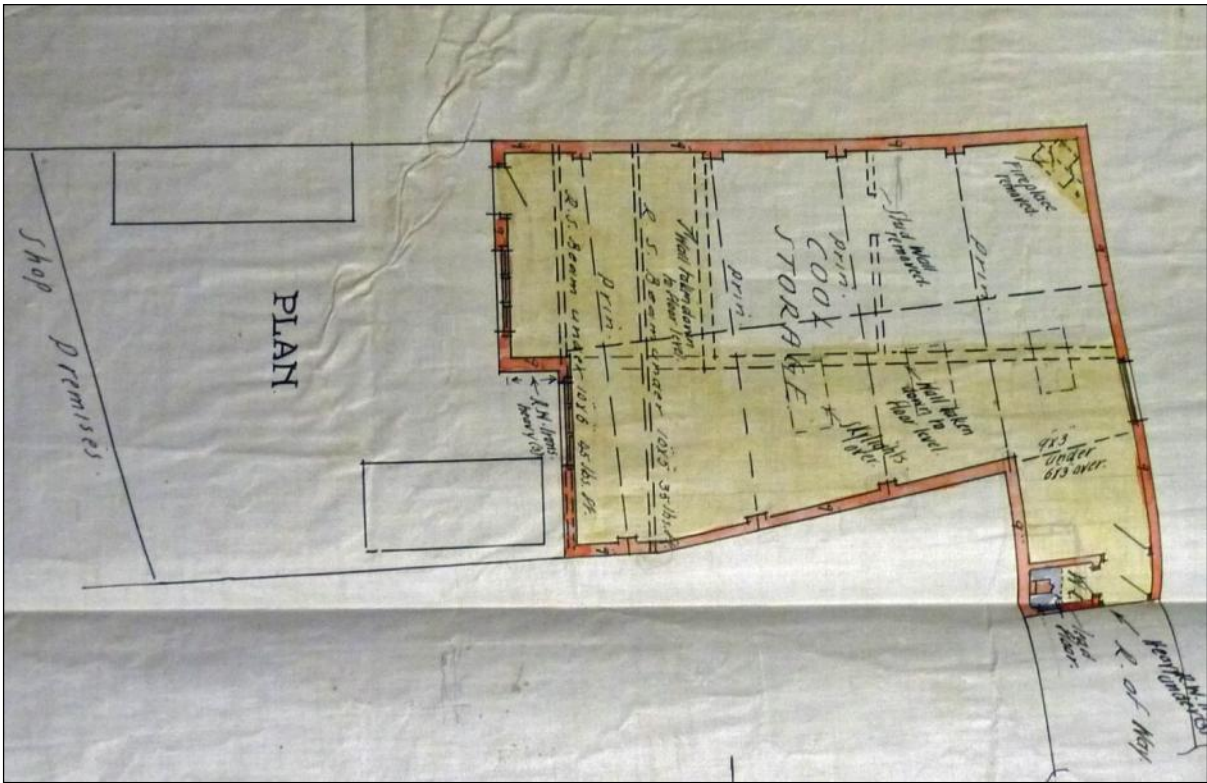


Figure 14: 1925 floor plan for expanded cool store area at Scholz's butchers (TAHO, AE417/1/935, 147 Elizabeth Street).

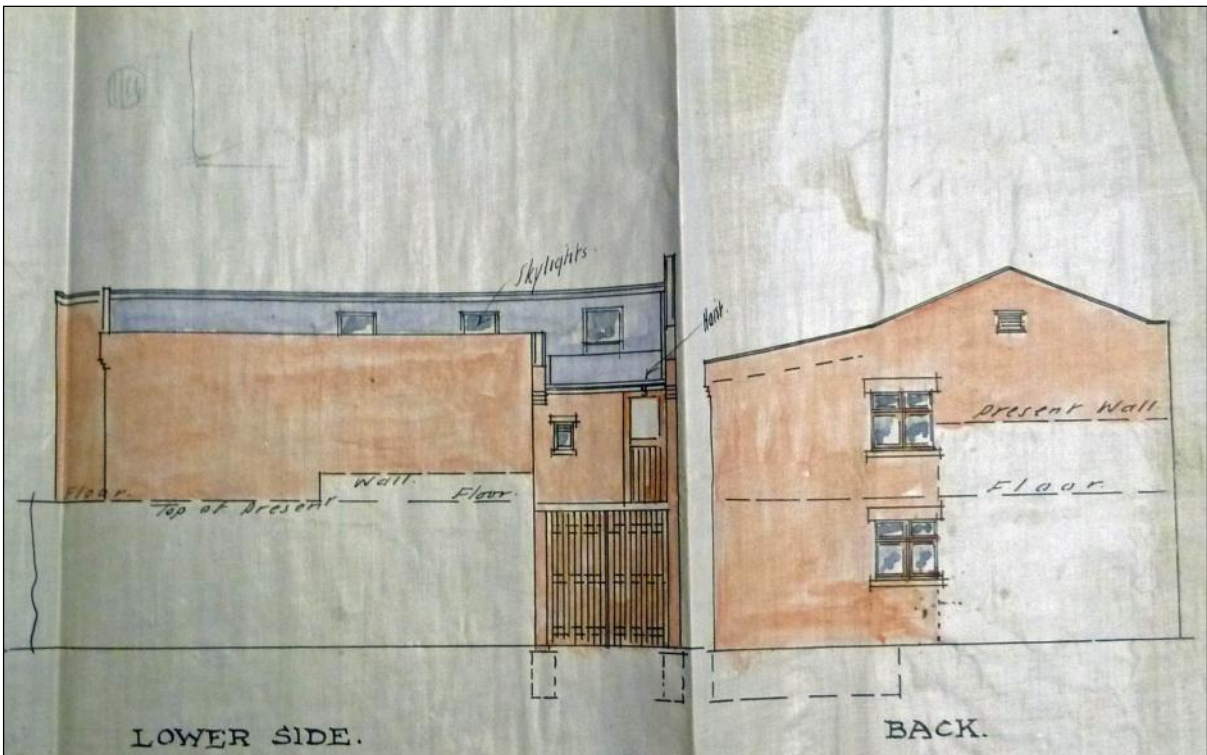
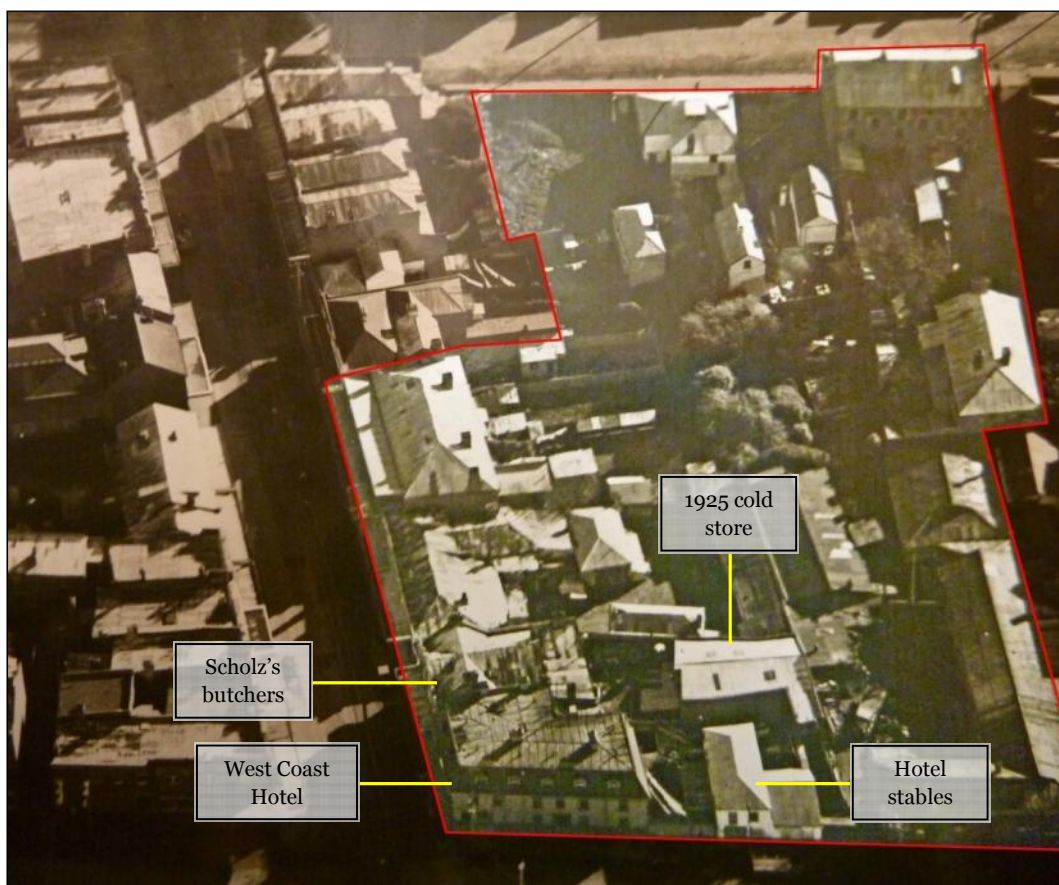


Figure 15: 1925 side and rear elevations for the expanded cool store area (TAHO, AE417/1/935, 147 Elizabeth Street).

The renewed premises and the West Coast Hotel complex are clearly shown in a c.1930 oblique aerial photograph of the block, looking towards the north (Figure 16).



**Figure 16: c.1930 aerial photograph with what is now 64 Brisbane Street indicated** (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission).

Cascade also made changes to the West Coast Hotel. In 1926, one of the former stable buildings was converted to a garage. Ten years later, more extensive works were undertaken to the design of local architect Eric Round. The building had four entrances, two on Melville Street, and two on the narrow Elizabeth Street elevation. Whilst the essential nineteenth century appearance of the hotel was retained, the lower level of the building was tiled and rendered and new windows installed. Internal changes were also made, including a new bar area and the erection of brick piers in the basement to provide additional structural support. No changes appear to have been made to the accommodation areas on the upper levels.<sup>61</sup>

### **Late Twentieth Century Changes**

Major changes were made to the site during the late twentieth century. In 1961, Hartley Wilson Bolt prepared plans for Cascade for a new West Coast Hotel. These plans remain in copyright and have not been reproduced in this report.

A plan of the existing site was prepared prior to works, noting that the cellar existed under the entire footprint of the old hotel building. The majority of this cellar had an earth floor, while a smaller separate cellar towards Elizabeth Street had a concrete floor. Only the smaller cellar was retained as part of the works. The old hotel and its outbuildings were demolished and replaced by a large two storey building extending along the entire Melville Street frontage. On Elizabeth Street, the new building was set back from its original alignment, presumably as part of City Council's intentions to widen Elizabeth Street. The hotel reverted to its original name of the Black Prince shortly afterwards, and continued to trade until quite recently. The building is currently vacant.<sup>62</sup>

Substantial works were also made to Scholz's old shop next door. As part of Eldridge's electrical business, in 1966, alterations were made to the premises by removing the upper level facade parapet

<sup>61</sup> TAHO, AE417/1/1337, 145 Elizabeth Street (West Coast Hotel), 1926; TAHO, AE417/1/1954, 145 Elizabeth Street

<sup>62</sup> TAHO, AE417/3/1890, 145 Elizabeth Street

on Elizabeth Street and installing a false front. The rear annex and all chimneys were also removed and a new roof constructed. Additional changes were carried out in 1988 to convert the building to premises for a real estate agent.<sup>63</sup>

#### 4.4.2 Area B: 49 Melville Street (CT 41056/1) granted to William Lindsay



**Figure 17: Overlay plan showing Lindsay's original grant (shaded blue) over current site aerial** (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).

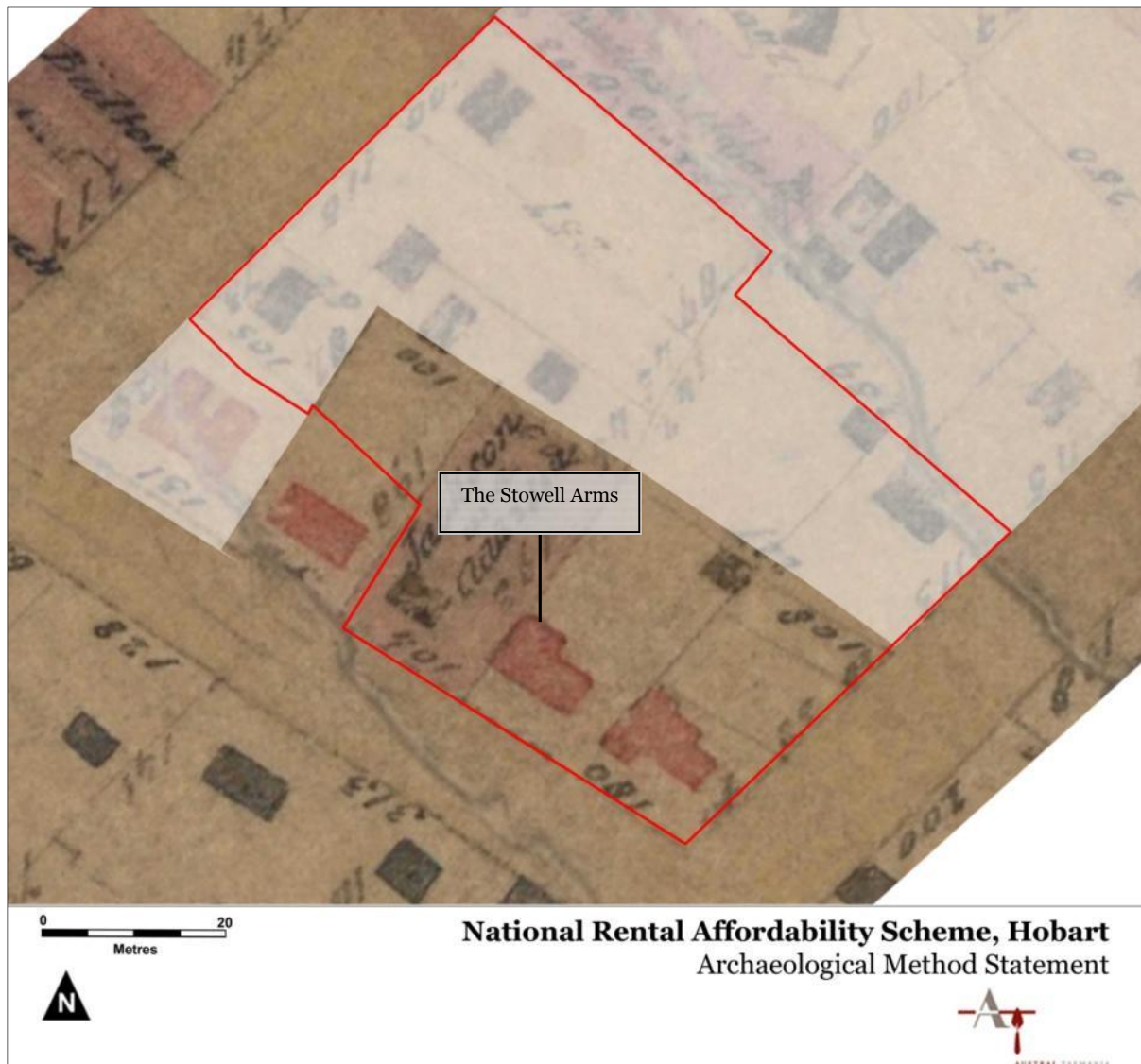
Area B is currently registered as part of 49 Melville Street (CT 41056/1). The site originally formed part of a lease of 31½ perches issued to William Lindsay on 31 January 1824. Lindsay quickly developed his property, establishing the Stowell Arms Inn, first licensed in 1827. Like many publicans of the time, the Stowell Arms sold large commercial quantities of stouts and beers, wines and spirits. However, more unusually, Lindsay soon developed a trade in the sale of imported luxury food items including Edam Dutch cheeses, Yorkshire hams, casks of Westphalia tongues and preserved salmon.<sup>64</sup>

The premises are first depicted on the c.1828-30 map of Hobart, showing a large building setback from the Elizabeth Street frontage, and constructed from either brick or stone (Figure 18). As a large scale plan, the accuracy of this map in showing the location of the building may be questionable. During the 1830s, additional buildings were constructed in the rear yard area.<sup>65</sup>

<sup>63</sup> TAHO, AE417/4/896, 147 Elizabeth Street, Alterations; TAHO, AE417/10/1512, 147 Elizabeth Street, Alterations

<sup>64</sup> TAHO, SC285/1/31/215, Lindsay, William, Robertson, John; *Hobart Town Gazette*, Saturday 6 October 1827, p.7; *Colonial Times*, Wednesday 14 March 1832, p.1; *Colonial Times*, Tuesday 26 March 1833, p.1; *Colonial Times*, Tuesday 10 November 1835, p.3; *Colonial Times*, Tuesday 25 July 1837, p.3

<sup>65</sup> TAHO, MAP1/1/99, Map - Derwent - Hobart City and Battery Point: Shows Public and Private Buildings; TAHO, Hobart, GF Frankland, Allport Library and Museum of Fine Arts, AUTAS001131821480



**Figure 18: c.1828-30 plan showing the Stowell Arms** (CPO, Hobart Plan 5. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

William Lindsay decided to leave Van Diemen's Land in 1837. He sought a tenant to run the hotel, with Mr Fletcher first appointed, followed by John Cleghorn (1841 [See also sections 4.5.3 and 4.5.4]); George Lickert (1843); Israel Hyams (1843); Samuel Sargison (1843); and James Williams (1846).<sup>66</sup>

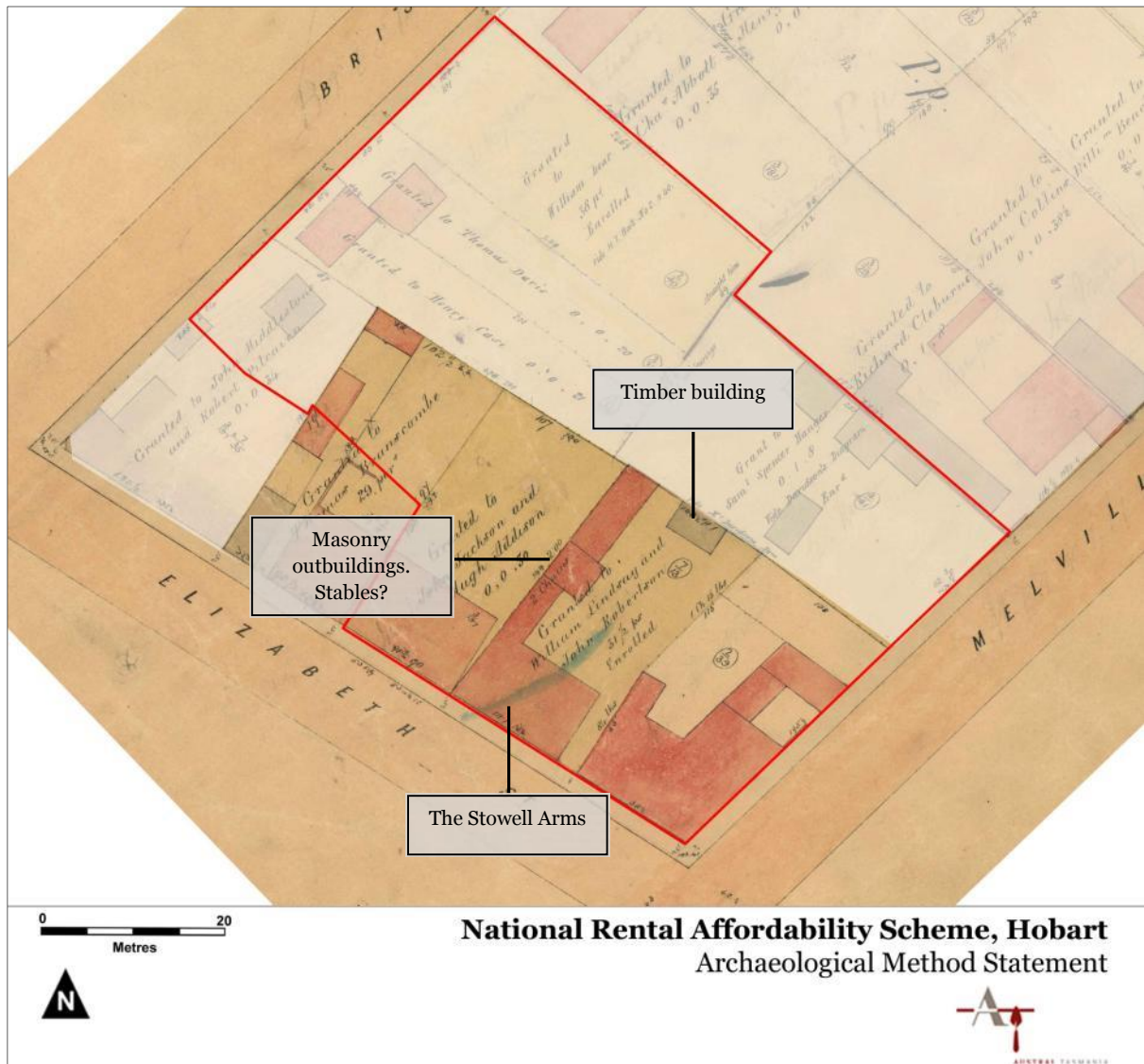
In the late 1830s, early 1840s, substantial changes were made to the enterprise. The hotel was extended towards Elizabeth Street and expanded to include shop premises. It is not known if the original hotel building was incorporated into the new structure as part of these works. The first tenant of the shop at the northern end of the complex was Samuel Bacon, who by 1843 had established a lively stable on the site 'in a superior style'.<sup>67</sup>

Sprent's survey plan of the early 1840s depicts the renewed complex in some detail (Figure 19). It shows the main hotel building located hard against the Elizabeth Street frontage with masonry buildings extending along the north-western boundary, presumably part of the stable complex. A timber building is also shown as being located on the north-eastern boundary. A separate survey of this property was prepared in 1844. The plan shows the same layout and configuration of buildings as depicted by Sprent. The only new buildings were two additional outbuildings constructed on the north-eastern boundary.<sup>68</sup>

<sup>66</sup> *Colonial Times*, Tuesday 8 August 1837, p.2; *Colonial Times*, Tuesday 25 September 1838, p.8; *Colonial Times*, Tuesday 10 September 1839, p.7; *Colonial Times*, Tuesday 11 May 1841, p.2; *The Courier*, Friday 5 May 1843, p.2; *Colonial Times*, Tuesday 9 May 1843, p.4; *The Courier*, Saturday 5 September 1846, p.4

<sup>67</sup> *Colonial Times*, Tuesday 10 January 1843, p.1

<sup>68</sup> CPO, Hob 7/13, 1844



**Figure 19: Early 1840s survey plan the Stowell Arms and outbuildings** (CPO, Sprent's Book Page 7. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

In 1851, Lindsay's son, William James took over the business, and like his father, sought tenants to run the hotel.<sup>69</sup> Tenants of the shops in the 1850s-60s included Thomas Ward, John Mays and Patrick Tiernan.<sup>70</sup>

A new publican was sought in 1866, and the advertisement provides the best understanding of the use of the site to the time, describing:

TO LET. - The "STOWELL ARMS," Elizabeth-street, with a shop on either side, together with commodious stables, large shed, and yard.<sup>71</sup>

Later notices also mention the existence of a cellar.<sup>72</sup>

In 1870, Edward Tilley was operating the Stowell Arms. In addition to providing a place of recreation and accommodation, Tilley embarked on new ways to increase patronage. In September 1870, a remarkable advertisement was placed in *The Mercury*, where for sixpence, the public could view:

A GREYHOUND TIGER,

Captured alive between the Snowy Mountains and Macquarie Harbour, the first of the kind captured alive in Tasmania.

<sup>69</sup> *The Courier*, Wednesday 5 February 1851, p.2

<sup>70</sup> Assessment and Valuation Rolls, 1855, 1860

<sup>71</sup> *The Mercury*, Monday 27 August 1866, p.1

<sup>72</sup> *The Mercury*, Thursday 18 October 1866, p.1

The 'greyhound tiger' and 'native bear' were also shown to inmates at the Queen's Asylum, noting that they were actually an adult Thylacine, and a wombat.<sup>74</sup> It is not known what the 'spotted leopard' was, perhaps a quoll.

The stunt may not have been successful, as in 1871, the license was transferred to Annie Shrimpton (nee Morse). Annie originally ran a fruit shop in Hobart. A James Shrimpling/Shrimpton is recorded as operating a shop in 1869 within the Area A shop complex, suggesting that Annie's connection to the study area may have began ten years prior. Following the death of her husband, she lived with a man named Foster. Although the two did not marry, she took the name of Foster. With no children, she went on to run the Stowell Arms by herself, working as the publican, almost continually until 1910. Foster was well respected by the authorities. In 1882, she was charged for allowing the hotel to be opened after licensing hours and pleaded guilty to this very common offence. At her hearing, it was noted that she 'conducted her house very well indeed; it was neat and orderly; he did not think there was a better managed house in town'.<sup>75</sup>

The trustees of William Lindsay's estate put the hotel and adjoining shops on the market in 1891. Foster had evidently been quite successful in business, and purchased the premises.<sup>76</sup> The Stowell Arms was photographed at some stage during this period (Figure 20). The photograph shows a single storey building fronting Elizabeth Street with a hipped roof. The adjoining shop on its left is shown as being constructed in timber. The timber building would suggest some changes to the place since Sprent's survey of the early 1840s, at which time the entire complex was shown as being masonry.



**Figure 20: The Stowell Arms. Annie Foster may be the woman in the door. Note part of the timber shop on the left (TAHO, PH30/1/6784, Stowell Arms Hotel, Elizabeth St, u.d. Reproduced with permission).**

<sup>73</sup> *The Mercury*, Wednesday 14 September 1870, p.1

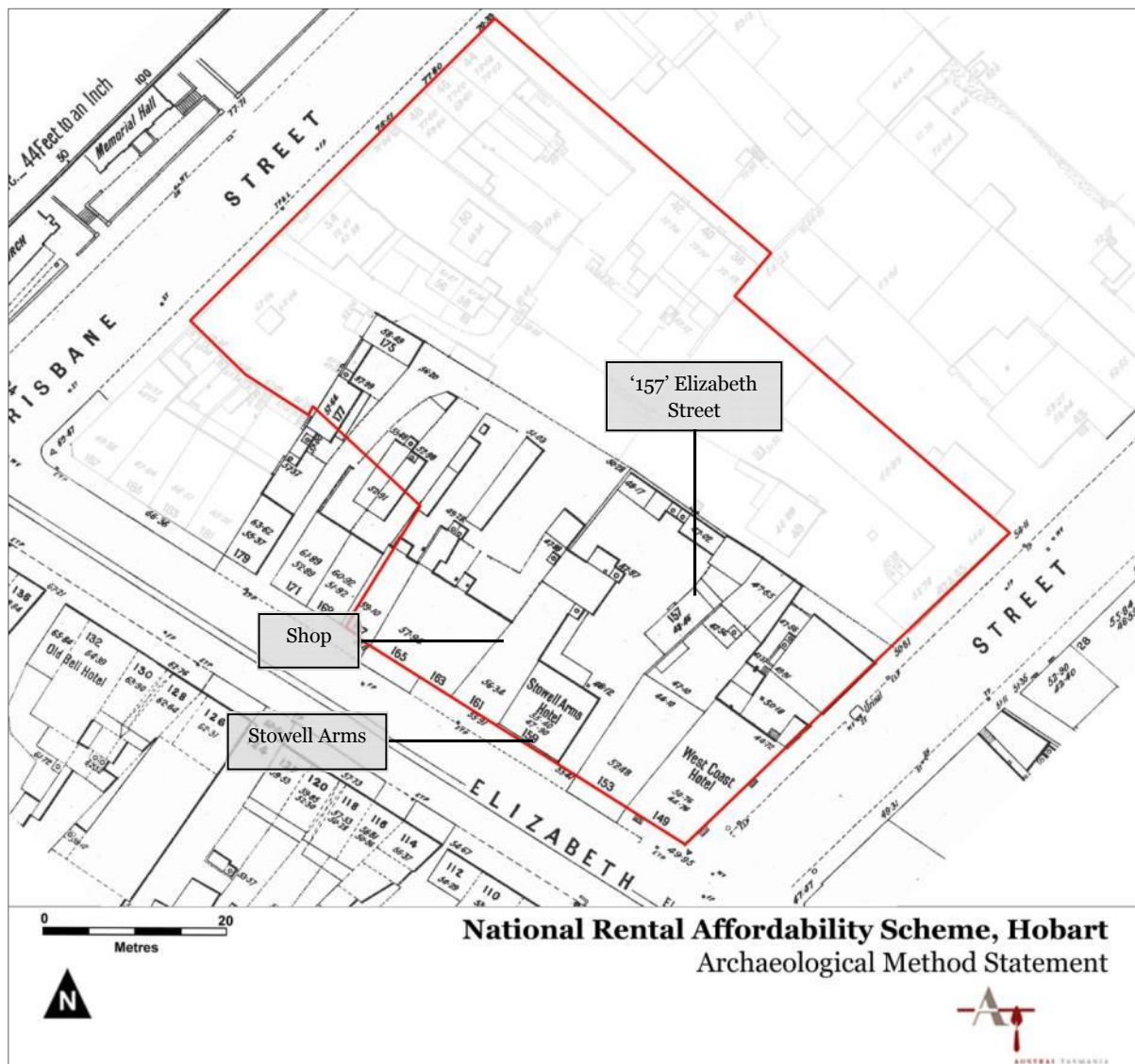
<sup>74</sup> *The Mercury*, Wednesday 13 September 1870, p.2

<sup>75</sup> *The Mercury*, Tuesday 26 May 1931, p.11; *The Mercury*, Monday 4 December 1871, p.2; *The Mercury*, Thursday 6 April 1882, p.2

<sup>76</sup> *The Mercury*, Saturday 18 April 1891, p.1; Assessment and Valuation Rolls, 1895

During Foster’s tenure as publican and later owner, a number of individuals rented the shops that formed part of the complex including Patrick Gabbitt, Elizabeth Goodrick (general dealer), Caroline Reynolds (draper), Amy Charley (dyer) and C Nam Shing (grocers).<sup>77</sup>

The complex site is shown in the 1905 Drainage Board plan (Figure 21). The hotel is depicted as a distinct building from the adjacent shop at 161 Elizabeth Street, while a large yard area is flanked by numerous outbuildings. A separate, small residence also existed in the yard area, noted as number ‘157’ Elizabeth Street. In that year, Paul Harman was tenant of building, later referred to as a four roomed brick house. This residence begins to appear on the Assessment and Valuation Rolls in 1895. However, it may have been constructed some time prior to this and incorporated into the assessments of the hotel itself.<sup>78</sup>



**Figure 21: 1905 Drainage Board plan showing the Stowell Arms and other buildings** (TAHO, Hobart City Council Metropolitan Drainage Board, Hobart Detail Plan No. 7 (City Centre), 1905. Reproduced with permission).

For a short period in 1902-03, Foster sought tenants to run the hotel, but returned as publican in 1905. Disaster struck in December of that year when a fire broke out on the premises and caused considerable damage. Conflicting evidence was given on whether the fire started in the hotel or the adjoining shop. One article on the event provides some clues as to the nature of the complex, noting that the hotel was ‘cement fronted’ (rendered brick) and that the adjoining shop was timber.<sup>79</sup>

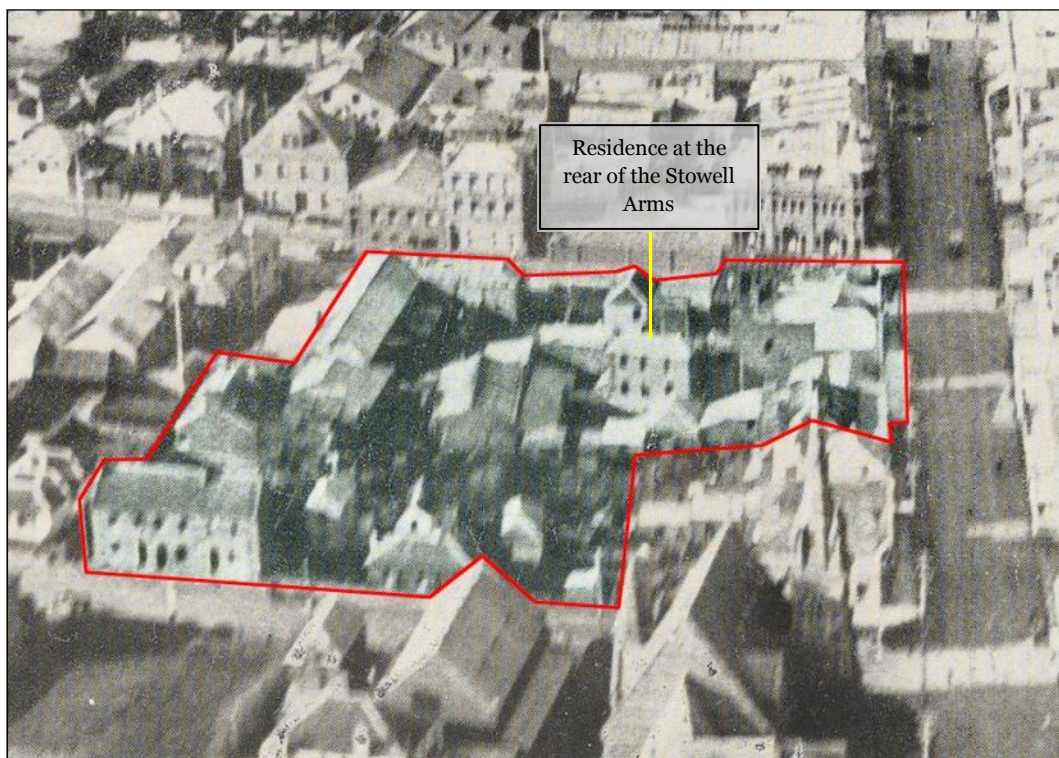
<sup>77</sup> *The Mercury*, Thursday 28 February 1895, p.2; *The Mercury*, Saturday 23 December 1905, p.2; *Huon Times*, Saturday 8 June 1912, p.5; *The Tasmania Post Office Directory*, Hobart: H. Wise & Co.; London: Kelly & Co., 1910, p.79; *The Tasmania Post Office Directory*, Hobart: H. Wise & Co.; London: Kelly & Co., 1915, p.84

<sup>78</sup> Assessment and Valuation Rolls, 1895, 1898, 1901, 1905

<sup>79</sup> *Examiner*, Thursday 21 December 1905, p.6; *The Mercury*, Saturday 23 December 1905, p.2

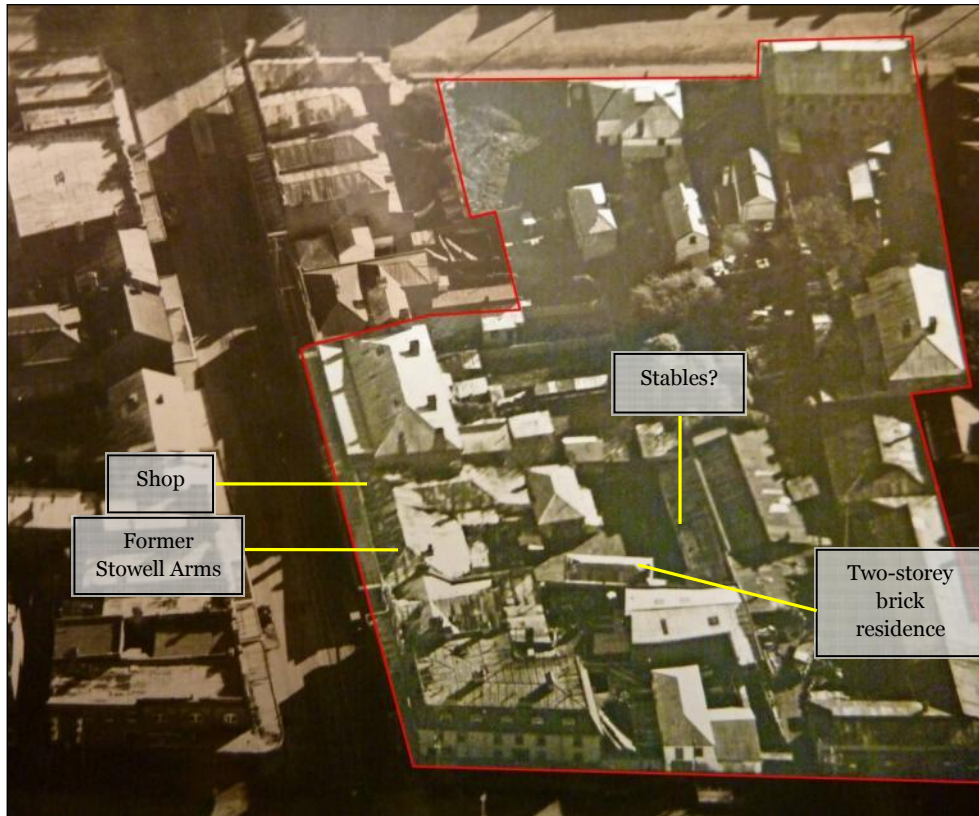
The hotel was repaired and Foster continued as publican until 1910. In that year, the property was put on the market, but may not have attracted a purchaser. Four years later, another attempt was made to sell. The advertisement noted that the property included a 13 stall sewered stable, and that it had redevelopment opportunities as a potential motor garage, skating rink or store building. The site was purchased by D Saunders. The hotel continued to operate for a number of years, but had closed by 1920. Subsequently, it was used by number different businesses.<sup>80</sup>

Two early twentieth century aerial photographs are of some assistance in understanding the built development of the site at this time. Figure 22 shows the site looking south. Although somewhat unclear, the two storey brick residence in the rear of the site is visible. Figure 23 was taken a few years later, this time showing the site looking north and provides a clearer understanding of buildings located on the property.



**Figure 22: 1921 oblique aerial photograph with the rear brick residence indicated** (TAHO, *The Weekly Courier*, 21 July 1921, p.22. Reproduced with permission).

<sup>80</sup> *The Clipper*, Saturday 21 February 1903, p.2; *The Mercury*, Tuesday 4 August 1903, p.6; *The Mercury*, Thursday 9 November 1905, p.10; *The Mercury*, Thursday 24 November 1910, p.2; *The Mercury*, Friday 18 December 1914, p.1; *The Mercury*, Saturday 17 April 1920, p.5



**Figure 23: c.1930 aerial photograph with Stowell Arms and associated buildings indicated** (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission).

### ***Twentieth Century Redevelopment***

Tenants continued to occupy the shops and houses over the coming decades. However, by the late 1950s, the buildings were in a very poor condition. At that time, the premises were recorded as 151 (the former Stowell Arms), 151A, and 153 Elizabeth Street. Council's Building Surveyor investigated the site in 1958.

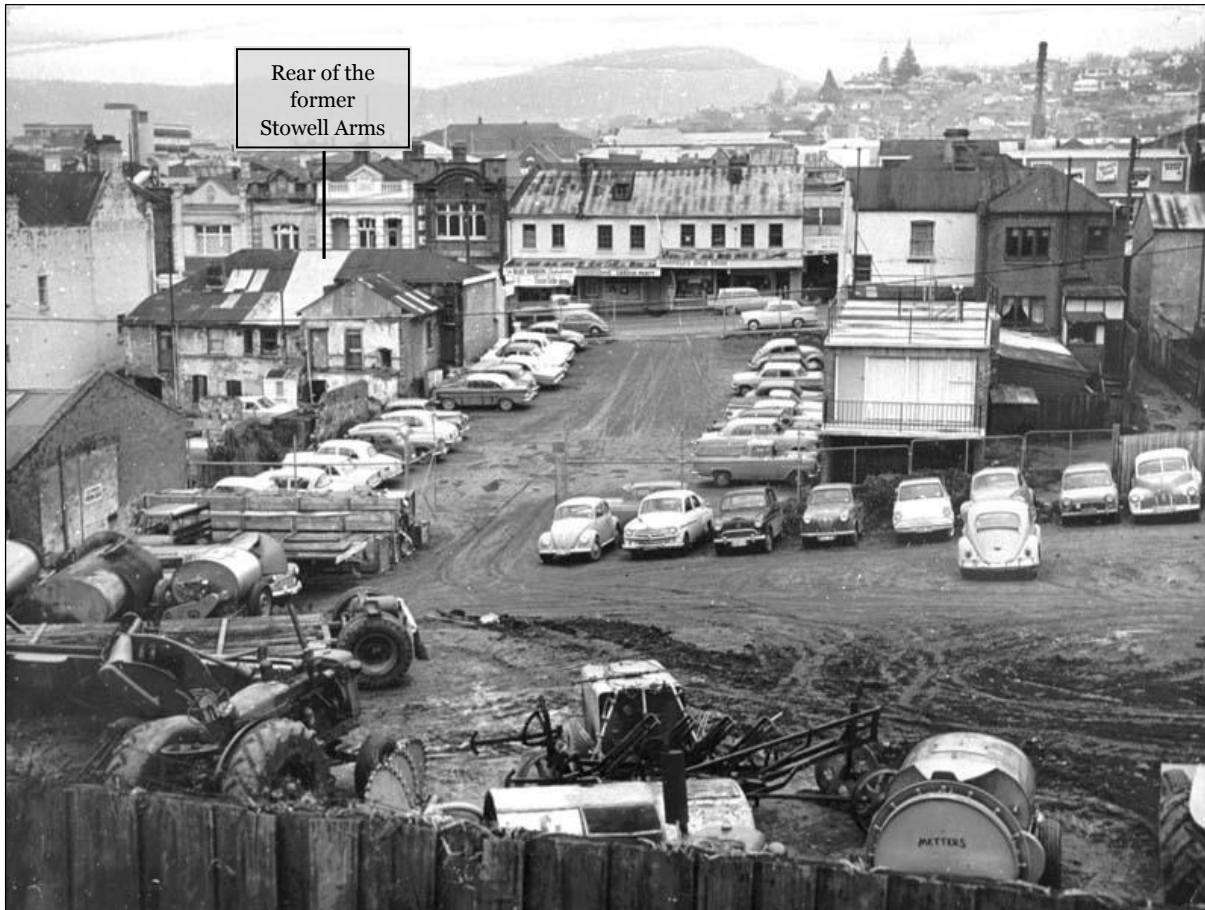
At 151A Elizabeth Street, he ordered that the lean-to section be removed, a toilet installed and repair works carried out. The situation was worse at 153 Elizabeth Street where the timber outbuildings were rotted; windows were missing; spouting broken; whilst the chimneys and verandah were a danger. He certified that the rear section of the building were beyond repair, and ordered that they be removed. Works on installing toilets, fixing the roof, chimney and verandah were also necessary to bring the front sections of the shop up to standard.<sup>81</sup>

Closure orders were issued for the premises, finding that they were so unhealthy that they could not be safely inhabited, and that repair works were needed to bring the shopfronts up to standard. Some of these works were carried out, but had still not been completed by 1961, by which time the buildings were a 'disgrace to the city'. Council determined that complete demolition was the only answer. However, no definitive action was taken.<sup>82</sup>

The rear of the buildings can be seen in a photograph of the period (Figure 24). Parts of the rear additions had been removed by this time, but the substantial portion of the structure remained extant. Because of the slope falling away from Elizabeth Street, the rear section of the building was of two storeys. The photograph also shows that the adjacent site had been cleared by this time and was being used for car parking (see also section 4.4.3).

<sup>81</sup> HCC File, Car Parks Melville St 535-0007-16/001, Acting Building Surveyor to Town Clerk, 17 November 1958

<sup>82</sup> HCC File, Car Parks Melville St 535-0007-16/001, Closure Orders: 151A, 151, 153 Elizabeth Street, 24 December 1958; Chief Health Inspector to the Town Clerk, 27 April 1961



**Figure 24: Early 1960s photograph showing the rear of the former Stowell Arms and shops** (TAHO, PH301/1/338, Elizabeth St (between Melville St and Brisbane St), showing car park area opp Bridges bros (looking west). Reproduced with permission).

The buildings were still standing in 1965 when the then owner offered them for sale. The auction failed to attract any bids. For some time, plans had been developed to construct a new freeway to the west of the central business district and remove traffic from the city. The proposed 'North Side Freeway' would have required the acquisition of large areas of land on the fringe of the city, including these buildings on Elizabeth Street. Whilst the freeway was never constructed, no one was willing to purchase or develop the properties with the risk of compulsorily acquisition. With such constraints, it was recommended that Council purchase the site. Council agreed, and in 1966 acquired the site for use as a car park. Presumably, the buildings were demolished shortly afterwards, although demolition records have not been located.<sup>83</sup>

<sup>83</sup> HCC File, Car Parks Melville St 535-0007-16/001, Ogilvie McKenna Wilmshurst & Mills to the Town Clerk, 6 December 1965; 149/153 Elizabeth Street - R.S. Henry, 27 June 1966

#### 4.4.3 Area C: 49 Melville Street (CT 199635/1) granted to Walter Angus Bethune



Figure 25: Overlay plan showing Bethune's original grant (shaded blue) over current site aerial (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).

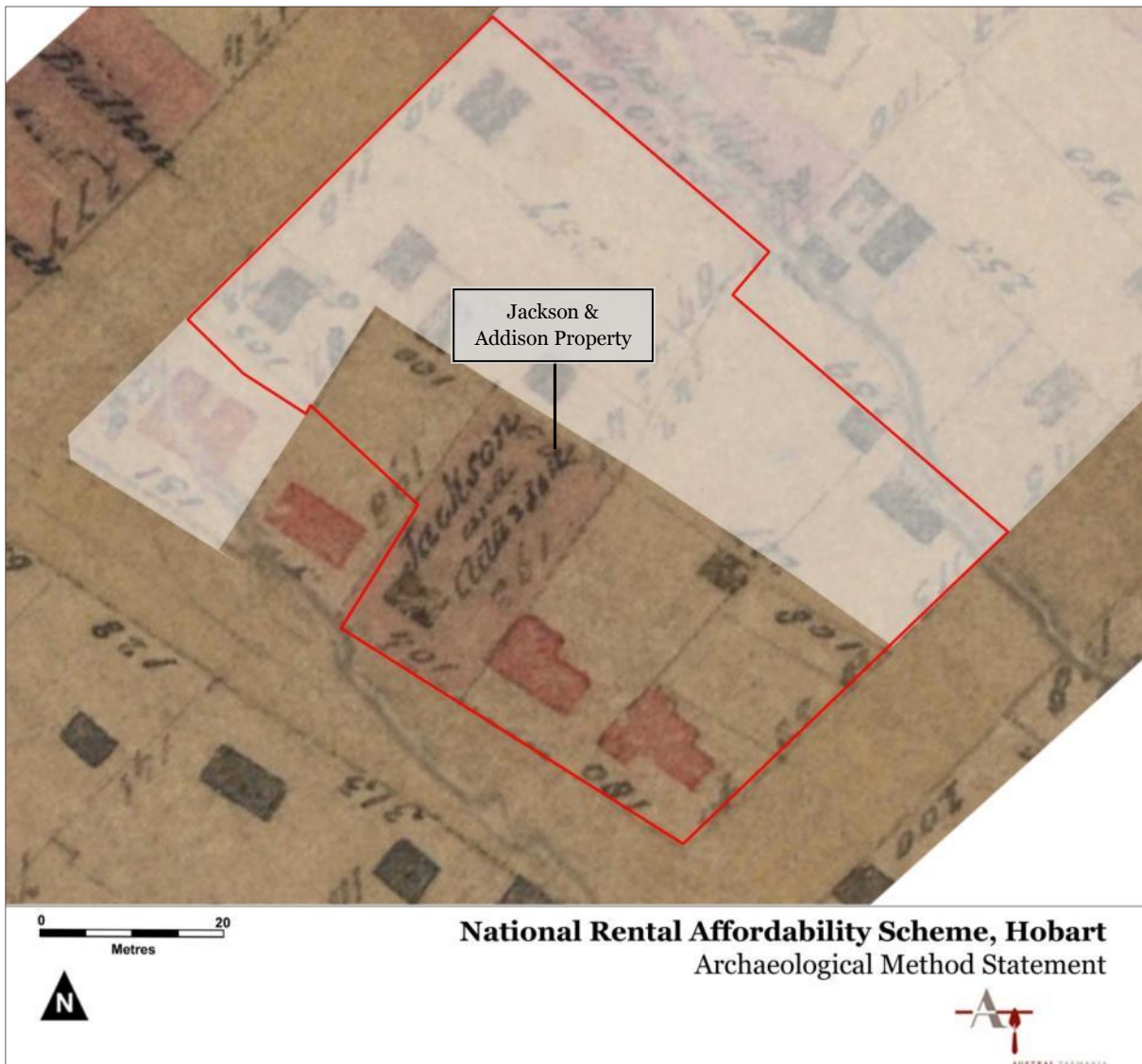
Area C is currently registered as part of 49 Melville Street (CT 199635/1). The site originally formed part of a grant or lease issued to Walter Angus Bethune. Bethune was a highly successful merchant and pastoralist who permanently settled in Van Diemen's Land in 1821, where he soon acquired multiple properties in Hobart Town. The date at which he acquired Area C has not been established. However, it seems likely that he had already disposed of the land by 1827, as it was not included in a list of properties he sought titles to in that year.<sup>84</sup>

Bethune passed the property to William Shoobridge, who in turn sold the land to the partnership of John Jackson and Hugh Addison for £550.<sup>85</sup> The deed for this transfer was made in 1833, but Jackson and Addison may have already been on the property for several years. A map of Hobart from c.1828-30 shows a building being constructed in timber during the period the map was being drawn (Figure 26). The property may have been acquired for investment purposes, as Jackson and Addison had already established premises in Liverpool Street. The first tenant of the property may have been Henry Case, a shoe maker. Case also lived nearby on Brisbane Street (see section 4.5.2).<sup>86</sup>

<sup>84</sup> Chapman, P, 'Bethune, Walter Angus (1794–1885)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/bethune-walter-angus-1775/text1991>; TAHO, LSD1/1/1/406, WA Bethune to Acting Surveyor General, 9 March 1827

<sup>85</sup> Deed, 1/2389, William Shoobridge, John Jackson, Hugh Addison, 24 May 1833

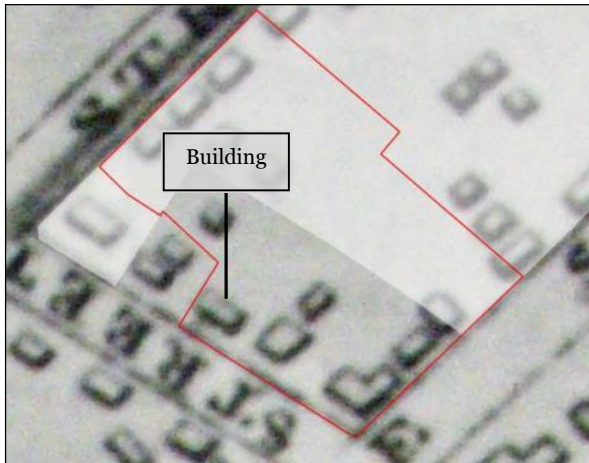
<sup>86</sup> *Van Diemen's Land Anniversary and Hobart-Town Almanack for the Year 1831*, pp.65, 67



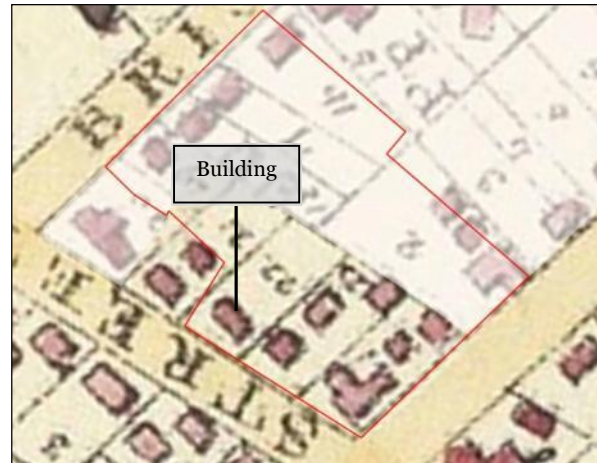
**Figure 26: c.1828-30 plan showing the Jackson and Addison property, with the timber building still under construction (indicated by red shading)** (CPO, Hobart Plan 5. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

Jackson and Addison were formally granted the property in 1833.<sup>87</sup> Maps from c.1834 and c.1839 again show a single building on the site, but it is unclear whether this is the same building shown in Figure 26 above, or alternatively, a new structure (Figures 27-28).

<sup>87</sup> *The Hobart Town Courier*, Friday 5 July 1833, p.4



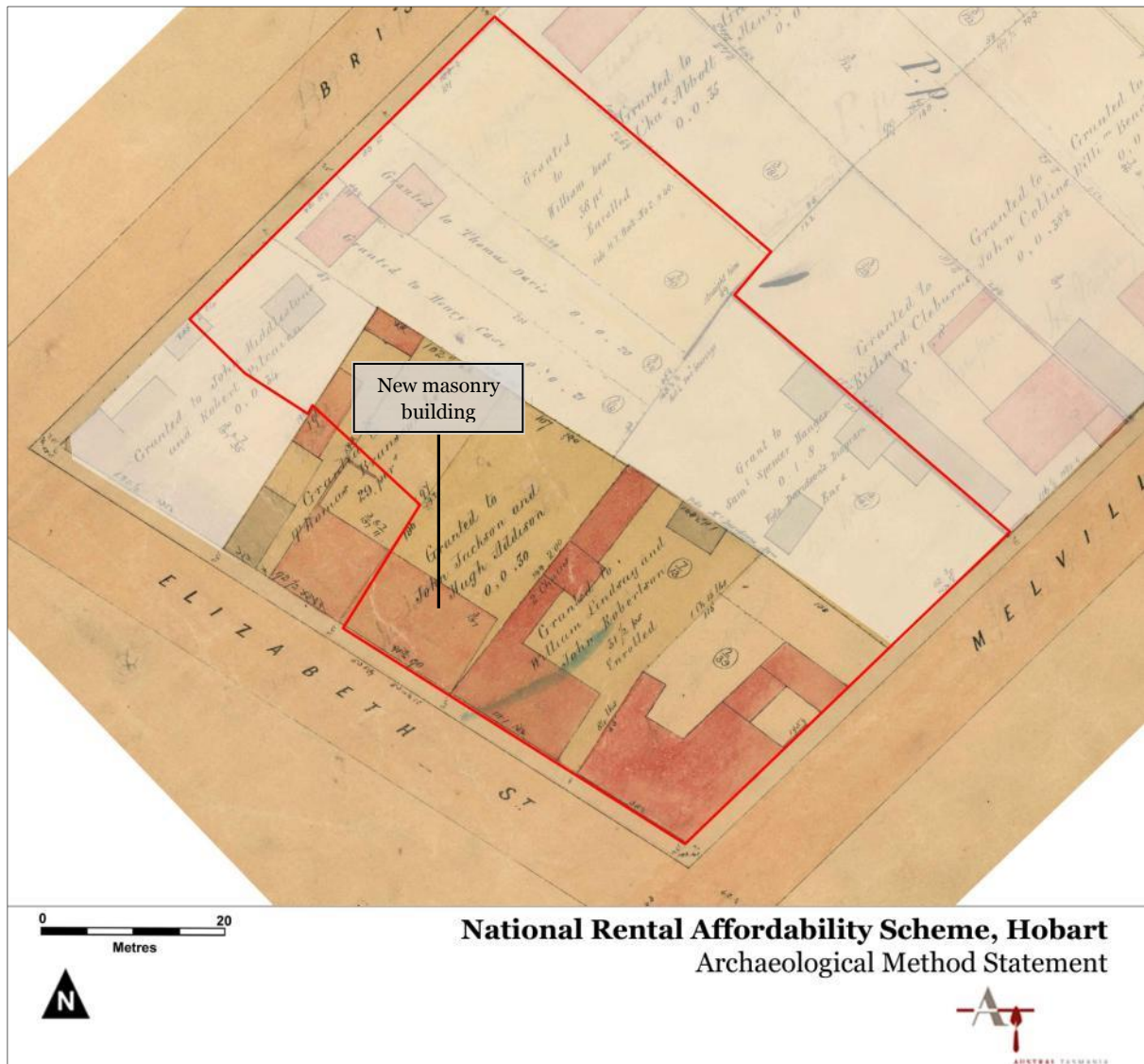
**Figure 27: c.1834 overlay plan with the building indicated** (TAHO, MAP1/1/99, Map - Derwent - Hobart City and Battery Point: Shows Public and Private Buildings. Reproduced with permission).



**Figure 28: c.1839 overlay plan showing the same building** (TAHO, Hobart, GF Frankland, Allport Library and Museum of Fine Arts, AUTAS001131821480. Reproduced with permission).

This structure had been demolished by the early 1840s when Surveyor Sprent showed a large new masonry building constructed hard against Elizabeth Street and occupying the entire street frontage (Figure 29). The use of the building at this time combined a number of commercial and residential functions. One of these uses would appear to be as a hotel, first licensed in 1843 as the Haberdasher's Arms. Other sources have identified this hotel as being located in area D, at what is now 163-165 Elizabeth Street (see section 4.4.4). However, research carried out for this project suggests that this hotel actually occupied part of the building on Jackson and Addison's property.<sup>88</sup>

<sup>88</sup> NOTE: The origin of the claim that the hotel was located at 165-167 Elizabeth appears to have been made by AT Fleury, when, in the early twentieth century, he drew a sketch of 163-165 Elizabeth Street, titled 'the old Oddfellow's Inn' (the later name of the hotel). This sketch was drawn some 40 years after the hotel had closed, and given the brevity of hotel operations, the basis for identifying this particular building as the hotel is unknown. Using Fleury's sketch, Dennison has also identified this building as the hotel (Dennison, C, *Here's Cheers. A Pictorial History of Hotels, Taverns & Inns in Hobart*, Hobart City Council: Hobart, 2008, p.17). From the review of historical records, the Haberdasher's Arms would appear to have occupied the central tenancy in the building located in Area C. The 1857 Assessment Roll shows that this Hotel was immediately next to property owned by William Lindsay (i.e., the Stowell Arms Hotel and shop complex in Area B). This same description of property locations again appears in Assessment Rolls in 1858 and 1860. Advertisements from the period also indicate the Haberdasher's Arms as being within Area C. For example, advertisements from 1857 show a corn dealer 'Mr Smith' as being located near to the hotel (*The Hobart Mercury*, Friday 2 January 1857, p.1). The Assessment Rolls for 1858 show William Smith as occupying the southernmost shop in the complex.



**Figure 29: Early 1840s survey plan showing the new building on Jackson and Addison's property** (CPO, Sprent's Book Page 7. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

William Witt was the first publican of the Haberdasher's Arms, holding the licence from 1843 to 1845 before transferring it to James Martin. The hotel enjoyed initial success by providing a meeting room and function space for fraternal groups, including the Southern Star Lodge.<sup>89</sup> The Lodge held their second anniversary dinner at the hotel in 1846, with the *Courier* writing:

The Brethren of the "Southern Star" celebrated their Second Anniversary by a sumptuous dinner provided by Mr. Webb, in the Lodge Room, at Mr. Martin's, the "Haberdashers' Arms," Elizabeth-street. Nearly one hundred persons, including the Brethren of the Lodge, the members of kindred Lodges, and the friends of the Order, sat down to the "rich repast," the "Southern Star" Brethren wearing the badges of Odd Fellowship and the officers their appropriate insignia. .... The room was profusely decorated with evergreens, and on the outside were the initials of the "Manchester Unity" and a brilliant star, formed with variegated lamps. In the covered verandah was stationed part of the excellent band of the 96th, playing airs adapted to the occasion and to the customary toasts of loyalty and friendship. The hilarity, seasoned with song and sentiment, was kept up until a late hour.<sup>90</sup>

A new tenant was sought for the hotel the following year. The advertisement noted that:

<sup>89</sup> *The Courier*, Friday 13 October 1843, p.4; *Colonial Times*, Tuesday 6 May 1845, p.2

<sup>90</sup> *The Courier*, Wednesday 21 October 1846, p.2

The House contains 15 apartments; the large room is 27 by 18 feet, with good cellarage, large yard and stable at the back. It is well adapted for a Family Hotel or Boarding-house. The Bar is fitted up with counters, &c.<sup>91</sup>

Following John Jackson's death in 1850, his extensive estates passed to his widow Catherine, who in turn, later transferred the property to her new husband Robert Walker. In 1851, the license to the hotel was transferred to Mary Ann Beck, who changed the name of the establishment to the Odd Fellows Hotel, in recognition of the Independent Order of Odd Fellows who used the place for their meetings. Over the coming years, the license was held by a number of people, before closing in the early 1860s, perhaps because of the competition from the nearby Stowell Arms and Black Prince Hotel.<sup>92</sup>

The building reverted to its use as combined shops and residences. Over the coming decades, tenants included upholsterer Thomas Ward, butcher Frederick Holmes, saddlers Campbell & Minchin, Michael McDermott, and Patrick Gabbitt.<sup>93</sup>

The property was sold in 1873 to William Waterhouse. The advertisement details the nature of the building, consisting of the following three shops:

The property in the occupation of Messrs, Campbell and Minchin has a convenient-sized shop, back parlour, 2 bedrooms, 2 attics, verandah, kitchen and cellar, with stabling, &c.

That occupied by Mr. Holmes comprises a large shop and 3 rooms on the ground floor, 3 bedrooms upstairs, and 4 convenient sized attics, also cellar, kitchen, verandah, stabling, and other outbuildings.

That in the occupation of Mr. Gladhill comprises shop, parlour, 2 bedrooms, 2 attics, verandah, kitchen and cellar, &c.<sup>94</sup>

The shops continued to be rented over the coming decades with Campbell & Minchin and Holmes being long term tenants.<sup>95</sup> The 1905 Drainage Board Plan shows the site as consisting of the three shops on Elizabeth Street (numbers 163, 165 and 167), with a large rear yard and a number of outbuildings (Figure 30).

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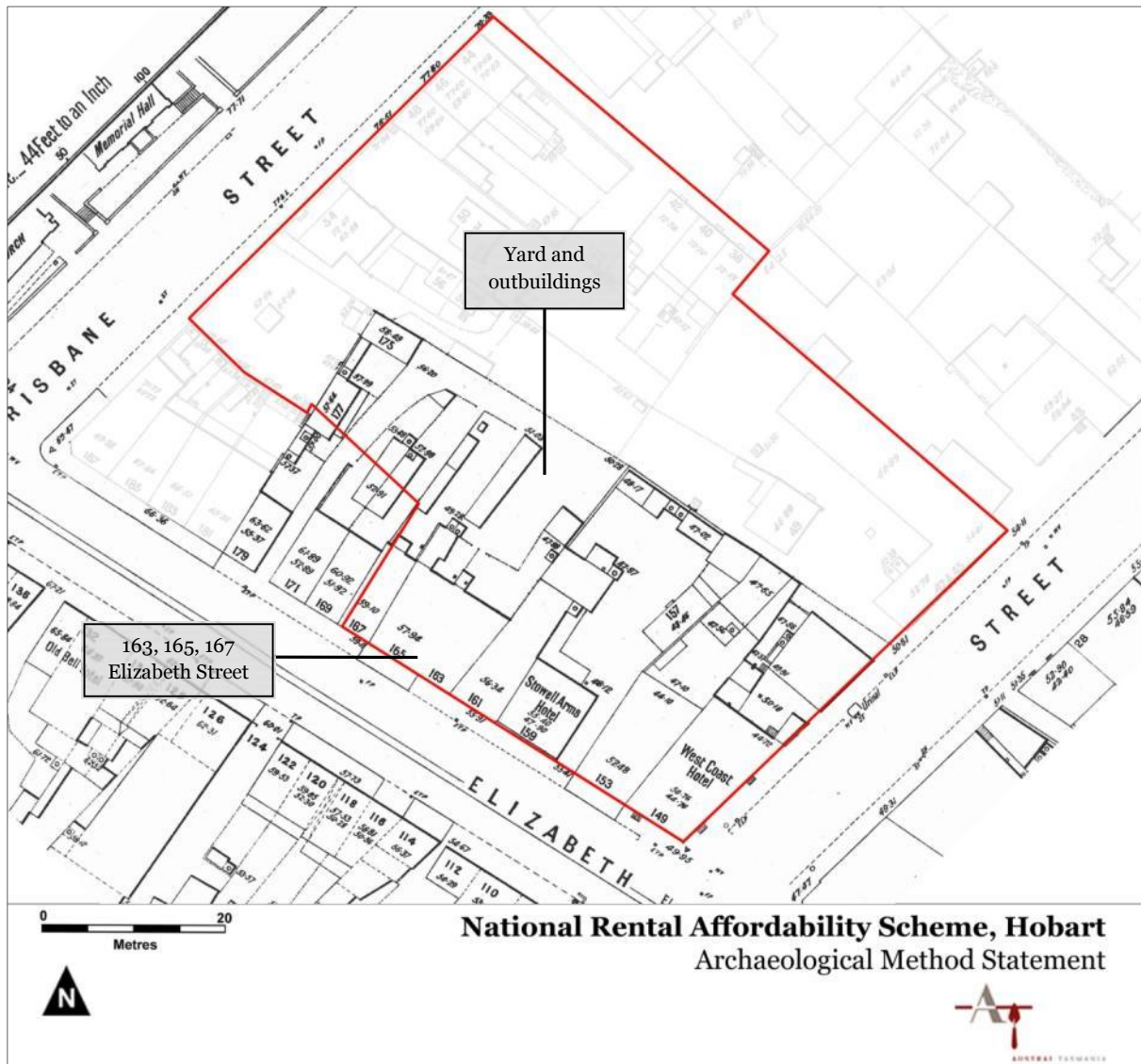
<sup>91</sup> *Colonial Times*, Tuesday 26 January 1847, p.1

<sup>92</sup> *The Courier*, Saturday 6 September 1851, p.1; Assessment and Valuation Rolls, 1855, 1860, 1865,

<sup>93</sup> TAHO, AD960/1/3, Will No. 389, Jackson, John; Assessment and Valuation Rolls, 1855, 1860, 1865, 1869, 1875

<sup>94</sup> *The Mercury*, Friday 18 July 1873, p.4

<sup>95</sup> Assessment and Valuation Rolls, 1853, 1855, 1860, 1865, 1869, 1875, 1879, 1884, 1889



**Figure 30: 1905 Drainage Board plan showing the shop complex and outbuildings** (TAHO, Hobart City Council Metropolitan Drainage Board, Hobart Detail Plan No. 7 (City Centre), 1905. Reproduced with permission).

The building and its yard space can also be seen in a c.1930 aerial photograph of the site (Figure 31). The verandah extending along the facade of the building is discernible.



**Figure 31: c.1930 aerial photograph with 163-167 Elizabeth Street indicated** (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission).

### ***Twentieth Century Redevelopment***

The building continued to be used as shops and housing during the twentieth century. By the 1950s, it was in a very poor state of repair and a concern to both neighbours and City Council. At that time, four businesses were being operated from the ground floor, including a fish shop at what was now 155 Elizabeth Street (previously 163), a grocers at 157 (previously 165), a boot shop at 159 (previously part of 167?) and a cafe at 161 (previously part of 167?).

In 1955, the owner of the building planned to alter the premises. Plans were prepared by architect Eric Round and provide the best understanding of the building and its layout.<sup>96</sup> These plans remain in copyright and have not been reproduced in this report.

The building retained its essential Georgian form, with a hipped roof, six windows on the upper level and renewed shopfronts on the ground floor. The commercial premises occupied the ground floor areas with store and kitchen areas at the rear. A corridor divided the two central tenancies and provided access to the rear of the site.

The cellar was divided into a number of separate spaces. A large common cellar extended along the entire Elizabeth Street front, behind which were a number of smaller spaces beneath each of the separate tenancies. Residential areas were contained on the first floor and in the attic. Four flats were on the first floor containing kitchens, bathrooms, living and bedroom spaces. Two flats were within the attic.

However, the alterations did not proceed. Council had plans to widen Elizabeth Street. When proposals were submitted to alter buildings on Elizabeth Street, the developer was required to remove encroaching facades back to a new street line. This requirement also applied to the four shops at 155-161 Elizabeth Street.<sup>97</sup>

<sup>96</sup> HCC File, Car Parks Melville St 535-0007-16/001: Renovations to Shop Premises, 155-161 Elizabeth Street, 1955, prepared by Eric H Round & Miley

<sup>97</sup> HCC File, Car Parks Melville St 535-0007-16/001, City Architect to John Hood, 4 November 1955

The buildings were vacant by 1956. Neighbours complained that vandals were entering the buildings, and that the 'rat menace' had become a major problem. The building was described as a slum. Council initiated proceedings for the owner to bring the building back to useable standards, but little was done. By 1958, the owner had decided that the building should be demolished instead of repaired, and Council agreed to halt legal action. Whilst the top floor of the building was removed, the remainder was left in place. A petition was signed by 26 surrounding property owners urging Council to act, as the half demolished building was having a detrimental impact on business.<sup>98</sup>

Unable to rebuild the site to the existing street front, the property was sold to AG Webster's, who also owned the adjacent former Melville Street foundry site (see section 4.6.2). Presumably, the remainder of the building was removed soon after.<sup>99</sup>

#### 4.4.4 Area D: 163-165 Elizabeth Street (CT 66942/1, 156028/0-4) granted to Mark Solomon



**Figure 32: Overlay plan showing Solomon's original grant (shaded blue) over current site aerial** (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).

Area D at 163-165 Elizabeth Street was first granted to a merchant, Mark Solomon (also spelt 'Solomons'). The study area includes the rear portion of this original grant. The date at which Solomon received this grant is unknown, as later records show the original grant documents as being 'lost'.<sup>100</sup>

He may have been on the site by 1825, as he is listed under Elizabeth Street in the almanac of that year. However, as Solomon held other property in Elizabeth Street, it cannot be confirmed that this reference relates to the study area.<sup>101</sup> Solomon can also lay claim to a first, when in 1833 he married Hannah Marks, which was the first Jewish wedding ceremony to be held in the colony and 'attended by most of the Children of Israel on this side of the island'.<sup>102</sup>

Buildings are first shown on the site in a map of Hobart from c.1828-30 (Figure 33). The map shows the site as containing a large building setback from Elizabeth Street and constructed from masonry (either brick or stone). The use of this building is not recorded, but is likely to have served both commercial and residential functions like other buildings on Elizabeth Street from the period.<sup>103</sup>

<sup>98</sup> HCC File, Car Parks Melville St 535-0007-16/001, EM Howard to Town Clerk; 18 July 1956; City Architect to Town Clerk, March 1958; EM Howard to Town Clerk, 8 July 1958

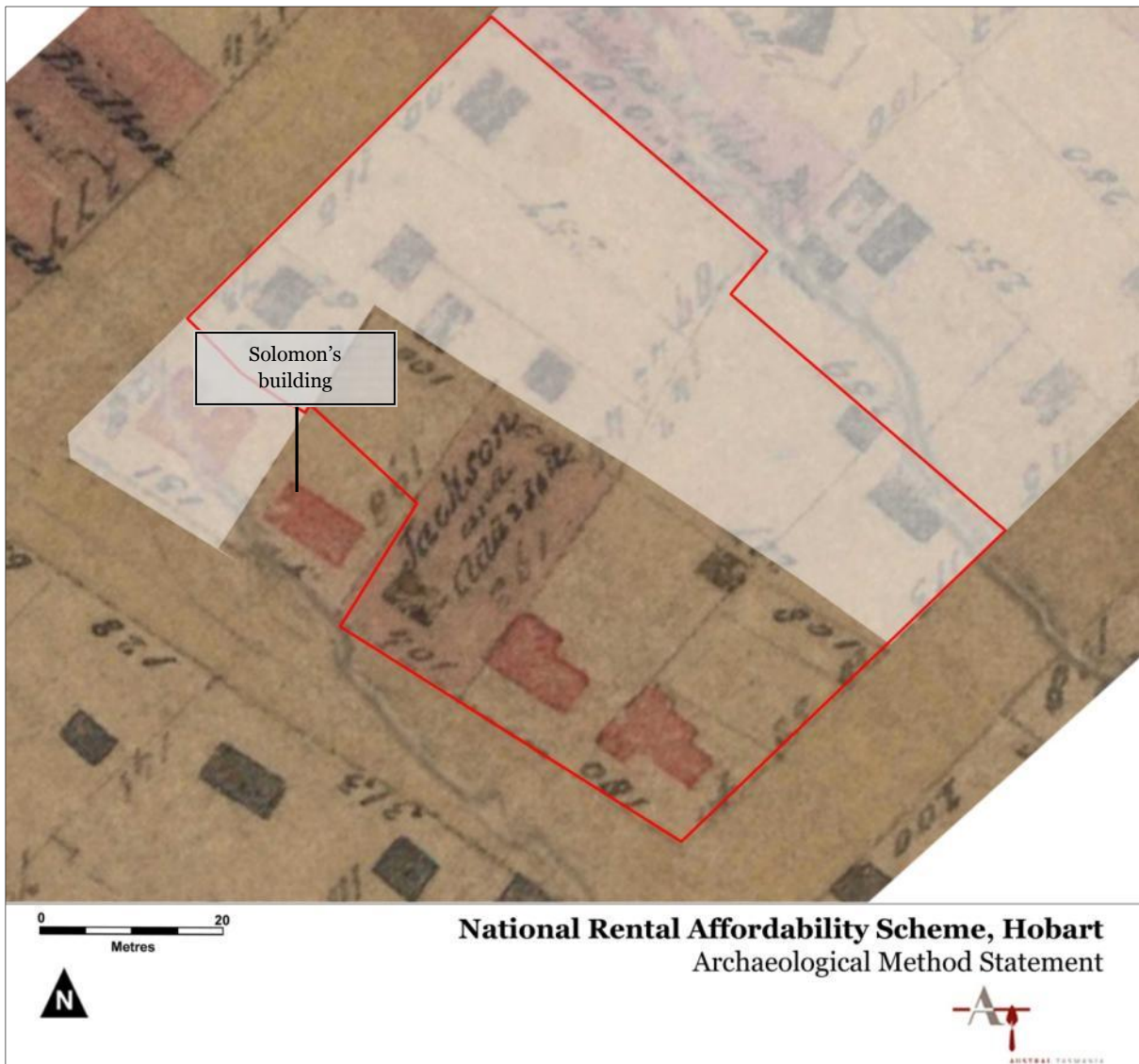
<sup>99</sup> HCC File, Car Parks Melville St 535-0007-16/001, Memorandum to Town Clerk, 25 January 1966

<sup>100</sup> TAHO, SC285/1/11/88, William Crowther and Joseph Bowden

<sup>101</sup> *The Tasmanian Almanack for the Year of our Lord 1825*, p.82

<sup>102</sup> *The Hobart Town Courier*, Friday 20 December 1833, p.2

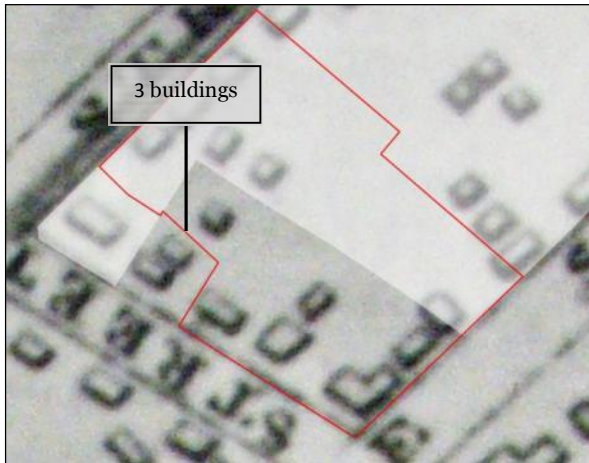
<sup>103</sup> *Van Diemen's Land Anniversary and Hobart-Town Almanack for the Year 1831*, pp.65, 67



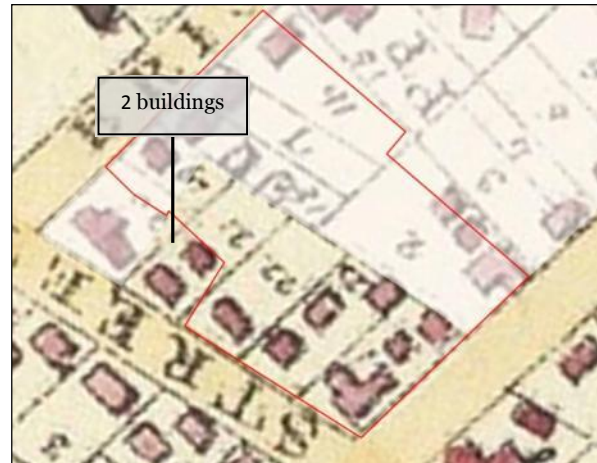
**Figure 33: c.1828-30 plan showing Solomon's masonry building** (CPO, Hobart Plan 5. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

Solomon sold the property for £300 to Thomas Hopkins Griffiths in September 1830, who in turn sold it to James Lloyd before it was acquired by John Elliott in May 1831. The c.1834 map of Hobart shows three buildings on the site, whilst the c.1839 plan only shows one (Figures 34-35). Neither of these depictions may be particularly accurate. In 1838, Elliot took out a mortgage on the property from Thomas Branscombe. As part of this arrangement, the site was granted to Branscombe the following year.<sup>104</sup>

<sup>104</sup> Deed, 1/696, Mark Solomon and Thomas Hopkins Griffiths, 30 September 1830; Deed, 1/697 Thomas Hopkins Griffiths to James Lloyd, 9 September 1830; Deed, 1/981, James Lloyd, John Elliott, and Robert Makepeace, 4 May 1831; Deed, 2/1480, John Elliott and Thomas Branscombe, 19 February 1838



**Figure 34: c.1834 overlay plan with the three buildings indicated** (TAHO, MAP1/1/99, Map - Derwent - Hobart City and Battery Point: Shows Public and Private Buildings. Reproduced with permission).



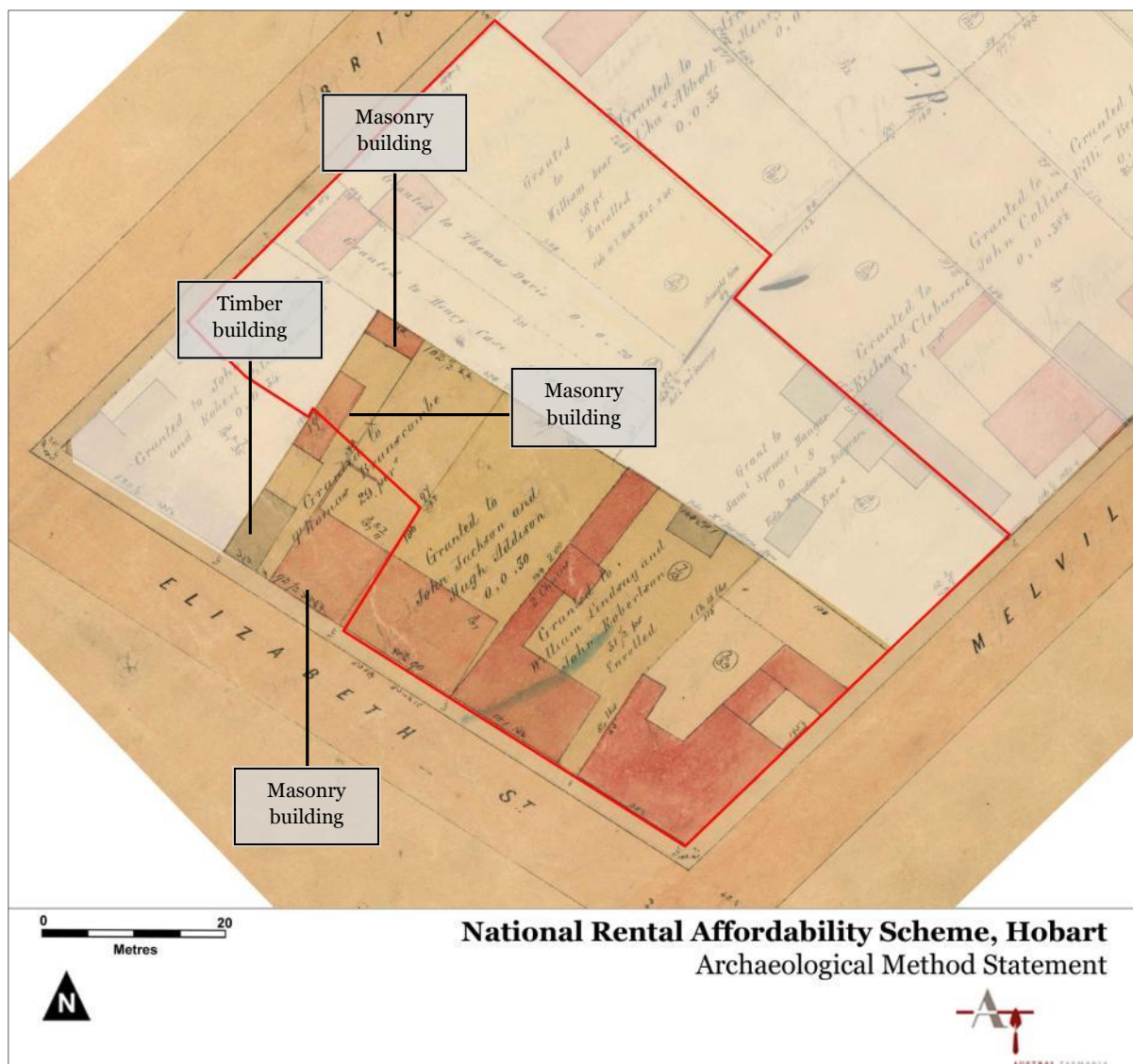
**Figure 35: c.1839 overlay plan, only showing two buildings** (TAHO, Hobart, GF Frankland, Allport Library and Museum of Fine Arts, AUTAS001131821480. Reproduced with permission).

Sprent's survey from the early 1840s is an accurate depiction of built development and shows several buildings on the site (Figure 36). By this time, a large brick or stone building had been constructed hard against the street frontage. To its north was a scrangleway, or lane providing access to the rear of the site, flanked by a small timber building. To the rear of the site, two small rectangular masonry buildings had been constructed against the boundaries of the neighbouring properties. The study area includes, or partially includes these two masonry buildings. It was also in 1840 that neighbour John Jackson acquired an interest in the property.<sup>105</sup>

Like other sites along Elizabeth Street, the property was used for a combination of both commercial and residential functions. The site was occupied by cabinet maker Benjamin Stevenson from at least 1835, and he was still on the premises in 1847. Other sources have suggested that the Haberdasher's Arms hotel was established on the site during the 1840s, but research carried out for this project suggests that this hotel was located on the adjacent property in area C.<sup>106</sup>

<sup>105</sup> Deed, 2/3426, Thomas Branscombe, Richard Hurst, John Jackson, 24 March 1840

<sup>106</sup> Ross's *Hobart Town Almanack, and Van Diemen's Land Annual for 1835*, p.280; Deed, 3/1415, John Elliott and Thomas Branscombe, 10 November 1845; Dennison, *op. cit.*, p.17; Dennison, *op. cit.* p.17



**Figure 36: Early 1840s survey plan showing renewed complex of buildings, by then granted to Branscombe** (CPO, Sprent's Book Page 7. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

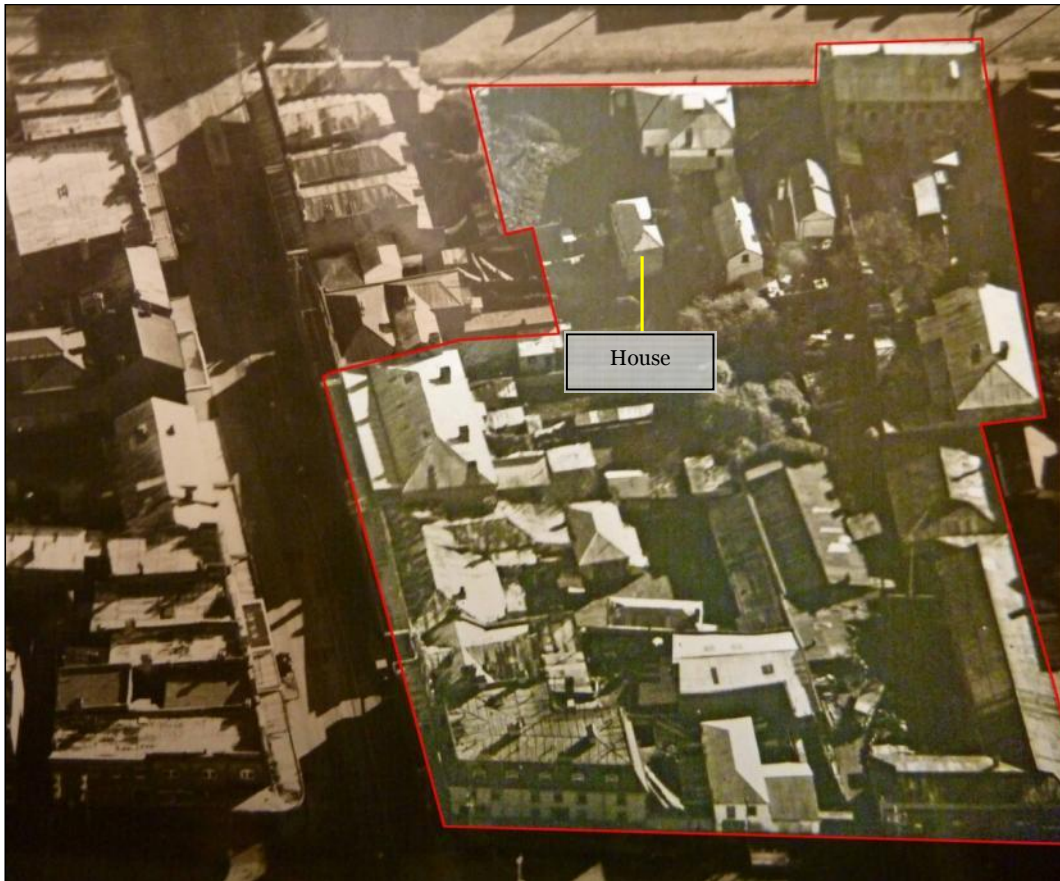
While the front section of the site was used for a combination of commercial and residential functions, the rear of the site which contains the study area would appear to have served solely residential uses. The two masonry buildings towards the rear of the site shown in Figure 36 were houses, with one of them consisting of two tenements. Assessment and Valuation Rolls from 1855 note three houses 'in the yard' and occupied by Patrick Frewen, James Willis and Edward Gordon. Two years later, Charles Stevens, Robert Booth and Jeremiah Coffey were in residence.<sup>107</sup>

Short term tenants continued to occupy the buildings during the remainder of the nineteenth century. Frederick Spurling was residing at 177 Elizabeth Street in 1895. Spurling was the son of Stephen and Christina Spurling, and part of a family of important Tasmanian photographers during the nineteenth and twentieth centuries. Of the four Spurling photographers, Frederick was the least prolific in his work.<sup>108</sup>

These two houses were shown in the 1905 Drainage Board Plan, but by c.1930, only the north-eastern house remained (Figure 37). The oblique photograph shows a small two storey house located in the rear corner of the site.

<sup>107</sup> Assessment and Valuation Rolls, 1855, 1857

<sup>108</sup> Burgess, C, 'Spurling, Frederick (1850–1942)', *Obituaries Australia*, National Centre of Biography, Australian National University, <http://oa.anu.edu.au/obituary/spurling-frederick-1577/text1650>



**Figure 37: c.1930 aerial photograph with house site at the rear of 163-165 Elizabeth Street indicated (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission).**

### ***Twentieth Century Redevelopment***

The building at the rear of the site continued to be used as a residence until the mid-twentieth century. Occupants during this period include John Cope, Catherine Williams, Hannah Plunkett, William Martin and William Jones.<sup>109</sup>

It is likely that the building remained until c.1959, when the large office complex at 64 Brisbane Street was constructed. Specifications for these works note the demolition of an existing brick building and outhouses (see section 4.5.1).<sup>110</sup>

New buildings were also constructed at the rear of the shops at 163-165 Elizabeth Street. In 1962, architect Harry Hope prepared plans for the construction of three flats at the rear of 163 Elizabeth Street. These plans remain in copyright and have not been reproduced in this report. The two storey complex was accessed via the lane from Elizabeth Street. It required the removal of existing outbuildings and excavation for footings and laying the concrete slab. The building remains extant.<sup>111</sup>

<sup>109</sup> Assessment and Valuation Rolls, 1905, 1910, 1915, 1920, 1924, 1930, 1934, 1939, 1946

<sup>110</sup> TAHO, AE417/3/808, 64 Brisbane Street, Brick and Concrete Office and Shops, 1959, Specifications

<sup>111</sup> TAHO, AE417/3/2293, 163 Elizabeth Street

## 4.5 Brisbane Street properties

### 4.5.1 Areas E and F: 64 Brisbane Street (CT 112191/1) granted to Esh Lovell



**Figure 38: Overlay plan showing Lovell's original grants (shaded blue) over current site aerial** (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).

The property at 64 Brisbane Street has its origins in two separate land parcels on Elizabeth and Brisbane streets granted to Esh Lovell (Areas E and F). As can be seen from Figure 38 above, with the exception of the north-eastern boundary, these grants share little in common with current title boundaries.

Lovell was a Wesleyan missionary, who arrived in Van Diemen's Land in 1823 with his wife and son. Before leaving London, he obtained a location order from the Colonial Office to receive land proportionate to his capital, and was awarded 600 acres near Ben Lomond Rivulet in the north of the island. Lovell did not immediately take up the land, but instead set up in Melville Street, where he worked as a general merchant while his wife did millinery work. Both deeply religious, the Lovell's were active members of the Wesleyan Church. In 1828, Lovell was appointed as superintendent of the Female House of Correction at Cascades, whilst his wife took on the role as matron. Their management was criticised by the authorities, and in December 1831 they resigned from their positions, with Esh later establishing a school in Murray Street.<sup>112</sup>

It has not been established when Lovell acquired the properties on the corner of Elizabeth and Brisbane streets. However, this probably occurred shortly after his arrival in 1823. In October of that year, he advertised that he had:

REMOVED from Melville-street to the Corner of Elizabeth and Brisbane-streets; and, in addition to a general store, Mrs. L. will carry on Dress Making, in all its various branches, in which commands will be thankfully received and duly executed. Also, a great number of caps, frills, bonnets, and childrens' [sic] dresses are already on hand.

N.B.-Board and Lodging for two single Gentlemen, on reasonable terms. Also, a good new Brick House, situate at the corner of Elizabeth and Brisbane-streets, to Let, containing five rooms, and a good dry cellar.<sup>113</sup>

It is possible that this 'Brick House' was rented by John Barrett. Barrett advised the public in 1829 that the building could be replaced with a more 'commodious store', and that on Brisbane Street was a 'good oven and bakehouse attached'.<sup>114</sup>

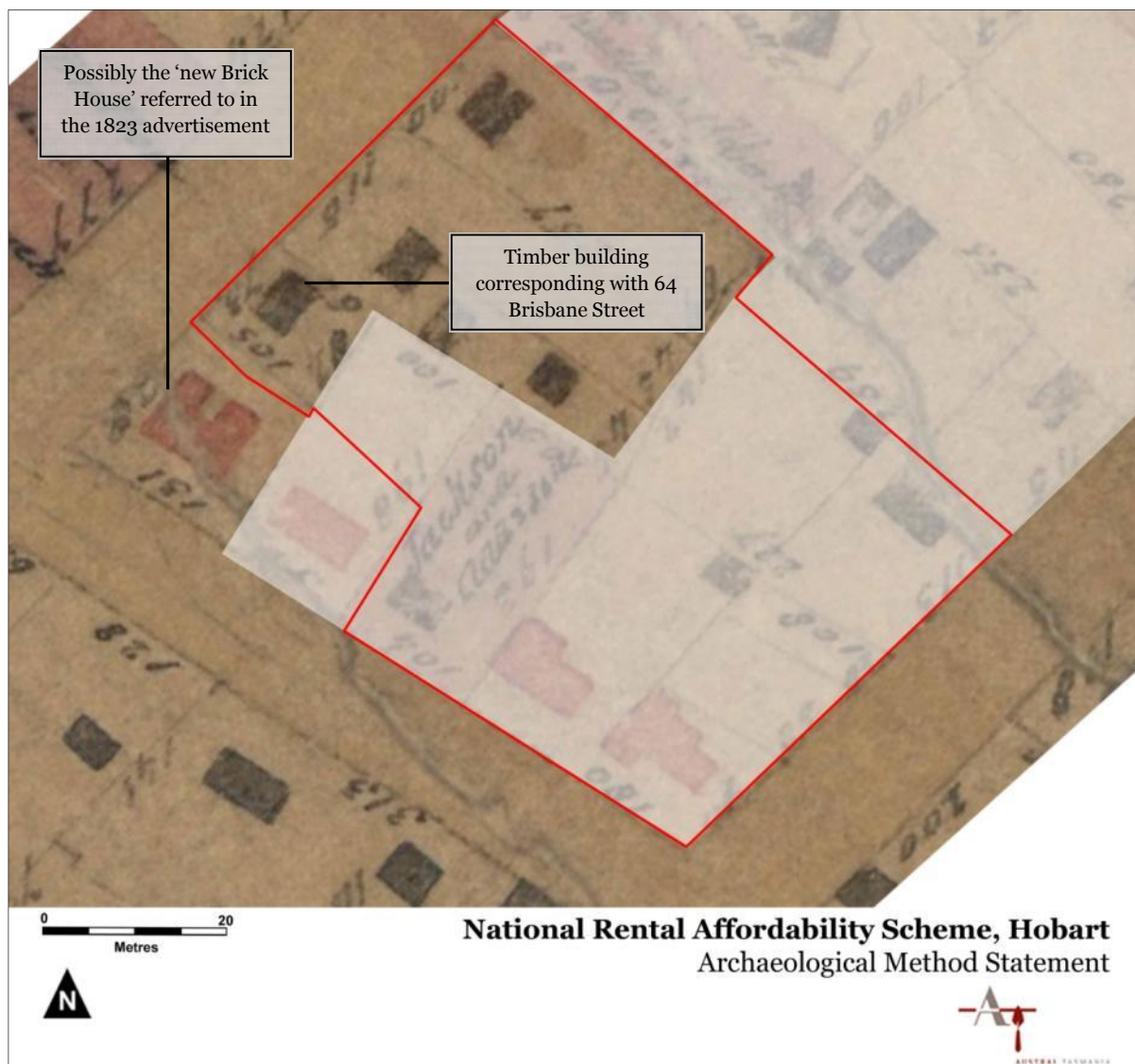
Confusingly, Lovell also owned the property on the opposite corner, now containing Roxburgh House at 160 Elizabeth Street. Because of this, it is difficult to establish with any certainty whether this 1823 advertisement refers to the study area, or alternatively, the opposite corner. The separate reference to

<sup>112</sup> TAHO, CSO1/1/3840, Location Order, 10 October 1822; Skemp, JR, 'Lovell, Esh (1796–1865)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/lovell-esh-2374/text3121>

<sup>113</sup> *Hobart Town Gazette and Van Diemen's Land Advertiser*, Saturday 4 October 1823, p.2

<sup>114</sup> *The Hobart Town Courier*, Saturday 1 December 1827, p.2

the new brick house could suggest a connection with the study area. Certainly, the c.1828-30 map of Hobart shows such a large masonry building on this corner, whilst the land now corresponding with 64 Brisbane Street contained a timber building. The use of this timber building is not known, but it may have served a residential function, or possibly, the oven and bakehouse referred to by Barrett in 1829 (Figure 39).

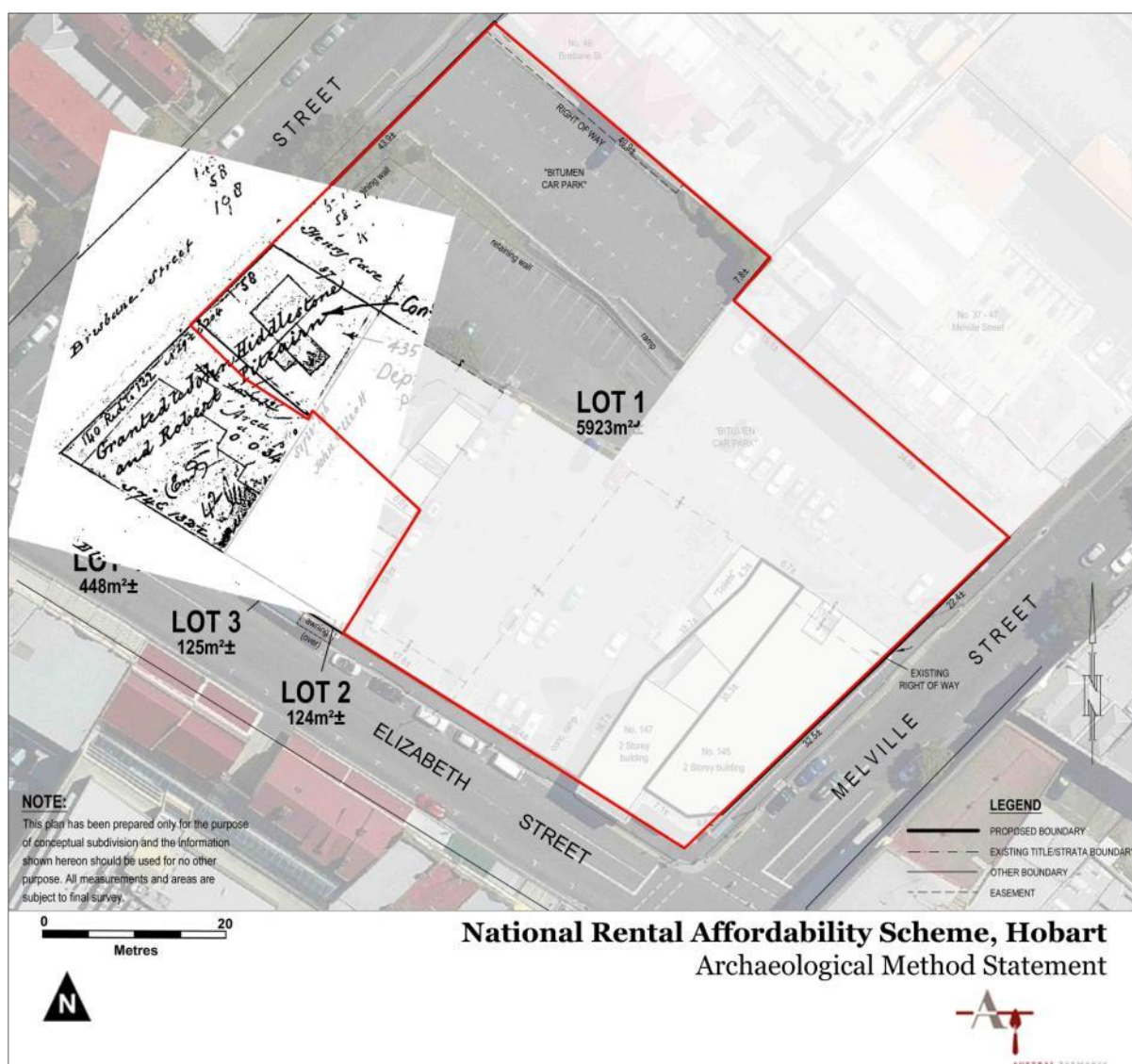


**Figure 39: c.1828-30 plan showing the brick and timber buildings on Lovell's properties** (CPO, Hobart Plan 5. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

Similar configurations of buildings are shown on later c.1834 and c.1839 maps of Hobart. However, the layout of the buildings changed soon after. In 1839, the properties were transferred to Lovell's trustees, John Hiddlestone and Robert Pitcairn, although Lovell retained ownership.<sup>115</sup> The two separate land grants were combined to form a single property containing 34 perches. A survey diagram was prepared as part of the application for the title to be issued (Figure 40). The corner site would appear to have been redeveloped with a new large building constructed to the street frontage, whilst extensions would seem to have been constructed to the rear of the timber building located at what is now 64 Brisbane Street. Surveyor Sprent's survey diagram from the early 1840s shows that all of these buildings were constructed in timber.<sup>116</sup>

<sup>115</sup> TAHO, MAP1/1/99, Map - Derwent - Hobart City and Battery Point: Shows Public and Private Buildings; TAHO, Hobart, GF Frankland, Allport Library and Museum of Fine Arts, AUTAS001131821480; *The Hobart Town Courier*, Friday 28 June 1839, p.1

<sup>116</sup> CPO, Sprent's Book Page 7



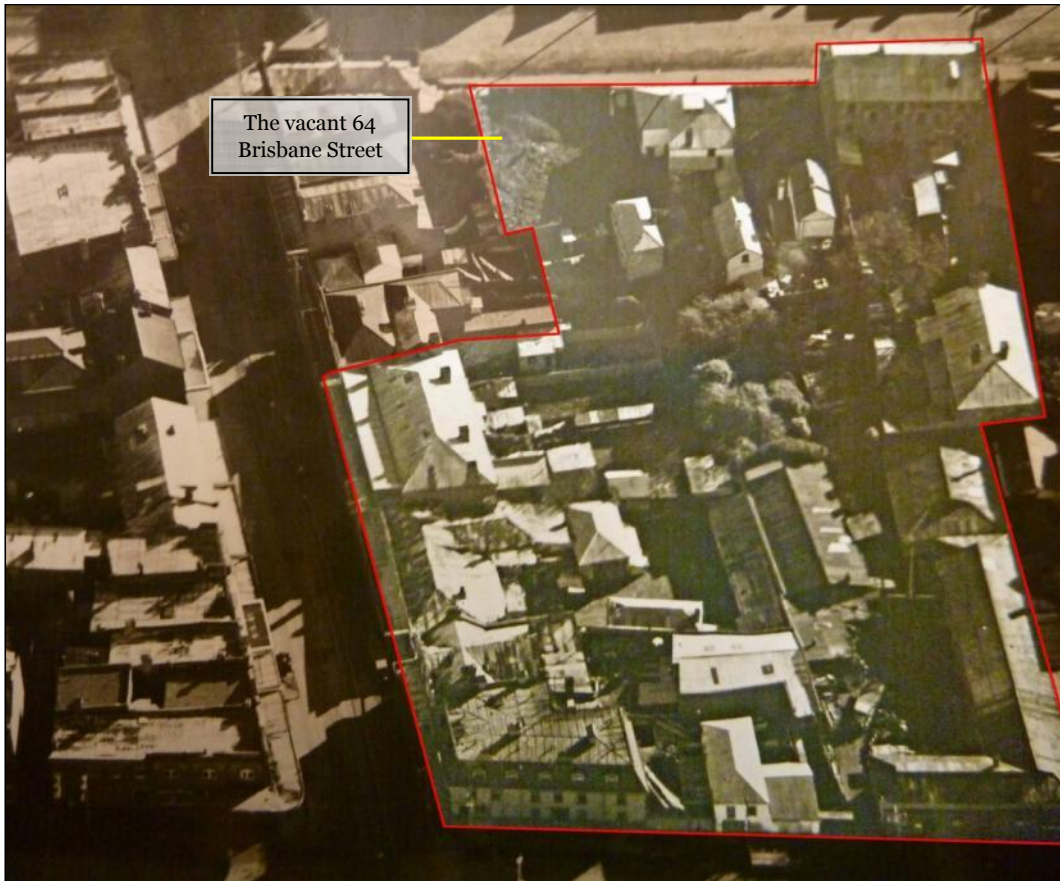
**Figure 40: 1839 survey diagram of the property showing building locations** (CPO, Hob 7/35, 1839. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

The Elizabeth Street building was subdivided into a number of separate tenancies combining shops with houses. In 1844, one of these tenants may have been bread and biscuit baker John Dean. On the site now corresponding with 64 Brisbane Street, Lovell is shown in 1847 as the landlord for two houses, one of which was then occupied by Mrs Herridge. The house had a very low rateable value of £7, suggesting the standard of accommodation was basic. Unfortunately, subsequent Assessment and Valuation Rolls combine the Brisbane Street property with those on Elizabeth Street, and establishing occupancy is less than clear.<sup>117</sup>

Whilst the Elizabeth Street frontage was occupied by shops, it would appear that little further development occurred on the land corresponding with 64 Brisbane Street during the remainder of the nineteenth century. The 1905 Drainage Board Plan shows the site as largely undeveloped, except for two small structures, possibly outbuildings.<sup>118</sup> This lack of development is also confirmed from the c.1930 aerial photograph of the area (Figure 41).

<sup>117</sup> *Colonial Times*, Tuesday 28 May 1844, p.1; Assessment and Valuation Rolls, 1847

<sup>118</sup> TAHO, Hobart City Council Metropolitan Drainage Board, Hobart Detail Plan No. 7 (City Centre), 1905



**Figure 41: c.1930 aerial photograph with what is now 64 Brisbane Street indicated** (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission).

### ***Twentieth Century Developments***

Until the mid-twentieth century, what is now 64 Brisbane Street remained a vacant parcel. In c.1959, a retail and office building was constructed on the site. Designed by architects Cooper and Vincent, the building occupied the majority of the property.<sup>119</sup> In response to the substantial fall in levels from Brisbane Street, the site was bulk excavated to provide a lower ground floor with three levels on its south-east elevation. These plans remain in copyright and have not been reproduced in this report.

The specifications required the demolition and removal of all foundations from the existing brick building and timber and brick outhouses located on the adjacent property at 165 Elizabeth Street (see section 4.4.4). The building remains extant today and is currently used as a bus transit centre.

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<sup>119</sup> TAHO, AE417/3/808, 64 Brisbane Street, Brick and Concrete Office and Shops, 1959

#### 4.5.2 Area G: 49 Melville Street (CT 199635/1) granted to Thomas Williams

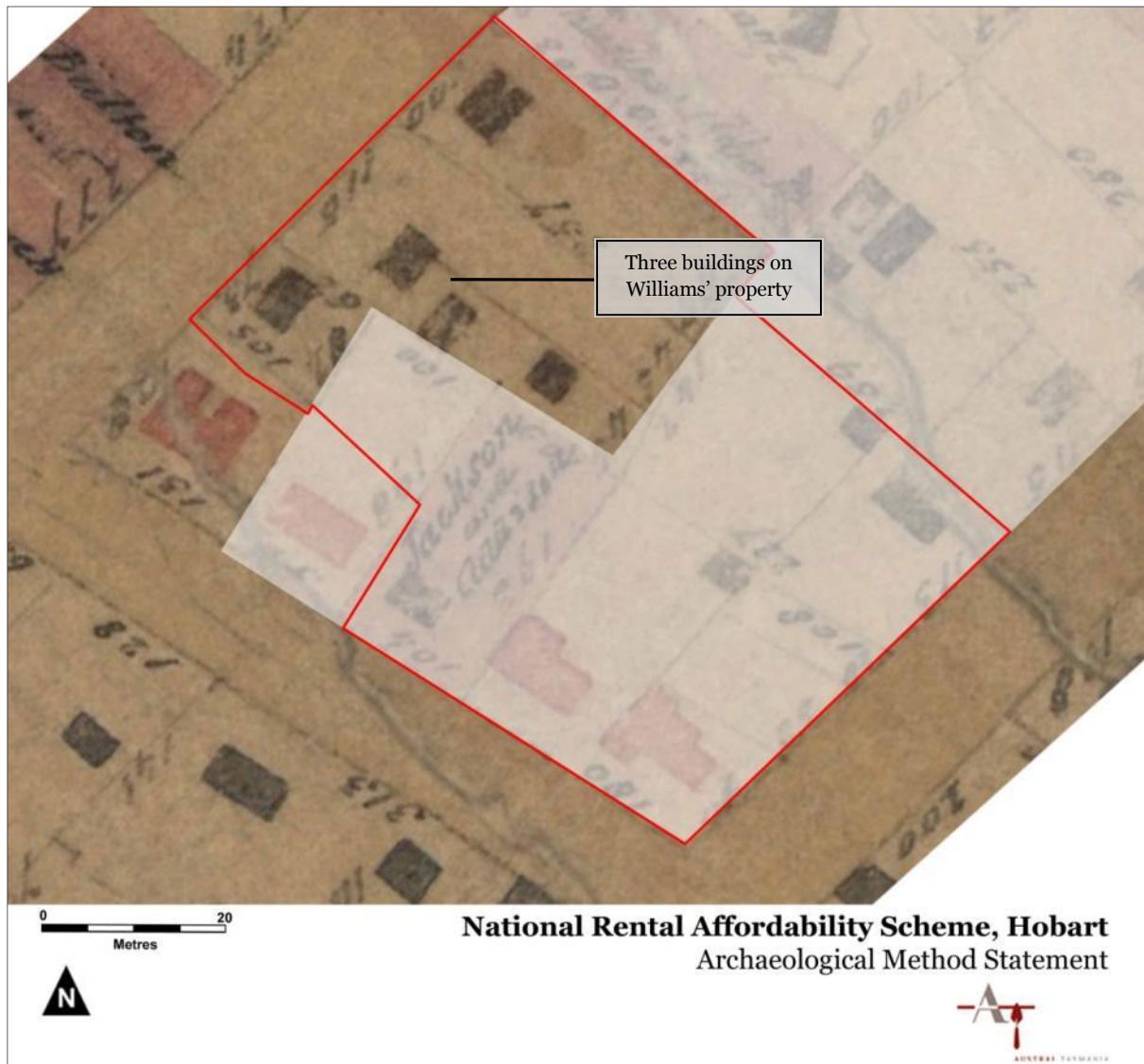


**Figure 42: Overlay plan showing Williams' original grant (shaded blue) over current site aerial** (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).

Area G is currently registered as part of 49 Melville Street (CT 199635/1), and is accessed from Melville Street. Historically, the property formed part of a grant of 21 perches of land issued to Thomas Williams. The date at which Williams received the property is unclear. However, it is likely to have been granted to him during the early 1820s, consistent with neighbouring properties. Williams' background is also uncertain, although a Thomas Williams was appointed as a constable at Kangaroo Point in 1817, while a sawyer named Thomas Williams is recorded as living at 'Wellington Bridge' (i.e., near the intersection of Elizabeth and Liverpool streets) in 1825.<sup>120</sup>

The first indication of development of the parcel comes from the c.1828-30 map of Hobart (Figure 43), which shows three timber buildings located on the property and extending back from Brisbane Street. The use of these buildings at this time is not known, although they were likely to be of a residential function, consistent with the pattern of development in Brisbane Street at this time.

<sup>120</sup> *The Hobart Town Gazette and Southern Reporter*, Saturday 17 May 1817, p.1; *The Tasmanian Almanack for the Year of our Lord 1825*, p.82

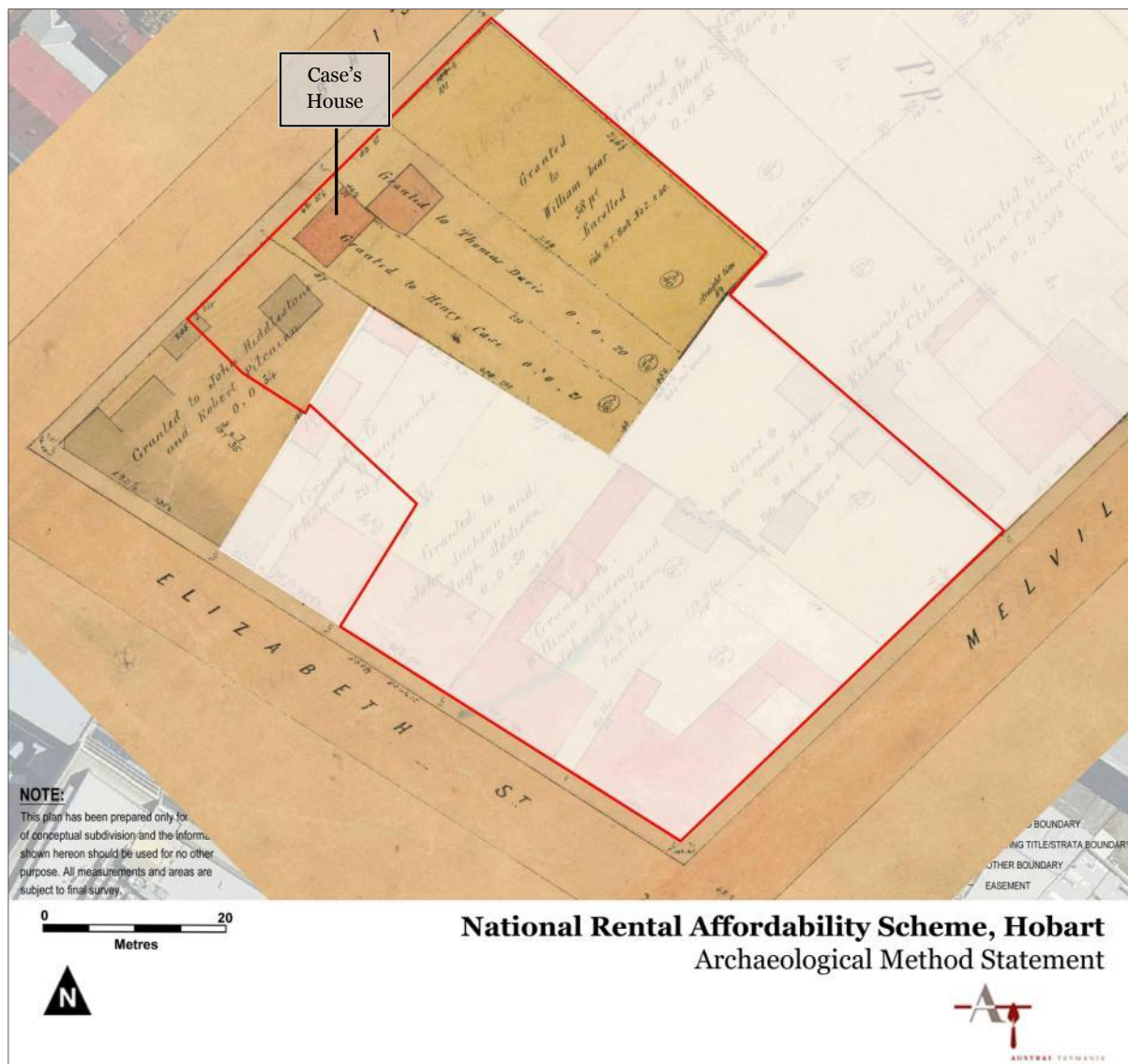


**Figure 43: c.1828-30 plan showing the timber house erected on Williams' grant** (CPO, Hobart Plan 5. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

In July 1831, Williams sold the land to shoemaker Henry Case who chose to live on the site. In documents prepared in 1840, Case wrote that Williams had only expended 'about £40 or £50' on improving the property. The claim that Williams had only spent such a small sum is difficult to reconcile with the level of development shown in Figure 43 above. This same configuration of three buildings extending back from Brisbane Street continues to be shown on maps of Hobart prepared in c.1834 and c.1839.<sup>121</sup>

<sup>121</sup> TAHO, SC285/1/17/147, Case, Henry; *Van Diemen's Land Anniversary and Hobart-Town Almanack for the Year 1831*, p.66; TAHO, MAP1/1/99, Map - Derwent - Hobart City and Battery Point: Shows Public and Private Buildings; TAHO, Hobart, GF Frankland, Allport Library and Museum of Fine Arts, AUTAS001131821480

In 1840, Case applied for the title to his land. A counter claim was made by his neighbour Thomas Davis regarding the common boundary between their properties (see also section 4.5.3). It would seem likely that around this time, Case removed the three timber buildings located on his property, and replaced them with a building constructed in brick and built close to the Brisbane Street frontage (Figure 44). He advised the authorities that he had spent about £600 on constructing buildings and fencing, suggesting that his house was substantial. This particular building may have actually been two conjoined residences, as his application noted that Mr Robinson was also a tenant on the property. Census returns from 1842 show Case living in the house along with his wife and two young children.<sup>122</sup>



**Figure 44: Early 1840s survey plan showing Case's house** (CPO, Sprent's Book Page 7. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

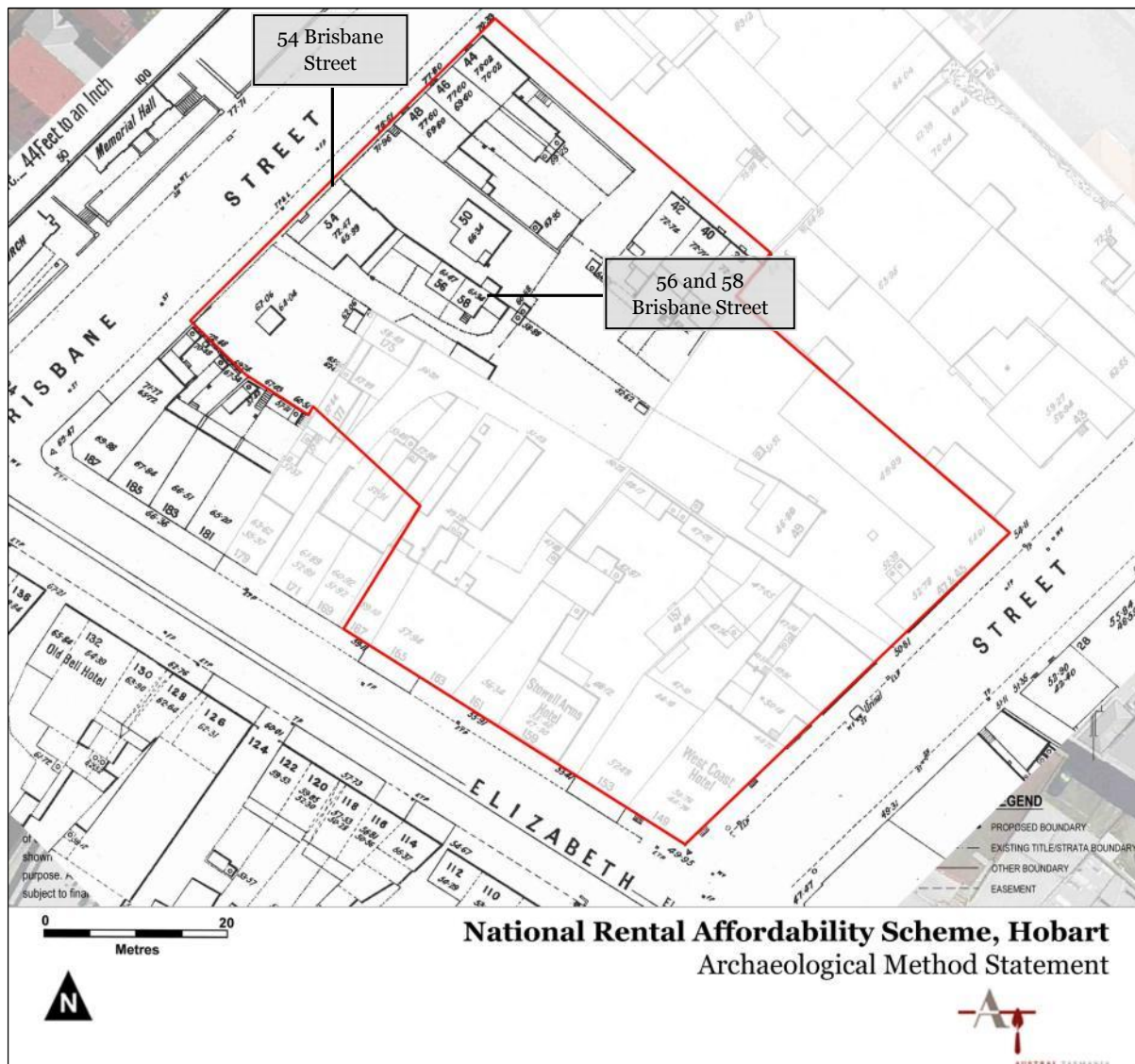
Case continued to develop the property. During the early-mid 1840s, he constructed two small conjoined residences towards the rear of the site. Valuation rolls from the period note four households in total on the site. This would seem to suggest that the house fronting Brisbane Street was two conjoined dwellings, plus the two small residences at the rear. For a period during the 1860s, Case also operated a shop from his house, possibly as part of his trade as shoemaker.

Different standards in housing appear to be evident between the two blocks of buildings. Case's own house and the adjoining residence generally had a rateable value twice that of the smaller conjoined houses to the rear.

<sup>122</sup> TAHO, SC285/1/17/147, Case, Henry; TAHO, CEN1/1/18/153, Case, Henry

Henry Case died in 1878, and his property was purchased by Thomas Dennett. Dennett chose to live in one of the houses fronting Brisbane Street whilst renting out the remainder. In the mid-1880s, he consolidated this building into a single residence. Throughout the remainder of the nineteenth century, a number of tenants lived in the rear buildings including a Mr Horton, Mrs Cameron, Joseph Banfour, Nicholas Neil, Charles Jones, John McCoy, Thomas Emery, Jeremiah Langford, Thomas Sharp, Henry Moore, William Wrathall, John Compstay, John Hilsley, Margaret Hines, William Squires, Thomas Whitney, Alfred Mortimer and James Sing.<sup>123</sup>

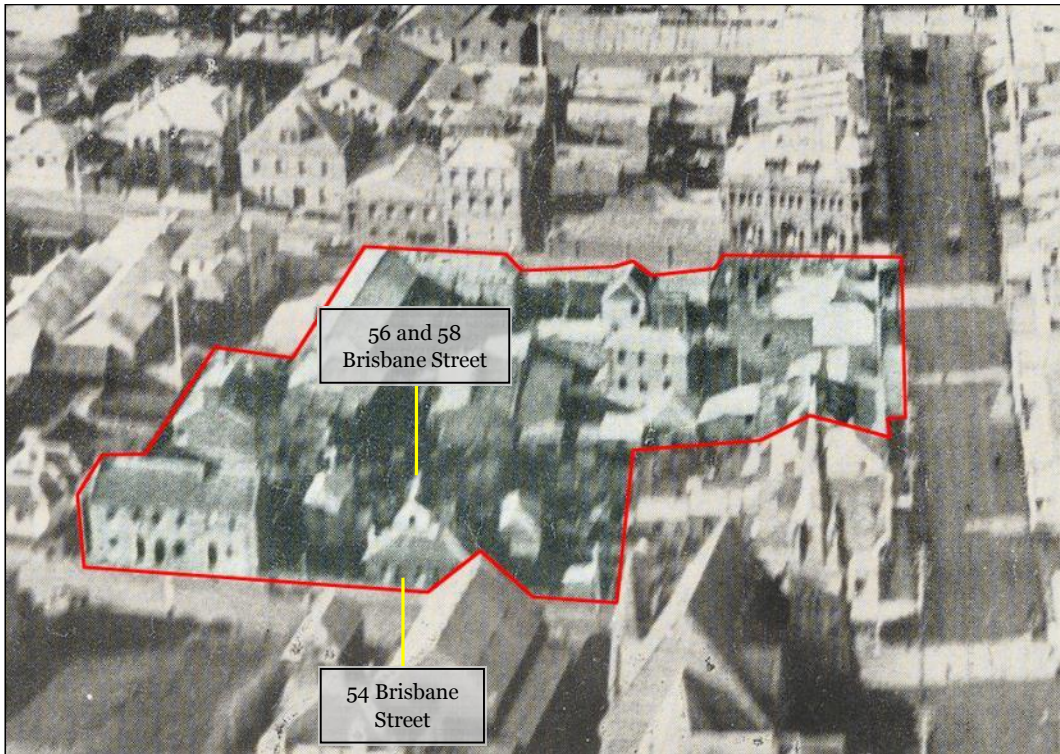
The 1905 Drainage Board Plan shows this built development, with the large house constructed by Henry Case remaining extant, and recorded as number '54' Brisbane Street and the two small conjoined residences in the rear yard, recorded as numbers '56' and '58' Brisbane Street (Figure 45).



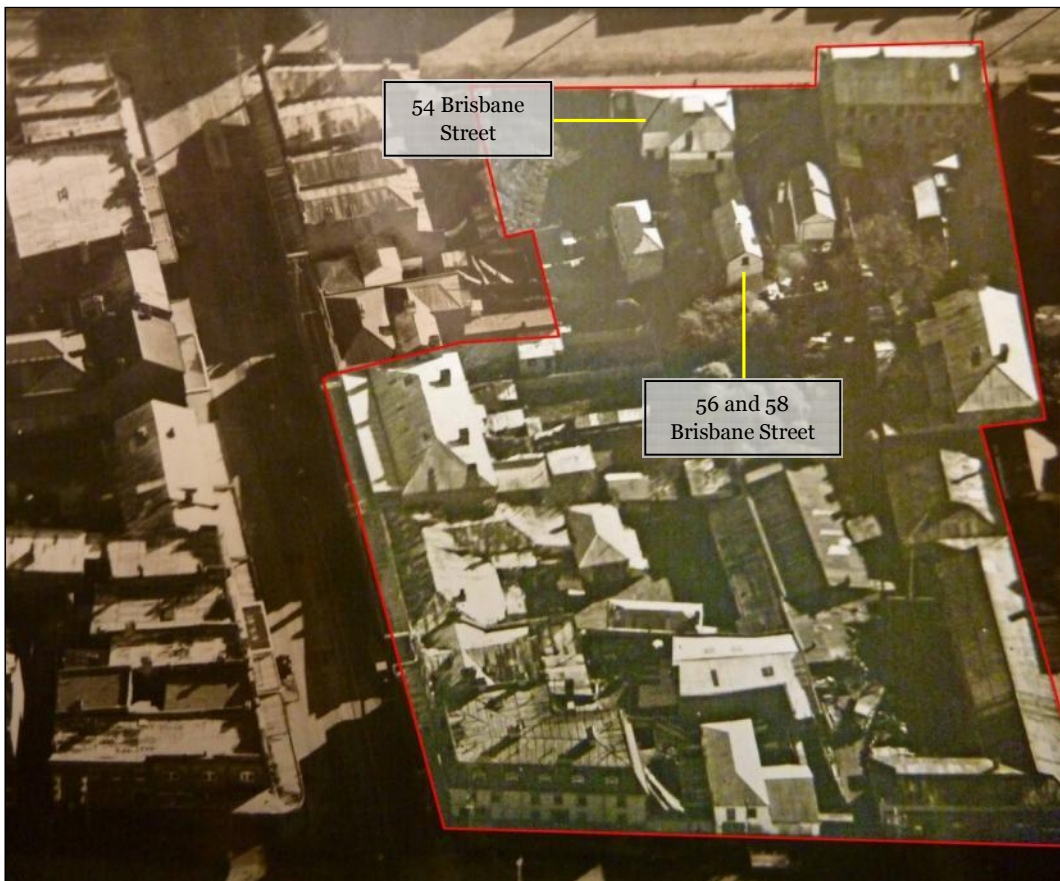
**Figure 45: 1905 Drainage Board plan showing 54 Brisbane Street and the small tenements behind at 56 and 58 Brisbane Street** (TAHO, Hobart City Council Metropolitan Drainage Board, Hobart Detail Plan No. 7 (City Centre), 1905. Reproduced with permission).

The site is shown in early twentieth century photographs. Figure 46 is a 1921 oblique aerial photograph of the site looking south. Although unclear, the house fronting Brisbane Street can be made out, as too can the roof of the two storey conjoined residences to the rear. The c.1930 aerial provides a clearer understanding of the site (Figure 47). The house on the Brisbane Street frontage appears to be two storeys at the rear to account for the fall from the street level to the yard, whilst the small conjoined residences within the rear yard area are clearly discernible.

<sup>123</sup> TAHO, Assessment and Valuation Rolls, 1847, 1853, 1855, 1860, 1865, 1869, 1875, 1879, 1884, 1889, 1895, 1898; *The Mercury*, Friday 8 November 1878, p.1



**Figure 46: 1921 oblique aerial photograph with 54 and 56-58 Brisbane Street indicated** (TAHO, *The Weekly Courier*, 21 July 1921, p.22. Reproduced with permission).



**Figure 47: c.1930 aerial photograph with 54 and 56-58 Brisbane Street indicated** (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission).

The buildings remained in occupation over the coming decades. In 1942 it formed part of the sale of a consolidated block of nine tenancies purchased by J Hood Pty Ltd. Hood went on to acquire further

property on the Elizabeth Street frontage of the study area. The residence fronting Brisbane Street had been removed by 1946, whilst the rear conjoined residences had been demolished by 1948.<sup>124</sup>

#### 4.5.3 Area H: 49 Melville Street (CT 199635/1) granted to Thomas Davis



**Figure 48: Overlay plan showing Davis' original grant (shaded blue) over current site aerial** (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).

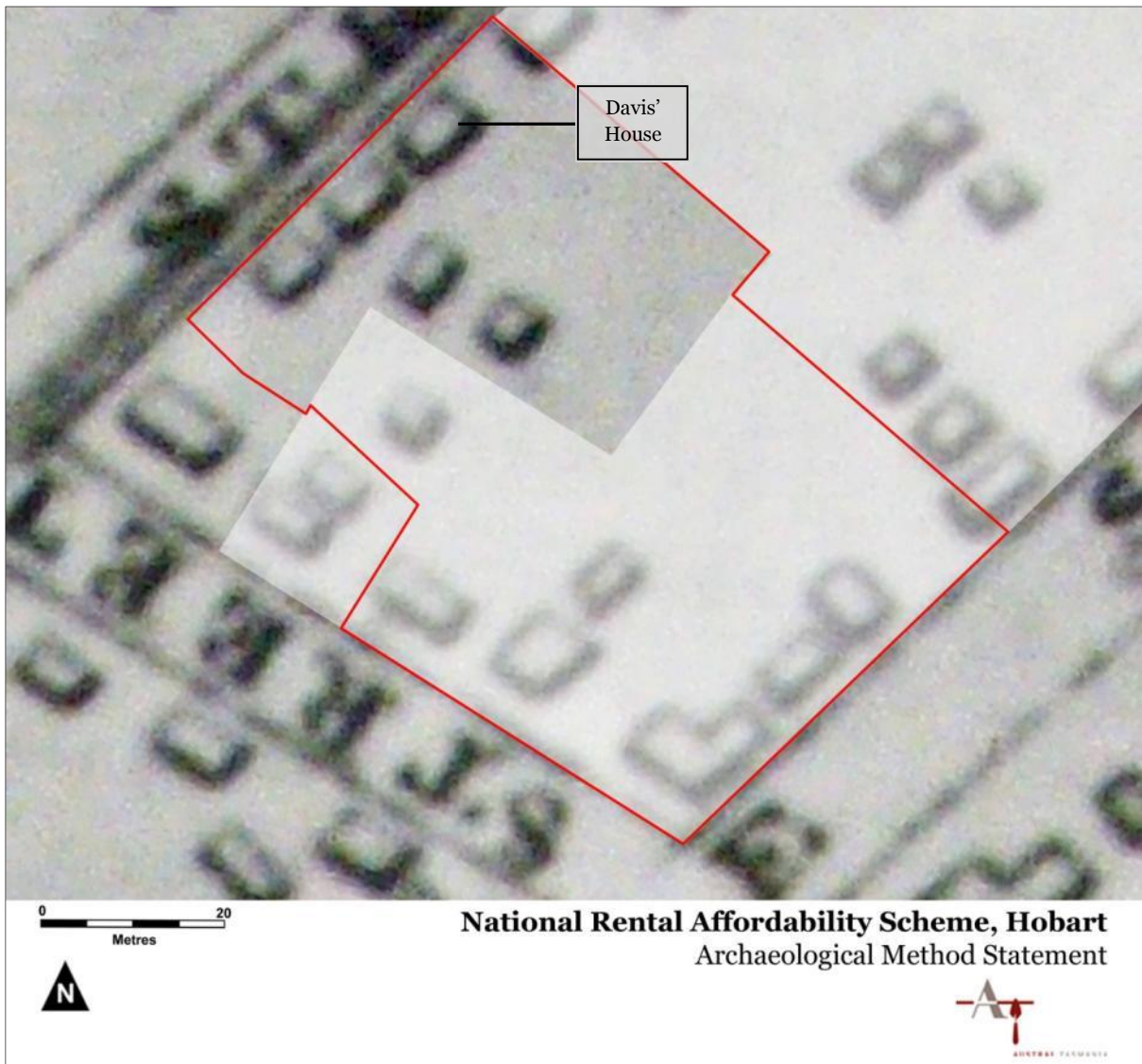
Area H is currently registered as part of 49 Melville Street (CT 199635/1), and is accessed from Melville Street. Historically, the property formed part of a grant of 20 perches of land issued to Thomas Davis in c.1820 and accessed from Brisbane Street. Nothing definitive of Thomas Davis' background is known. Several Thomas Davis' appear in historical records. A possible candidate would appear to be a Thomas Davis who was working as a tailor in Argyle Street in 1824.<sup>125</sup>

In 1840, Davis applied for the title to his property to be issued to him. He claimed that he had resided on the property since receiving the original grant and had spent £200 in making improvements, including the construction of a brick house fronting Brisbane Street.<sup>126</sup> Curiously, no development on this parcel is shown on the c.1828-30 map of Hobart. The first plan to show buildings on Davis' property is the c.1834 map of Hobart (Figure 49).

<sup>124</sup> *The Mercury*, Saturday 18 July 1942, p.6; Assessment and Valuation Rolls, 1946; TAHO, LSD353/1/14, Hobart, Run 6, 12597; CPO, Page 16 + 17 - Map No's 04 + 05, 1948

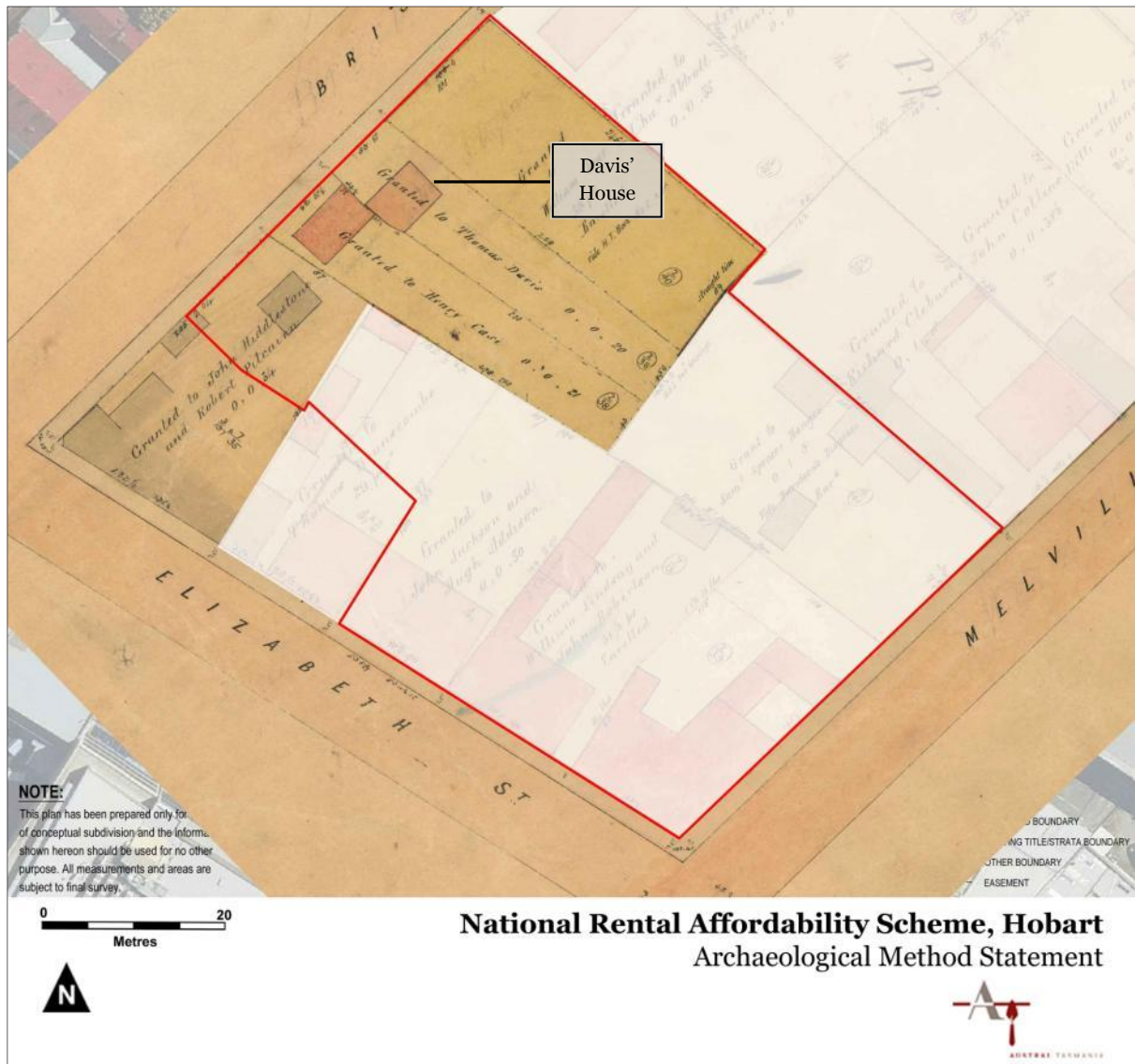
<sup>125</sup> TAHO, SC285/1/17/147, Davis, Thomas; *Hobart Town Gazette and Van Diemen's Land Advertiser*, Friday 9 April 1824, p.4

<sup>126</sup> TAHO, SC285/1/17/147, Davis, Thomas



**Figure 49: c.1834 overlay plan with Davis' house indicated** (TAHO, MAP1/1/99, Map - Derwent - Hobart City and Battery Point: Shows Public and Private Buildings. Reproduced with permission).

Davis and his neighbour Henry Case both applied for titles to be issued to their properties in 1840 (see section 4.5.2). During the course of their applications, both parties lodged counter claims regarding the common boundary between their properties. Although eventually resolved, the result was an irregular boundary line, and for Davis, an irregularly shaped house built hard against his boundary. These discrepancies are shown in Surveyor Sprent's early 1840 survey of the block (Figure 50).



**Figure 50: Early 1840s survey plan showing Davis' irregularly shaped house** (CPO, Sprent's Book Page 7. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

Davis and his wife were still residing on the property at the time of the 1842 census, but sold the property to a Mr Warne shortly after.<sup>127</sup> At some stage during this period, Davis' original house was demolished and replaced by a new small building containing two dwellings. Later records note that this was located in the yard of the property, that is, to the rear of the Brisbane Street frontage.

By 1853, the property had been acquired by John Cleghorn who owned the adjoining parcel (see section 4.5.4). Cleghorn does not appear to have shown the same level of interest in developing this new acquisition. Indeed, his conjoined houses on the Davis grant had a rateable value of between half and two-thirds less than those on his neighbouring property. The houses were rented to a number of tenants, including J Dillon, John Aryleston, Robert Sanders, William Johnson, John Baily, Mrs Pickett and Joseph Armitage. By the time Cleghorn's estate sold the property in 1868, the site was described as simply containing 'buildings'.<sup>128</sup>

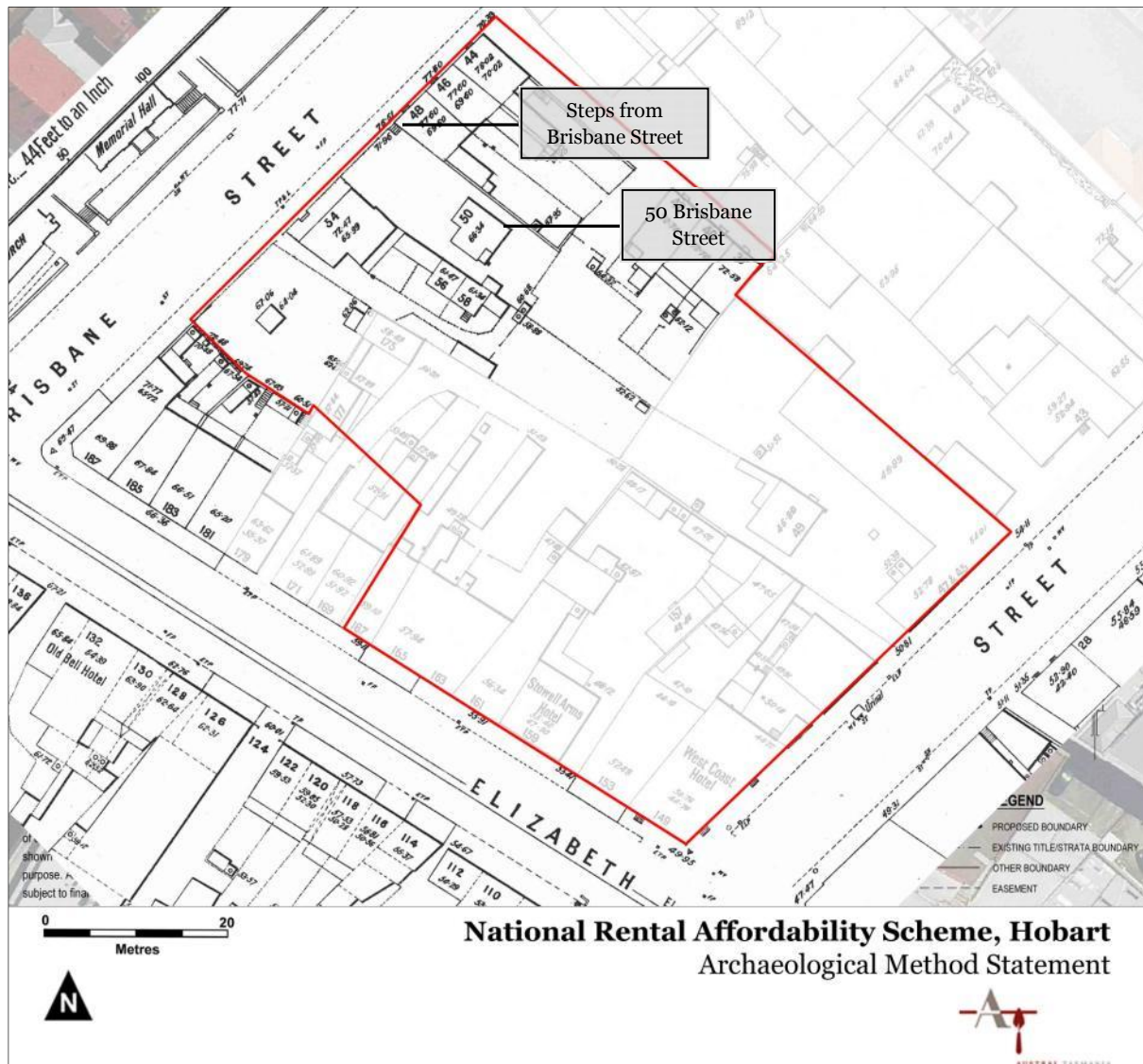
The conjoined house was purchased by Jonathan Kipling along with other parts of Cleghorn's estate. The rateable value of the property continued to be very low in comparison with neighbouring residences. During the latter part of the nineteenth century, a number of people lived in the small houses including Thomas Reedy, William Harvey, Thomas Porthouse, and long term tenant, Ellen Donaghoe. At some stage in the 1880s, the building was consolidated into a single residence.<sup>129</sup> This is

<sup>127</sup> TAHO, CEN1/1/15/5, Davis, Thomas; Assessment and Valuation Rolls, 1847

<sup>128</sup> Assessment and Valuation Rolls, 1853, 1855, 1860; *The Mercury*, Wednesday 13 May 1868, p.1

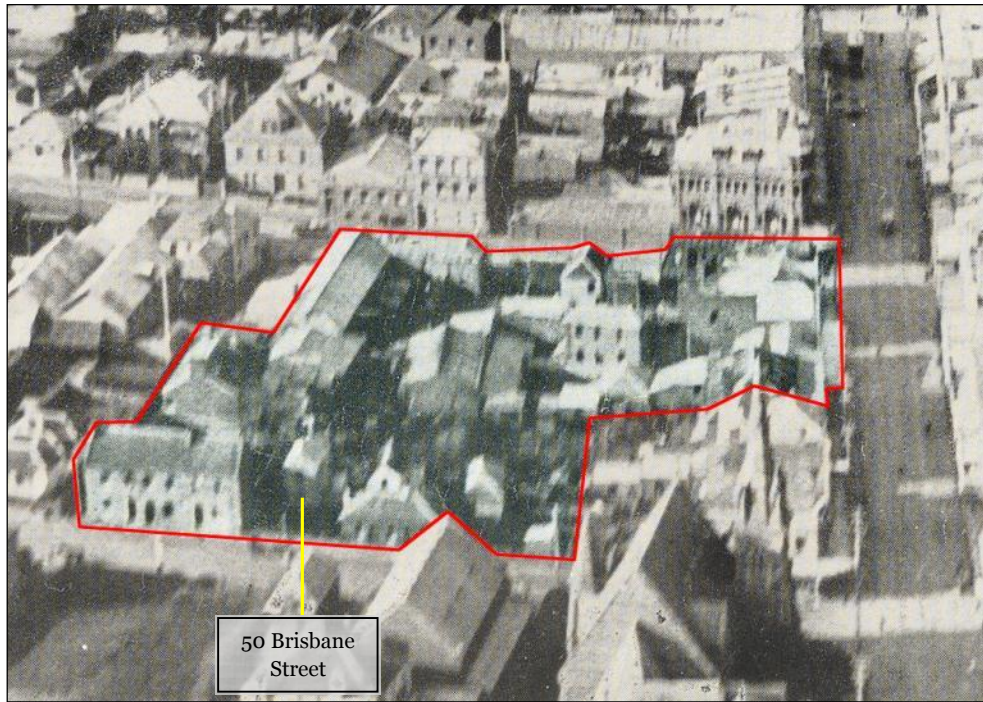
<sup>129</sup> Assessment and Valuation Rolls, 1869, 1875, 1884, 1889

shown on the 1905 Drainage Board plan as number '50' Brisbane Street (Figure 51). The plan also shows the steps leading down to the property off Brisbane Street.



**Figure 51: 1905 Drainage Board plan showing number '50' Brisbane Street and the access steps from the road** (TAHO, Hobart City Council Metropolitan Drainage Board, Hobart Detail Plan No. 7 (City Centre), 1905. Reproduced with permission).

Early twentieth century photographs of the site are also useful in understanding use and development of the site. Figure 52 is a 1921 oblique aerial photograph of the site looking south. The small dwelling can be seen setback from the street frontage. The building is also visible in the c.1930 aerial, this time looking north (Figure 53). The party wall which once divided the building into two residences is evident, as too is the drop in levels between Brisbane Street and the site.



**Figure 52: 1921 oblique aerial photograph with 50 Brisbane Street indicated** (TAHO, *The Weekly Courier*, 21 July 1921, p.22. Reproduced with permission).



**Figure 53: c.1930 aerial photograph with 50 Brisbane Street indicated. Note also the party wall dividing the building in half and the drop in levels between Brisbane Street and the site** (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission).

The building remained in occupation over the coming decades. In 1942, it formed part of the sale of a consolidated block of nine tenancies purchased by J Hood Pty Ltd. The building remained extant in 1946, but was removed shortly thereafter as it is no longer present in a 1948 street atlas.<sup>130</sup>

#### 4.5.4 Area I: 49 Melville Street (CT 199635/1) granted to Matthew Osbourne



**Figure 54: Overlay plan showing Osbourne's original grant (shaded blue) over current site aerial** (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).

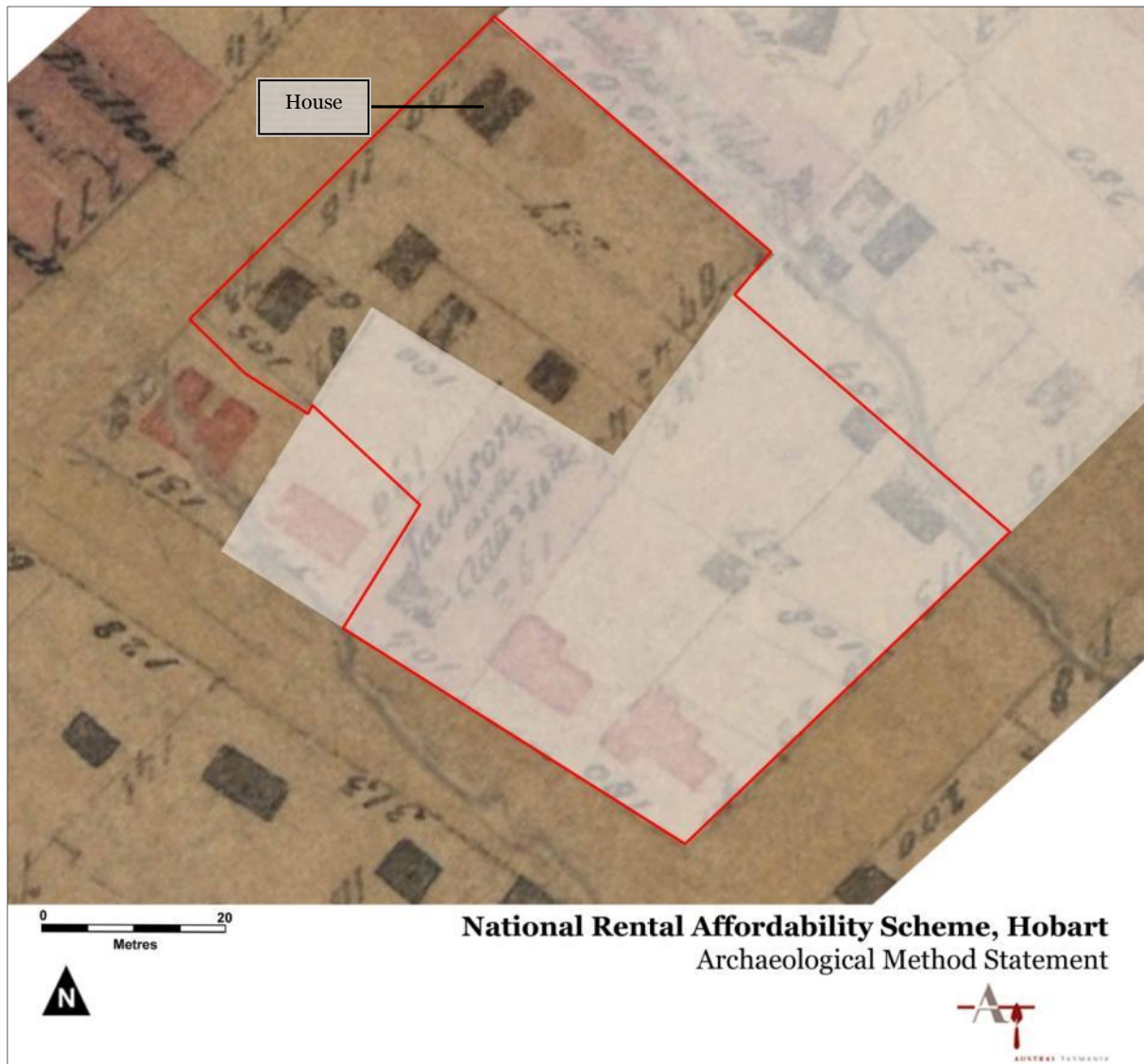
Area I is currently registered as part of 49 Melville Street (CT 199635/1), and forms the upper level of the car park accessed from Brisbane Street. The property originally contained 38 perches of land first granted to Matthew Osbourne in January 1824. Osbourne was a pastoralist at Jericho in the southern Midlands. In June 1824, Osbourne and his wife Mary were attacked at Jericho by a group of Aboriginals led by a New South Wales Aboriginal man known as 'Mosquito'. Mosquito was from the Port Jackson area, and was transported to Norfolk Island in 1805 for raids on settlers in the Hawkesbury and Georges River districts. He was relocated to Van Diemen's Land in 1813, where at first he worked as a stockman and tracker, before leaving European society to become a resistance leader for local Aboriginals.<sup>131</sup>

Matthew Osbourne died from the attack, but his wife survived. Trustees for the estate sold the Brisbane Street property to William Lear in 1826. Lear was a constable in Hobart Town, resigning in 1825, and later becoming a publican. At the time of the sale, the property already included a house, possibly constructed by Osbourne in 1824. The timber house is first shown in a c.1828-30 plan (Figure 55).<sup>132</sup>

<sup>130</sup> *The Mercury*, Saturday 18 July 1942, p.6; Assessment and Valuation Rolls, 1946; TAHO, LSD353/1/14, Hobart, Run 6, 12597; CPO, Page 16 + 17 - Map No's 04 + 05, 1948

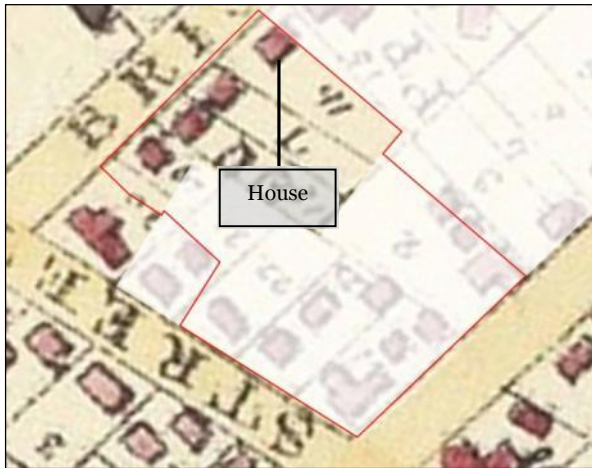
<sup>131</sup> Parry, N, 'Mosquito (1780-1825)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/mosquito-13124/text23749>

<sup>132</sup> *Hobart Town Gazette and Van Diemen's Land Advertiser*, Friday 16 July 1824, p.2; TAHO, SC285/1/27/191, Lear, W; *Hobart Town Gazette*, Saturday 30 July 1825, p.1; *Colonial Times*, Friday 13 March 1829, p.1



**Figure 55: c.1828-30 plan showing the timber house erected on Osbourne's grant (CPO, Hobart Plan 5.**  
 Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

This same building is again shown on a c.1839 plan (Figure 56), but curiously, no built development is shown on Sprent's survey diagram prepared during the early 1840s (Figures 57). Sprent's surveys are normally highly accurate in showing built development. The absence of any building on the lot could suggest that the house had been removed by the early 1840s. However, in 1843, Lear applied for the title to the property to be issued to him. Another survey diagram was prepared as part of his title application, and this time it shows a square-shaped building setback from Brisbane Street (Figure 58). It is possible that Lear had constructed a house on the property between Sprent's survey and 1843. Alternatively, the building shown in Figure 58 may be the same house that had existed on the site from the 1820s, and Sprent may not have depicted this in his survey, although this seems less likely given Sprent's accuracy.



**Figure 56: c.1839 overlay plan with the house indicated. Compare this with Sprent's survey from the early 1840s (Figure 56) and the survey diagram prepared in 1843 (Figure 57) (TAHO, Hobart, GF Frankland, Allport Library and Museum of Fine Arts, AUTAS001131821480. Reproduced with permission).**



**Figure 57: early 1840s survey prepared by Sprent showing Lear's property as vacant (CPO, Sprent's Book Page 7. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).**



**Figure 58: 1843 survey diagram of Lear's property showing the house site (CPO, Hob 2/40, 1843. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).**

The property was acquired by John Cleghorn in the mid-1840s. Cleghorn was a builder, and during his ownership, further houses were constructed on the site. The first area developed by Cleghorn was a row of three terraces constructed towards the rear of the lot. The terraces were accessed via a laneway and were provided a separate address of 'Brisbane Place'. Cleghorn lived in one of the houses, and sought tenants for the remainder. To 1860, this involved a number of individuals including William Upton, Henry John Green, and Edward Taylor.<sup>133</sup>

<sup>133</sup> Assessment and Valuation Rolls, 1847, 1853, 1855, 1860

By 1853, Cleghorn had expanded his development to include another row of three terrace houses constructed on the Brisbane Street frontage. The construction of these terraces would have required the demolition of William Lear's house. These properties were also rented to tenants, including a Mrs Cameron, John Claret, John Deake, Sarah Douglass, Mary Waters, Henry Mackenzie, James Mackenzie, David Goldsmith and Charles Tost. For a brief period from c.1855-60, the central and western terraces were also used as shops.<sup>134</sup>

John Cleghorn died in September 1860 at his residence in Brisbane Place.<sup>135</sup> It was to take eight years until his estate was settled, and in May 1868 his various properties were put on the market. The terraces on Brisbane Street were sold as a separate lot to those at the rear in Brisbane Place. The sale advertisement described the property as:

Lot 1. [*i.e., the terraces fronting Brisbane Street*]

Those three capital stone houses (in one block) in Brisbane Street, ... each containing seven rooms, with yard, outbuildings, &c.

Lot 2. [*i.e., the three rear terraces at Brisbane Place*]

Comprises 3 capital brick cottages in one block at the rear of lot 1, with outbuildings and a garden stocked with fruit trees.<sup>136</sup>

The two lots were purchased separately. Adam Hodgings purchased the Brisbane Place terraces and Jonathan Kipling the three terraces fronting Brisbane Street. Neither owner chose to live on site and the properties were rented to a number of individuals including Orlando Fanning, William Clements, Alfred Hutley, William Jenkins, John Chew, Edward Buckingham, Alexander Heron, Thomas Downing, Henry Inns, Joseph Williams, Frederick Pedder and William Harvey. In c.1879, boat builder Thomas Dowding acquired the Brisbane Place terraces, and unlike his predecessor, did live in one of the houses whilst renting the remainder.<sup>137</sup>

No mid to late nineteenth-century plans have been located showing this built development. The earliest plan to show the terraces is the 1905 Drainage Board plan (Figure 59). At this time, the residents of the terraces included Thomas Dowding, David Poultney, Joseph Mawle, Henrietta King, Mary Hanson and Thomas Arthur. Many of these individuals lived on the property with their families, and therefore it is not possible to completely understand the level of occupancy of the terraces. However, census records show a mixture of working class occupations including labourers, dealers and sailors.<sup>138</sup>

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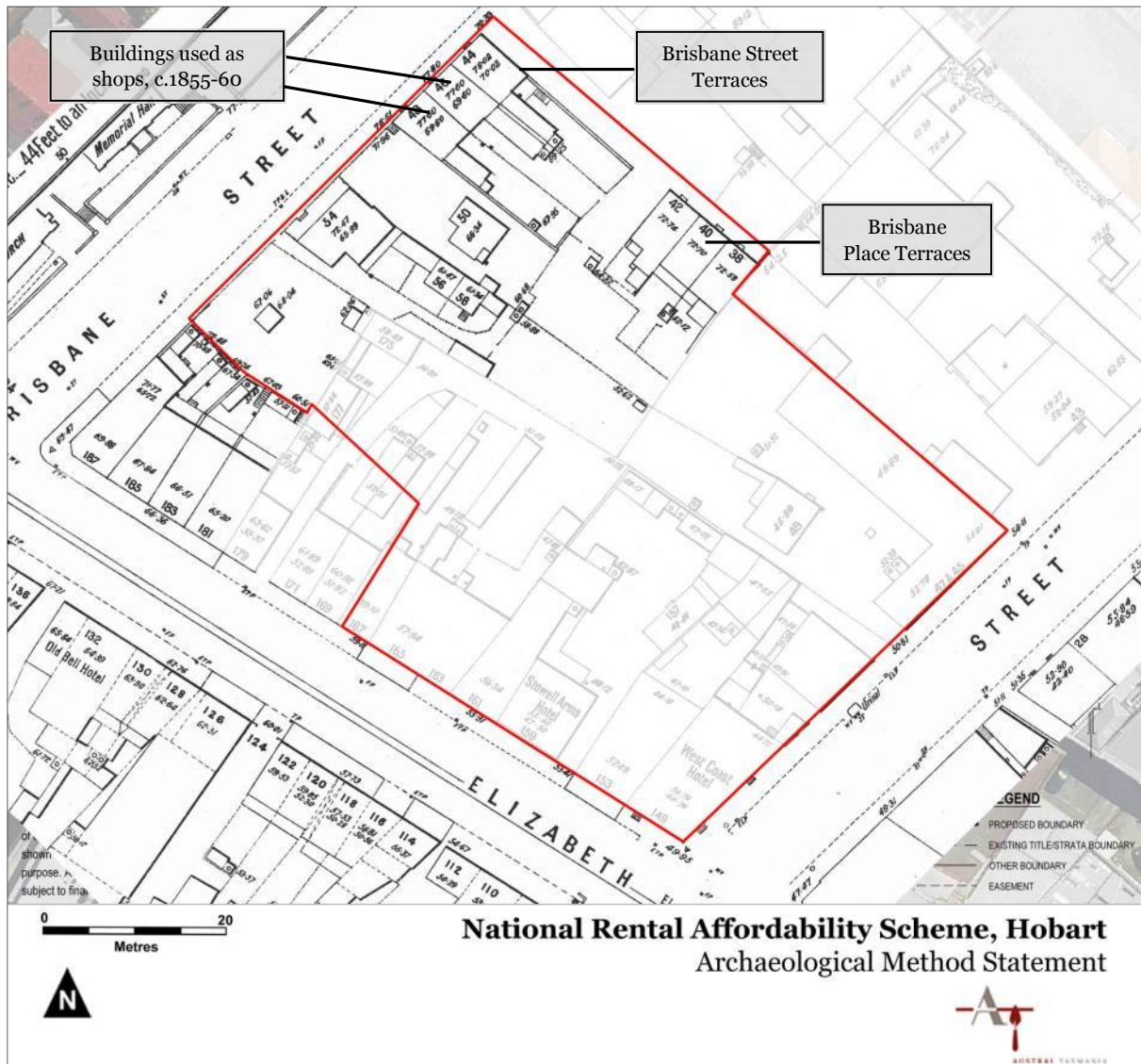
<sup>134</sup> Assessment and Valuation Rolls, 1847, 1853, 1855, 1860

<sup>135</sup> *The Mercury*, Monday 10 September 1860, p.2

<sup>136</sup> *The Mercury*, Wednesday 13 May 1868, p.1

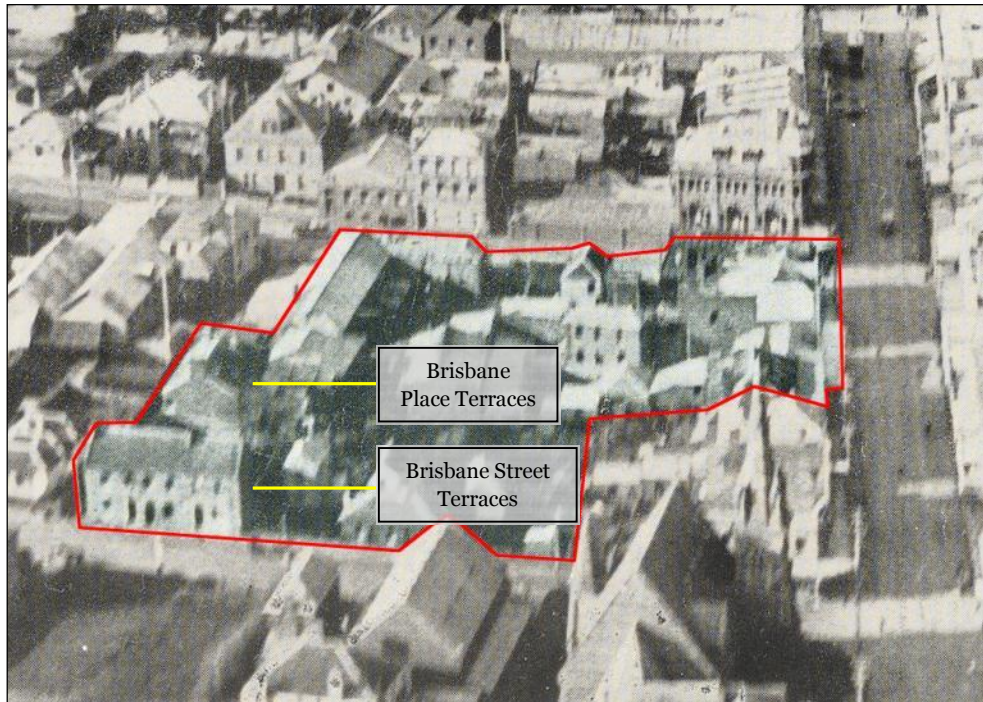
<sup>137</sup> Assessment and Valuation Rolls, 1869, 1875, 1879

<sup>138</sup> TAHO, the Commonwealth of Australia. Electoral Roll. State of Tasmania. Division of Denison, 1903

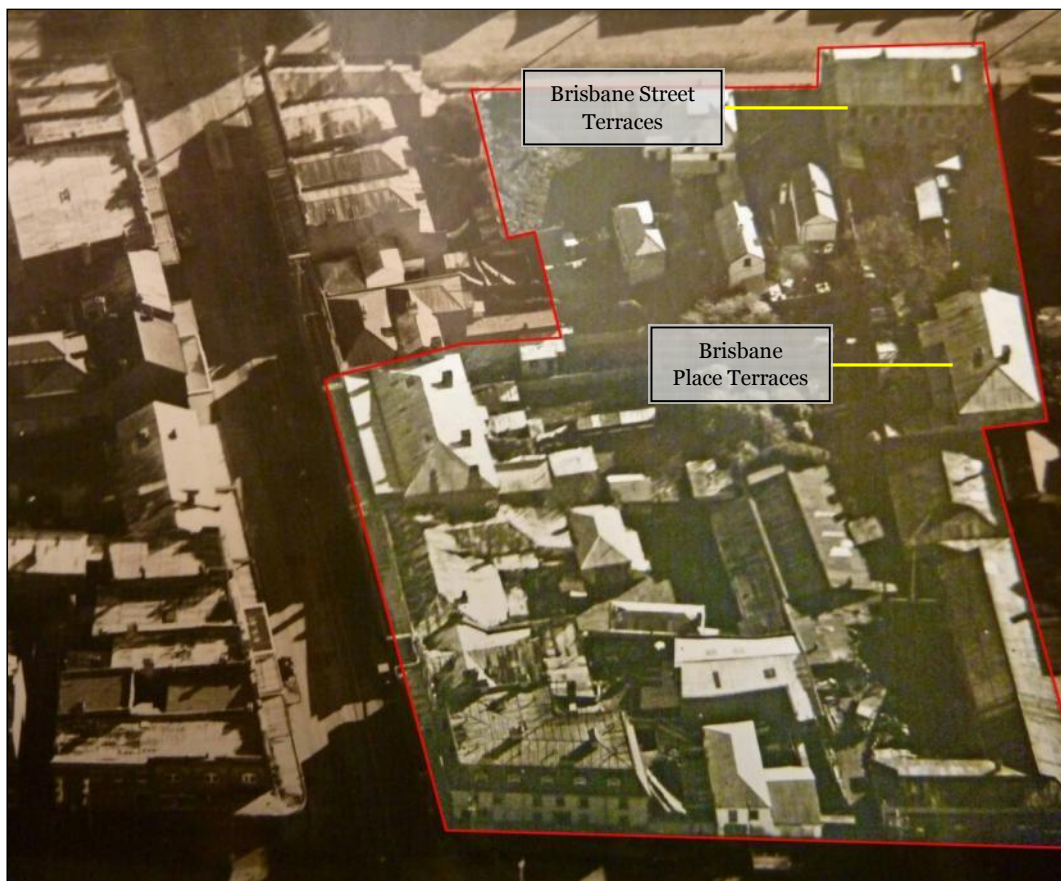


**Figure 59: 1905 Drainage Board plan showing the Brisbane Place and Brisbane Street terraces** (TAHO, Hobart City Council Metropolitan Drainage Board, Hobart Detail Plan No. 7 (City Centre), 1905. Reproduced with permission).

Photographs of the site begin to appear during the early to mid twentieth century and are particularly useful in understanding the site. Figure 60 is a 1921 oblique aerial photograph of the site looking south. Although not particularly clear, the photograph shows the two storey terraces on Brisbane Street with the roofline of the Brisbane Place terraces visible behind. Figure 61 was taken in c.1930, and this time shows the site looking north, clearly depicting the two blocks of terraces, outbuildings and the garden area.



**Figure 60: 1921 oblique aerial photograph with the Brisbane Place and Brisbane Street terraces indicated** (TAHO, *The Weekly Courier*, 21 July 1921, p.22. Reproduced with permission).



**Figure 61: c.1930 aerial photograph with the Brisbane Place and Brisbane Street terraces indicated** (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission).

The two blocks of terraces remained in separate ownership until c.1940, before being sold in 1942 as part of a consolidated block of buildings including 48, 50, 52, 54, 56, 58, 60, 62 and 64 Brisbane Place and Brisbane Street. The property was offered to investors, bringing approximately £8/5/6 per week

and purchased by J Hood Pty Ltd. The buildings remained extant until at least the early 1960s, before the site was cleared to form part of the Melville Street car park.<sup>139</sup>

## 4.6 Melville Street property

### 4.6.1 Area J: 49 Melville Street (CT 199635/1) granted to John Downes



**Figure 62: Overlay plan showing Downes' original grant (shaded blue) over current site aerial** (Grant boundaries taken from CPO, Hobart plan 104. Basemap provided by University of Tasmania).

Area J is currently registered as part of 49 Melville Street (CT 199635/1). The property originally contained 1 rood, 8 perches of land first granted to John Downes. Little is known about Downes or when he precisely acquired the land, although a Private John Downes is recorded as being part of Collins' 1804 settlement party.<sup>140</sup>

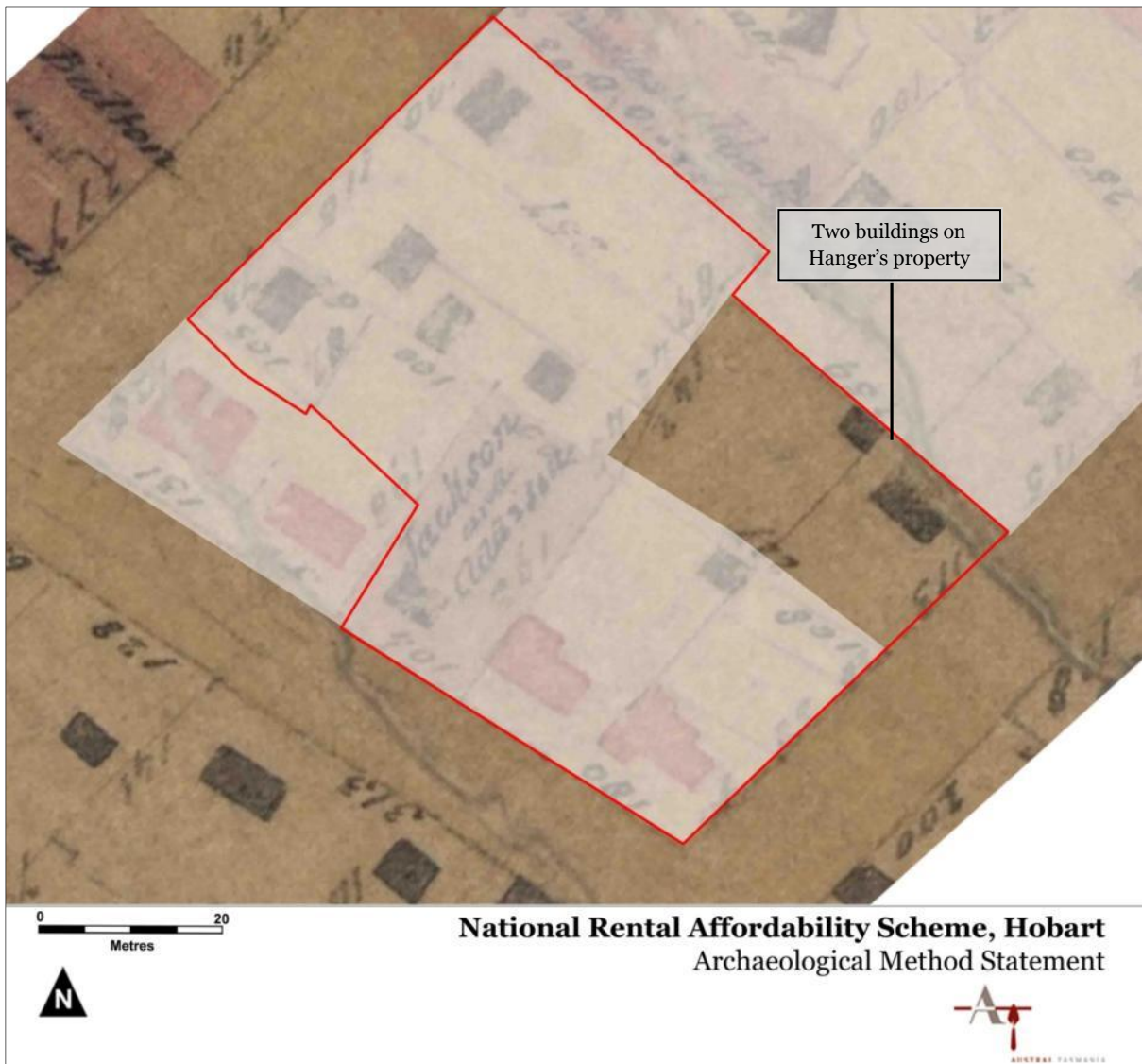
It would seem likely that Downes acquired the land during the 1820s, consistent with the subdivision and granting of land in other parts of the study area. Whether the land was used or developed by Downes is not recorded. In 1827, Downes transferred the property to Elizabeth Collins, who only held the land for a few weeks before passing it to William, John and Edward Tilley. In August 1829, the land was transferred to a blacksmith, Samuel Hanger.<sup>141</sup>

The first indication of built development of the property is recorded in this period, with a c.1828-30 plan showing two timber buildings constructed on the block and set back from Melville Street (Figure 63). This plan is of a large scale, and its accuracy in showing building locations may be questionable.

<sup>139</sup> *The Mercury*, Saturday 18 July 1942, p.6; Assessment and Valuation Rolls, 1946

<sup>140</sup> 1804 Settlement at Hobart Town, Sullivans Cove: <http://www.htfs.org.au/settlers1804.htm>

<sup>141</sup> TAHO, SC285/1/57/586, Hanger, S

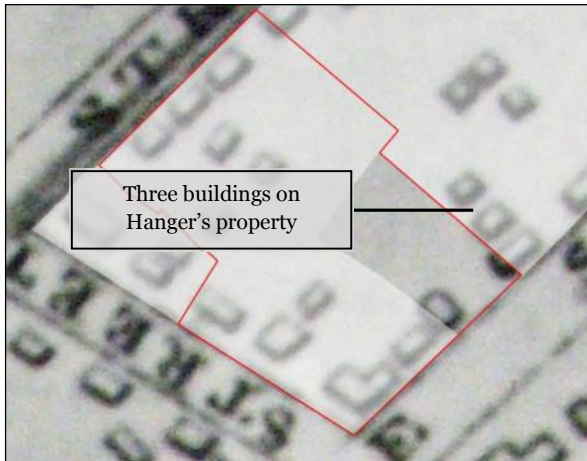


**Figure 63: c.1828-30 plan showing the two buildings constructed on Hanger's property** (CPO, Hobart Plan 5. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

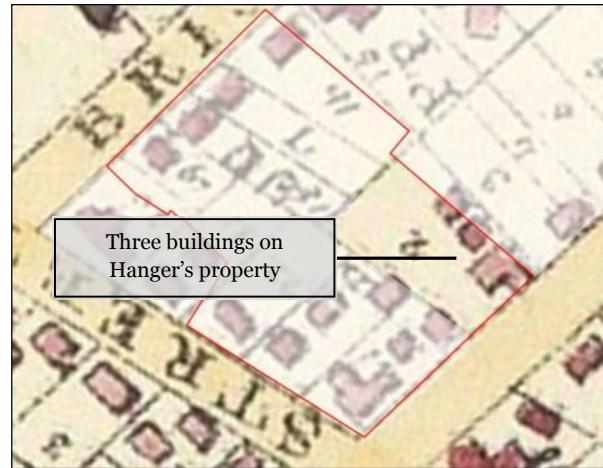
The property combined both the blacksmith business and residential functions. At first, the business was operated as the partnership of Turner, Roberts and Hanger, before becoming Hanger and Roberts. The business suffered difficulties and the partnership was dissolved in January 1836. By July, Hanger was seeking a tenant for the 'Blacksmiths' shop with the working tools'.<sup>142</sup>

Two 1830s plans suggest additional development on the property during this period (Figures 64-65). Unfortunately, neither are particularly accurate in showing the locations of structures. However, both do indicate an alignment of three buildings against the north-eastern property boundary.

<sup>142</sup> *Colonial Times*, Tuesday 10 June 1834, p.1; *Colonial Times*, Tuesday 19 January 1836, p.1; *Colonial Times*, Tuesday 12 July 1836, p.2



**Figure 64: c.1834 overlay plan. This plan does not accurately depict building locations in relation to property boundaries, but should be compared with Figure 65 which shows a similar grouping of structures** (TAHO, MAP1/1/99, Map - Derwent - Hobart City and Battery Point: Shows Public and Private Buildings. Reproduced with permission).

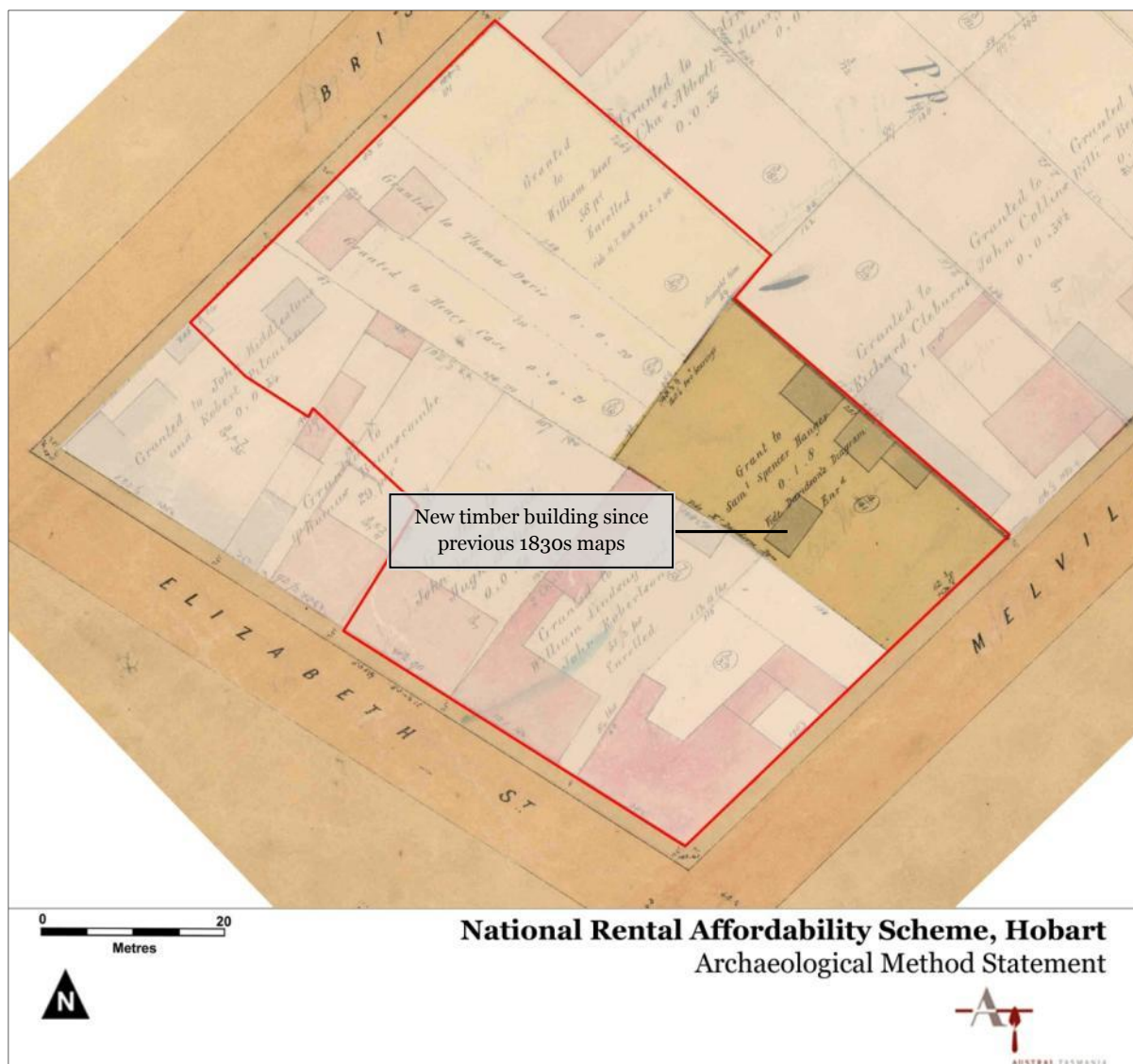


**Figure 65: c.1838 overlay plan showing the three buildings located within Hanger's property** (TAHO, Hobart, GF Frankland, Allport Library and Museum of Fine Arts, AUTAS001131821480. Reproduced with permission).

Creditors were appointed in September 1836 to recover debts owed by Hanger, yet despite these difficulties, he maintained ownership of the land. The blacksmith business was turned over to tenants, whilst Hanger continued to reside on the property. Census returns from 1842 show six people living at '23 Melville Street', including Hanger, and probably his wife and an infant girl. Three other adult males were also residing at the place at this time, possibly as tenants, including a W Evely. Similar census returns were also made in 1843 and 1848.<sup>143</sup>

The first accurate plan of this parcel was prepared during the early 1840s (Figure 66). The plan again shows timber buildings aligned to the north-eastern property boundary, with a new timber building constructed towards the south-eastern boundary.

<sup>143</sup> *Colonial Times*, Tuesday 6 September 1836, p.3; TAHO, CEN1/1/17/15, Hanger, Samuel, 1842; TAHO, CEN1/1/60/161, Hanger, Samuel, 1843; TAHO, CEN1/1/80/101, Hanger, Samuel, 1848; TAHO, Assessment and Valuation Rolls, 1847



**Figure 66: Early 1840s survey plan showing the timber buildings constructed on Hanger's property** (CPO, Sprent's Book Page 7. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

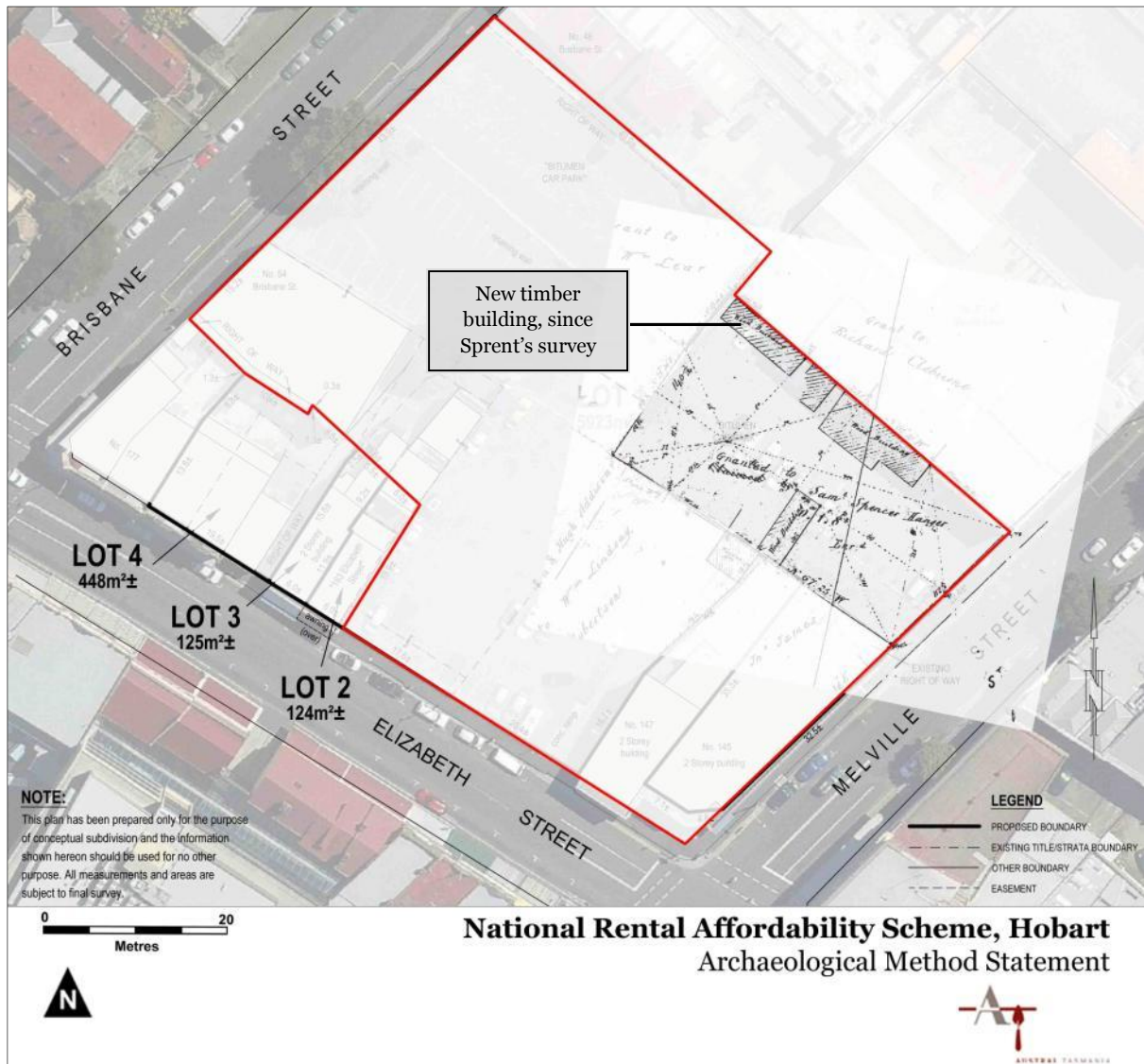
Samuel Hanger left Hobart for Victoria sometime during the mid-1850s.<sup>144</sup> The property was rented to tenants, and from 1853 to 1855 these included Richard Peters, William Weare and Andrew Lumsden, who appears to have operated the blacksmith business. Assessment and Valuation rolls show the property as containing three main groups of structures including a house; a house and stable; and, two small houses and a 'smithy'.<sup>145</sup>

Hanger died in December 1856 and, the following March, his executors applied for a title to the property to be issued. At this time, the tenants included William Weare, John Allan and Richard Birch.<sup>146</sup> A new survey diagram was created, which shows the same configuration of buildings depicted by Sprent in the 1840s, with a new timber building constructed along the boundary with the neighbouring Melville Street property (Figure 67).

<sup>144</sup> TAHO, SC285/1/57/586, Hanger, S

<sup>145</sup> TAHO, Assessment and Valuation Rolls, 1853, 1855

<sup>146</sup> TAHO, SC285/1/57/586, Hanger, S



**Figure 67: 1857 survey diagram with the new timber building indicated** (CPO, Hob 4/41, 1857. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Information and Land Services Division © State of Tasmania).

The property was purchased by Thomas Reynolds in c.1860 who continued to seek tenants over the coming years. These included Wilkinson and Co, who were ‘determined to reduce the price of shoeing’, along with Whitney Dunstan, William Weare and Jonas Cranston.<sup>147</sup>

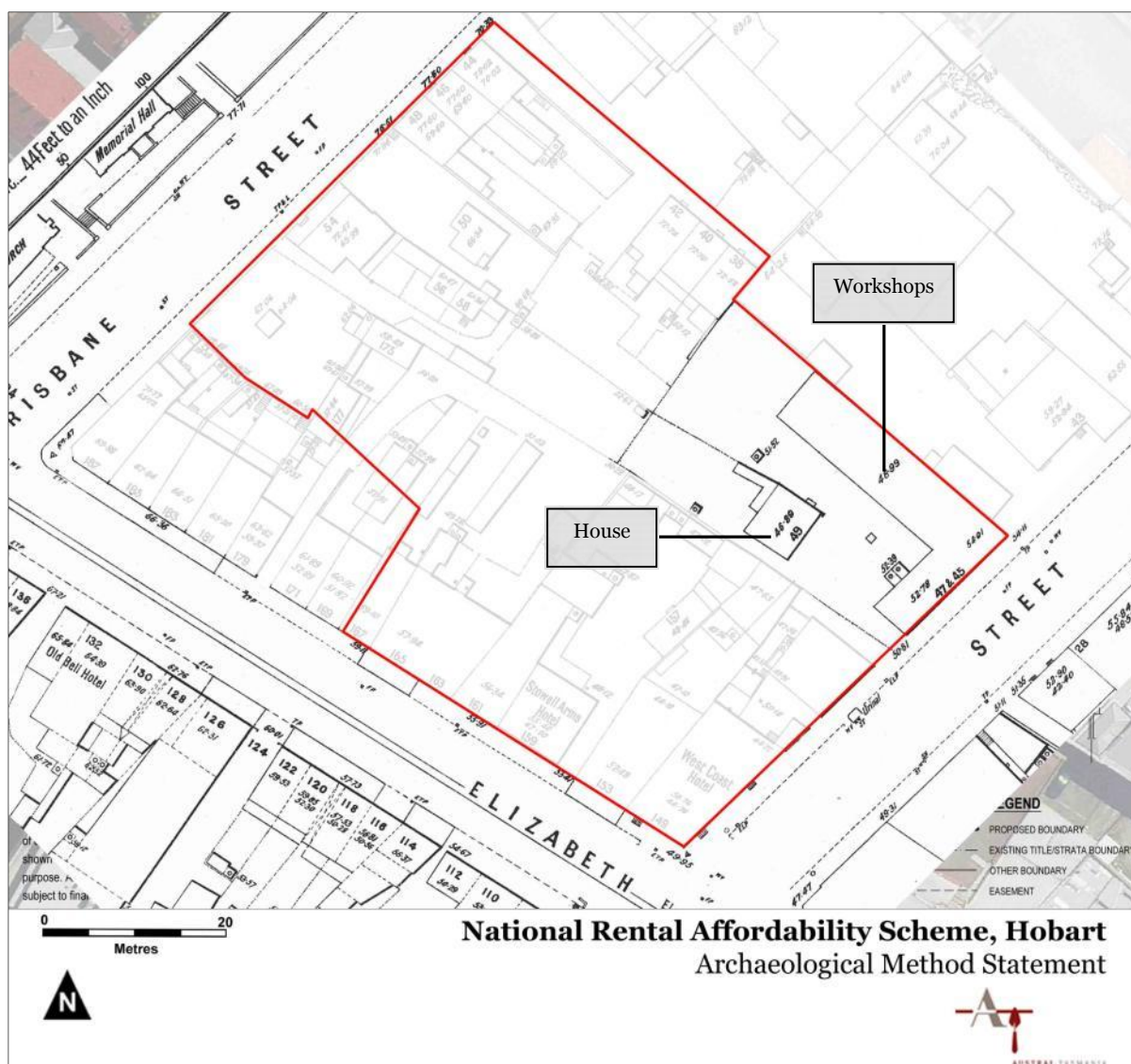
The property was again put on the market in 1862. The advertisement noted that the ‘Valuable Block of Ground and Several Tenements’ would be suitable for a public institution, housing or shops. The block was first purchased by Samuel Holmes, before eventually being acquired by Russel Bros. in the early 1870s. In the early 1880s, Russell Bros added an engine building to the site, but like previous owners, sought tenants for the remainder. The site retained its mixture of housing and blacksmith operations until at least 1905.<sup>148</sup>

<sup>147</sup> *The Mercury*, Wednesday 17 October 1860, p.1; Assessment and Valuation Rolls, 1860

<sup>148</sup> *The Mercury*, Tuesday 13 May 1862, p.4; Assessment and Valuation Rolls, 1865, 1869, 1875, 1884, 1895

### ***The Establishment of Russell Allport & Co.***

In 1896, the property was again sold, this time to Russell Allport, who established his engineering and foundry business on the site. A large workshop building was constructed along Melville Street and one of the houses was retained and was rented to tenants (Figure 68). After 1905, the property function changed to solely industrial uses. Presumably the house shown as number '49' Melville Street was demolished soon after.<sup>149</sup>



**Figure 68: 1905 Drainage Board plan showing the Russell Allport & Co. premises** (TAHO, Hobart City Council Metropolitan Drainage Board, Hobart Detail Plan No. 7 (City Centre), 1905. Reproduced with permission).

Although blacksmith works continued to exist on the site, Russell Allport developed operations to meet new technologies, in particular, telephone and electricity supply.<sup>150</sup> The company also used the Melville Street site for the manufacture of heavy equipment for the agricultural and sawmilling industry. In 1904, the *Tasmanian Mail* described a steam hauler constructed for the timber industry and that:

Messrs Russell Allport & Co are to be congratulated on owning such an up-to-date plant. The skill shown in the manufacture thereof enables them to compete with the best of the English makers or engines and machinery.<sup>151</sup>

Another, more unusual business shared the site during the early twentieth century, that of the 'Rheumagnetic Ring Co.' This company sold nickel plated rings, which through generation of a 'soothing magnetic current' claimed to have cured 'hundreds, including doctors', of a range of

<sup>149</sup> Assessment and Valuation Rolls; 1895, 1898, 1901, 1905; *The Mercury*, Thursday 11 June 1896, p.4

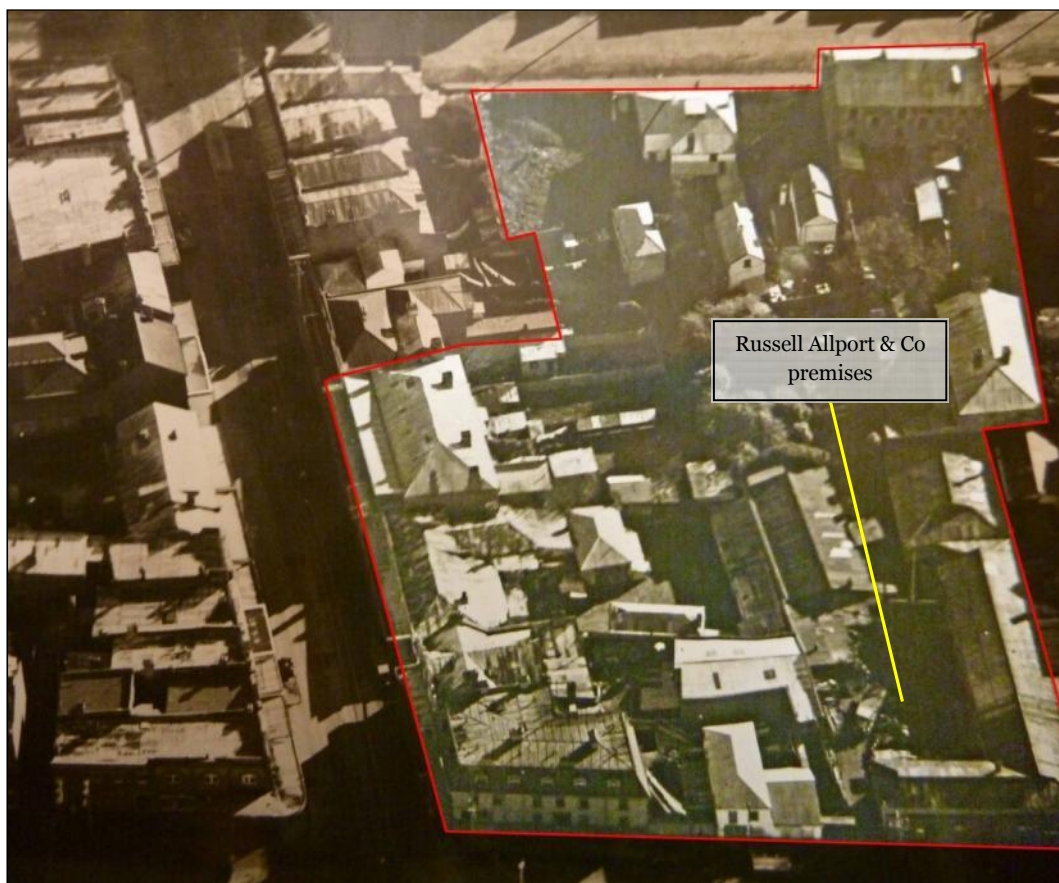
<sup>150</sup> *The Mercury*, Friday 18 May 1906, p.1; *The Mercury*, Wednesday 2 November 1910, p.2

<sup>151</sup> *The Tasmanian Mail*, 29 October 1904, p.25

ailments as diverse as rheumatism, lumbago, gout, sciatica, neuralgia, nervous complaints, kidney troubles, anaemia and insomnia. It is not clear if the rings were manufactured at the site, or alternatively that it was a wholesale business. The company continued to operate from Melville Street until the early 1920s.<sup>152</sup>

Self-proclaimed as the 'pioneers of electric work in Hobart', in 1922, Russell Allport established a retail operation in Elizabeth Street for the sale of a range of household and commercial electrical appliances. Industrial work continued to be carried out from Melville Street, with a variety of skilled trades being used, including boiler making, metal moulders, foundry workers, fitters and turners and welders.<sup>153</sup>

The c.1930 oblique aerial photograph is highly useful for understanding the nature of the site, with a central yard area, flanked by the workshops and other industrial buildings (Figure 69).



**Figure 69: c.1930 aerial photograph with Russell Allport & Co premises indicated** (TAHO, NS892/1/66 Photograph - Hobart - aerial view of city - Elizabeth St. and Brisbane and Melville St. intersections looking north. Reproduced with permission).

Some of these buildings continued to exist until acquisition and development of the site for the Melville Street car park in the 1960s.

#### **4.7 Site Acquisition and Development for the Melville Street Car Park**

The Melville Street car park was developed during the 1960s. However, as discussed above, site clearance was not prompted by the need for car parking, but rather by the need for demolition of buildings that had fallen into a very poor state of repair.

The agricultural produce company AG Webster's had acquired much of the site during the mid-1950s, including the old foundry area on Melville Street, the four half-demolished shops at 161-165 Elizabeth Street and the several allotments on Brisbane Street. Future development of the site was however

<sup>152</sup> *The Mercury*, Wednesday 25 September 1907, p.3; *The Mercury*, Monday 8 June 1908, p.1; *Examiner*, Saturday 11 July 1908, p.11; Post Office Directory, 1921

<sup>153</sup> *The Mercury*, Wednesday 5 April 1916, p.6; *The Mercury*, Saturday 19 August 1922, p.3; *The Mercury*, Thursday 8 September 1927, p.1; *The Mercury*, Friday 10 September 1937, p.17; *The Mercury*, Saturday 19 June 1948, p.10; *The Mercury*, Saturday 4 September 1948, p.10

hampered by both the mooted plans for the North Side Freeway which would have crossed through the centre of the block, and Council's policy for widening Elizabeth Street. With such impediments, it appears that there was little interest in using the site for new buildings.

Because of these restraints on their site, in 1965 a land swap was made between Hobart City Council and Webster's, with the company relocating from the site. The construction of the Argyle Street car park in the central business district also displaced city parkers and, in 1966, Council acquired the first part of the Melville Street site for use as an alternative car park. This use was seen as the most viable option, given the uncertainties of the potential freeway.<sup>154</sup>

Unfortunately, specifications for the car park have not been located. However, 1965 works estimates allowed £500 to demolish existing buildings; two days work to level off the site with a bulldozer; followed by spreading 500 cubic yards of gravel and laying down a metal base. The works were estimated to take one month and were carried out in July 1966. The plan of the proposed car park shows the old Stowell Arms complex and foundry buildings as remaining extant (Figure 70).<sup>155</sup>

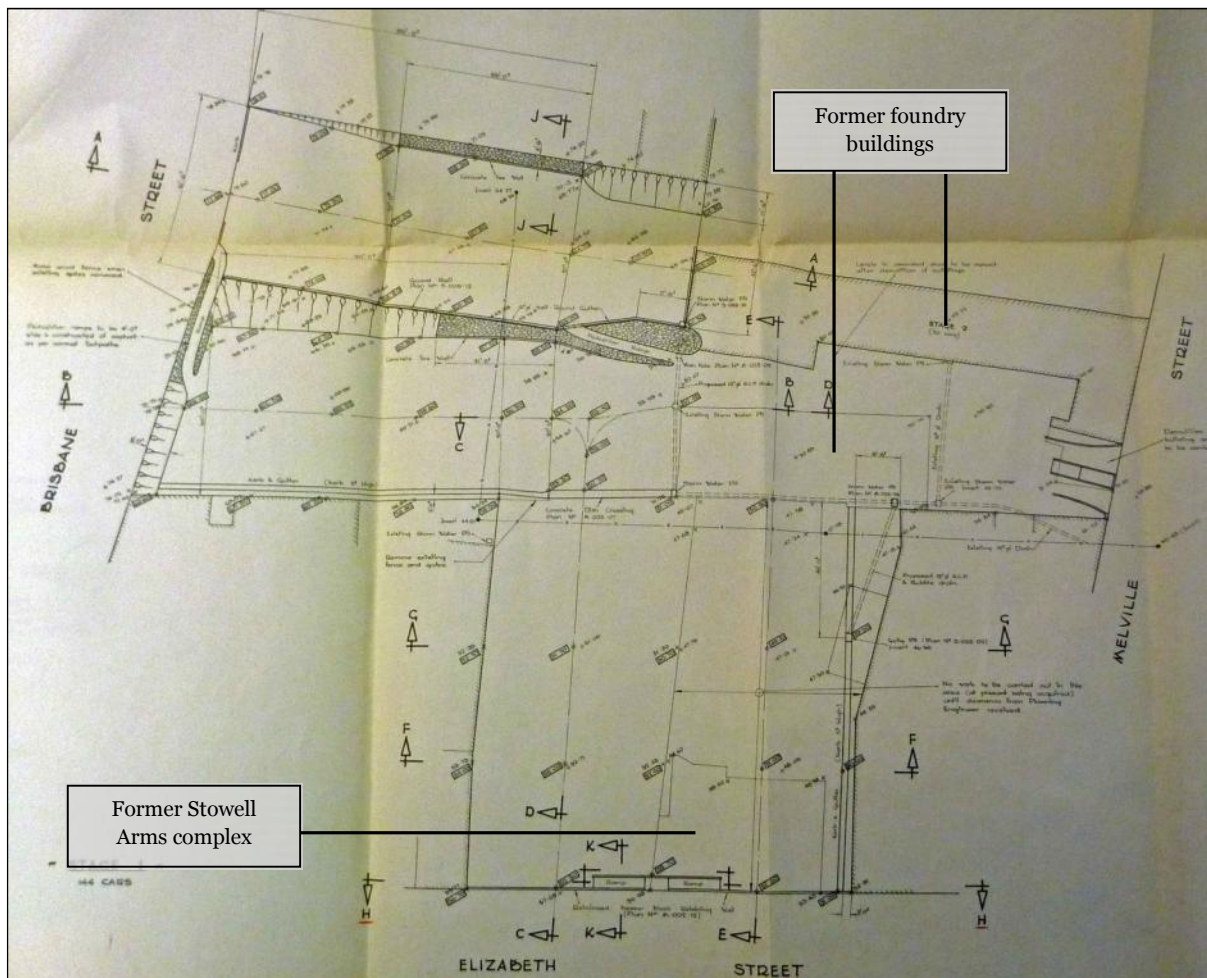


Figure 70: c.1966 car park plan with building locations indicated. North to right (TAHO, MCC16/2/1/757, Melville St - Off street car parks various. Reproduced with permission).

<sup>154</sup> HCC File, Car Parks Melville St 535-0007-16/001, Town Planing Minutes, 21 June 1966

<sup>155</sup> TAHO, MCC16/2/1/758, Melville St CP Exchange Webster Woolgrowers: City Architect to Town Clerk, 7 October 1965

## **5.0 ARCHAEOLOGICAL ASSESSMENT – DISTURBANCE HISTORY, SIGNIFICANCE AND SENSITIVITY ZONING**

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The management recommendations of the AMS made in this report (see section 6.0) are predicated on three core factors: the archaeological potential of the area, the level of disturbance these features and deposits may have incurred, and the significance of the archaeological resource. The following section comprises a discussion of these three elements in the context of the study area. It begins with an analysis of the current site; the sequential development and disturbance of the area; and an assessment of archaeological significance. Based on these three factors, an archaeological sensitivity zoning for the study area has been prepared.

### **5.1 The site in 2013**

A site visit was carried out on 20 September 2013. Inspection was limited to publicly accessible areas and no buildings or sections of private property were entered. The following information should be read in conjunction with the annotated site plan (Figure 90).

The site is located at the western end of a block formed by Elizabeth, Brisbane and Melville streets and occupies approximately 6,370m<sup>2</sup>. The majority of the site consists of an open area car park on two levels, with extant buildings located on Elizabeth and Brisbane streets. The site slopes towards the south-east, falling by approximately 5m from Brisbane Street to the corner of Elizabeth and Melville streets.

The corner of Elizabeth and Melville Street is occupied by the former Black Prince Hotel at 145 Elizabeth Street. The building retains its essential c.1961 external form and covers almost the entirety of the land parcel (Figure 71). The adjacent site at 147 Elizabeth Street is a two storey commercial building currently used as a real estate office. Substantial twentieth century works have removed or obscured much of its c.1891 form, although part of the c.1925 cool store area remains discernible at the rear of the site (Figures 72-73). Vehicle access to the rear of the site has been provided through cutting the ground surface by approximately 1m.

An open area car park separates 145 Elizabeth Street from 163-165 Elizabeth Street (Figure 74). This area is currently defined by CT's 41056/1, 225241/1 and 199635/1. This section of the car park falls to the south-east. The roughly level surface has been formed by cutting the ground level from approximately 20cm adjacent to 145 Elizabeth Street to approximately 1m at its northern end, adjacent to 163 Elizabeth Street (Figure 75). A concrete block-work retaining wall separates the car park from the street.

The properties fronting 163 and 165 Elizabeth Street retain their nineteenth century external form (Figure 76). The rear of these properties is within the study area. The c.1962 block of brick flats is located at the rear of 163 Elizabeth Street. It is evident that some cutting of the site was carried out for these flats as part of site preparations and to provide the ground level car park (Figures 77-78).

The c.1959 office and retail building at 64 Brisbane Street remains extant and is currently used as a bus transit centre. From Brisbane Street, the building presents as a single storey building. However, owing to the substantial fall away from Brisbane Street towards the east, the building is of two storeys at its rear elevation with a large undercover area beneath. Substantial excavation was carried out to accommodate this building and to provide a level area at the rear of the building. (Figures 79-80).

The Brisbane Street end of the car park is occupied by two distinct areas. The first is adjacent to 64 Brisbane Street and occupies approximately 995m<sup>2</sup> (Figure 81). Vehicle access to this section is available from the Melville Street entrance whilst a pedestrian ramp provides access off Brisbane Street. This section of the car park is located approximately 1.5m below the street level on Brisbane Street. A sandstone retaining wall supports the footpath above and extends for approximately 12m (Figure 82). Between three to four courses of this sandstone wall are visible above the earth batter. This retaining wall is likely to relate to the previous residential development of the site. This section of the car park slopes to the south-east, falling by approximately 3m before reaching the largely level central area of the car park. On its north-eastern side, a battered bluestone retaining wall divides this part of the car park from the second Brisbane Street section (Figure 83). It is likely that some excavation occurred in this area in order to form the car park. However, by comparing the level of this site with buildings that existed before the car park (such as 64 Brisbane Street), it is evident that the extent of excavation has not removed the natural slope which drops away from Brisbane Street, which is also evident in historical photographs and plans.

The second section of the Brisbane Street car park covers approximately 920m<sup>2</sup> (Figure 84). It falls by approximately 2m towards the south-east. A bluestone retaining wall divides this section of the car park from the property at 47 Brisbane Street. Some of the lower courses of this retaining wall have been constructed from sandstone (Figure 85). The remains of a building are located on the south-eastern boundary of this parcel. One end of a brick wall, visible to parapet level, is located on the boundary between this section of the car park and the adjacent property on Melville Street (Figure 86). This building was not located within the study area, but rather built to the boundary of the adjacent 37-47 Melville Street.

The main car park entrance is via Melville Street, between the former Black Prince Hotel and 37-47 Melville Street. This section of car park is largely level (Figure 87). The boundary between the car park and 37-47 Melville Street is defined by a large wall formed from a combination of sandstone, brick, and coarse aggregate rendered stone. Evidence of the former foundry buildings are apparent on this wall. The remains of brick piers can be seen at the southern end of the wall, whilst at the northern end, large slots within the sandstone provide evidence of the beams used to support the roof or upper levels of the foundry structures (Figures 88-89).



**Figure 71: Former Black Prince Hotel.**



**Figure 72: Facade and side elevation of 147 Elizabeth Street.**



**Figure 73: Rear end wall of 147 Elizabeth Street, constructed in c.1925 as a cool store.**



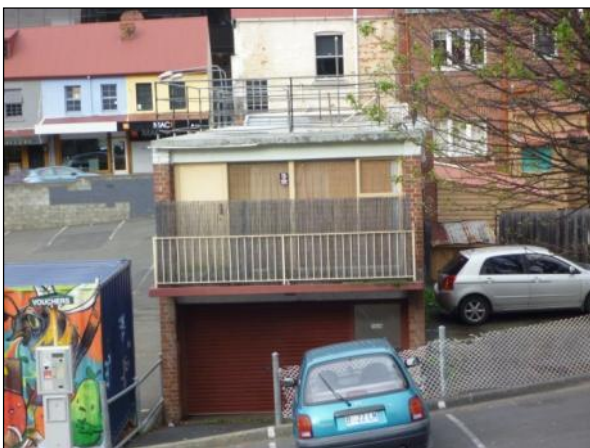
**Figure 74: Section of car park fronting Elizabeth Street, falling to the south-east.**



**Figure 75: Retaining wall separating the car park from Elizabeth Street. Cutting varying from approximately 20cm to 1m has occurred.**



**Figure 76: 163 (right) and 165 (left) Elizabeth Street.**



**Figure 77: Eastern elevation of the block of flats at the rear of 163 Elizabeth Street.**



**Figure 78: Southern elevation of the block of flats at 163 Elizabeth Street.**



**Figure 79: Eastern elevation of 64 Brisbane Street.**



**Figure 80: Southern elevation of 64 Brisbane Street.**



**Figure 81: Brisbane Street end of the car park, adjacent to 64 Brisbane Street and covering approximately 995m<sup>2</sup>.**



**Figure 82: Sandstone retaining wall dividing the car park from the street.**



**Figure 83: Bluestone retaining wall dividing the two Brisbane Street ends of the car park.**



**Figure 84: Second Brisbane Street section of the car park adjacent to 47 Brisbane Street, covering approximately 920m<sup>2</sup>.**



**Figure 85: Retaining wall dividing the car park from 47 Brisbane Street. Sandstone has been used for the lower courses, bluestone above.**



**Figure 86: Ruinous brick end wall on the boundary with 37-47 Melville Street.**



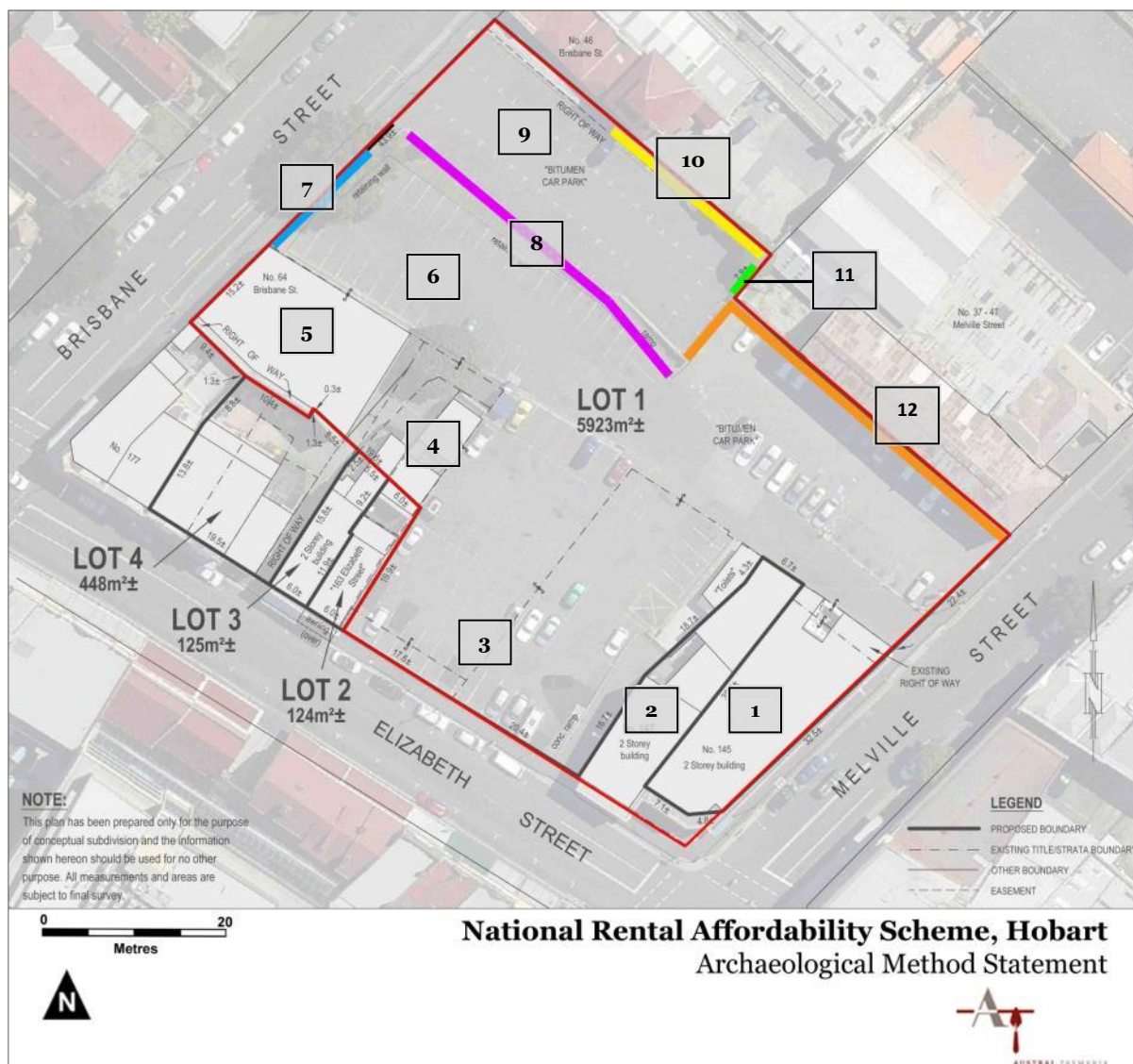
**Figure 87: Melville Street end of the car park.**



**Figure 88: Sandstone, brick and rendered stone boundary wall separating the car park from 37-47 Melville Street.**



**Figure 89: Slots in sandstone boundary wall to accommodate beams for former foundry buildings.**



**Figure 90: Site Plan.** Annotations refer to the following: 1: Former Black Prince Hotel; 2: 147 Elizabeth Street; 3: car park fronting Elizabeth Street; 4: flats at rear of 163 Elizabeth Street; 5: 64 Brisbane Street; 6: Brisbane Street end of car park; 7: sandstone retaining wall; 8: bluestone retaining wall; 9: second section of car park on Brisbane Street; 10: sandstone and bluestone retaining wall; 11: ruined end wall; 12: sandstone, brick and rendered boundary wall (Basemap provided by University of Tasmania).

## 5.2 Archaeological Potential & Disturbance History

The following section discusses the potential for survival of archaeological features and deposits within the study area from each key phase of development. In doing so, it takes into account the disturbance history as gleaned from documentary sources and inspection of the site in the present.

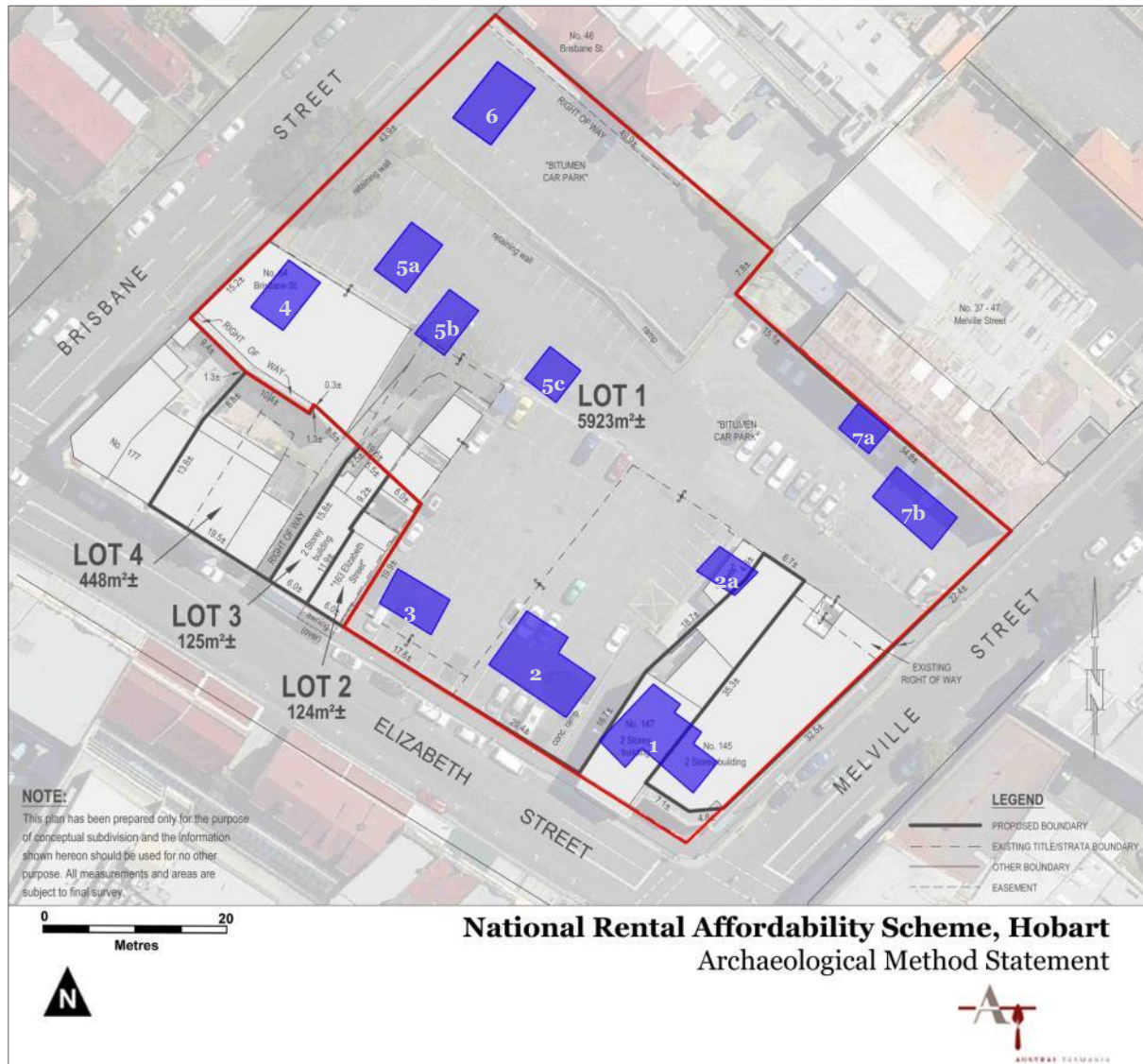
Site development began during the early 1820s. By the mid-nineteenth century, the site was highly developed with commercial, residential and industrial buildings. The site retained this mid-nineteenth century phase of development well into the twentieth century.

For clarity, the built evolution has been divided into seven key phases depicting site development to a particular point in time. Each phase is provided a separate colour, with building sites allocated a number which cross-references with the explanatory tables. Most of the individual properties included multiple buildings. Secondary structures (where known) are identified by a letter suffix, e.g., '1a'.

Previous phases are also depicted (in grey) to show where one phase of development may have occurred on the same site. The result of these multiple phases is indeed complex and does not always allow for the construction and subsequent in-filling of basements and cellars. In addition, parts of the study area which do not directly contain buildings may still contain evidence of domestic or commercial activity, such as associated yards, gardens, laneways and outdoor workspaces, or unmapped outbuildings.

The conclusion drawn from this disturbance history is that the archaeological potential of the study area is variable. Whilst locations such as the majority of the Black Prince Hotel and 64 Brisbane Street are unlikely to retain substantial or significant subsurface archaeological evidence, the remainder of the site has undergone far less disturbance, with a resulting higher level of archaeological potential.

### 5.2.1 Phase 1: 1804-c.1828-30



**Figure 91: Overlay showing development in the study area from 1804-c.1828-30** (Basemap provided by University of Tasmania).

No.	Development/Phase	Disturbances on Previous Phases
1	Alexander Morrison's house and watch making shop. The building was constructed from either brick or stone, possibly by 1825. It is likely to have been extended by 1827 with the construction of a shop.	First phase of built development and no previous phases known.
2, 2a	[2] Stowell Arms Inn. The brick building was constructed in 1824-27. [2a] is likely to have been an outbuilding for the inn, possibly stables.	First phase of built development and no previous phases known.
3	Timber building. The function of this building is not known but it may have combined both residential and commercial functions. The first tenant may have been a shoe maker.	First phase of built development and no previous phases known.
4	Timber building. The function of this building is not known but it may have been used for residential	First phase of built development and no previous

No.	Development/Phase	Disturbances on Previous Phases
	purposes, or alternatively, as a bakery.	phases known.
5a, 5b, 5c	Three timber buildings. Their function is not known, although they were likely to be residential.	First phase of built development and no previous phases known.
6	Timber building. The building was constructed in 1824-26 and is likely to have been residential in use.	First phase of built development and no previous phases known.
7a, 7b	Two timber buildings. The first indication of built development on this parcel is the c.1828-30 map of Hobart. This site combined both a house and a blacksmiths, although it is unknown which building was which.	First phase of built development and no previous phases known.

**Table 1: Phase 1 Development**

5.2.2 Phase 2: c.1834-39

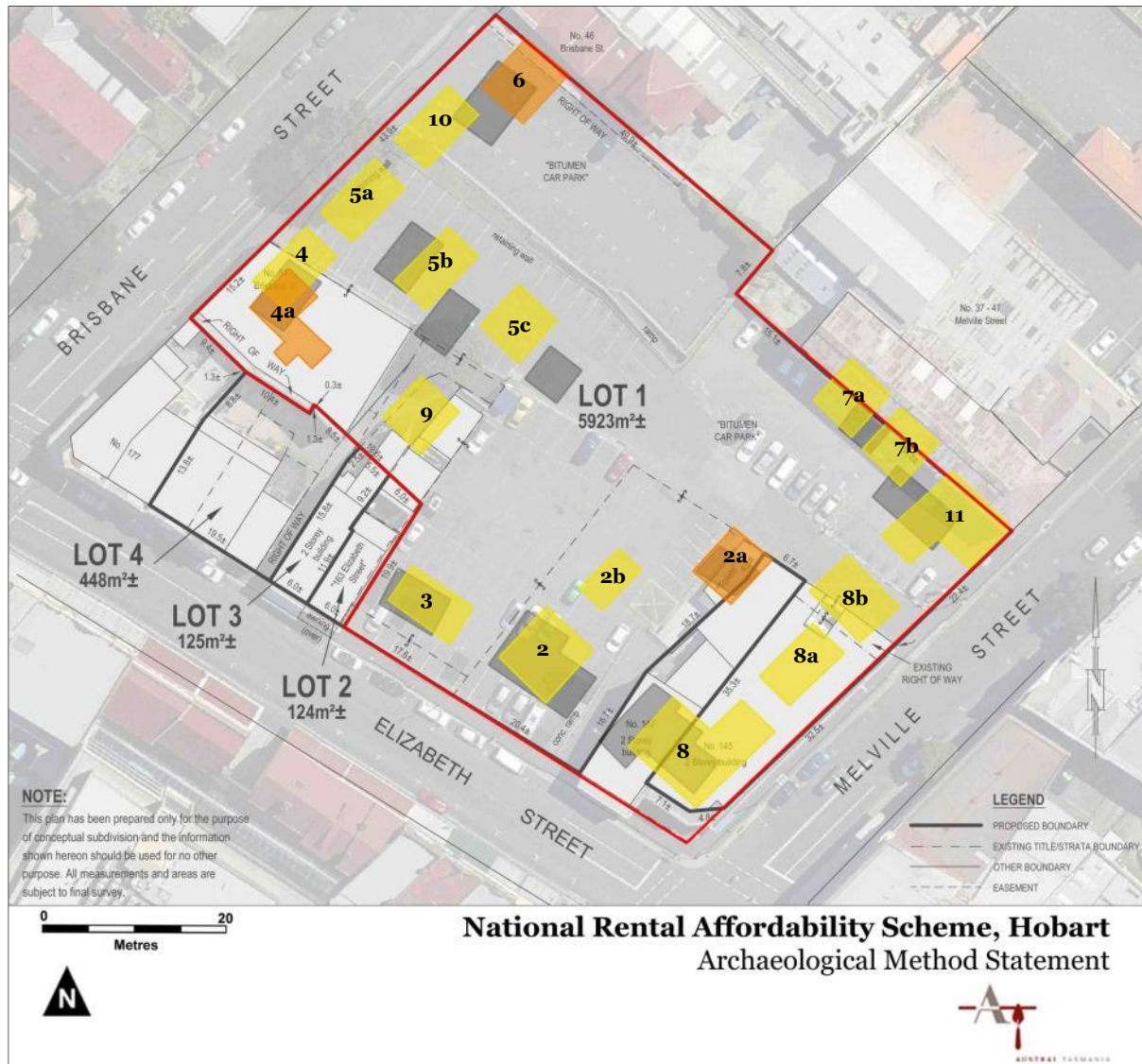


Figure 92: Overlay showing development in the study area from c.1834-39 (Basemap provided by University of Tasmania).

No.	Development/Phase	Disturbances on Previous Phases
8, 8a, 8b	<p>[8] Black Prince Inn. The building was constructed by c.1834 and first licensed in 1837. The accuracy of the c.1834 plan in showing the location and footprint of the building is questionable. It is not known if any of Morrison’s house and shop were incorporated in the new hotel. The building also included shops which were in the Elizabeth Street elevation of the building.</p> <p>[8a] and [8b] are likely stables or other outbuildings for the Inn.</p>	<p>The location of the Black Prince Inn [8] corresponds with Morrison’s house and shop [1]. If this was a new building, then the construction of the Inn is likely to have impacted [1], particularly from the excavation of the cellar. If [8] was an extension of [1], then a lower level disturbance from the Inn construction can be expected.</p>
2, 2a, 2b	<p>[2] Stowell Arms Inn. The c.1834 plan is likely to be showing the same buildings as depicted on the c.1828-30 map.</p> <p>[2a] is shown on the c.1839 map, but not the c.1834 map. However, given its location and size, it is likely to have been the same outbuilding or stables shown</p>	<p>[2b] is the only new building at the Stowell Arms during this period, and is not located on the site of any earlier known structures.</p>

No.	Development/Phase	Disturbances on Previous Phases
	in the c.1828-30 map [2a]. [2b] was likely to be an outbuilding.	
3	[3] Timber building.	Continuation of previous phase.
9	Three buildings are shown on the c.1834 map on Branscombe's property, including [9] which is within the study area. Given its location at the rear of the site, it is likely to have served a residential or utilitarian function. Its construction material is not recorded.	First phase of built development and no previous phases known.
4, 4a	[4] Timber building. [4a] shows the outline of the main building according to an 1839 detailed survey plan and is likely to show building [4] with additional extensions. As a site specific survey, [4a] is likely to be a more accurate depiction of the building location than [4].	[4a] is likely to have been an extension to [4] and is unlikely to have resulted in substantial impacts to archaeological deposits.
5a, 5b, 5c	Three timber buildings. Their function is not known, although they were likely to be residential. Note also the discrepancies in showing the locations of these buildings, compared with the earlier c.1828-30 map.	Continuation of previous phase.
10	Davis' House. This building first appears on the c.1834 plan, although Davis claimed he had been residing on the property since 1824. Its construction material is unknown.	First phase of built development and no previous phases known. Note slight discrepancy with location of building [6].
6	[6] Timber building, likely residence. Note also the discrepancies in showing the location of this building, compared with the earlier c.1828-30 map.	Continuation of previous phase.
7a, 7b, 11	Buildings [7a] and [7b] were joined by a third structure [11] by c.1834. Other than being located on the north-eastern property boundary, the accuracy of the 1830s maps in showing any of these building locations is questionable.	[11] is the first phase of development on the street frontage and is not located on the site of any earlier known structures.

**Table 2: Phase 2 Development**

### 5.2.3 Phase 3: Early 1840s

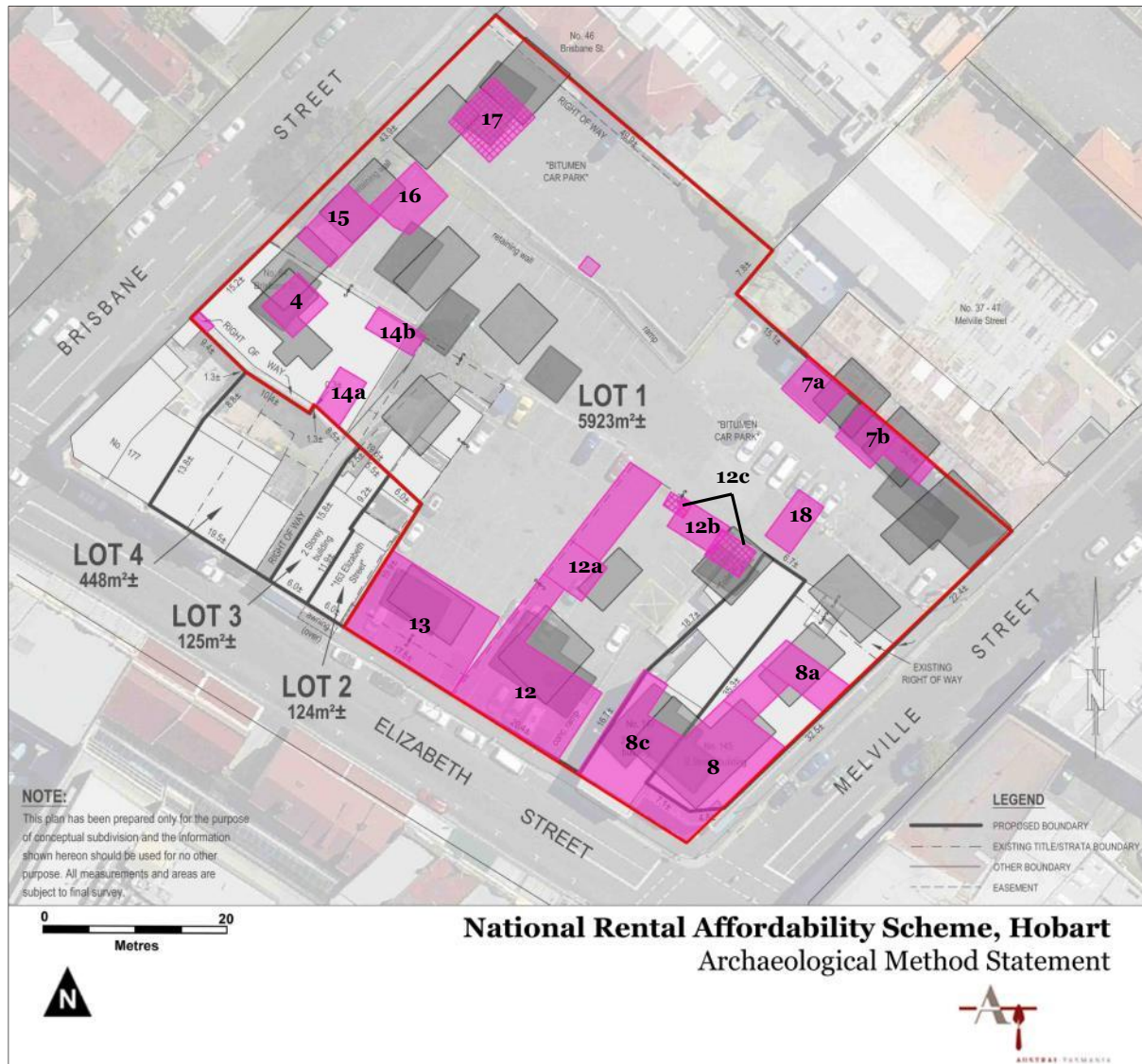


Figure 93: Overlay showing development in the study area early 1840s (Basemap provided by University of Tasmania).

No.	Development/Phase	Disturbances on Previous Phases
8, 8a, 8c	<p>[8] Black Prince Inn. Sprent's survey diagram is the first accurate depiction of the site.</p> <p>[8a] are likely stables.</p> <p>[8c] is the row of three shops which formed part of the complex.</p>	<p>[8] and [8a] are continuations of previous phases. The three shops [8c] are known to have cellars which may have impacted on parts of [1].</p>
12, 12a, 12b, 12c	<p>[12] Stowell Arms Inn complex. The Stowell Arms was extensively altered in the late 1830s, early 1840s with the construction of a new brick building along the Elizabeth Street frontage which incorporated shops on either side.</p> <p>[12a] is likely to be the stables associated with a livery business established in 1843. They were constructed in brick or stone.</p> <p>The function of [12b] is unknown, although it was likely to be an outbuilding. It is shown on Sprent's survey of the early 1840s as being constructed from</p>	<p>It is unknown if any of the original Stowell Arms Inn [2] was incorporated into the new complex [12].</p> <p>If a completely new building, the construction of [12] is likely to have impacted upon [2], particularly from the excavation of cellars which extended beneath the entire footprint of [12]. Structural evidence of [2] is likely to have been destroyed by [12], although artefactual evidence may continue to exist in the rear yard area.</p> <p>[12a] is the first phase of built development in this</p>

No.	Development/Phase	Disturbances on Previous Phases
	<p>timber.</p> <p>[12c] are two small structures, likely to be outbuildings, shown on an 1844 survey diagram and built on either side of [12b].</p>	<p>location.</p> <p>[12b] and [12c] are likely to have had some impact the previous outbuilding in this locality [2a]. However, [12b] and [12c] were timber buildings, likely to have been of a lightweight nature which may not have destroyed all evidence of the previous phase [2a].</p>
13	<p>[13] Haberdasher's Arms complex. This complex of buildings was constructed during the early 1840s. It contained a hotel and two commercial tenancies with residences above. Later plans show the building as having cellars, two floors and attics above.</p>	<p>The construction of the complex required the removal of the timber building [3]. Excavations for cellars are likely to have substantially removed structural evidence of this earlier building and artefactual evidence within the footprint of the new building.</p> <p>Artefactual evidence from occupation of building [3] may have survived within the yard area.</p>
14a, 14b	<p>[14a] and [14b] were brick houses constructed in the rear yard area of the commercial premises fronting Elizabeth Street. One of the buildings is likely to have been divided into two separate tenements. [14b] is shown in photographs to have been a two-storey building.</p>	<p>First phase of built development in these locations.</p>
4	<p>[4] Timber Building. Sprent did not show the extensions to this building depicted on the 1839 survey diagram and illustrated as building [4a].</p>	<p>Continuation of previous phase.</p>
15	<p>By the early 1840s, Henry Case had removed the three timber buildings [5a], [5b] and [5c] and constructed a substantial brick house [15], possibly as two conjoined residences.</p>	<p>[15] is likely to have had a substantial impact on the timber building [5a] previously located close to Brisbane Street. Less impact can be expected to the sites of [5b] and [5c], other than demolition and clearance of building materials.</p> <p>The survival of archaeological evidence of timber buildings is variable and determined by a number of factors. Timber buildings that were erected on timber stumps usually leave little surviving evidence, save perhaps the stump holes. However, timber buildings supported on brick or stone footings are more likely to leave tangible remnants, if demolished prior to the 1940s when the use of earthmoving equipment for demolition became common.<sup>156</sup></p>
16	<p>[16] was the second house constructed by Davis on the property, replacing the previous [10]. It was built from brick, and due to a boundary dispute with Case, had an irregular footprint.</p>	<p>A level of correlation exists between the location Davis' first house [10] and his later house [16].</p> <p>The survival of structural archaeological evidence of building [10] would be variable, and depend upon its construction and footings material as discussed above.</p>
17	<p>No buildings are shown on Sprent's survey of this property suggesting the removal of building [6] by this time. However, the 1843 survey diagram shows a square shaped house constructed by William Lear [17]. It is likely that this building was constructed after Sprent's survey. The construction material of building [17] is not known.</p> <p>A small building is also shown as being located on</p>	<p>A level of correlation exists between the location of the first house [6] and this later house [17].</p> <p>The survival of structural archaeological evidence of building [6] would be variable, and depend upon its construction and footings material as discussed above.</p>

<sup>156</sup> Austral Archaeology, *Archaeological Investigation of the Hobart Magistrates' Court*, report prepared for the Tasmanian Department of Justice, Hobart, 1994, p.7

No.	Development/Phase	Disturbances on Previous Phases
	the property boundary, possibly a privy.	
7a, 7b, 18	<p>Three timber buildings are shown on the site along the western boundary, and are likely to be the same buildings shown on earlier plans [7a] and [7b]. [7b] is shown by Sprent to be constructed in two sections.</p> <p>Building [18] was a new structure. It is likely to have been a house.</p>	<p>It is likely that buildings [7a] and [7b] are continuations of previous phases.</p> <p>Building [18] is the first indication of development in this location.</p>

**Table 3: Phase 3 Development**

### 5.2.4 Phase 4: 1840s-1905



**Figure 94: Overlay showing development in the study area 1840s-1905** (Basemap provided by University of Tasmania).

No.	Development/Phase	Disturbances on Previous Phases
8, 8a, 19, 19a	<p>[8] Black Prince Inn.</p> <p>[8a] are the stables.</p> <p>[19] Scholz's Pork Butchers. In c.1891, Hugo Scholz demolished the three shops [8c] and constructed a new single butcher's shop [19] and smallgoods factory. [19a] is likely to be the factory.</p>	<p>[8] and [8a] are continuations of previous phases.</p> <p>The construction of [19] is likely to have impacted archaeological deposits related to the three shops [8c]. However, these three shops are recorded as having cellars, and occupational deposits within these cellars may have survived disturbances from the construction of the butchers. [19a] is likely to have impacted outbuildings in this locality which were not depicted on previous plans.</p>
12, 12a, 20	<p>[12] Stowell Arms Inn complex. The Stowell Arms continued to trade during this period, although by 1905, only one shop remained.</p> <p>[12a] are likely to be the stables, although reduced in size since the early 1840s survey.</p> <p>[20] is a two-storey brick residence constructed towards the rear of the complex. This building</p>	<p>[12] and [12a] are continuations of previous phases.</p> <p>The construction of [20] is likely to have impacted structural and artefactual deposits from previous phases [12b] and [12c], although a row of outbuildings along the north-eastern boundary is shown on the 1905 Drainage Board plan, which may suggest that [12b] and [12c] remained extant</p>

No.	Development/Phase	Disturbances on Previous Phases
	begins to be separately recorded in 1895, but may have existed for some time prior.	into the early twentieth century.
13	[13] Haberdasher's Arms complex. Hotel operations ceased in the early 1860s and the building reverted to combined commercial and residential functions. Large outbuildings to the rear of the complex are shown on the 1905 Drainage Board Plan. Historical records do not document their use.	With the exception of the construction of the outbuildings, it is unlikely that substantial disturbances occurred through the conversion of the building to commercial uses.
14a, 14b, 21	[14a] and [14b] brick houses. A strong correlation exists between Sprent's early 1840s survey of these two buildings and their 1905 depiction in the drainage board plan. The buildings continued to be used for residential purposes.  [21] is part of two conjoined outbuildings constructed to the rear of the premises at 163-165 Elizabeth Street.	[14a] and [14b] are continuations of previous phases.  Some correlation exists between the location of [21] and the short-lived building that existed on the site in the 1830s [9], but is unlikely to have substantially impacted deposits related to this building.
22	Unknown building. A small building is shown on the 1905 Drainage Board Plan. Its use is not known, but it is not recorded as a house or commercial premises, and is likely to have been of a utilitarian function.	Given its small size, the construction of [22] is unlikely to have substantially disturbed structural and artefactual deposits from previous phases [4] and [4a].
15, 23	[15] are the conjoined residences constructed by Henry Case in the early 1840s. This building was consolidated into a single residence during the 1880s.  [23] is two conjoined tenements. These were constructed during the early to mid-1840s. The building was of two storeys and constructed from brick. Outbuildings connected [15] and [23] by the early twentieth century.	[15] is a continuation of previous phases. Its consolidation into a single residence during the 1880s is unlikely to have substantially disturbed archaeological deposits.  The construction of [23] partially corresponds with timber buildings which previously existed on the site [5a], [5b] and [5c]. Unless these buildings had stone or brick footings, it is unlikely that structural evidence of these buildings survived the construction of [23].
24	Davis' house [16] which had existed towards the Brisbane Street frontage was removed during the 1840s.  [24] are two conjoined tenements. These were constructed during the 1840s. The building was of two storeys and constructed from brick.	Building [24] is the first definitive indication of development in this location. It was constructed towards the rear of the block and is unlikely to have substantially impacted deposits related to Davis' house [16].
25, 26	[25] are three terrace houses constructed during the mid-late 1840s. The buildings were of two storeys and constructed from brick.  [26] are three terrace houses constructed by 1853. The buildings were of two storeys and constructed from stone. For a period in 1855-60, two of these houses were also used as shops.	The terraces [25] are the first phase of built development in this location.  The terraces [26] were large buildings, and their construction is likely to have substantially disturbed archaeological deposits related to buildings [6] and [17].
27, 18	Russell Allport & Co. constructed [27], a large workshop containing a foundry and engineering works in 1896-1905.  [18] House. A strong correlation exists between Sprent's depiction of this building from the early 1840s and the 1905 Drainage Board Plan.	[27] was a large industrial building. Its construction is likely to have substantially disturbed structural evidence of the former timber buildings [7a] and [7b] and the building fronting Melville Street shown in the 1830s plans [11], but artefactual deposits may have survived.  [18] is a continuation of the previous phase.

**Table 4: Phase 4 Development**

## 5.2.5 Phase 5: 1905-1930



Figure 95: Overlay showing development in the study area 1905-1930 (Basemap provided by University of Tasmania).

No.	Development/Phase	Disturbances on Previous Phases
8, 8a, 19, 28	<p>[8] Black Prince Inn.</p> <p>[8a] former stables converted to garage in 1920s.</p> <p>[19] butchers.</p> <p>[28] cool store. A new two-storey brick cool store was constructed towards the rear of Scholz's butchers in c.1925.</p>	<p>[8], [8a] and [19] are continuations of previous phases.</p> <p>The construction of [28] is likely to have impacted archaeological deposits related to the former factory [19a].</p>
12, 12a, 20	<p>[12] shop complex. The Stowell Arms had closed by 1920 and was subsequently used for commercial purposes.</p> <p>[12a] stables. Likely converted to other uses in this period.</p> <p>[20] continued to be used for residential purposes in this period.</p>	<p>[12], [12a] and [20] are continuations of previous phases.</p>

No.	Development/Phase	Disturbances on Previous Phases
13	[13] Shop complex and outbuildings. The building was used for mixed commercial and residential functions in this period.	[13] is a continuation of previous phases.
14b, 21	[14b] brick house. This building continued to be used for residential purposes in this period. House [14a] and building [22] were removed at some stage between 1905 and 1930.  [21] continued to exist in this period, and was likely used as outbuildings for the shops at 163-165 Elizabeth Street.	[14b] is a continuation of previous phases.  [14a] was removed prior to the widespread advent of earth moving equipment for demolition. Archaeological evidence of this building is likely to have survived the demolition process.
15, 23	Houses [15] and [23]. These buildings continued to be used for residential purposes during this period.	[15] and [23] are continuations of previous phases.
24	[24] two conjoined tenements. These buildings continued to be used for residential purposes during this period.	[24] is a continuation of previous phases.
25, 26	[25] and [26] terrace houses. These buildings continued to be used for residential purposes during this period.	[25] and [26] are continuations of previous phases.
27, 29, 30	[27] Russell Allport & Co foundry and workshops.  [29] and [30] were constructed during this period. They were large utilitarian structures, most likely used as part of the foundry or engineering works.  House [18] was removed during this period.	[27] is a continuation of previous phases.  [29] is likely to have substantially disturbed structural evidence of the former timber buildings in this location [7a] and [7b], but artefactual deposits may have survived.  Some correlation exists between [30] and the timber house [18], but the construction of [30] may not have removed all structural or artefactual evidence of this building.

**Table 5: Phase 5 Development**

## 5.2.6 Phase 6: 1930-1968

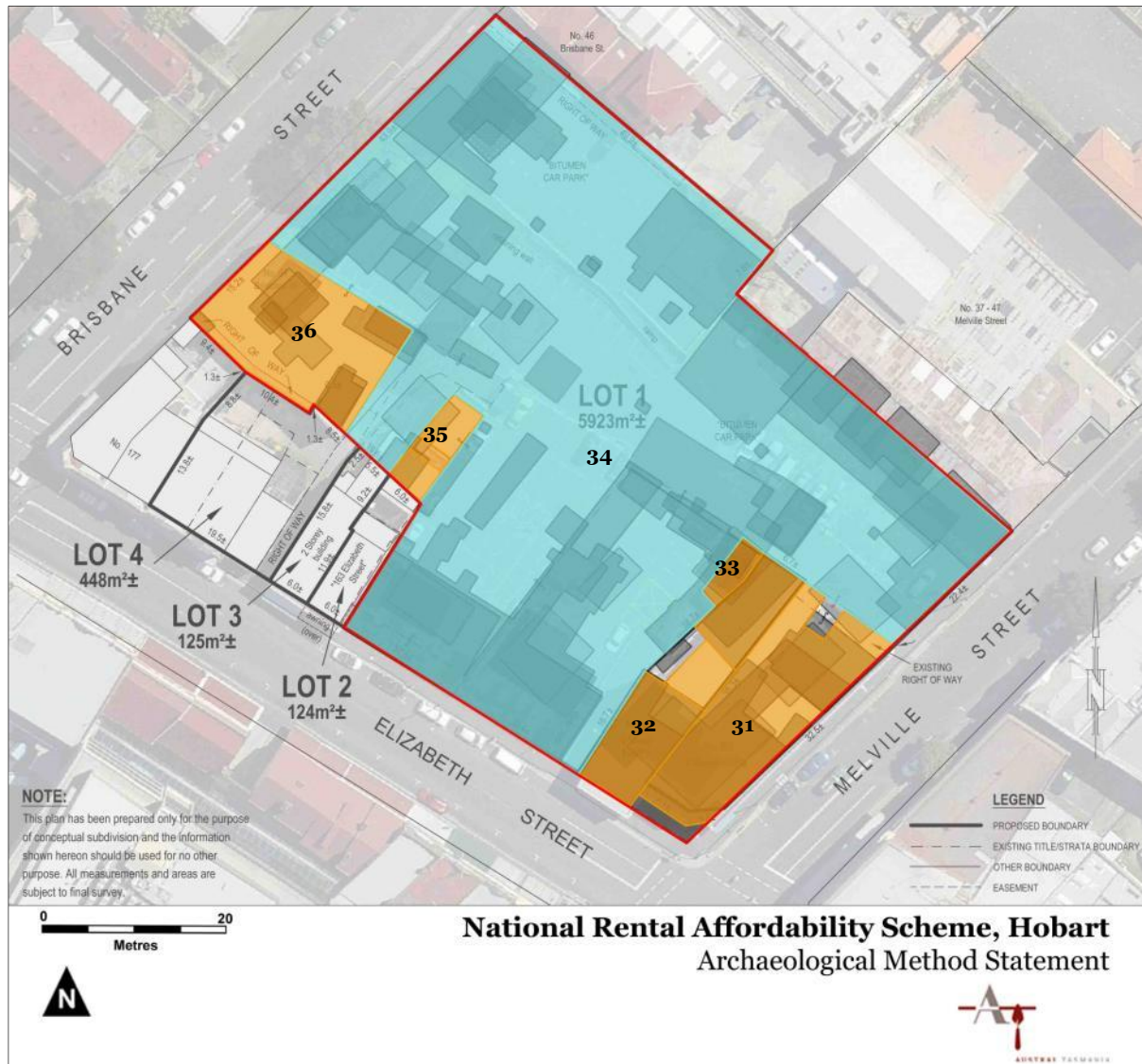


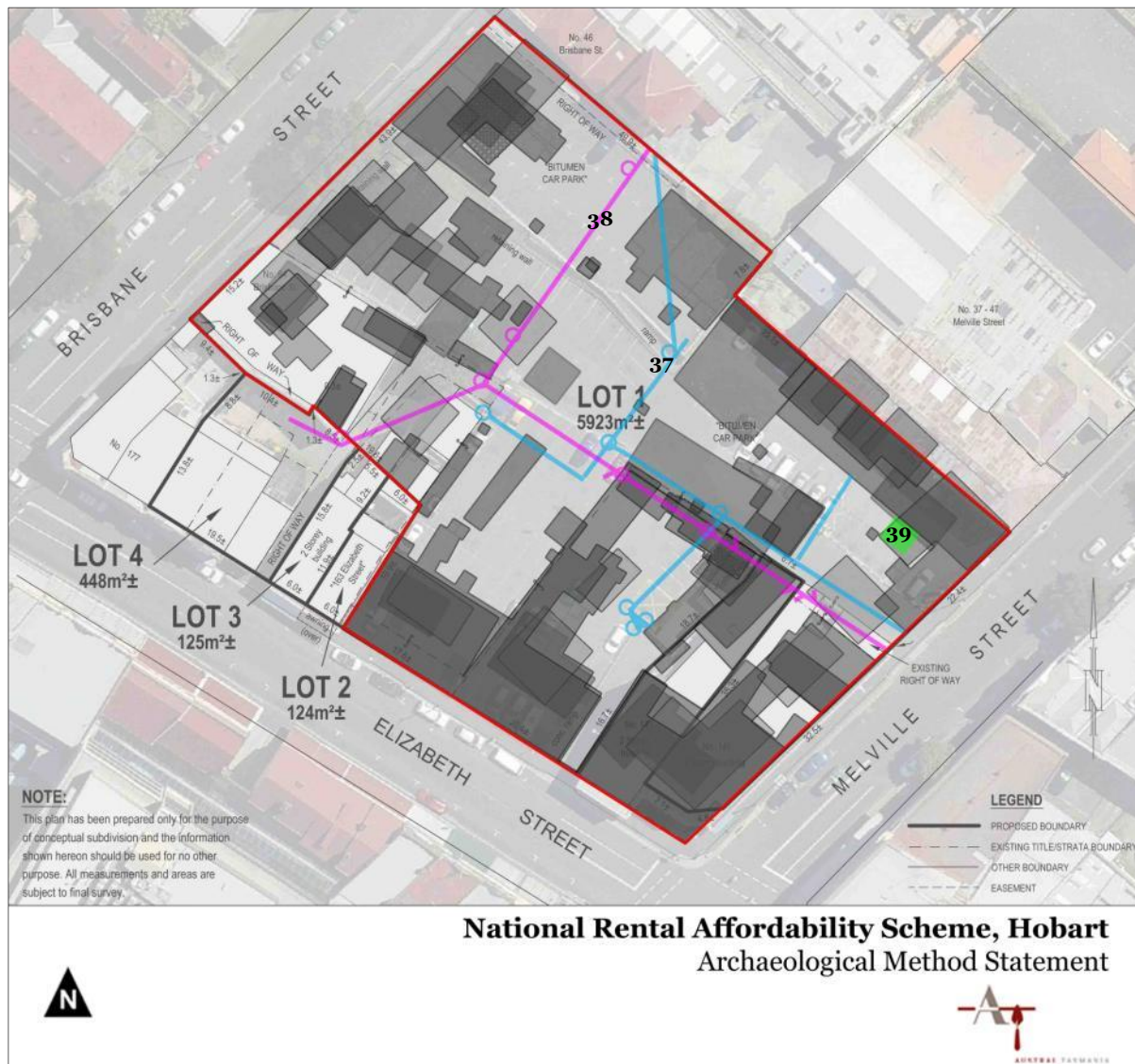
Figure 96: Overlay showing development in the study area 1930-1968 (Basemap provided by University of Tasmania).

No.	Development/Phase	Disturbances on Previous Phases
31	<p>[31] Reconstruction of the Black Prince Hotel. The old hotel was demolished during the early 1960s and replaced with a new two storey brick rendered building in c.1961. The new building footprint occupies most of the property parcel.</p> <p>The demolition and construction works required the removal of all of the former structures, with the exception of a cellar located towards the corner of Elizabeth and Melville streets.</p> <p>The hotel remains extant, but is no longer operating.</p>	<p>With the exception of the remaining cellar, the demolition, site preparation and construction works are likely to have substantially removed archaeological evidence related to the previous hotel structure [8] and [8a].</p>
32	<p>[32] 147 Elizabeth Street. This building underwent several phases of development during the mid-late twentieth century which have substantially removed external evidence of the former c.1891 structure.</p>	<p>Alterations to 147 Elizabeth Street [32] appear to have been largely superficial changes to the exterior appearance of the building and its internal layout. These works are unlikely to have substantially disturbed archaeological evidence from the previous phases [8c], [19] and [19a]. External walls from the former cool store [28]</p>

No.	Development/Phase	Disturbances on Previous Phases
		remain extant.
33	[33] Toilet block. A toilet block was constructed on the site in 1968.	The construction of the toilet block and excavation for services are likely to have substantially removed archaeological evidence related to outbuildings associated with the Stowell Arms Inn in this location.
34	<p>[34] Melville Street car park. The site was developed as a car park during the 1960s as buildings were progressively removed.</p> <p>The groups of terraces and conjoined houses on Brisbane Street [15], [23] and [24] were removed between 1946 to 1948.</p> <p>The former Haberdasher's Arms complex [13] was half demolished in 1958, but not completely removed until the 1960s.</p> <p>The former Stowell Arms complex [12], [12a], [12b], [12c] and [20]; Brisbane Street terraces and houses [24], [25] and [26], and the foundry and workshop complex [27], [29] and [30] were removed during the 1960s as part of car park works.</p> <p>Detailed specifications for the car park works have not been located.</p>	<p>Site clearance and the construction of the car park resulted in the removal of all former structures on the site.</p> <p>The extent of impacts from these works would appear to be variable. The car park has retained the topography of the site with its slope towards the south-east, suggesting relatively little cutting and excavation works.</p> <p>Some cutting has occurred on the section of car park fronting Elizabeth Street which is likely to have had some impact on building complexes [12] and [13]. However, both buildings incorporated cellars, and excavations are unlikely to have removed all evidence of these buildings.</p> <p>Although specifications for the car park have not been found, the general process for their construction during this period was for site levelling, as opposed to deep excavation. Deeper excavations were typically reserved for service trenches which result in discrete as opposed to widespread disturbance.</p>
35	[35] block of flats. This block of three flats was constructed in c.1962.	These flats [35] required the demolition of buildings [21], and excavation for the car parking area and footings. These works are likely to have substantially removed archaeological evidence related to previous structures on the site, including building [9] which partially corresponds with the block of flats [35].
36	[36] office and retail complex. This building was constructed in c.1959. The building footprint occupies most of the property parcel.	<p>Although the topography of the site naturally sloped towards the south-east, the construction of this building would have required a substantial amount of bulk excavation to accommodate its three levels. These works required the demolition of house [14b].</p> <p>Demolition and excavation works are likely to have substantially removed archaeological evidence related to building [14b].</p>

**Table 6: Phase 6 Development**

### 5.2.7 Phase 7: 1900s-2014 (Underground Services)



**Figure 97: Overlay showing approximate locations of underground services and other features. Blue lines refer to stormwater and drainage pits or manholes; pink lines refer to sewer mains and maintenance holes; green area approximates location of underground fuel storage tank (Basemap provided by University of Tasmania).**

No.	Development/Phase	Disturbances on Previous Phases
37	<p>[37] Stormwater lines. Reticulated sewerage and drainage was most likely developed on the site during the early twentieth century. Those shown in Figure 97 are current operating lines, and may not represent discontinued lines within the area. The stormwater pipes vary between 100-300 mm diameter concrete or reinforced concrete pipes.</p> <p>The stormwater lines follow the boundary between 145-147 Elizabeth Street and 49 Melville Street before branching off to the rear of 163-165 Elizabeth Street and the adjoining 46 Brisbane Street.</p>	<p>It is not known what depth these stormwater lines have been excavated to, so the assumption has been made that they are deep and therefore destructive of archaeological resource. This is relevant to buildings [8b], [18], the outbuildings of [13], [25] and [30].</p> <p>Although excavation for these features does tend to destroy archaeological resource in the immediate vicinity, it often leaves intact what remains between the excavations. However, the combined effect of linear disturbances of the parallel lines of stormwater and sewerage running north-westerly from Melville Street is likely to have had substantial impacts on deposits on this alignment.</p>
38	<p>[38] Sewer Mains. Reticulated sewerage and drainage was most likely developed on the site during the early twentieth century. Those shown in Figure 97 are current operating lines, and may not</p>	<p>It is not known what depth these sewer mains have been excavated to, so the assumption has been made that they are deep and therefore destructive of archaeological resource. This is relevant to</p>

No.	Development/Phase	Disturbances on Previous Phases
	<p>represent discontinued lines within the area. The dimensions of the sewer main are not known.</p> <p>The sewer main runs parallel to the stormwater line from Melville Street, before branching off to 173-175 Elizabeth Street and the adjoining 46 Brisbane Street.</p>	<p>buildings [2a], [8b], [9], [5c], part of [12a], [12b], [12c], the water closets of [23], and [28].</p> <p>Although excavation for these features does tend to destroy archaeological resource in the immediate vicinity, it often leaves intact what remains between the excavations. However, the combined effect of linear disturbances of the parallel lines of stormwater and sewerage running north-westerly from Melville Street is likely to have had substantial impacts on deposits on this alignment.</p>
39	<p>[39] Underground Fuel Storage Tanks. This tank was recently discovered during an environmental site assessment carried out in 2013. Its location and extent is indicative in Figure 97, and is yet to be confirmed. A second underground tank was also located during the June 2013 works but is yet to be spatially defined.</p> <p>The date of installation is currently unknown, however they are likely to have been installed either during operations of the foundry, or on acquisition of the site by AG Websters.</p>	<p>The full extent of the fuel tanks is currently unknown, however their installation requiring substantial deep excavation is likely to have destroyed the archaeological resource within their locality. This is of most relevance to buildings [7b] and [11].</p>

**Table 7: Phase 7 Underground Services and other Features**

### **5.3 Assessment of Archaeological Significance**

This assessment of archaeological significance has been undertaken with reference to a wide number of different sources. In the first instance, close reference has been made to the history of the study area, drawing out key themes and historic linkages which can then be assessed against those in wider local, state, national or, where the situation warrants, international contexts. In order to achieve this, comparable sites and situations have been researched through recourse to primary and secondary sources, including unpublished reports held by Heritage Tasmania.

#### ***a) It is important in demonstrating the evolution or pattern of Tasmania's history***

The study area is a place of historical importance at a State level of significance.

Development of the study area began in the 1820s, a period of rapid expansion and development in Hobart. By the mid-nineteenth century, the study area had largely reached its peak of development, with a mixture of commercial buildings, mixed housing, places of recreation and industrial uses. The study area occupies approximately thirty percent of the entire block, and the integrated nature of the site and its patterns of development makes it representative of Hobart's early to mid-nineteenth century urban growth.

Clear patterns in urban development are apparent on each of the streets. Elizabeth Street was historically Hobart's main commercial centre, and this can be seen in the study area with a concentration of buildings along the street frontage, with combined shops and houses and three hotels. The Brisbane Street frontage was predominantly developed for residential uses, whilst Melville Street combined residential and industrial functions, with a blacksmith shop which operated throughout much of the nineteenth century. The interior of the block was also developed for residential uses. Distinctly, these houses were smaller and of a poorer standard than those which fronted the streets.

#### ***b) It demonstrates rare, uncommon or endangered aspects of Tasmania's heritage***

The study area is a rare place at a State level of significance.

As more inner urban areas are redeveloped, the archaeological resource of Tasmania's nineteenth century heritage is progressively being diminished. Sites which are the size of the study area with high archaeological potential are increasingly rare in Tasmania's urban environment.

#### ***c) It has potential to yield information that will contribute to an understanding of Tasmania's history***

The study area has research potential at both State and local levels of significance. Collectively, the study area can provide new, important information regarding the development of an early community; an area where commercial, residential, industrial and recreational places coexisted.

Sections of the study area are assessed as having research potential. At a State level, this includes:

- The surviving cellar space of the Black Prince Hotel;
- The sites of the former Stowell Arms complex and adjacent Haberdasher's Arms complex;
- The residential development on the Brisbane Street frontage; and
- The early industrial and residential uses of the Melville Street frontage.

Sections of the study area are assessed as having research potential at a local level. This includes:

- Subsurface deposits related to the three shops and residences which once occupied 147 Elizabeth Street, prior to their c.1891 redevelopment (which is likely to have impacted these shops) and developed post-c.1891 as the site of Hugo Scholz's small goods factory. This site may provide information on early commercial development and Hobart's first small goods operation; and
- Russell Allport & Co's foundry and workshop complex in Melville Street, established on the site in the 1890s which may provide information related to late nineteenth and early twentieth century industrial practices.

Structural and artefactual deposits from the three hotels may give insight into the people who lived, worked and socialised at these establishments; changing patterns and tastes in alcohol consumption and smaller personal items which can provide context and meaning to the historical record. This information could offer important opportunities to compare the history of these hotels with other early hotel establishments in Hobart. This potential is most likely to be present at the Stowell Arms, which enjoyed a long period of operation, as opposed to the Haberdasher's Arms, which only operated for a few decades, and the Black Prince Hotel, which has been substantially disturbed (with the exception of one cellar).

The commercial uses of the study area at 145 Elizabeth Street and at the Stowell Arms and Haberdasher's Arms also have research potential. These buildings combined a range of different shops and residential functions. The archaeology could provide new information, not available from other sources, regarding the evolution, design and construction of buildings on the site; the types of businesses on the site; how they changed over time; and how the people who ran these businesses lived.

The residential development along Brisbane Street is also of particular interest. Development for housing began in the area during the 1820s. Structural evidence is unlikely to have survived, however artefactual deposits may be present. By the mid-nineteenth century, this area was highly developed. Archaeological deposits from these houses can provide important information related to residential development, housing standards and the material culture of the residents. Differences in standards of housing may also be apparent between those houses constructed on the street frontage, as compared with those built in the rear yard spaces.

The nineteenth century phases of development of the Melville Street frontage are poorly understood from the historical records but are known to have combined a number of houses and a long running blacksmith operation. The archaeology of this area of the site could provide important information related to early nineteenth century industrial practices and standards of living for the residents.

- ***Can the site contribute knowledge which no other resource can?***

Commercial uses of the study area are generally better documented than residential ones. The archaeological potential of this residential development may provide important information about this community and individual residents. For example, what was the quality of the housing in the area? How did it vary across the site? How did it change or evolve during the nineteenth century? What was the population density? What was the material culture of the inhabitants - what did they eat and drink, how did they live? Does the collective archaeological resource confirm or challenge our expectations of the status of particular groups?

- ***Can the site contribute knowledge which no other site can?***

The study area is representative of the pattern of nineteenth century urban development in Hobart. Although similar sites are known from Hobart, sites of such a large size and integrated nature are increasingly rare within Tasmania. Comparable Tasmanian examples include the Montpelier Retreat, Dunn Place and Wapping 4 car parks. However, due to the complex interplay between residential and commercial uses of buildings within an urban environment means that each example contains information unique to that particular locale.

- ***Is this knowledge relevant to general questions about human history or other substantive problems relating to Australian history, or does it contribute to other major research questions?***

The study area demonstrates commercial, residential, recreational and industrial uses. The large size of the study area and its integrated nature may provide important information relevant to the broader development of Hobart during the early to mid-nineteenth century. Such information may be comparable with other similarly large urban archaeological sites in Australia including Casselden Place in Melbourne, and Cumberland/Gloucester Streets and Darling Harbour in Sydney.

***d) It is important as a representative in demonstrating the characteristics of a broader class of cultural places***

The archaeological potential of the study area is assessed as having representative importance at a State level of significance.

The archaeological potential of the study area is representative of the broader pattern of Hobart's nineteenth century urban development. The study area formed part of a community where commercial, residential, industrial, and recreational uses coexisted. By the mid-nineteenth century, this included approximately nine shops, three hotels and industrial sites interspersed with a large number of houses. The study area dates to a time when such living and working practices were not generally differentiated, as they are today.

***e) It is important in demonstrating a high degree of creative or technical achievement***

The study area is representative of broader patterns of urban development, but does not appear to demonstrate any aspects of creative or technical achievement in these uses.

***f) It has strong or special meaning for any group or community because of social, cultural or spiritual associations***

Although parts of the study area may have strong or special meaning to the community, it is unlikely that the archaeological potential of the site has social significance.

***g) It has a special association with the life or work of a person, a group or an organisation that was important in Tasmania's history***

At a local level of significance, the study area has important associations with a number of individuals important to Hobart's history including William Lindsay, John Jackson, Esh Lovell, John Cleghorn and Russell Allport and Frederick Spurling.

## 5.4 Archaeological Zoning Plan

Based on the historical research, disturbance history and significance assessment, an Archaeological Zoning Plan (AZP) has been prepared for the study area to show those areas predicted as having archaeological sensitivity and those areas where the archaeological potential has been substantially disturbed (Figure 98). This archaeological potential is derived from:

- The earliness of historic period occupation, beginning in the 1820s, and reaching its peak by the mid-nineteenth century;
- the integrated nature of the site that offers opportunities to realise original information from archaeological contexts that reflect combined commercial, residential, recreational and industrial functions that have the potential to contain artefact bearing deposits; and
- Conditions that appear to be conducive to the survival of archaeological features and/or deposits.

A simplified zoning has been adopted. Areas shaded **red** relate to sites of development assessed as having State level significance. Surrounding areas have also been shaded **red** to be inclusive of yard areas and potentially unknown structures. Areas shaded **orange** relate to sites of development assessed as having local level significance. Areas shaded **green** are those where the archaeological potential is predicted as being substantially compromised. Subsequent to the 2013 SoHAP,<sup>157</sup> additional research time has allowed for service locations and other underground features to be identified. This has allowed for a more fine-grained analysis of disturbances to be mapped.

Nonetheless, approximately 85% of the study area has been assessed as having archaeological sensitivity, with numerous specific sites of archaeological potential within this broader zoning.

Sprent's early 1840s survey and the 1905 Drainage Board plan have provided the most accurate and reliable source of information for this Zoning Plan. A degree of caution should be exercised in relying on other historical maps or plans (principally the maps of Hobart prepared in c.1828-30, c.1834 and c.1839) in accurately depicting building locations. For this reason, in some cases multiple depictions of the same building have been shown to account for these variations between maps.

The key to this AZP is included at Table 8. Within the study area, nine areas of archaeological potential or sensitivity have been defined, related to areas of historical development within each of the specific properties. For simplicity, these places are provided a name, related to either their key historical function, or early owners.

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<sup>157</sup> Austral Tasmania, Pty Ltd, *National Rental Affordability Scheme, Melville Street Hobart: Statement of Historical Archaeological Potential*, report prepared for the University of Tasmania, 27 September 2013, p.105

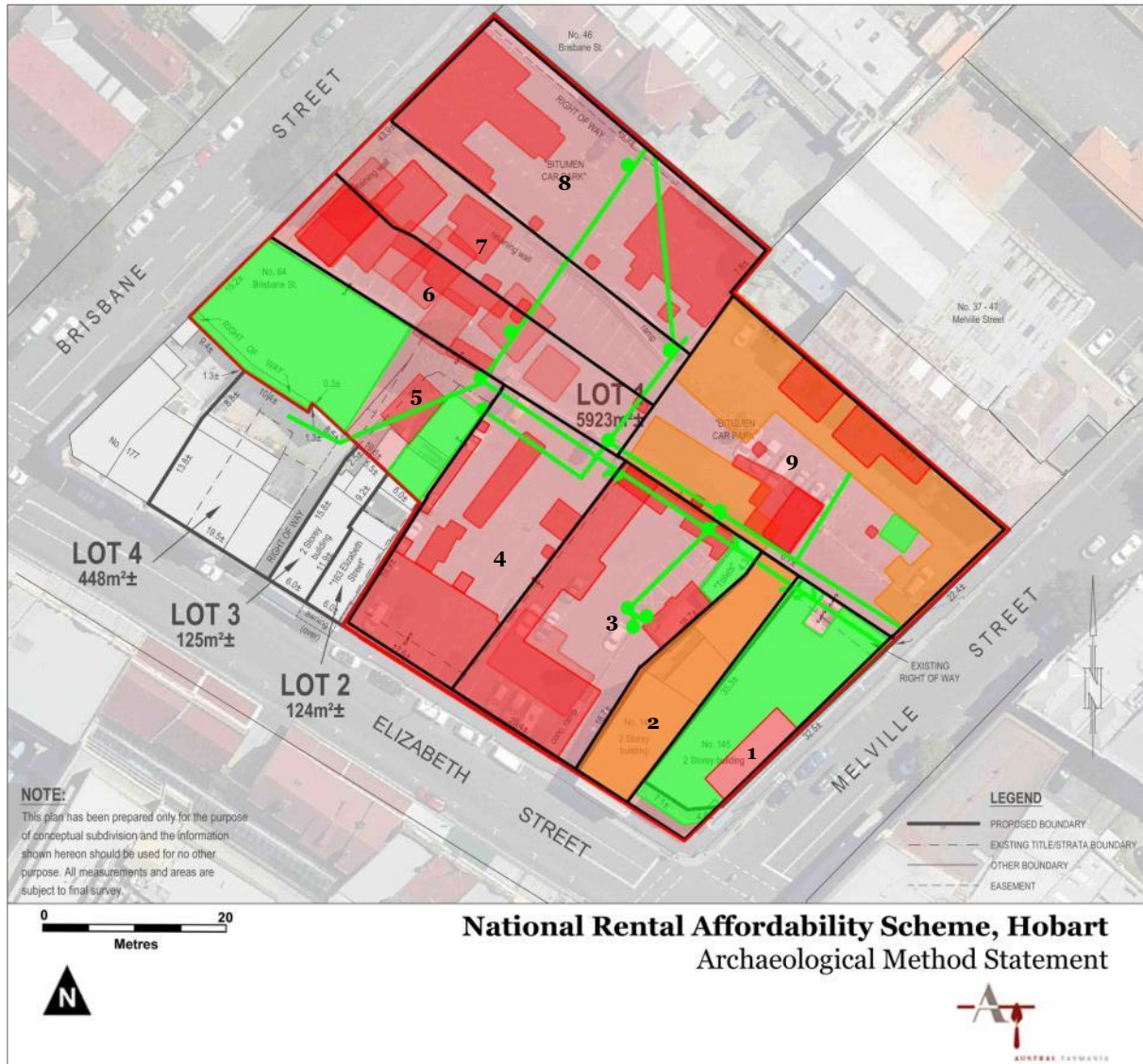


Figure 98: Archaeological Zoning Plan for the Study Area (Basemap provided by University of Tasmania).

AZP Ref. No.	Name
1	Black Prince Hotel Cellar
2	Shop complex/Scholz's Pork Butchers
3	Stowell Arms complex
4	Haberdasher's Arms complex
5	Solomon/Branscombe property
6	Williams/Case property
7	Davis/Cleghorn property
8	Osbourne/Lear/Cleghorn Property
9	Downes/Hanger/Allport Property

Table 8: Archaeological Zoning Plan Key

## **5.5 Archaeological Monitoring Results**

In June 2014, archaeological monitoring was carried out as part of the geotechnical and environmental works program. These works involved the excavation of test pits across the site. A total of 15 pits were excavated, with the pits serving as both geotechnical pits and environmental test sites.

The test pits were all deliberately located to avoid affecting structures marked on the earlier plans of the study area. A brief summary of the results from archaeological monitoring of the test pits found that various fills were present associated with the demolition of the various structures which were present within the study area. These fills generally overlaid a dark black, compacted organic layer which was often present at a depth of between 500 and 1500 millimetres from the surface of the carpark. This dark black deposit was interpreted as either a yard surface or occupational deposit and was often immediately above the natural underlying clay.

Two of the test pits located in the upper, northern part of the carpark contained large, angular sandstone rubble overlying a sandstone wall bonded by a weak mortar. The wall continued beyond the limit of excavation in both trenches.

## 6.0 ARCHAEOLOGICAL METHOD STATEMENT

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### 6.1 Design Review & Potential Archaeological Impacts

A Design Review is a means of quantifying the extent of impacts to areas of archaeological potential which assists in determining an archaeological strategy and management techniques.

The proposed development consists of several components across the entire study area. Four accommodation towers will be constructed towards the centre of the site, with the tallest being 12 storeys. These towers will be located above three levels of basement car parking which will occupy the majority of the site area. Retail and common areas will be located on the Melville and Elizabeth street frontages.

The car parking areas will require the bulk excavation of the majority of the site to achieve a height of RL 14.970 m. The extent of excavation required to achieve this height will vary considerably, given the topography that slopes towards the south-east. Car park access will be provided via Melville Street, with excavation in the order of 0.7 m at the entrance. The depth of excavation increases notably towards the centre and northern end of the site due to the increase in the reduced level of the existing ground levels. Along the Elizabeth Street frontage, excavations in the order of 1.14-2.77 m will be required to achieve the lower car park level. The deepest excavations will occur at the Brisbane Street end, where the site will be lowered by approximately 8.81 m. These excavation depths would not account for discrete areas of excavations for footings, piers, underground services or other sub-surface structural elements. (Figure 99). Figure 100 provides an approximate location for the toe of the bulk cutting. It suggests that whilst the majority of the site will be subject to bulk excavation, some locations on the perimeter will not be. This includes an area adjacent to 37-47 Melville Street, part of the Elizabeth Street frontage, and along Brisbane Street.

The archaeological impacts from these works will be substantial and wide-scale in nature. The following components have the potential to impact on archaeological material within the development site:

- The bulk excavation from the Brisbane Street end and towards the centre of the site is likely to remove all archaeological material.
- Lower, but still substantial levels of archaeological disturbance can be expected on the Melville and Elizabeth Street frontages.
- The demolition of the former Black Prince Hotel at 145 Elizabeth Street and the adjacent premises at 147 Elizabeth Street.
- Construction of footings and other sub-surface elements.

Some limited opportunities may exist to retain *in situ* archaeological material on the Melville and Elizabeth street frontages. In particular, the Elizabeth Street side of the development includes a student centre where the floor will slope with the footpath towards the north. To the north of the student centre is a proposed forecourt which will link the street with the interior of the site. Some opportunities may exist within these areas for the retention of archaeological material (Figure 101-102).



Figure 99: Site plan, existing and excavation (provided by University of Tasmania).

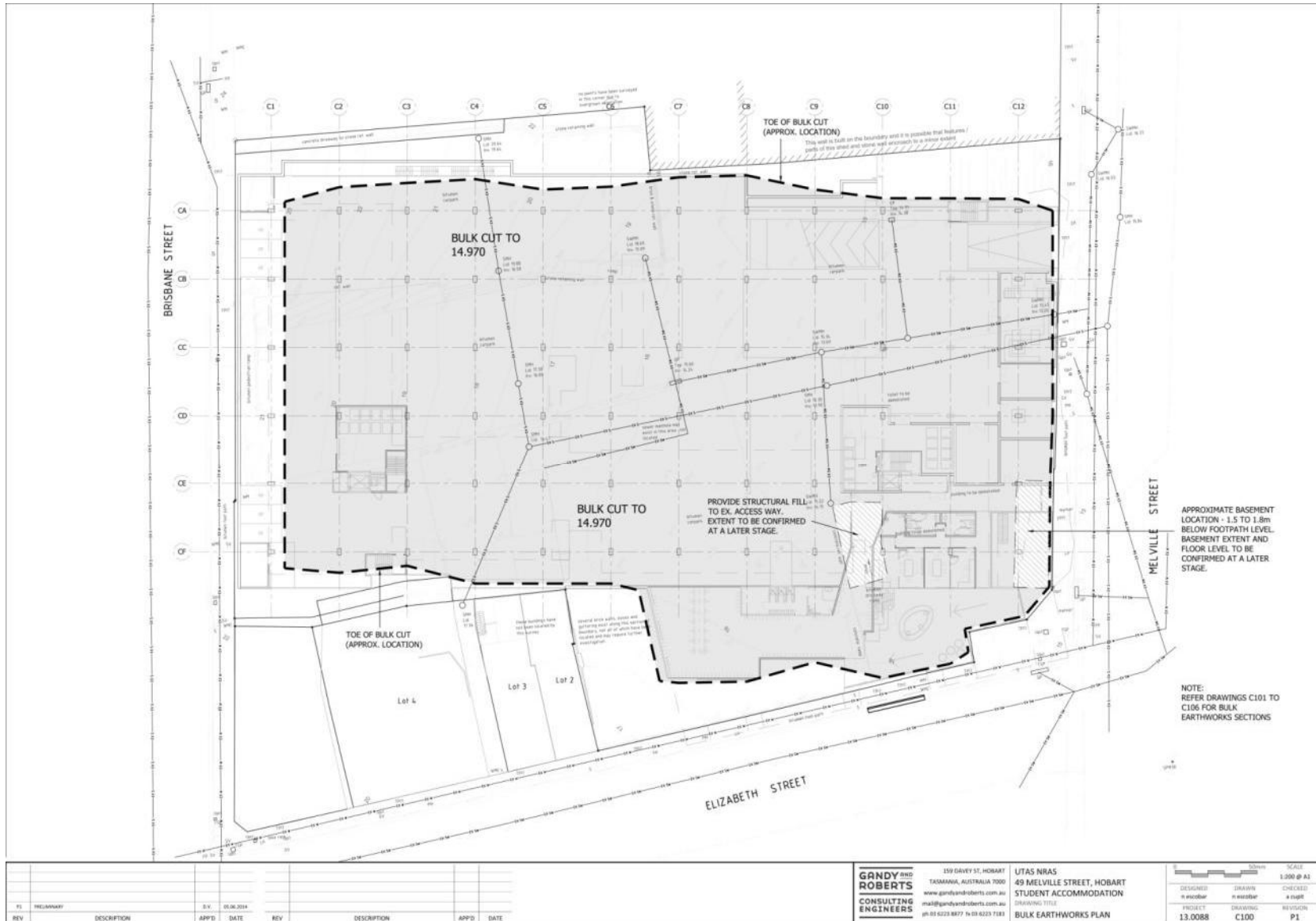


Figure 100: Bulk earth works plan. The approximate location of the toe of the bulk cutting is shown by the dashed line (provided by University of Tasmania).

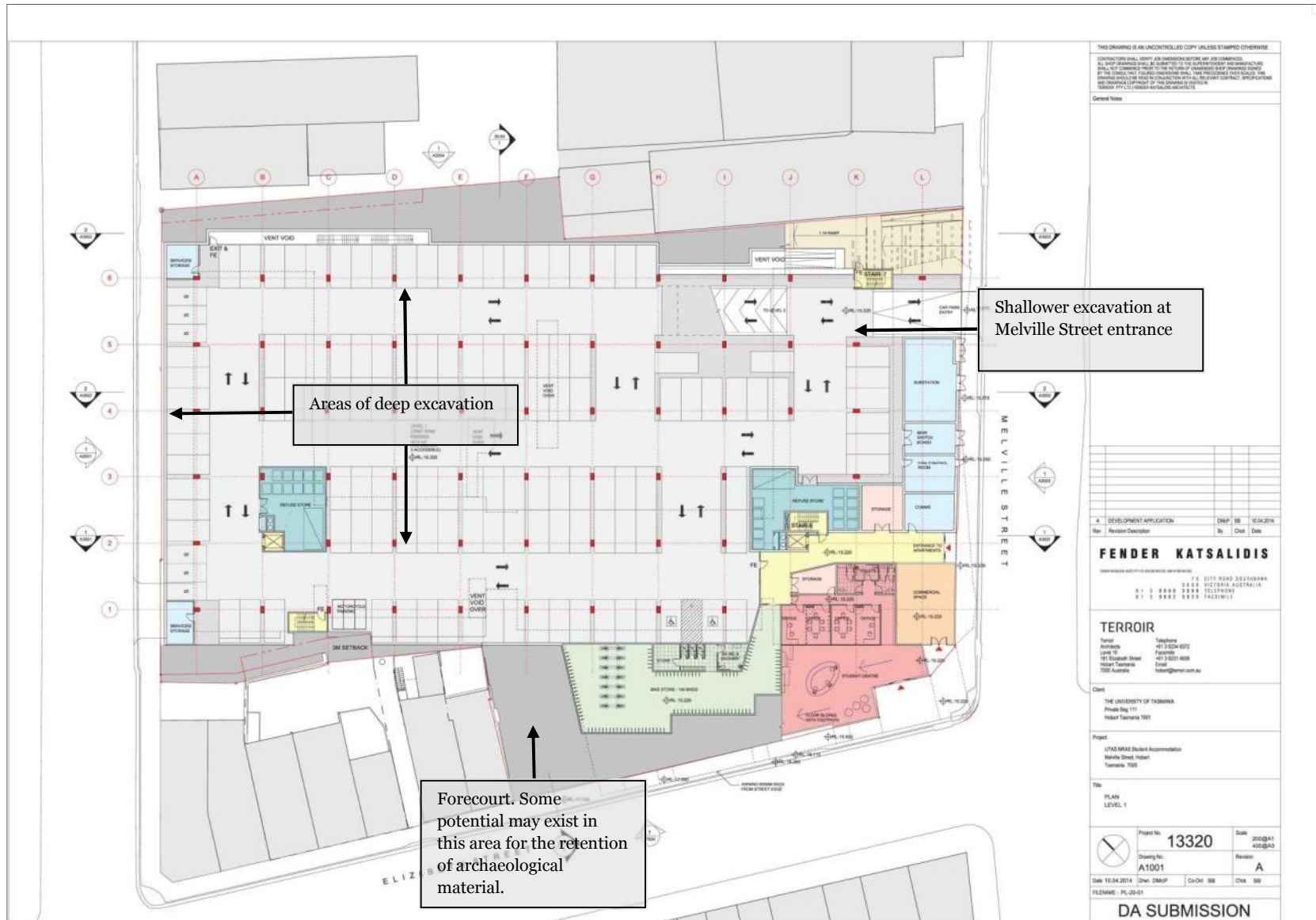


Figure 101: Plan Level 1 annotated to show areas of higher and lower disturbances (provided by University of Tasmania).



Figure 102: Elizabeth Street elevation (provided by University of Tasmania).

## 6.2 Structure of this Archaeological Method Statement

This AMS provides the detailed recommendations for the archaeological management of the study area in response to the proposed development. The AMS has been structured into two key parts:

- The overarching requirements for the project, addressing such matters as statutory compliance; objectives for the investigations; division of responsibilities between the client and archaeological consultant; and operational matters related to work place safety, structural requirements and site establishment (section 6.3).
- The recommended archaeological methods, including the strategy for management; excavation and recording methods; artefact collection and analysis; reporting; interpretation and achieving a public benefit (section 6.4).

## 6.3 Overarching Requirements

### 6.3.1 Statutory Compliance

This Archaeological Method Statement should form part of the Development Application for determination by Hobart City Council and the Tasmanian Heritage Council Tasmania. No archaeological works are to occur without a permit.

### 6.3.2 Aboriginal Heritage Project Inception Briefing & Unanticipated Discovery Plan

There are no currently recorded Aboriginal heritage sites within the study area and Aboriginal Heritage Tasmania, DPIPWE considers that the study area has a low probability of Aboriginal heritage being present. However, protocols should be in place to manage Aboriginal heritage should it be discovered or suspected during works.

Prior to undertaking any excavations, all staff and contractors will be provided an illustrated briefing for the identification of Aboriginal cultural material and the processes for its management should it be discovered, or suspected during works. This illustrated briefing shall be provided to the Client as an ongoing management tool for use during the construction phase of development.

A contact list will be prepared providing contact details for all relevant parties and the notification procedures where Aboriginal cultural material is discovered or suspected.

The Unanticipated Discovery Plan for managing Aboriginal heritage (Appendix 1) should form part of the project specifications where ground disturbances are proposed.

### 6.3.3 Objectives and Proposed Outcomes of Archaeological Excavations

The objectives of undertaking archaeological excavations within the study area are to:

- Determine how much fabric from significant historical phases of development survives *in situ*;
- Establish the nature of the remains including structural materials, intactness and integrity;
- Establish if *in situ* archaeological contexts such as underfloor and yard deposits survive;
- Derive from the features and deposits information about building form and function; and
- Derive from the features and deposits information about historic occupancy.

A specific strategy for archaeological works within the study area is included in section 6.4.1.

Where these objectives are achieved, the archaeological excavation program may:

- Result in the recovery of rare and valuable information (including artefacts) about early to mid nineteenth century settlement patterns in Hobart;
- Provide an opportunity to compare the documented past with that presented by the archaeology;
- Provide information and artefactual material for a detailed interpretation of the site;

- Provide an archaeological comparative database for similar residential, commercial, recreational and industrial sites in Tasmania; and
- Provide a clear and unencumbered site for the client to redevelop.

#### **6.3.4 Client Liaison**

Liaison between the Client and Archaeological Consultant should occur prior to commencement of the project to establish clarity in the division of responsibilities. Generally the responsibilities are allocated in the manner set out below, but this is negotiable.

The client is usually responsible for:

- Provision of a water supply to archaeological areas;
- Provision of a site office (including toilet and washroom facilities);
- Responsibility for all perimeter site fencing, signage and security;
- Ensuring that a pre-commencement structural/engineering assessment has been carried out to define areas to be excluded from archaeological excavation so as to avoid structural damage to adjacent places;
- Ensuring that appropriate Work Health and Safety guidelines have been established for the identification and management of any toxic materials or deposits;
- Ensuring that demolition activities in areas with archaeological potential cease at ground level so that archaeological deposits and features are not impacted (i.e., no removal of foundations and footings and so on without archaeological supervision); and the
- Provision of a Traffic Management plan for spoil removal from the site during excavations.

The Archaeological Consultant's responsibilities include:

- The preparation of a Safe Work Method Statement (SWMS) covering the duties and responsibilities of the Archaeological Consultant and its subcontractors;
- The supply of archaeological excavation tools and equipment;
- The supply of a company vehicle;
- The hire of a suitably-equipped machine excavator and operator;
- The hire of a suitable tradesperson to erect shoring for trenches as required;
- The hire of a pump to remove water from trenches where cultural deposits exist below the ground water level, or following rain episodes;
- Undertaking underground service location checks;
- Consideration of structural/engineering advice and implementation of measures to ensure the archaeological component of works will not impact the surviving integrity of any adjacent structures;
- The provision of internal barrier fencing for site safety around open pits and trenches;
- Archaeological excavation of the site; and
- The survey of trench locations and key features revealed at the conclusion of excavation.

#### **6.3.5 Limitations and constraints**

The following constitute circumstances or conditions that are likely to be beyond the control of the Archaeological Consultant and may affect the acquittal of excavations:

- Bad weather causing extended delays to the program through lost working days that cannot be addressed by re-scheduling or re-deployment of the excavation team members on other project related tasks;
- Structural/engineering assessment requires modification of the planned approach;

- Contamination (including asbestos and hazardous compounds which have infiltrated the archaeological deposits) is encountered which poses a threat to the excavation team or public safety and cannot be economically or safely managed as part of normal archaeological processes;
- Live underground services precluding access to the target sites (or parts thereof);
- Unmanageable volumes of groundwater are encountered;
- The discovery of Aboriginal cultural material and its management, including any permit requirements.

### **6.3.6 Managing Risks from Contamination**

The 2013 environmental assessment identified soil contaminants at four borehole sites in excess of the adopted criteria for high residential land use. Further investigations of these sites was carried out in June 2014 to determine the full vertical and lateral distribution of the contaminants, and the location of the underground fuel tank.

At the time of reporting, the results of the further environmental analysis were not available to Austral Tasmania, although discussions have been held with the Principal Environmental Scientist.<sup>158</sup> Trace levels of hydrocarbon contaminants were found during these works, although not of a level that would prevent archaeological excavation of the site. Due care should however be taken by the Archaeological Consultant during works, particularly in the location corresponding with the former foundry. Notification protocols should be in place to seek the advice on an Environmental Scientist should contaminated material be identified or suspected during excavation works. The management of contaminated material may be a constraint on archaeological excavations at the site.

### **6.3.7 OH&S issues and management**

The Archaeological Consultant will prepare a Safe Work Method Statement (SWMS) for the archaeological component of the works. All archaeological and subcontractor staff must attend an induction based on the SWMS and sign a declaration that they have received an induction and read the SWMS. A copy of the SWMS will be forwarded to the Client for information and copies of the document shall be available on site for the duration of the excavation. Updates shall be circulated and accompanied by a directive to destroy earlier versions replacing them with the current version being supplied.

Prior to the commencement of the excavation, the sites to be investigated will be inspected by a service locator. If, for whatever reason, services suspected of being live are encountered then these may (if required) be dealt with by a relevant tradesperson.

Excavations are likely to exceed a safe working depth of 1.5m. Where this occurs, then a protocol for benching or shoring the trenches will be implemented.

### **6.3.8 Structural/Engineering Assessment**

The client should arrange for a pre-commencement structural/engineering assessment to be carried out to define areas to be excluded from archaeological excavation to ensure the stability of surrounding major structures as well as adjacent footpaths and roads. The establishment of these exclusion zones may reduce in scope the extent of archaeological excavations.

### **6.3.9 Site establishment**

Site preparations are to be undertaken by the Archaeological Consultant in the week before formal archaeological excavations commence. These shall include supervision of fencing placement, definition of temporary stockpile areas, cutting of asphalt and concrete surfaces, establishment of facilities, including access to toilet, hand washing, site office and temporary storage facilities. Service location checks will be carried out during this period.

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<sup>158</sup> Pers. comm. Peter Topliss, GHD, 19 June 2014

### **6.3.10 Fencing**

The Client is responsible for the fencing and security of the entire study area and will ensure that it surrounds work and storage areas comprehensively. At a minimum, the fence will be a movable panel chain wire design inset to heavy, movable bases, 1.8m in height.

### **6.3.11 Concrete cutting**

The University's building contractor will be responsible for ensuring that the edges of the excavation areas will be delineated by the cutting of the present surfaces under the direction of the Archaeological Consultant and in consultation with the University's structural engineer to ensure that the sides of the excavation are as stable as practicable. Additional concrete cutting may be required to extend excavations. It is assumed local water sources are available for concrete cutting. Water runoff will be directed into available stormwater systems, with silt being retained by silt traps.

### **6.3.12 Personal Protective Equipment**

As a minimum, all staff must wear high visibility safety vests and steel capped boots on entering the work site. When working with machines and in trenches they must also wear a hard hat. Other protective measures appropriate to site conditions shall be adopted according to need and the requirements of the SWMS.

### **6.2.13 Spoil management**

Spoil will be managed by temporarily stockpiling on site. Spoil stockpiles will be monitored to ensure runoff and wind-borne dust hazards are appropriately contained. As archaeological potential exists across the majority of the site, it will not be possible to permanently stockpile the soil on site during excavation works. Spoil stockpiles will therefore need to be periodically removed in accordance with the Traffic Management Plan.

### **6.3.14 Site Handover**

The excavation director will advise the Client, Heritage Tasmania and Hobart City Council in writing of the conclusion of archaeological investigations. Following such notice, the excavated areas will be made available for construction works.

## **6.4 Archaeological Methods**

### **6.4.1 Strategy to Managing Archaeological Values**

The recommended approach to managing archaeological values is based on maximising the archaeological information retrieved from a targeted investigation of the site.

The extensive use of combined sampling, testing and investigative techniques is recommended to identify those particular sites that are likely to yield answers to research questions and should be investigated more closely. This will require a reactive method from the archaeological consultant where priorities can be assigned based on the ongoing findings of the sampling and testing.

The premise of this approach relates to the ability of the site to provide new and important information. Essential knowledge about the site has largely been established in the historical overview. This includes information related to occupation timelines, phasing, activity type and area. Any archaeological investigations of the study area should therefore aim to meaningfully enhance this existing information base by connecting archaeological evidence to recorded historical development, and at its broadest, enhance our understanding of Tasmanian urban development and its evolution.

The study area will provide such meaningful information where the archaeology demonstrates Hobart's nineteenth century urban development, with its mix of commercial, residential, recreational and industrial uses over a single consolidated site. By the mid-nineteenth century, this included at least nine shops, three hotels, a blacksmith's operation, and a large number of residences. Over the course of the nineteenth century, some 28 separate residences may have been constructed, not accounting for combined residential and commercial buildings, a very common nineteenth century practice.

The number of places historically developed and their functions provide an opportunity to understand a mixed community. Within the site itself, archaeological comparisons could be made of the key function types: residential, commercial and recreational. Historical documentation also indicates that houses located on the street frontages had higher rateable values than those located at the rear or interior of blocks. From structural and artefactual remains, it may be possible to compare living conditions, lifestyles and class differences within a single site. Such archaeological information could then be compared with other similar mixed communities in Tasmania (e.g., Wapping 4), and more broadly (Darling Harbour in Sydney and the Five Points Area in New York).

The ability of the study area to provide such information is dependent on two key factors being present: firstly, structural evidence of former buildings, surfaces or infrastructure; and secondly, stratified, artefact bearing contexts. Structural information will be valuable for understanding construction methods, changes over time and internal room divisions, but of itself, is unlikely to provide substantially new and important information beyond what is already known from documentary records, maps, surveys and photographs.

However, more meaningful - research orientated - information about the site will be available where stratified artefact bearing deposits are located. Such material can provide important information related to the function of a particular site, and how the occupants lived, worked or socialised. As the study area is representative of a mixed community, this understanding of function is crucial to the significance of the site.

#### **6.4.2 Field methodology - General**

Excavation will commence with the machine removal of existing surfaces, followed by shallow exploratory trenches excavated with a small hydraulic machine under the supervision of a suitably qualified and experienced senior archaeologist. The purpose of these exploratory trenches is to rapidly locate significant remains. Where significant archaeological deposits are revealed, trench areas will be expanded to fully expose the feature.

Where archaeological investigations reveal evidence of former buildings, surfaces or infrastructure, such features should be recorded in accordance with professional standards for archival or interpretive purposes.

Where archaeological investigations reveal stratified, artefact bearing contexts which may provide information related to occupation or function, the site should be subject to context based controlled archaeological excavation. The archaeological consultant should have the discretion to determine which sites should be more closely investigated where the archaeology represents new and original information beyond what is already known from the historical records and which will assist in answering the research questions.

The archaeologist will liaise with the University's managing contractor to expedite bulk excavation as soon as possible in areas where archaeological excavations have been completed.

#### **6.4.3 Archaeological Zoning Plan & General Management Techniques**

The Archaeological Zoning Plan defines those areas assessed as having archaeological potential and is the basis for the archaeological management of the study area (Figure 102). Areas shaded **red** relate to sites of development assessed as having archaeological potential at a State level of significance. Surrounding areas have also been shaded **red** to be inclusive of yard areas and potentially unknown structures and/or subsurface features.

Areas shaded **orange** relate to sites of development assessed as having archaeological potential at a local level of significance. These are 147 Elizabeth Street developed for three combined shops and residences, and in c.1891, redeveloped as Scholz's pork butchers; and secondly, Russell Allport & Co's foundry and workshop complex in Melville Street, established on the site in the 1890s.

Areas shaded **green** are those where the archaeological potential is predicted as being substantially compromised. This includes the majority of the former Black Prince Hotel, the car park toilet block, the block of flats at the rear of 163 Elizabeth Street, the commercial building at 64 Brisbane Street, and the location of underground services and the underground fuel storage tank.

The study area has been divided into nine parts with reference to the historical patterns of development on each property, and provided a name related to either their key historical function or early owners. For clarity, specific buildings within each part are assigned the same numbers used in

the disturbance history and shown by square brackets. Table 9 below summarises the targets specified for each of the nine areas and the general archaeological methods to be deployed. Different approaches to archaeological management are recommended in response to the levels of significance and potential across the site, including the locations of extant buildings.

AZP Ref. Nos.	Name	Desired Archaeological Attributes	General Archaeological Methods Summary
8	Black Prince Hotel Cellar	<ul style="list-style-type: none"> <li>The cellar aligned to Melville Street may have escaped widespread disturbances from the 1960s reconstruction of the Black Prince hotel.</li> <li>Occupational deposits (and possibly some structural material) related to the function of the Hotel [8] from c.1834 to its redevelopment in the 1960s may exist within this area.</li> </ul>	<ul style="list-style-type: none"> <li>Undertake test excavations within the cellar area to determine the presence or otherwise of occupational deposits, or structural material.</li> <li>No further action is considered warranted if testing fails to locate the presence of earlier phases of development. Further excavation will be warranted where such evidence is located.</li> </ul>
8c, 19, 19a, 28	Shop complex	<ul style="list-style-type: none"> <li>Structural and occupational deposits related to shop complex [8c] from c.1834 to c.1891.</li> <li>Structural and occupational deposits related post-c.1891 redevelopment as butchers and small goods factory [19], [19a], [28].</li> </ul>	<ul style="list-style-type: none"> <li>Following demolition of the buildings to ground level, undertake archaeological monitoring and recording of features.</li> <li>Revealed structural features should be recorded and a representative sample of diagnostic artefacts from significant and secure <i>in situ</i> contexts should be recovered.</li> </ul>
2, 2b, 12, 12a, 20	Stowell Arms complex	<ul style="list-style-type: none"> <li>Structural and occupational deposits related to the Stowell Arms hotel and ancillary structures [2], [2b].</li> <li>Structural and occupational deposits related to the late 1830s redevelopment of the Stowell Arms as a combined hotel and shop complex [12], [12a].</li> <li>Structural and occupational deposits related to the brick residence in the rear yard [20].</li> <li>Most of the outbuildings located along the north-eastern boundary ([2a], [12b], and [12c]) have been subject to later service disturbances and the construction of the toilet block. Only limited archaeological potential may exist in this area.</li> </ul>	<ul style="list-style-type: none"> <li>Under archaeological supervision, remove existing surfaces by machine, followed by shallow exploratory trenches by machine to locate significant remains. Where significant archaeological deposits are revealed, trench areas will be expanded to fully expose the feature.</li> <li>Where archaeological investigations reveal evidence of former buildings, surfaces or infrastructure, such features should be recorded in accordance with professional standards for archival or interpretive purposes.</li> <li>Carry out context based controlled archaeological excavations where stratified, artefact bearing contexts are located which may provide information related to hotel, commercial and residential uses.</li> <li>The archaeological consultant should have the discretion to determine which sites should be more closely investigated where the archaeology represents new and original information beyond what is already known from the historical records and which will assist in answering the research questions.</li> </ul>
13	Haberdasher's Arms complex	Structural and occupational deposits related to period of hotel use, and later combined commercial and residential functions [13] inclusive of outbuildings within the rear yard.	As above. Note that within this area, the 2013 environmental assessment located contaminants in soil in excess of the adopted criteria for high residential land use within this area. These results were obtained near the north- east corner of this area. A further

AZP Ref. Nos.	Name	Desired Archaeological Attributes	General Archaeological Methods Summary
			environmental test pit was excavated in this location in 2014. At the time of reporting, the results of the further environmental analysis were not available to Austral Tasmania, although discussions have been held with the Principal Environmental Scientist. Trace levels of hydrocarbon contaminants were found during these works, although not of a level that would prevent archaeological excavation of the site. Due care should however be taken by the Archaeological Consultant during works and notification protocols should be in place to seek the advice on an Environmental Scientist should contaminated material be identified or suspected during excavation works. The management of contaminated material may be a constraint on the archaeological excavations.
9	Solomon/ Branscombe property	<ul style="list-style-type: none"> <li>• Structural and occupational deposits related to building [9], which only appears on the c.1834 map.</li> <li>• The function and construction material of this building is unknown. However, given its internal location, it is likely to have served a residential or utilitarian use. The south-eastern end of this building site was developed in the 1960s for the block of flats, whilst the sewer mains is likely to have caused linear disturbances to archaeological deposits.</li> <li>• Only limited archaeological potential may exist in this area.</li> </ul>	<ul style="list-style-type: none"> <li>• Areas for archaeological investigations are limited by later disturbances related to the construction of the block of flats and underground services crossing the site.</li> <li>• Undertake test excavations within the site to determine the presence or otherwise of occupational deposits, or structural material.</li> <li>• No further action is considered warranted if testing fails to locate the presence of earlier phases of development. Further excavation will be warranted where such evidence is located.</li> </ul>
5a, 5b, 5c, 15, 23	Williams/Case property	<ul style="list-style-type: none"> <li>• Occupational deposits related to the first phase of residential development on the site (by c.1828-30) [5a], [5b] and [5c]. Structural evidence of these buildings is unlikely to be present, unless they were constructed on masonry footings.</li> <li>• Structural and occupational deposits related to Henry Case's house constructed by the early 1840s [15].</li> <li>• Structural and occupational deposits related to the conjoined residences located at the rear of the property during the early-mid 1840s [23].</li> </ul>	<ul style="list-style-type: none"> <li>• Under archaeological supervision, remove existing surfaces by machine, followed by shallow exploratory trenches to locate significant remains. Where significant archaeological deposits are revealed, trench areas will be expanded to fully expose the feature.</li> <li>• Where archaeological investigations reveal evidence of former buildings, surfaces or infrastructure, such features should be recorded in accordance with professional standards for archival or interpretive purposes.</li> <li>• Carry out context based controlled archaeological excavations where stratified, artefact bearing contexts are located which may provide information related to residential development.</li> <li>• The archaeological consultant should have the discretion to determine which sites should be more closely investigated where</li> </ul>

AZP Ref. Nos.	Name	Desired Archaeological Attributes	General Archaeological Methods Summary
			<p>the archaeology represents new and original information beyond what is already known from the historical records and which will assist in answering the research questions.</p> <ul style="list-style-type: none"> <li>Note that within this area, the 2013 environmental assessment located contaminants in soil in excess of the adopted criteria for high residential land use within this area. These results were obtained in the vicinity of [5c]. A further environmental test pit was excavated in this location in 2014. At the time of reporting, the results of the further environmental analysis were not available to Austral Tasmania, although discussions have been held with the Principal Environmental Scientist. Trace levels of hydrocarbon contaminants were found during these works, although not of a level that would prevent archaeological excavation of the site. Due care should however be taken by the Archaeological Consultant during works and notification protocols should be in place to seek the advice on an Environmental Scientist should contaminated material be identified or suspected during excavation works. The management of contaminated material may be a constraint on the archaeological excavations.</li> </ul>
16, 24	Davis/Cleghorn property	<ul style="list-style-type: none"> <li>Structural and occupational deposits related to Thomas Davis' second house [16] constructed by the early 1840s.</li> <li>Structural and occupational deposits related to the conjoined residences setback from Brisbane Street and constructed during the 1840s [24].</li> </ul>	As above.
25, 26	Osbourne/Lear/Cleghorn Property	<ul style="list-style-type: none"> <li>Structural and occupational deposits related to the three terraces located at the rear of the property and constructed during by the mid-1840s [25].</li> <li>Structural and occupational deposits related to the three terraces located on the Brisbane Street frontage and constructed by 1853 [26].</li> <li>Structural deposits related to the first phases of residential development on the site (c.1824) [6], and by 1843 [17] are unlikely to exist due to subsequent disturbances from [26]. Artefactual deposits from [6] and [17] may exist in the yard area.</li> </ul>	<ul style="list-style-type: none"> <li>As above. Note that within this area, the 2013 environmental assessment located contaminants in soil in excess of the adopted criteria for high residential land use within this area. These results were obtained to the north-east of the predicted site of the three terraces [25]. A further environmental test pit was excavated in this location in 2014. At the time of reporting, the results of the further environmental analysis were not available to Austral Tasmania, although discussions have been held with the Principal Environmental Scientist. Trace levels of hydrocarbon contaminants were found during these works, although not of a level that would prevent archaeological excavation of the site. Due care should however be taken by the</li> </ul>

AZP Ref. Nos.	Name	Desired Archaeological Attributes	General Archaeological Methods Summary
			<p>Archaeological Consultant during works and notification protocols should be in place to seek the advice on an Environmental Scientist should contaminated material be identified or suspected during excavation works. The management of contaminated material may be a constraint on the archaeological excavations.</p> <ul style="list-style-type: none"> <li>• Also note that that the stormwater line crosses part of the predicted location of the three terraces [25] and will partially constrain investigations within this area.</li> </ul>
7a, 7b, 18, 27, 29, 30	Downes/ Hanger/ Allport Property	<ul style="list-style-type: none"> <li>• Occupational deposits related to the residential and blacksmith uses of the property, commencing by c.1828-30 and evolving during the course of the nineteenth century [7a], [7b], [18]. If these timber buildings were constructed on masonry footings, some structural evidence of these buildings may remain.</li> <li>• Structural and occupational deposits related to late nineteenth to early twentieth century development as a foundry and engineering workshop [27], [29] and [30].</li> </ul>	<ul style="list-style-type: none"> <li>• Under archaeological supervision, remove existing surfaces by machine, followed by shallow exploratory trenches by machine to locate significant remains related to the foundry and engineering workshop complex [27], [29] and [30]. Revealed structural features should be recorded and a representative sample of diagnostic artefacts from significant and secure <i>in situ</i> contexts should be recovered.</li> <li>• Archaeological testing within this area should then be undertaken to determine the presence or absence of earlier development on this part of the site ([7a], [7b] and [18]). No further action is considered warranted if testing fails to locate the presence of earlier phases of development. Further excavation will be warranted where such evidence is located.</li> <li>• Note that within this area, the 2013 environmental assessment located contaminants in soil in excess of the adopted criteria for high residential land use within this area. These results were obtained to the north-west corner of the site within [29]. A further environmental test pit was excavated in this location in 2014. At the time of reporting, the results of the further environmental analysis were not available to Austral Tasmania, although discussions have been held with the Principal Environmental Scientist. Trace levels of hydrocarbon contaminants were found during these works, although not of a level that would prevent archaeological excavation of the site. Due care should however be taken by the Archaeological Consultant during works and notification protocols should be in place to seek the advice on an Environmental Scientist should contaminated material be identified or suspected during</li> </ul>

AZP Ref. Nos.	Name	Desired Archaeological Attributes	General Archaeological Methods Summary
			excavation works. The management of contaminated material may be a constraint on the archaeological excavations.

**Table 9: Archaeological Zoning Plan Key, Desired Archaeological Attributes & Methods**

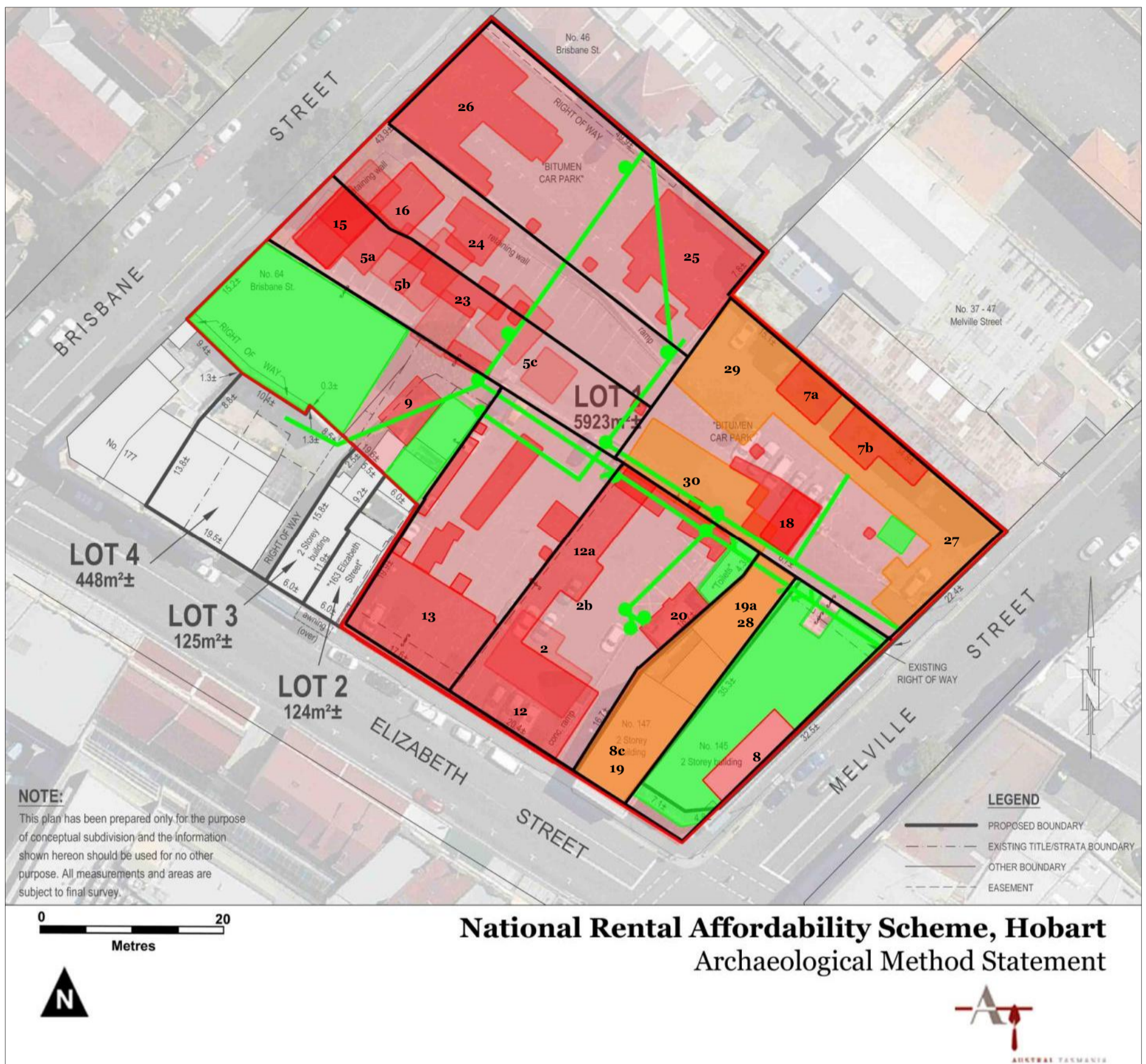


Figure 103: Annotated Archaeological Zoning Plan (Basemap provided by University of Tasmania).

#### **6.4.4 Excavation methods**

The Excavation Director in consultation with the supervising archaeologist will have complete and absolute discretion over the excavation, taking into account a range of factors which experience suggests are unquantifiable, and therefore subject to change. The intended methods are set out below.

Archaeological excavations will involve the extensive use of a small tracked excavator (approximately 5 – 8 tonnes) equipped with a variety of buckets. Generally, buckets with claws will be used for the removal of hard extant surfaces and excavation of compacted, non-significant contexts. A smooth-edged bucket (generally 400-1200 mm wide) will be used to excavate the majority of consolidated deposits.

Excavation is intended to be acquitted as per the accepted, best-practice form of historical archaeological methods. Deposits and features will be removed in strict reverse order of deposition, with salient characteristics carefully recorded. Mechanical excavation will be undertaken via a series of shallow scrapes so that the exposed surface in the pit or trench is progressively reduced in a controlled manner. Where a feature or anomaly is noted, it will be investigated by hand. Small hand tools such as picks, shovels, pointing trowels, brushes and pans will be used in manual excavation for either cleaning up excavated areas or revealing exposed features or deposits. Mechanical excavation will cease on encountering *in situ* historical features and deposits that are the target of the excavation. The exposed features and deposits will then be cleaned up by hand and recorded.

Once the target *in situ* features and deposits have been investigated and accurately recorded, they may be removed for the purposes of investigating the underlying archaeology.

#### **6.4.5 Opportunities for *in situ* conservation**

Consideration should be given to the *in situ* conservation of archaeological material. In particular, *in situ* conservation should be considered where significant archaeological fabric has interpretive potential which can be meaningfully presented to users of the site and any ongoing maintenance requirements can be defined and managed. Such opportunities are likely to be limited to locations on Elizabeth and Melville streets.

#### **6.4.6 Recording methods**

Basic, best practice, principles of stratigraphic excavation and recording will be adopted. Recording and documentation of archaeological contexts will conform to standard archaeological methods. The archaeological works will be recorded by way of measured drawings, surveys, photographs and written descriptions.

Measured plans will be prepared during the excavation. The site is to be recorded in such a way that excavated features and deposits can be related to each other, the whole site and, if necessary, the wider urban setting. Plans will be completed in a range of scales, utilising a variety of different methods: from site and feature plans, to elevations, sections and overlays.

Levels will be recorded as necessary throughout the course of the excavation. This data will be used to understand the relationship of the stratigraphy and features encountered.

All significant elements will be photographed with a scale bar. Digital media will be used for photographic recording.

In addition to the compilation of thorough field notes, provenance data and descriptions will be recorded on numbered context recording sheets. Documentary records of the excavation will be supplemented by the preparation of Context Schedules and a Harris Matrix for the excavation areas. The excavation director or the supervising archaeologist will keep a field journal and a visual diary, creating a written and photographic record of the daily progression of the excavation.

#### **6.4.7 Artefact collection and post-excavation analysis**

All artefacts recovered from significant or potentially significant *in situ* artefact bearing contexts are to be retrieved and retained for post-processing. Artefacts from imported fill deposits, disturbed contexts (including surface collections), and/or which are non-diagnostic will not be retained unless they are rare, and/or have a high interpretive value or are otherwise of significance. If extremely large amounts

of artefacts are found priorities will be assigned in respect of the proportion of material to be analysed. All artefacts deemed worthy of retention will be catalogued.

Artefacts will be recorded with all standard information required to identify them. This information will include site name, area number, space (if required), unit (or context) number, date excavated and excavator's initials. If deemed necessary, some artefacts or artefact groupings may be recorded *in situ* (through inclusion on measured drawings or through survey) prior to their removal.

All artefacts will be cleaned (if appropriate), bagged in suitable polyethylene or paper bags, double-tagged with Tyvek (or similar) labels. The labels will be annotated using permanent ink pens. Analysis by a historical archaeological artefacts expert will then proceed. Advice will be provided on any specific storage or curatorial needs for the assemblage.

#### **6.4.8 Permanent and Secure Storage of Artefacts**

Following analysis and reporting, the artefact assemblage will be handed over to the Client. Artefacts of high significance or with high interpretive potential will be identified and retrieved for use in on site interpretation. The remainder of the artefact collection will be permanently and securely housed by UTAS, either on site, or at other UTAS campuses and will be made available on request to UTAS for legitimate research purposes.

#### **6.4.9 Preparation of post-excavation report**

An illustrated fully referenced report will be produced with reference to the requirements of section 4.2 of the Tasmanian Heritage Council's Practice Note 2: *Managing Historical Archaeological Significance in the Works Application Process*. This will contain sections describing rationale and methods, historical context, description of findings (augmented by annotated plans and images), artefact analysis and interpretation of results.

The report will be made available to the Client, Heritage Tasmania, Hobart City Council, the State Library of Tasmania and the Tasmanian Museum and Art Gallery.

#### **6.4.10 Public Benefit Recommendations**

Newly found information arising from archaeological excavation should be communicated to achieve a public benefit. The type of media and extent of communications will be responsive to the archaeological deposits revealed during works and budgetary and program constraints.

During the excavation phase, explanatory posters are to be installed around the perimeter fencing by the archaeologist and the excavations will be broadcast via a webcam provided by UTAS.

Where the nature and extent of archaeological deposits revealed during the excavations is sufficiently meaningful and important and within budget and program limitations, consideration will be given to broader communications techniques including:

- Identifying opportunities for University involvement, for example, presentations to students, site tours and so on;
- UTAS press releases;
- A public open day and site tour; and
- Post-excavation print publications such as articles, conference papers, and publication in academic journals.

#### **6.4.11 Interpretation Plan**

An interpretation plan should be prepared to document the manner in which the history and significance of the place will be presented. Working in consultation with the archaeological consultant, this may include:

1. A passive or interactive interpretive display of the history of the site and its archaeology (including an artefact display) to be incorporated into the new building;

2. The *in situ* display of archaeological material where significant archaeological fabric has interpretive potential which can be meaningfully presented to users of the site and any ongoing maintenance requirements can be defined and managed; and
3. The incorporation of retrieved structural material into the new building.

#### **6.4.12 Managing Unanticipated Discoveries**

No further action is considered warranted for locations assessed as having low archaeological potential, that is, those areas shaded **green** in the Archaeological Zoning Plan. However, for precautionary purposes and in the project specifications, notification protocols should be put in place whereby archaeological advice is sought in the event that features or deposits of an archaeological nature<sup>159</sup> are uncovered during excavation within these zones of assessed lower potential (shaded **green** on the AZP) or where doubt exists concerning the provenance of any strata revealed during excavations. In such instances, excavation should immediately cease pending attendance on site and receipt of advice from a qualified archaeologist, at which point, depending on the findings, it may also be necessary to involve statutory authorities in discussions.

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<sup>159</sup> This may include but not be limited to the exposure of orange hand made clay bricks or stone forming walls or surfaces, or artefacts - typically fragments of ceramic, bottle glass, bone, shell, metals or other items.

## 7.0 ARCHAEOLOGICAL RESEARCH DESIGN

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### 7.1 The Role of Research Designs in Australian Historical Archaeology

As described above (see section 5.0) the study area is considered to have a high degree of archaeological potential and significance at both State and local levels and as such, archaeological investigations are recommended. In order that the results of the investigation can be meaningfully tied into local, State and national historical frameworks, it is essential that it be driven by a meaningful research design. This will ensure that any excavation will add to the existing corpus of archaeological and historical knowledge, maximising the information recovered from the otherwise destructive process of archaeology.

The formulation of a focused Research Design is a fundamental element in the process of archaeological investigation and is a necessity for guiding research in the direction of whichever questions are considered most worthy of attention. In a heritage management context, such as that required for the current study area, this process will primarily be concerned with the salvage of historical and archaeological information from the site prior to its destruction due to the proposed development. However, the mere retrieval of information is not a professionally or ethically sufficient outcome for society in terms of the mitigation of the impact of such development.<sup>160</sup> Instead, current philosophies regarding the retrieval of data through archaeological investigation demand that such recovery be further justified by the provision of a meaningful contribution to understanding the past.

Accordingly, it is vital that a solid research framework is established from the outset of a project; one that includes a variety of questions and problems to focus investigation in a way that is both theoretically relevant and at the same time realistic and achievable. Such questions should encompass the full spectrum of human activity, ranging from local to regional questions, and further up the scale to the national and international perspectives.<sup>161</sup>

In *The Archaeologists Field Handbook*, Burke & Smith define the initial movement of constructing a research design as defining a problem and determining its relevance. They state:

The most important first step in designing research is to outline the problem. This is essentially why you think your research is important, and how you think it will contribute to the discipline of archaeology. Some research problems might contribute new light on theories of human behaviour in the past, while others might contribute new methods for how we go about collecting or analysing archaeological data.<sup>162</sup>

The study area presents, therefore, two key avenues to define the research problems that can then form the basis of subsequent research questions. What can the material culture in the study area tell us about past human behaviour? And how can the material culture in the study area be used to develop more rigorous and insightful methodologies of use to the discipline of archaeology?

### 7.2 Framing Archaeological Research Questions

The approach to this research design has been derived from the Tasmanian Heritage Council's *Guidelines for Historical Archaeological Research Projects on Registered Places*.<sup>163</sup> This document outlines approaches to undertaking research archaeology on registered places in Tasmania. As part of this, the guideline provides advice on the formulation of meaningful research questions.<sup>164</sup> This stipulates that the archaeologist must consult widely in the process of defining their research design, in effect determining the archaeological significance of the site to be studied. The research questions themselves are to be developed in the context of a tiered structure of inquiry:

**Tier 1:** Research questions outlining the essential knowledge base. These have often been answered in the initial assessment phase and comprise questions on occupation timelines, phasing, activity type and area.

**Tier 2:** These site-specific research questions connect the archaeological evidence to recorded historical behaviour. In particular this includes what the archaeological evidence

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<sup>160</sup> Murray, T., Mayne, A., *Casselden Place Development Archaeological Works, Phases 1 & 2: Full Research Design*, Prepared for Godden Mackay Logan Pty Ltd in association with Archaeology Program La Trobe University and Austral Archaeology Pty Ltd, 2002, p. 3

<sup>161</sup> *Ibid*, p. 4

<sup>162</sup> Burke, H. Smith, C, *The Archaeologist's Field Handbook*, Allen & Unwin: Crow's Nest, N.S.W, 2004, p. 3

<sup>163</sup> Tasmanian Heritage Council, *Guidelines for Historical Archaeological Research Projects on Registered Places*, 2009

<sup>164</sup> *Ibid*, pp.4-5

can tell us about historical lifeways on the site. Some examples include: how buildings and spaces were used, householder makeup, socio-economic status of the occupants and patterns of consumption.

**Tier 3:** This is the highest level of inquiry, through which the activity and behaviour at an individual site can be tied into broader social and cultural developments. Limited examples of such questions include: the early settlement of Tasmania, the spread of settlement, urbanisation in the two centres, the emergence of industrialisation, the role and representation of government, the changing nature of inner-city living.

The formulation of research questions does, in part, rely upon the presence of an overarching historical framework. Through such a framework, questions of relevance to wider historical and cultural processes can be composed. The presence of such a framework also ensures that all manner of work - from archaeological investigations to historical research projects - can be unified in their approach, significantly aiding the determination of significance. A brief summary of Tasmania's key historic themes is included in Heritage Tasmania's *Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995*.

These guidelines note 14 areas of historical inquiry relating to a broad range of topics such as colonisation, contact and later migration; the convict experience; developing centres for trade, governance; patterns of domestic life and health and welfare; and human interaction with the natural environment.<sup>165</sup>

More detailed thematic frameworks have been developed specifically for archaeology. Recently Schacht has identified a 'preliminary thematic framework for Australian historical archaeology' as part of a broad review of themes in historical archaeological publications in Australia.<sup>166</sup> As part of her work, Schacht identified several thematic groupings, and a wide range of research interest topics. Through understanding the history of the study area, multiple thematic groupings and research topics are likely to be relevant to the archaeology of the Melville Street site. The study area presents numerous opportunities for exploring these arenas of investigation in a meaningful way. These are summarised in Table 10 below:

Subject/Theme	Sub-Theme	Research Interest Topics
<b>Settlement</b>		
Urban History	Urban Development	<ul style="list-style-type: none"> <li>• Development of Australian urban settlements</li> <li>• Inter-colonial comparisons of urban development</li> <li>• Nature and extent of different neighbourhoods</li> <li>• Development of urban housing</li> </ul>
<b>Development</b>		
Built environment		<ul style="list-style-type: none"> <li>• Structure and layout of built environment</li> <li>• Structural development of built environment</li> <li>• Building materials as economic indicators</li> <li>• Structures and social identity and hierarchy</li> <li>• Functional analysis of the interior spaces of structures</li> <li>• Gender analysis of space</li> <li>• Ruination processes</li> </ul>
<b>People and Society</b>		
Status and class	Social identity	<ul style="list-style-type: none"> <li>• Socio-economic differences between site occupants</li> <li>• 'Slum' image and conceptions about lives of the poor</li> <li>• Tracing individual lives in the archaeological record</li> </ul>
	Gender roles and status	<ul style="list-style-type: none"> <li>• Identifying female presence at historic sites</li> </ul>

<sup>165</sup> Department of Primary Industries, Parks, Water and Environment, October 2011, *Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995*, p.8

<sup>166</sup> Schacht, I, 'Towards a Thematic Research Framework in Australian Historical Archaeology.' *Australasian Historical Archaeology*, No, 28, 2010, p. 61

Subject/Theme	Sub-Theme	Research Interest Topics
		<ul style="list-style-type: none"> <li>Female domestic roles</li> </ul>
Demography, death and disease	Diet and health	<ul style="list-style-type: none"> <li>Population density and character</li> <li>Colonial diets and preferences</li> <li>Availability, production, and distribution of foodstuffs</li> <li>Patterns in butchery</li> <li>Medical care</li> <li>Sanitation and hygiene</li> </ul>
Children		<ul style="list-style-type: none"> <li>The experience of children</li> </ul>
Recreation		<ul style="list-style-type: none"> <li>Public and private recreation activities of urban and rural inhabitants</li> <li>Social and economic implications of recreational activities</li> <li>Smoking habits</li> </ul>
<b>Economy</b>		
Secondary industries	Foundries	<ul style="list-style-type: none"> <li>Blacksmith shops</li> </ul>
Trade and commerce	Trade	<ul style="list-style-type: none"> <li>Patterns in global and inter-colonial trade</li> <li>Trade in ceramics, clay pipes, wines, timber</li> </ul>
Consumption		<ul style="list-style-type: none"> <li>Role of consumerism in colonisation and imperialism</li> <li>Sources and availability of consumer goods</li> <li>Consumption at urban sites</li> <li>Consumer goods as an expression of gentility and status</li> <li>Clothing</li> <li>Economy of entertainment and recreation</li> <li>Consumption of medical goods</li> </ul>

**Table 10: A preliminary thematic framework for Australian historical archaeology relevant to the Melville Street study area.<sup>167</sup>**

## 7.3 Archaeological research questions

### 7.3.1 Tier 1 Research Questions

Most of the basic questions about the place's historic evolution and use over time have been addressed in the Illustrated Historical Overview (section 4.0) and Disturbance History (section 5.2). However, some aspects of the site history remain unknown. Archaeology may assist in answering the following questions:

1. Does evidence of the original Black Prince Inn [8] continue to exist in the cellar space of the c.1961 building [31]?
2. Was part of the original c.1824-27 Stowell Arms Inn [2], incorporated into renewed complex developed in the late 1830s [12]?
3. Can the archaeology identify when the residence to the rear of the Stowell Arms Inn [20] was constructed?
4. Does any structural or artefactual evidence of the three buildings on Brisbane Street [5a], [5b], [5c] exist which can suggest their function?

<sup>167</sup> Taken from Schacht, I, 'Towards a Thematic Research Framework in Australian Historical Archaeology.' *Australasian Historical Archaeology*, No, 28, 2010

### **7.3.2 Tier 2 Research Questions**

5. What is the nature, extent and integrity of subsurface archaeological features and deposits within the study area? How and to what extent has subsequent disturbance affected the survival of archaeological features and deposits and their interpretation? Based on the evaluation of what has survived, what attributes have been lost?
6. Does the archaeology confirm or enhance what we already know from the historical record? Alternatively, does the archaeology represent original information of a phase or phases not described in any documented history and for which the archaeology comprises the only source?
7. What evidence exists of the three nineteenth century hotels developed on the site? How do they compare? What do they demonstrate about patterns of nineteenth century alcohol consumption, entertainment or recreation?
8. Is there evidence of the luxury foods trade which operated from the Stowell Arms Inn during the 1820s? What does this reveal about international trade and domestic consumption patterns in early Hobart?
9. Does artefactual evidence exist of the various shops which previously existed on the site? What does it indicate about nineteenth century consumerism, and the sources and availability of goods?
10. The study area contained a large number of residences. Collectively, what does the archaeology demonstrate about housing in a mixed community? How does this change over time? What does it tell us about life in mixed neighbourhood; tastes, styles or status; population density; diet and health; gender and age?
11. Can differences in standards or quality of housing be discerned between the residences across the site? Does structural or artefactual evidence suggest differences in the socio-economic status of the residents between the various houses?
12. Does the archaeological evidence reveal anything about specific individuals identified by the documentary research; who they were; how they used the site; their idiosyncrasies?
13. Is there any surviving evidence of the combined residential and industrial functions present on the property fronting Melville Street [7a], [7b], [11], [18], or did later industrial development [27], [29], [30] remove such evidence?

### **7.3.3 Tier 3 Research Questions**

14. What does the archaeology reveal about the early European settlement of Hobart, and therefore Tasmania? What does the archaeology demonstrate about the evolution of a neighbourhood and the changing nature of inner-city living?
15. How does the site compare with archaeological sites investigated in other parts of inner urban Hobart?
16. Can a typical artefactual 'footprint' be established by comparing assemblages excavated from this site with assemblages from other sites both locally and further afield?
17. How does the site compare to similar archaeological sites e.g. the Darling Harbour in Sydney (Casey & Lowe, 2008), the Five Points Area in New York?

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Email, John Stephenson (Heritage Tasmania) to James Puustinen (Austral Tasmania), 2 June 2014

## **APPENDIX 1: UNANTICIPATED DISCOVERY PLAN**

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# Unanticipated Discovery Plan

## For proponents and consultants dealing with Aboriginal Heritage in Tasmania

This paper provides a Plan that should be followed when dealing with unanticipated discoveries of Aboriginal Cultural Heritage such as sites and objects. The plan provides guidance to project personnel so that they may meet their obligations with respect to Aboriginal heritage in accordance with the *Aboriginal Relics Act 1975* and the *Coroners Act 1995*.

**The Unanticipated Discovery Plan is in two sections. The first section primarily explains mitigation strategies that should be employed when any Aboriginal Cultural Heritage sites or items are discovered excluding skeletal remains (burials), while the second process deals specifically with skeletal remains (burials).**

### Discovery of Cultural Heritage Items

- Step 1: Any person who believes they have uncovered Aboriginal Cultural Heritage material should notify all employees or contractors that are working in the immediate area that all earth disturbance works must cease immediately.
- Step 2: A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal Cultural Heritage site or relics. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal Cultural Heritage relics have been assessed by a recognised Aboriginal Heritage Officer or Archaeologist.
- Step 3: Aboriginal Heritage Tasmania (AHT) in Hobart (ph 6165 3152) needs to be notified and consulted as soon as possible and informed of the discovery. AHT will then provide further advice in accordance with the *Aboriginal Relics Act 1975*.

### Discovery of Skeletal Material

- Step 1: Call the Police immediately. Under no circumstances should the suspected skeletal remains be touched or disturbed. The area must now be considered a crime scene. It is a criminal offence to interfere with a crime scene.
- Step 2: Any person who believes they have uncovered skeletal material should notify all employees or contractors that are working in the immediate area that all earth disturbance works must cease immediately.
- Step 3: A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal remains. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and or Coroner.
- Step 4: Should the skeletal remains be determined to be of Aboriginal origin, the Coroner will contact an Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.



### **Guide to the most common sites of Aboriginal Significance**

#### Stone Artefact Scatters

Stone artefacts are the tangible evidence found in regard to past Aboriginal lifeways. Stone artefacts indicate areas that were used by Aboriginal People, either for camping, hunting or other activities such as the manufacture of stone tools. Archaeologists can also determine the duration a site may have been occupied, the amount of times that the site may have been occupied, and the number of people that the area may have supported at any given time.

Some stone artefacts are the result of Aboriginal People fracturing or 'flaking' fine-grained rocks to produce sharp cutting or scraping implements. These were then used, for example, for cutting up animals and then scraping the hides. Volcanic rocks such as basalt were flaked and then ground down to form axes for a number of chopping and cutting tasks. The results of such activities can be seen in the archaeological record (i.e. scatters) in the form of modified stones such as cores, retouched flakes, hammerstones and flaked pieces. From these scatters, by understanding site density and frequency patterns, inferences can be made in relation to past Aboriginal lifeways.

#### Shell Middens

Shell middens by definition are prehistoric refuse pits. They are the leftover waste of resources exploited which formed the basis of Aboriginal diet. Midden sites can range in size from large mounds to small scatters of shell. Middens usually also contain as well as shell, the remains of animals exploited for food as well as artefacts of stone, bone and shell. These sites are usually found near waterways and coastal areas.

#### Rockshelters

Rockshelters can either be shelters which contain archaeological deposits from living floors or art rock shelters, and may occur in any area of rocky terrain. Sediments on the floor of the rockshelter can contain preserved stratified deposits of archaeological material. Art types found in rockshelters can vary greatly. It can be in the form of painting, stencils of body parts, tools and equipment, or engravings. Style variations in painting can cover animal or human figurines, supernatural beings, and geometric patterns. Engravings can have similar variations as they can depict tools, humans, human parts, animals and birds and their tracks, geometric patterns and supernatural beings. Pecking is also a form of engraving.

#### Quarries or Stone Procurement Sites

Quarry sites occur where outliers of suitable tool-making stone appear. A quarry can be generally recognised by evidence of human manipulation and extraction of suitable material and the debris left by the processing of the suitable material. Some quarries can cover vast areas with extremely high amounts of lithic discard. Ochre or pigment was also quarried.

#### Burials

Burials can occur anywhere, though they are generally found close to areas where there was a high population concentration. Burials can occur where there are soft sediments such as sand hills, they can be found in caves and rockshelters and sometimes they can be associated with hollow trees.

## APPENDIX 2: ASSESSMENT AND VALUATION ROLLS 1846-1946 (SELECT)

### Elizabeth Street

(Original spelling of names and variations are reproduced)

1847					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Elizabeth Street	Tavern	John James	FJ Robotham	£125	-
Elizabeth Street	House &shop	John James	George Langford	£35	
Elizabeth Street	House &shop	John James	Henry Crofts	£39	
Elizabeth Street	House &shop	John James	George Mallett	£50	
Elizabeth Street	Tavern	W Lindsay	James Williams	£80	-
Elizabeth Street	House &shop	J Jackson	John Best	£52	-
Elizabeth Street	Tavern	J Jackson	James Martin	£110	
Elizabeth Street	House & shop	J Jackson	W Goody	£50	
Elizabeth Street	House & shop	J Jackson	W Danby	£52	
Elizabeth Street	House	J Jackson	John Llewellyn	£50	
1853					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Elizabeth Street	Tavern	J James	S Sandford	£120	-
Elizabeth Street	House	J James	- Langford	£35	
Elizabeth Street	House	J James	Mrs Slopton	£39	
Elizabeth Street	House &shop	J James	William Costain	£47	
Elizabeth Street	Tavern	W Lindsay	M Williams	£120	-
Elizabeth Street	House &shop	Mrs Jackson	John Warburton	£50	-
Elizabeth Street	Tavern	Mrs Jackson	Ely Allen	£100	
Elizabeth Street	House & shop	Mrs Jackson	Campbell and Minchin	£60	
Elizabeth Street	House & shop	Mrs Jackson	William Goody	£52	
Elizabeth Street	House	Mrs Jackson	John Llewellyn	£47	
1855					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Elizabeth Street	The Black Prince Inn	-	John Clark	£150	-
Elizabeth Street	House & shop	-	John Hill	£45	
Elizabeth Street	House & shop	-	Thomas Hopton	£45	
Elizabeth Street	House &bake-house	-	William Stevens	£60	
Elizabeth Street	Stowell Arms Inn	-	Joseph Williams & John Propsting	£130	-
Elizabeth Street	Shop	-	Thomas Ward	£40	-
Elizabeth Street	House & shop	-	John Mays	£70	

Elizabeth Street	Haberdasher's Arms Inn and Shop	-	Denis Oakes	£140	
Elizabeth Street	House & shop	-	James Campbell and John Minchin	£70	-
Elizabeth Street	House & shop	-	William Goody	£70	
Elizabeth Street	House (in the yard)	-	Three houses - Patrick Frewen, James Willis, Edward Gordon	£16	-
1860					
Address	Description	Owner	Occupier	Annual Value	Capital Value
117 Elizabeth Street	Black Prince Hotel	John James	Elizabeth Barnes	£140	
119 Elizabeth Street	House & shop	John James	Thomas Hopton	£40	-
121 Elizabeth Street	House & shop	John James	Empty	£40	
123 Elizabeth Street	House & shop	John James	James Gollar	£45	
Elizabeth Street	House & shop	George Chase	Patrick Tiernan	£25	
125 Elizabeth Street	Stowell Arms Inn	William Lindsay	George Chase	£90	-
127 Elizabeth Street	House & stabling	William Lindsay	Empty	£20	
129 Elizabeth Street	House & shop	William Robb	Frederick Holmes	£50	
131 Elizabeth Street	Odd Fellows' Hotel	William Robb	Elizabeth Simmonds	£70	-
133 Elizabeth Street	House & shop	Elizabeth Simmonds	Thomas Kirbey	£26	
135 Elizabeth Street	House & shop	William Robb	James Campbell and John Minchin	£50	-
137 Elizabeth Street	House & shop	William Robb	Empty	£50	
Elizabeth Street, 1 Weaver's Buildings	House & shop	John Weaver	Empty	£12	-
Elizabeth Street, 2 Weaver's Buildings	Dwelling-house	John Weaver	Mrs Gaffer	£12	-
1865					
Address	Description	Owner	Occupier	Annual Value	Capital Value
117 Elizabeth Street	Black Prince Hotel	John James' executors	William Cowburn	£100	
119 Elizabeth Street	House & shop	John James' executors	George Hiddleston	£30	-
121 Elizabeth Street	House & shop	John James' executors	Gilbert Aird	£35	
123 Elizabeth Street	House & shop	John James' executors	William Mummery	£45	
Elizabeth Street	House & shop	William Lindsay's executors	William James Wilson	£20	
125 Elizabeth Street	Stowell Arms	William Lindsay's executors	John Bain	£60	-
127 Elizabeth Street	House & shop	William Lindsay's executors	John Joseph Cullen	£20	
129 Elizabeth Street	House & shop	Catherine Thomson	Thomas Ward	£40	
131 Elizabeth Street	House & shop	Catherine Thomson	Frederick Holmes	£50	-
135 Elizabeth Street	House & shop	Catherine Thomson	John Campbell & John Minchin	£45	
137 Elizabeth Street	House & shop	Mrs McKeckan	Joseph Omant	£50	-

139 Elizabeth Street	House & shop	Mrs McKeckan	Andrew S Taylor	£45	
143 Elizabeth Street, Weaver's Buildings	House & shop	John Weaver	Empty	£12	-
145 Elizabeth Street, Weaver's Buildings	Dwelling-house	John Weaver	Thomas Johnson	£10	-
1869					
Address	Description	Owner	Occupier	Annual Value	Capital Value
117 Elizabeth Street	Dwelling-house & stables	S Page, New Town, Trustee J. James's estate	William J James	£95	
119 Elizabeth Street	Dwelling-house & shop	S Page, New Town, Trustee J. James's estate	James Shrimpling	£22	
121 Elizabeth Street	Dwelling-house & shop	S Page, New Town, Trustee J. James's estate	Richard Archer	£30	
123 Elizabeth Street	Dwelling-house & shop	S Page, New Town, Trustee J. James's estate	William Mummary	£37	
Elizabeth Street	Dwelling-house & shop	W Lindsay's estate	William -	£33	
125 Elizabeth Street	Dwelling-house & shop	W Lindsay's estate	Empty	£43	-
127 Elizabeth Street	Dwelling-house & shop	W Lindsay's estate	George Kempling	£32	
129 Elizabeth Street	Dwelling-house & shop	Robert Walker, out of Colony	Michael McDermott	£25	
131 Elizabeth Street	Dwelling-house & shop	Robert Walker, out of Colony	Frederick Holmes	£47	
133 Elizabeth Street	Dwelling-house & shop	Robert Walker, out of Colony	John Campbell & John Minchin	£38	
137 Elizabeth Street	Dwelling-house & shop	Mrs McKeckan, Collins St	Joseph Omant	£30	
139 Elizabeth Street	Dwelling-house & shop	Mrs McKeckan, Collins St	Andrew S Taylor	£30	
141 Elizabeth Street	Dwelling-house & shop	JA Jackson	Thomas Hill	£30	-
145 Elizabeth Street, Weaver's Buildings	Dwelling-house	James Weaver	Mrs Howard	£6	-
1875					
Address	Description	Owner	Occupier	Annual Value	Capital Value
117 Elizabeth Street	Dwelling-house & stables	Trustees James's estate	Edward Haines	£75	
119 Elizabeth Street	Dwelling-house & stables	Trustees James's estate	Mrs Byland	£23	
121 Elizabeth Street	Dwelling-house & stables	Trustees James's estate	William Battin	£31	
123 Elizabeth Street	Dwelling-house & stables	Trustees James's estate	Henry Brooke	£32	
125 Elizabeth Street	Dwelling-house & stables	Trustees Lindsay's estate	Thomas Appleby	£52	
129 Elizabeth Street	Dwelling-house & stables	Trustees Lindsay's estate	William Neil	£13	
131 Elizabeth Street	Dwelling-house &	William Waterhouse	Empty	£26	-

	stables				
133 Elizabeth Street	Dwelling-house & stables	William Waterhouse	Frederick Holmes	£50	
137 Elizabeth Street	Dwelling-house & stables	William Waterhouse	James Campbell & John Minchin	£40	
141 Elizabeth Street	Dwelling-house & stables	JA Jackson	Thomas Hill	£30	
143 Elizabeth	Dwelling-house & stables	JA Jackson	Clifford William Chatterton	£30	-
145 Elizabeth Street, Weaver's Buildings	Dwelling-house & stables	Mrs Weaver	Mrs Weaver	£8	-
1879					
Address	Description	Owner	Occupier	Annual Value	Capital Value
117 Elizabeth Street	Hotel	Trustees James's estate	Rose Eastwood	£60	
119 Elizabeth Street	House & Shop	Trustees James's estate	George Jackson	£26	
121 Elizabeth Street	House & Shop	Trustees James's estate	William Ross	£31	-
123 Elizabeth Street	House & Shop	Trustees James's estate	Henry Brooke	£30	
125 Elizabeth Street	Stowell Arms	Lindsay's estate	Ann Forster	£52	
129 Elizabeth Street	House & Shop	Lindsay's estate	Patrick Gabbitt	£13	-
131 Elizabeth Street	House & Shop	William Waterhouse, New Town	Empty	£30	
133 Elizabeth Street	House & Shop	William Waterhouse, New Town	Frederick Holmes	£50	-
137 Elizabeth Street	House & Shop	William Waterhouse, New Town	Hugh Campbell & John Minchin	£40	
141 Elizabeth Street	House & Shop	RR Wood, Walton Agent	William Wrathall	£21	
143 Elizabeth	House & Shop	RR Wood, Walton Agent	Wyndham Douglas Hamilton	£40	-
145 Elizabeth Street, Weaver's Buildings	House	LG Weaver	Louisa G Weaver	£12	-
1884					
Address	Description	Owner	Occupier	Annual Value	Capital Value
117 Elizabeth Street	Hotel	Trustees James's estate	Henry Priest	£80	
119 Elizabeth Street	House & Shop	Trustees James's estate	Michael Kennedy	£30	
121 Elizabeth Street	House & Shop	Trustees James's estate	William Carrick	£36	-
123 Elizabeth Street	House & Shop	Trustees James's estate	James McLeggan	£50	
125 Elizabeth Street	Stowell Arms	Lindsay's estate, HL Roberts Trustees	Ann Forster	£70	
129 Elizabeth Street	House & Shop	Lindsay's estate, HL Roberts Trustees	Patrick Gabbitt	£20	-
131 Elizabeth Street	House & Shop	William Waterhouse, New Town	Patrick Gabbitt	£40	
133 Elizabeth Street	House & Shop	William Waterhouse, New Town	Frederick Holmes	£60	-

137 Elizabeth Street	House & Shop	William Waterhouse, New Town	Hugh Campbell & John Minchin	£45	
141 Elizabeth Street	House & Shop	RR Wood, Walton Agent	William Wrathall	£31	
143 Elizabeth	House & Shop	RR Wood, Walton Agent	Thomas McLoughlin	£40	-
145 Elizabeth Street	House	LG Weaver	Louisa G Weaver	£15	-
1889					
Address	Description	Owner	Occupier	Annual Value	Capital Value
149 Elizabeth Street	Hotel and stables	Hugh O'Doherty	Hugh O'Doherty	£80	
151 Elizabeth Street	House & Shop	Hugh O'Doherty	Michael Kennedy	£30	-
153 Elizabeth Street	House, shop, stable, & Factory	Hugo Schulz	Hugo Schulz	£100	-
157-159 Elizabeth Street	Stowell Arms	Lindsay's estate, HL Roberts Trustees	Anne Forster	£70	
161 Elizabeth Street	House & Shop	Lindsay's estate, HL Roberts Trustees	Patrick Gabbitt	£20	-
163 Elizabeth Street	House & Shop	William Waterhouse, New Town	Hugo Schulz	£40	
165 Elizabeth Street	House & Shop	William Waterhouse, New Town	Mary Ann Holmes	£60	-
167 Elizabeth Street	House & Shop	William Waterhouse, New Town	Hugh Campbell & John Minchin	£45	
169 Elizabeth Street	House & Shop	Alfred Crisp, Queen's Park	Empty	£31	
171 Elizabeth Street	House & Shop	Alfred Crisp, Queen's Park	Empty	£40	-
177 Elizabeth Street	House	Louisa Gertrude Weaver	Louisa G Weaver	£10	-
1895					
Address	Description	Owner	Occupier	Annual Value	Capital Value
149 Elizabeth Street	Hotel and stables	Hugh O'Doherty	Hugh O'Doherty	£150	-
153 Elizabeth Street	House, shop, stable, & Factory	Hugh Schulz	Hugh Schulz	£100	-
157 Elizabeth Street	House in rear	Annie Foster	Joseph Collingwood	£26	
159 Elizabeth Street	Stowell Arms	Annie Foster	Annie Foster	£70	-
161 Elizabeth Street	House & Shop	Annie Foster	Elizabeth Goodrick	£20	
163 Elizabeth Street	House & Shop	William Waterhouse's Estate	James Jackson Lees	£40	
165 Elizabeth Street	House & Shop	William Waterhouse's Estate	Mary Ann Holmes	£60	-
167 Elizabeth Street	House & Shop	William Waterhouse's Estate	Walter Burton	£45	
169 Elizabeth Street	House & Shop	Alfred Crisp, Queen's Park	Henry & Ernest Richardson	£31	
171 Elizabeth	House & Shop	Alfred Crisp, Queen's Park	James B Meikle	£40	-
177 Elizabeth Street	House	Alfred Crisp, Queen's Park	Frederick Spurling	£15	-
1898					
Address	Description	Owner	Occupier	Annual	Capital

				Value	Value
149 Elizabeth Street	Hotel and stables	Hugh O'Doherty	Hugh O'Doherty	£150	-
153 Elizabeth Street	House, shop, stable, & Factory	Hugh Schulz	Hugh Schulz	£100	-
157 Elizabeth Street	House in rear	Annie Foster	Joseph Collingwood	£26	-
159 Elizabeth Street	Stowell Arms	Annie Foster	Annie Foster	£70	
161 Elizabeth Street	House & Shop	Annie Foster	Caroline Reynolds	£20	
163 Elizabeth Street	House & Shop	William Waterhouse's Estate	Joseph B Simpson	£40	-
165 Elizabeth Street	House & Shop	William Waterhouse's Estate	Mary Ann Holmes	£60	
167 Elizabeth Street	House & Shop	William Waterhouse's Estate	Joshua Moore	£42	
169 Elizabeth Street	House & Shop	Alfred Crisp, Queen's Park	Empty	£31	-
171 Elizabeth	House & Shop	Alfred Crisp, Queen's Park	Walter Burton	£40	
177 Elizabeth Street	House	Alfred Crisp, Queen's Park	Joseph Moate	£20	-
1901					
Address	Description	Owner	Occupier	Annual Value	Capital Value
149 Elizabeth Street	Hotel and stables	Hugh O'Doherty	John W Sage	£156	£2,900
153 Elizabeth Street	House, shop, stable, & Factory	Hugo Schulz	Hugo Schulz	£120	£2,429
157 Elizabeth Street	House in rear	Annie Foster	Robert Sangwell	£70	£2,300
159 Elizabeth Street	Stowell Arms	Annie Foster	Annie Foster	£18	
161 Elizabeth Street	House & Shop	Annie Foster	Caroline Reynolds	£22	
163 Elizabeth Street	House & Shop	William Waterhouse's Estate	Joseph B Simpson	£33	£2,000
165 Elizabeth Street	House & Shop	William Waterhouse's Estate	Mary Ann Holmes	£54	
167 Elizabeth Street	House & Shop	William Waterhouse's Estate	Joshua Moore	£35	
169 Elizabeth Street	House & Shop	Alfred Crisp, Queen's Park	George Dale	£41	£1,500
171 Elizabeth	House & Butcher's shop	Alfred Crisp, Queen's Park	Charles Pregnell	£41	
177 Elizabeth Street	House	Alfred Crisp, Queen's Park	-	£11	£630
1905					
Address	Description	Owner	Occupier	Annual Value	Capital Value
149 Elizabeth Street	Hotel and stables	Hugh O'Doherty	Eliza Eiszele	£182	£2,900
153 Elizabeth Street	House, shop, stable, &c.,	William E. Best	William E. Best	£123	£2,600
157 Elizabeth Street	House in rear	Annie Foster	Paul Harman	£20	£2,700
159 Elizabeth Street	Stowell Arms	Annie Foster	Annie Foster	£156	
161 Elizabeth Street	House & Shop	Annie Foster	Caroline Reynolds	£22	
163 Elizabeth Street	House & Shop	William Waterhouse's Estate	Robert Bruce	£52	£2,000
165 Elizabeth Street	House & Butcher's	William	Mary Ann Holmes	£54	

	shop	Waterhouse's Estate			
167 Elizabeth Street	House & Shop	William Waterhouse's Estate	Joshua Moore	£51	
169 Elizabeth Street	House & Shop	Alfred Crisp	Joseph Scott	£49	£1,500
171 Elizabeth	House & Butcher's shop	Alfred Crisp	John Kenneth Ward	£51	
177 Elizabeth Street	House	S.A Crisp, Alfred Crisp, Trustee	John Joseph Cope	£11	£630
1910					
Address	Description	Owner	Occupier	Annual Value	Capital Value
145 Elizabeth Street	Hotel and stables	Cascade Brewery Company	H Arthur	£182	£3,000
147 Elizabeth Street	House, shop, stable, &c.,	William E. Best	WF Haynes	£131	£2,600
149 Elizabeth Street	House in rear	Annie Foster	Thomas F Miller	£18	£2,800
151 Elizabeth Street	Stowell Arms	Annie Foster	Annie Foster	£104	
153 Elizabeth Street	House & Shop	Annie Foster	Amy Charley	£55	
155 Elizabeth Street	House & Shop	Otto Retschko, Forster St, New Town	Hannah Naggs	£55	£3,250
157 Elizabeth Street	House & Butcher's shop	Otto Retschko, Forster St, New Town	Katherine M Prouse	£55	
159 Elizabeth Street	House & Shop	Otto Retschko, Forster St, New Town	Edgar Cuttriss	£38	
161 Elizabeth Street	House & Shop	Otto Retschko, Forster St, New Town	Joshua Moore	£65	
163 Elizabeth Street	House & Shop	Alfred Crisp	Joseph Scott	£70	£1,650
165 Elizabeth	House & Butcher's shop	Alfred Crisp	William T Mapley	£70	
167 Elizabeth Street	House	S.A Crisp, Alfred Crisp, Trustee	Hannah Plunkett	£13	£700
169 Elizabeth Street	House	S.A Crisp, Alfred Crisp, Trustee	Catherine Williams	£33	
1915					
Address	Description	Owner	Occupier	Annual Value	Capital Value
145 Elizabeth Street	Hotel and stables	Cascade Brewery Company	H Arthur	£182	-
147 Elizabeth Street	House, shop, stable, &c.,	William E. Best	James Absalom	£230	-
149 Elizabeth Street	House in rear	D Saunders	-	£18	-
151 Elizabeth Street	Stowell Arms	D Saunders	Don Smith	£138	
153 Elizabeth Street	House & Shop	D Saunders	C Nam Shing	£65	
155 Elizabeth Street	House & Shop	Dr Reg A Parker, Mildura, Vic	Hannah Knaggs	£55	-
157 Elizabeth Street	House & Shop	Dr Reg A Parker, Mildura, Vic	Joseph Scott	£60	
159 Elizabeth Street	House & Shop	Dr Reg A Parker, Mildura, Vic	Sol. Newman	£49	
161 Elizabeth Street	House & Shop	Dr Reg A Parker,	Joshua Moore	£65	

		Mildura, Vic			
163 Elizabeth Street	House & Land	Alfred Crisp	Alfred C Cato	£75	
165 Elizabeth	House & Butcher's shop	Alfred Crisp	William T Mapley	£75	-
167 Elizabeth Street	House	S.A Crisp, Alfred Crisp, Trustee	William Martin	£15	
169 Elizabeth Street	House	S.A Crisp, Alfred Crisp, Trustee	-	£13	-
1920					
Address	Description	Owner	Occupier	Annual Value	Capital Value
145 Elizabeth Street	West Coast Hotel and stables	Cascade Brewery Company	Herbert Matthews	£150	-
147 Elizabeth Street	House, shop, stable, &c.,	H Scholz	H Scholz	£160	-
149 Elizabeth Street	House in rear	D Saunders	W Smith	£21	-
151 Elizabeth Street	Shop	D Saunders	-	£94	
Elizabeth Street	Shop	D Saunders	-	£168	-
153 Elizabeth Street	House & Shop	D Saunders	JA Noon	£72	
155 Elizabeth Street	House & Shop	Alice A Lamprill, Liverpool St	Hannah Knaggs	£49	
157 Elizabeth Street	House & Shop	Alice A Lamprill, Liverpool St	Joseph Scott	£60	
159 Elizabeth Street	House, shop & stable	Alice A Lamprill, Liverpool St	H Watt	£49	-
161 Elizabeth Street	House, shop & stable	Alice A Lamprill, Liverpool St	Joshua Moore	£65	
163 Elizabeth Street	Shop	Alfred Crisp's Estate	Alfred C Cato	£75	
165 Elizabeth	House & Butcher's shop	Alfred Crisp's Estate	William T Mapley	£100	-
167 Elizabeth Street	House	Minnie A Ibbott, Federal Street	William Jones	£19	-
1924					
Address	Description	Owner	Occupier	Annual Value	Capital Value
145 Elizabeth Street	West Coast Hotel and stables	Cascade Brewery Company	Herbert Matthews	£266	-
147 Elizabeth Street	House, shop, stable, &c.,	H Scholz	H Scholz	£200	-
149 Elizabeth Street	House & stable (in rear)	D Saunders, Murray St	W Dunn	£72	-
151 Elizabeth Street	Shop	D Saunders, Murray St	JL Clerke	£156	
151A Elizabeth Street	Shop	D Saunders, Murray St	Mrs B Warner	£166	-
153 Elizabeth Street	House & Shop	D Saunders, Murray St	GH Henry	£156	
155 Elizabeth Street	House & Shop	Alice A Lamprill, Liverpool St	Hannah Knaggs	£104	
157 Elizabeth Street	House & Shop	Alice A Lamprill, Liverpool St	Joseph Scott	£104	-
159 Elizabeth Street	House, shop & stable	Alice A Lamprill, Liverpool St	H Watt	£83	
161 Elizabeth Street	House, shop & stable	Alice A Lamprill,	PV Hall	£104	

		Liverpool St			
163 Elizabeth Street	Shop	Albert C Cato	AC Cato	£161	-
165 Elizabeth	House & Butcher's shop	William T Mapley	William T Mapley	£161	-
167 Elizabeth Street	House	Mariah & David Saunders, Murray St	William Jones	£20	-
1930					
Address	Description	Owner	Occupier	Annual Value	Capital Value
145 Elizabeth Street	West Coast Hotel and stables	Cascade Brewery Company	TO Arthur	£310	-
147 Elizabeth Street	House, shop, stable, &c.,	Hugo Scholz	H Scholz	£210	-
149 Elizabeth Street	House & stable (in rear)	DW Saunders, Murray St	W Dunn	£71	-
151 Elizabeth Street	Shop	DW Saunders, Murray St	Thomas J Tegg	£91	-
151A Elizabeth Street	Shop	DW Saunders, Murray St	George L Henry	£91	
153 Elizabeth Street	House & Shop	DW Saunders, Murray St	George L Henry	£113	
155 Elizabeth Street	House & Shop	Alice A Lamprill, c/o RC Thompson	Hannah Knaggs	£104	-
157 Elizabeth Street	House & Shop	Alice A Lamprill, c/o RC Thompson	Joseph Scott	£103	
159 Elizabeth Street	House, shop & stable	Alice A Lamprill, c/o RC Thompson	Sydney Clancy	£55	
161 Elizabeth Street	House, shop & stable	Alice A Lamprill, c/o RC Thompson	Rose Hudson	£61	
163 Elizabeth Street	Shop	Albert C Cato	AC Cato	£161	-
165 Elizabeth	House & Butcher's shop	William T Mapley	William T Mapley	£161	-
167 Elizabeth Street	House	Mariah & David Saunders, Murray St	William Jones	£20	-
1934					
Address	Description	Owner	Occupier	Annual Value	Capital Value
145 Elizabeth Street	West Coast Hotel and stables	Cascade Brewery Company	TO Arthur	£327	-
147 Elizabeth Street	House & Shop	EHC Allen, c/o EC Tregear	-	£144	-
149 Elizabeth Street	Store, &c.	DW Saunders, Murray St	-	£38	-
151 Elizabeth Street	Shop	DW Saunders, Murray St	Thomas J Tegg	£66	-
151A Elizabeth Street	Shop	DW Saunders, Murray St	AS Henry	£87	
153 Elizabeth Street	House & Shop	DW Saunders, Murray St	George C Henry	£113	
155 Elizabeth Street	House & Shop	Alice A Lamprill's estate, c/o RC Thompson	JB Knaggs Sen.	£103	-
157 Elizabeth Street	House & Shop	Alice A Lamprill's estate, c/o RC Thompson	H Bean	£72	

159 Elizabeth Street	House, shop & stable	Alice A Lamprill's estate, c/o RC Thompson	Sydney Clancy	£51	
161 Elizabeth Street	House, shop & stable	Alice A Lamprill's estate, c/o RC Thompson	O Keenan	£56	
163 Elizabeth Street	Shop	-	SH MacDonald	£161	-
165 Elizabeth	House & Butcher's shop	WT Mapley's estate	Mapley	£161	-
167 Elizabeth Street	House	David Saunders, Murray St	William Jones	£24	-
1939					
Address	Description	Owner	Occupier	Annual Value	Capital Value
145 Elizabeth Street	West Coast Hotel and stables	Cascade Brewery Company	CE Ellis	£441	-
147 Elizabeth Street	House & Shop	FX Ryan, Campania	Rupert Johnson	£82	-
Elizabeth Street	Store, &c.	FX Ryan, Campania	E Thierjung	£47	
149 Elizabeth Street	House & stable (in rear)	DW Saunders, Murray St	A Lockwood	£47	-
151 Elizabeth Street	Shop	DW Saunders, Murray St	FE Jones	£41	-
151A Elizabeth Street	Shop	DW Saunders, Murray St	AS Henry	£62	
153 Elizabeth Street	House & Shop	DW Saunders, Murray St	George H Henry	£115	
155 Elizabeth Street	House & Shop	Alice A Lamprill's estate, c/o RC Thompson	Miss SE Knaggs	£104	-
157 Elizabeth Street	House & Shop	Alice A Lamprill's estate, c/o RC Thompson	H Bean	£73	
159 Elizabeth Street	House, shop & stable	Alice A Lamprill's estate, c/o RC Thompson	-	£52	
161 Elizabeth Street	House, shop & stable	Alice A Lamprill's estate, c/o RC Thompson	O Keenan	£62	
163 Elizabeth Street	Shop	Miss EM Howard, c/o 160 Macquarie St	EM Howard	£88	-
165 Elizabeth	House & Butcher's shop	RV Mapley's estate	Mapley	£93	-
167 Elizabeth Street	House	David Saunders, Murray St	William Jones	£25	-
1946					
Address	Description	Owner	Occupier	Annual Value	Capital Value
145 Elizabeth Street	West Coast Hotel and stables	Cascade Brewery Company	Mrs Edith F Ellis	£441	-
147 Elizabeth Street	House & Shop	FX Ryan, c/o Crozier & Christie	Ray Davies	£109	-
Elizabeth Street	Store, &c.	FX Ryan, c/o Crozier & Christie	E Thierjung	£47	
149 Elizabeth Street	House & stable (in rear)	DW Saunders, Murray St	G Hooper	£52	-

151 Elizabeth Street	Shop	DW Saunders, Murray St	Mrs Thorpe	£73	-
151A Elizabeth Street	Shop	DW Saunders, Murray St	LT Henry	£62	
153 Elizabeth Street	House & Shop	DW Saunders, Murray St	George H Henry	£114	
155 Elizabeth Street	House & Shop	Alice A Lamprill's estate, c/o RC Thompson	Miss SE Knaggs	£114	-
157 Elizabeth Street	House & Shop	Alice A Lamprill's estate, c/o RC Thompson	Mrs J Harold	£73	
159 Elizabeth Street	House, shop, stable	Alice A Lamprill's estate, c/o RC Thompson	Mrs I Doak	£83	
161 Elizabeth Street	House, shop, stable	Alice A Lamprill's estate, c/o RC Thompson	O Keenan & JW Elliott	£62	
163 Elizabeth Street	Shop	Miss EM Howard	Miss EM Howard	£88	-
165 Elizabeth	House & shop	Misses Ada & CJ Mapley, Garth Ave	Miss Butler & H Bean	£93	-
167 Elizabeth Street	House	Mrs Vera Farrer, c/o D Saunders, Murray Street	William Jones	£25	-

## Brisbane Street

1847					
Address	Description	Owner	Occupier	Annual Value	Capital Value
1 Brisbane Street	House	John Cleghorn	John Cleghorn	£21	-
2 Brisbane Street	House	John Cleghorn	-	£20	
36 Brisbane Street	House	W Warne	Mrs Ross	£13	-
Brisbane Street	House	W Warne	S Soper	£13	
Brisbane Street	House	W Warne	C Franklin	£13	
Brisbane Street	House & shop	H Case	W Hatfield	£19	-
Brisbane Street	House & shop	H Case	H Case	£19	
Brisbane Street	House	H Case	Horton	£10	
Brisbane Street	House	H Case	-	£10	
Brisbane Street	House	Esh Lovell	Mrs Herridge	£7	
Brisbane Street	House	Esh Lovell	-	£10	
1853					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Brisbane Street	House	John Cleghorn	John Cleghorn	£20	-
Brisbane Street	House	John Cleghorn	- Upton	£20	
Brisbane Street	House	John Cleghorn	- Green	£35	
Brisbane Street	House	John Cleghorn	Mrs Cameron	£20	-
18 Brisbane Street	House	John Cleghorn	John Claret	£35	
Brisbane Street	House	John Cleghorn	J Deake	£35	
Brisbane Street	House	John Cleghorn	J Dillon	£10	
Brisbane Street	House	John Cleghorn	John Aryleston	£10	
Brisbane Street	House	John Cleghorn	Robert Sanders	£10	
Brisbane Street	House	H Case	Joseph Cooper	£20	
Brisbane Street	House	H Case	H Case	£20	
Brisbane Street	House	H Case	Mrs L Cameron	£14	-
Brisbane Street	House	H Case	Joseph Banfour	£14	
1855					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Brisbane Street, Brisbane Place	House	-	John Cleghorn	£30	-
Brisbane Street, Brisbane Place	House	-	William Upton	£26	
Brisbane Street, Brisbane Place	House	-	Henry John Green	£26	
Brisbane Street	House	-	Sarah Douglass	£36	-
Brisbane Street	House & shop	-	Mrs Mary Waters	£45	
Brisbane Street	House & shop	-	Henry AB Mackenzie	£45	
Brisbane Street	House (in yard)	-	William Johnson	£12	
Brisbane Street	House (in yard)	-	William Johnson	£12	
Brisbane Street	House	-	Joseph Armitage	£10	

Brisbane Street	House	-	Empty	£15	
Brisbane Street	House	-	James Pratt	£26	-
Brisbane Street	House	-	Mrs Wells	£26	
Brisbane Street	House	-	John Floyd	£26	
Brisbane Street	House	-	James Butler	£20	
Brisbane Street	House	-	Richard Ryan	£3	
1860					
Address	Description	Owner	Occupier	Annual Value	Capital Value
1 Brisbane Street	House	John Cleghorne	John Cleghorne	£25	
2 Brisbane Street	House	John Cleghorne	Edward Taylor	£19	-
3 Brisbane Street	House	John Cleghorne	Henry John Green	£20	
30 Brisbane Street	House	John Cleghorne	James McKenzie	£32	
32 Brisbane Street	House & shop	John Cleghorne	David Goldsmith	£35	
34 Brisbane Street	House	John Cleghorne	Charles Sutcliff Tost	£35	
36 Brisbane Street	House	John Cleghorne	John Baily	£12	-
Brisbane Street	House	John Cleghorne	Mrs Pickett	£10	
Brisbane Street	House	John Cleghorne	Joseph Armitage	£10	
38 Brisbane Street	House & shop	Henry Case	Thomas Robertson	£16	
40 Brisbane Street	House	Henry Case	Henry Case	£19	-
1 Brisbane Street	House	Henry Case	Nicholas Neil	£10	
2 Brisbane Street	House	Henry Case	Charles Jones	£10	
42 Brisbane Street	House	Esh Lovell	John Clarke	£3	-
44 Brisbane Street	House	Esh Lovell	Sarah Hall	£3	
1865					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Brisbane Street, 1 Brisbane Place	House	W Robb, agent	Adolphus Taylor	£20	
Brisbane Street, 2 Brisbane Place	House	W Robb, agent	William Harvey	£15	-
Brisbane Street, 3 Brisbane Place	House	W Robb, agent	Henry J Green	£15	
30 Brisbane Street, Cleghorn's Place	House	W Robb, agent	Sarah Douglas	£26	
32 Brisbane Street, Cleghorn's Place	House & shop	W Robb, agent	Henry Paxton, Jun.	£26	
34 Brisbane Street, Cleghorn's Place	House	W Robb, agent	Elizabeth Parnell	£26	-
36 Brisbane Street, Cleghorn's Place	House	W Robb, agent	Michael Molloy	£9	
Brisbane Street, Cleghorn's Place	House	W Robb, agent	Empty	£9	
Brisbane Street, Cleghorn's Place	House	W Robb, agent	Empty	£9	
38 Brisbane Street, Case's Place	House & shop	Henry Case	William Bell	£12	-
40 Brisbane Street, Case's Place	House	Henry Case	Henry Case	£15	

Brisbane Street, Case's Place	House	Henry Case	John McCoy	£9	
Brisbane Street, Case's Place	House	Henry Case	Thomas Emery	£9	
1869					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Brisbane Street, 1 Brisbane Place	Dwelling House	Adam Hodgins, Elizabeth St	William Harvey	£17	
Brisbane Street, 2 Brisbane Place	Dwelling House	Adam Hodgins, Elizabeth St	Orlando Fanning	£11	-
Brisbane Street, 3 Brisbane Place	Dwelling House	Adam Hodgins, Elizabeth St	William James Clements	£11	
30 Brisbane Street	Dwelling House	Jonathan Kipling, Elizabeth Street	Empty	£20	
32 Brisbane Street	Dwelling House	Jonathan Kipling, Elizabeth Street	Alfred Hutley	£22	-
34 Brisbane Street	Dwelling House	Jonathan Kipling, Elizabeth Street	William Jenkins	£20	
36 Brisbane Street, Cleghorn's Place	Dwelling House	Jonathan Kipling, Elizabeth Street	Thomas Reedy	£6	
Brisbane Street, Cleghorn's Place	Dwelling House	Jonathan Kipling, Elizabeth Street	Empty	£6	
38 Brisbane Street, Case's Place	Dwelling House & shop	Henry Case	Thomas Dennett	£15	
40 Brisbane Street, Case's Place	Dwelling House	Henry Case	Henry Case	£15	-
Brisbane Street	Dwelling House	Henry Case	Empty	£10	
Brisbane Street	Dwelling House	Henry Case	Jeremiah Langford	£10	
1875					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Brisbane Street, 1 Brisbane Place	Dwelling House	Adam Hodgins, Elizabeth St	John Chew	£18	
Brisbane Street, 2 Brisbane Place	Dwelling House	Adam Hodgins, Elizabeth St	Edward Buckingham	£12	-
Brisbane Street, 3 Brisbane Place	Dwelling House	Adam Hodgins, Elizabeth St	Empty	£12	
30 Brisbane Street	Dwelling House	Mrs Kipling, Elizabeth Street	Alexander Heron	£20	
32 Brisbane Street	Dwelling House	Mrs Kipling, Elizabeth Street	Alfred Hutley	£21	-
34 Brisbane Street	Dwelling House	Mrs Kipling, Elizabeth Street	William Jenkins	£20	
36 Brisbane Street	Dwelling House	Mrs Kipling, Elizabeth Street	William Harvey	£13	
38 Brisbane Street	Dwelling House	Henry Case	Thomas Dennett	£13	
40 Brisbane Street	Dwelling House	Henry Case	Henry Case	£13	-
Brisbane Street	Dwelling House	Henry Case	Thomas Sharp	£10	
Brisbane Street	Dwelling House	Henry Case	Jeremiah Langford	£10	
1879					
Address	Description	Owner	Occupier	Annual Value	Capital Value

Brisbane Street, Brisbane Place	House	Thomas Dowding	Thomas Dowding	£18	
Brisbane Street, Brisbane Place	House	Thomas Dowding	Henry Inns	£13	-
Brisbane Street, Brisbane Place	House	Thomas Dowding	Joseph Williams	£13	
30 Brisbane Street	House	Mrs Kipling	Frederick Pedder	£23	
32 Brisbane Street	House & Shop	Mrs Kipling	Alfred Hutley	£23	
34 Brisbane Street	House	Mrs Kipling	William Jenkins	£13	-
36 Brisbane Street	House	Mrs Kipling	William Harvey	£13	
38 Brisbane Street	House	Thomas Dennett	Thomas Dennett	£13	
40 Brisbane Street	House	Thomas Dennett	Empty	£13	
Brisbane Street	House	Thomas Dennett	Henry Moore	£10	-
Brisbane Street	House	Thomas Dennett	William Wrathall Jun.	£10	
<b>1884</b>					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Brisbane Street, Brisbane Place	House	Thomas Dowding	Thomas Dowding	£18	
Brisbane Street, Brisbane Place	House	Thomas Dowding	William George Fisher	£15	-
Brisbane Street, Brisbane Place	House	Thomas Dowding	James Sims	£15	
30 Brisbane Street	House	Mrs Kipling, Warwick Street	George Schaedel	£35	
32 Brisbane Street	House & Shop	Mrs Kipling, Warwick Street	Alfred Huttley	£35	
34 Brisbane Street	House	Mrs Kipling, Warwick Street	Joseph Brown	£35	-
36 Brisbane Street	House	Mrs Kipling, Warwick Street	Thomas Porthouse	£17	
38 Brisbane Street	House	Thomas Dennett	Thomas Dennett	£26	
Brisbane Street	House	Thomas Dennett	John Compstay	£10	-
Brisbane Street	House	Thomas Y Dennett	John Hilsley	£10	
<b>1889</b>					
Address	Description	Owner	Occupier	Annual Value	Capital Value
38 Brisbane Street, Brisbane Place	House	Thomas Dowding	Thomas Dowding	£18	
40 Brisbane Street, Brisbane Place	House	Thomas Dowding	Edward FH Wrathall	£15	-
42 Brisbane Street, Brisbane Place	House	Thomas Dowding	William Wrathall	£15	
44 Brisbane Street	House	Mrs Beedham, Lochner Street	Joseph Ikin	£35	
46 Brisbane Street	House & Shop	Mrs Beedham, Lochner Street	Helen Richards	£35	-
48 Brisbane Street	House	Mrs Beedham, Lochner Street	William McLoughlin	£35	
50 Brisbane Street	House	Mrs Beedham, Lochner Street	Mrs Donaghoe	£17	

54 Brisbane Street	House	Thomas Y Dennett	Thomas Y Dennett	£18	-
56 Brisbane Street	House	Thomas Y Dennett	Margaret Hines	£10	
58 Brisbane Street	House	Thomas Y Dennett	William Squires	£10	
1895					
Address	Description	Owner	Occupier	Annual Value	Capital Value
38 Brisbane Street, Brisbane Place	House	Thomas Dowding	Thomas Dowding	£18	-
40 Brisbane Street, Brisbane Place	House	Thomas Dowding	William John P Smith	£15	
42 Brisbane Street, Brisbane Place	House	Thomas Dowding	Joseph Collingwood	£15	
44 Brisbane Street	House	Mrs Beedham, Warwick Street	Joseph Ikin	£35	-
46 Brisbane Street	House & Shop	Mrs Beedham, Warwick Street	William Hanson	£35	
48 Brisbane Street	House	Mrs Beedham, Warwick Street	Herbert Winzenberg	£35	
50 Brisbane Street	House	Mrs Beedham, Warwick Street	Mrs Donaghoe	£17	
54 Brisbane Street	House	Thomas Y Dennett	Thomas Y Dennett	£18	-
56 Brisbane Street	House	Thomas Y Dennett	Thomas Whitney	£10	
58 Brisbane Street	House	Thomas Y Dennett	Alfred Mortimer	£10	
1898					
Address	Description	Owner	Occupier	Annual Value	Capital Value
38 Brisbane Street, Brisbane Place	House	Thomas Dowding	Thomas Dowding	£18	-
40 Brisbane Street, Brisbane Place	House	Thomas Dowding	Mrs Morrison	£15	
42 Brisbane Street, Brisbane Place	House	Thomas Dowding	Joseph C Mawle	£15	
44 Brisbane Street	House	Mrs Beedham, Warwick Street	Henrietta King	£32	-
46 Brisbane Street	House & Shop	Mrs Beedham, Warwick Street	Mary Hanson	£32	
48 Brisbane Street	House	Mrs Beedham, Warwick Street	Winifred Holdcroft	£26	
50 Brisbane Street	House	Mrs Beedham, Warwick Street	Ellen Donaghoe	£17	
54 Brisbane Street	House	Thomas Y Dennett	Thomas Y Dennett	£18	-
56 Brisbane Street	House	Thomas Y Dennett	Empty	£10	
58 Brisbane Street	House	Thomas Y Dennett	James Sing	£10	
1901					
Address	Description	Owner	Occupier	Annual Value	Capital Value
38 Brisbane Street, Brisbane Place	House	Thomas Dowding	Thomas Dowding	£18	£608
40 Brisbane Street, Brisbane Place	House	Thomas Dowding	David James Poultney	£13	
42 Brisbane Street, Brisbane Place	House	Thomas Dowding	Joseph C Mawle	£14	

44 Brisbane Street	House	Mrs Beedham, Warwick Street	Henrietta King	£22	£1,300
46 Brisbane Street	House & Shop	Mrs Beedham, Warwick Street	Mary Hanson	£24	
48 Brisbane Street	House	Mrs Beedham, Warwick Street	Percy Hayes	£20	
50 Brisbane Street	House	Mrs Beedham, Warwick Street	Ellen Donohoo	£15	
54 Brisbane Street	House	Thomas Y Dennett	Thomas Y Dennett	£22	£650
56 Brisbane Street	House	Thomas Y Dennett	Empty	£6	
58 Brisbane Street	House	Thomas Y Dennett	Empty	£6	
1905					
Address	Description	Owner	Occupier	Annual Value	Capital Value
38 Brisbane Street, Brisbane Place	House	Thomas Dowding	Thomas Dowding	£18	£700
40 Brisbane Street, Brisbane Place	House	Thomas Dowding	David James Poultney	£13	
42 Brisbane Street, Brisbane Place	House	Thomas Dowding	Joseph C Mawle	£14	
44 Brisbane Street	House	Mrs Beedham, Warwick Street	Henrietta King	£26	£1,350
46 Brisbane Street	House & Shop	Mrs Beedham, Warwick Street	Mary Hanson	£31	
48 Brisbane Street	House	Mrs Beedham, Warwick Street	Thomas Oliver Arthur	£26	
50 Brisbane Street	House	Mrs Beedham, Warwick Street	Ellen Donohoo	£15	
54 Brisbane Street	House	Thomas Y Dennett	Thomas Y Dennett	£22	£650
56 Brisbane Street	House	Thomas Y Dennett	Empty	£15	
1910					
Address	Description	Owner	Occupier	Annual Value	Capital Value
52 Brisbane Street, Brisbane Place	House	Thomas Dowding	Thomas Dowding	£18	£700
50 Brisbane Street, Brisbane Place	House	Thomas Dowding	Wilfred Ikin	£13	
48 Brisbane Street, Brisbane Place	House	Thomas Dowding	Joseph C Mawle	£14	
54 Brisbane Street	House	Isabella Beedham, Warwick Street	Henrietta King	£26	£1,350
56 Brisbane Street	House	Isabella Beedham, Warwick Street	Amelia Whelan	£26	
58 Brisbane Street	House	Isabella Beedham, Warwick Street	George Beavis	£26	
60 Brisbane Street	House	Isabella Beedham, Warwick Street	Henry Livingston	£15	
62 Brisbane Street	House	Thomas Y Dennett	Thomas Y Dennett	£22	£650
64 Brisbane Street	House	Thomas Y Dennett	Henry Boon	£15	
1915					
Address	Description	Owner	Occupier	Annual Value	Capital Value
52 Brisbane Street,	House	Thomas Dowding	Thomas Dowding	£18	-

Brisbane Place					
50 Brisbane Street, Brisbane Place	House	Thomas Dowding	Thomas Webb	£17	
48 Brisbane Street, Brisbane Place	House	Thomas Dowding	Joseph C Mawle	£14	
54 Brisbane Street	House	Isabella Beedham, Petty Street	Amelia Whelan	£33	
56 Brisbane Street	House	Isabella Beedham, Petty Street	Rita Allwright	£37	
58 Brisbane Street	House	Isabella Beedham, Petty Street	George Beavis	£33	-
60 Brisbane Street	House	Isabella Beedham, Petty Street	Henry Livingston	£22	
62 Brisbane Street	House	Thomas Y Dennett	Thomas Y Dennett	£22	
64 Brisbane Street	House	Thomas Y Dennett	Hannah L Evans	£17	-
<b>1920</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
52 Brisbane Street, Brisbane Place	House	Arthur Dowding, Campbell Street	Charles Murphy	£30	
50 Brisbane Street, Brisbane Place	House	Arthur Dowding, Campbell Street	Thomas Webb	£17	-
48 Brisbane Street, Brisbane Place	House	Arthur Dowding, Campbell Street	Harriett Mawle	£20	
54 Brisbane Street	House	Isabella Beedham, Petty Street	Mary Green	£47	
56 Brisbane Street	House & Shop	Isabella Beedham, Petty Street	George Beavis	£47	-
58 Brisbane Street	House	Isabella Beedham, Petty Street	J Wilton	£47	
60 Brisbane Street	House	Isabella Beedham, Petty Street	E Mason	£26	
62 Brisbane Street	House	Thomas Y Dennett	Thomas Y Dennett	£22	
64 Brisbane Street	House	Thomas Y Dennett	Hannah L Evans	£17	-
<b>1924</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
52 Brisbane Street, Brisbane Place	House	Arthur Dowding, Campbell Street	Charles Murphy	£33	
50 Brisbane Street, Brisbane Place	House	Arthur Dowding, Campbell Street	JJ Martin	£20	-
48 Brisbane Street, Brisbane Place	House	Arthur Dowding, Campbell Street	Harriett Mawle	£20	
54 Brisbane Street	House	Isabella Beedham, c/o Roberts & Allport	Mary Green	£62	
56 Brisbane Street	House & Shop	Isabella Beedham, c/o Roberts & Allport	George Beavis	£62	-
58 Brisbane Street	House	Isabella Beedham, c/o Roberts & Allport	J Wilton	£62	
60 Brisbane Street	House	Isabella Beedham, c/o Roberts & Allport	A Holmes	£26	

62 Brisbane Street	House	JH Dennett	Mrs JH Dennett	£30	-
64 Brisbane Street	House	JH Dennett	Hannah L Evans	£17	
1930					
Address	Description	Owner	Occupier	Annual Value	Capital Value
52 Brisbane Street, Brisbane Place	House	Arthur Dowding, 250 Campbell Street	Oliver Dalglish	£36	-
50 Brisbane Street, Brisbane Place	House	Arthur Dowding, 250 Campbell Street	Charles Murphy	£16	
48 Brisbane Street, Brisbane Place	House	Arthur Dowding, 250 Campbell Street	Harriett Mawle	£20	
54 Brisbane Street	House	J Kipling's estate	Edward White	£51	-
56 Brisbane Street	House & Shop	J Kipling's estate	Henry Williams	£46	
58 Brisbane Street	House	J Kipling's estate	Charles Holmes	£41	
60 Brisbane Street	House	J Kipling's estate	Gourlay	£30	
62 Brisbane Street	House	Jessie H Dennett's estate	TAR Dennett	£30	-
64 Brisbane Street	House	Jessie H Dennett's estate	Hannah L Evans	£17	
1934					
Address	Description	Owner	Occupier	Annual Value	Capital Value
48 Brisbane Street, Brisbane Place	House	Arthur Dowding, 250 Campbell Street	Oliver Dalglish	£32	-
50 Brisbane Street, Brisbane Place	House	Arthur Dowding, 250 Campbell Street	Charles Murphy	£24	
52 Brisbane Street, Brisbane Place	House	Arthur Dowding, 250 Campbell Street	A Stannard	£24	
54 Brisbane Street	House	J Kipling's estate	W Coglan	£43	-
56 Brisbane Street	House & Shop	J Kipling's estate	S McDougall	£41	
58 Brisbane Street	House	J Kipling's estate	P McVilly	£43	
60 Brisbane Street	House	J Kipling's estate	PM Gourlay	£28	
62 Brisbane Street	House	Jessie H Dennett's estate	TAR Dennett	£30	-
64 Brisbane Street	House	Jessie H Dennett's estate	John Martin	£24	
1939					
Address	Description	Owner	Occupier	Annual Value	Capital Value
48 Brisbane Street, Brisbane Place	House	Arthur Dowding's estate	A Stannard	£25	-
50 Brisbane Street, Brisbane Place	House	Arthur Dowding's estate	Charles Murphy	£20	
52 Brisbane Street, Brisbane Place	House	Arthur Dowding's estate	Oliver Dalglish	£33	
54 Brisbane Street	House	Harry T Hey, Murray St	Mrs Coglan	£47	-
56 Brisbane Street	House & Shop	Harry T Hey, Murray St	S McDougall	£47	
58 Brisbane Street	House	Harry T Hey, Murray St	Alice M Wallner	£47	
60 Brisbane Street	House	Harry T Hey, Murray	R Webster	£31	

		St			
62 Brisbane Street	House	Jessie H Dennett's estate	TAR Dennett	£31	
64 Brisbane Street	House	Jessie H Dennett's estate	David King	£29	-
<b>1946</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
48 Brisbane Street, Brisbane Place	House	J Hood Pty Ltd	A Stannard	£25	
50 Brisbane Street, Brisbane Place	House	J Hood Pty Ltd	H Waters	£33	-
52 Brisbane Street, Brisbane Place	House	J Hood Pty Ltd	Oliver Dagleish	£33	
54 Brisbane Street	House	J Hood Pty Ltd	J Donaldson	£47	
56 Brisbane Street	House & Shop	J Hood Pty Ltd	S McDougall	£47	
58 Brisbane Street	House	J Hood Pty Ltd	NG Wilson	£47	-
60 Brisbane Street	House	J Hood Pty Ltd	R Webster	£33	
62 Brisbane Street	Land	J Hood Pty Ltd	-	£11	
64 Brisbane Street	House	J Hood Pty Ltd	Mrs Coombe	£31	-

## Melville Street

1847					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	House &c.	S Hanger	Samuel Hanger	£20	-
Melville Street	House &c.	S Hanger	W Everly	£15	
1853					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	House	S Hanger	Samuel Hanger	£15	-
Melville Street	House	S Hanger	William Ware	£18	
Melville Street	House	S Hanger	Andrew Lumsden	£8	
1855					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	House	-	Richard Peters	£15	-
Melville Street	House & stable	-	William Weare	£12	
Melville Street	Two small houses & smithy	-	Andrew Lumsden	£30	
1860					
Address	Description	Owner	Occupier	Annual Value	Capital Value
35 Melville Street	House	Thomas Reynolds	Whitney Dunstan	£10	-
31 Melville Street	House	Thomas Reynolds	William Ware	£14	
33 Melville Street	House & smithy	Thomas Reynolds	Jonas Cranston	£20	
1865					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	Dwelling House	Samuel Holmes	Empty	£9	-
Melville Street	Dwelling House	Samuel Holmes	James Williams	£12	
Melville Street	Dwelling House & smithy	Samuel Holmes	William Harrison	£15	
1869					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	Dwelling House	FL Piquenit, Collins St, Agent	Michael Molloy	£11	-
Melville Street	Dwelling House	FL Piquenit, Collins St, Agent	William Clark	£7	
Melville Street	Dwelling House & smithy	FL Piquenit, Collins St, Agent	William Harrison	£11	
1875					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	House	Russell Bros.	Russell Bros.	£13	-
Melville Street	Dwelling House	Russell Bros.	Charles Clark	£12	
Melville Street	Dwelling House & smithy	Russell Bros.	William Pearsall	£12	

1879					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	House	Russell Bros, Liverpool St	Charles Rayner	£13	-
Melville Street	Two Tenements	Russell Bros, Liverpool St	Charles Clarke	£12	
Melville Street	House & smithy	Russell Bros, Liverpool St	George Moore	£13	
1884					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	Stable, engine & yard	Russell Bros, Liverpool St	John E Russell & George R Russell	£20	-
Melville Street	House	Russell Bros, Liverpool St	Thomas Paul	£13	
Melville Street	Two Tenements	Russell Bros, Liverpool St	Charles Clarke	£18	
Melville Street	House & stables	Russell Bros, Liverpool St	George Elliott	£15	
1889					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	Stable, engine & yard	Russell Bros, Liverpool St	John E Russell & George R Russell	£12	-
45 Melville Street	House	Russell Bros, Liverpool St	Thomas Paul	£13	
47 Melville Street	Two Tenements	Russell Bros, Liverpool St	Charles Clarke	£18	
49 Melville Street	House & stables	Russell Bros, Liverpool St	George Elliott	£15	
1895					
Address	Description	Owner	Occupier	Annual Value	Capital Value
Melville Street	Smithy	John Ernest, Richard D, and Maria Russell	George L Ploughman	£12	-
Melville Street	Workshop	John Ernest, Richard D, and Maria Russell	Empty	£10	
45 Melville Street	House	John Ernest, Richard D, and Maria Russell	Thomas Paul	£13	
1898					
Address	Description	Owner	Occupier	Annual Value	Capital Value
47 Melville Street	Two tenements	John Ernest, Richard D, and Maria Russell	William Dola	£18	-
49 Melville Street	House & Stables	Russell Allport	George Elliot	£15	
1901					
Address	Description	Owner	Occupier	Annual Value	Capital Value
45 Melville Street	Workshop	Russell Allport	Henry F Collis	£16	£1,200
Melville Street	Office & Workshops	Russell Allport	Russell Allport	£52	
47 Melville Street	House	Russell Allport	Thomas Paul	£11	

49 Melville Street	House & stables	Russell Allport	Alfred James Wiggins	£11	
<b>1905</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
45-47 Melville Street	Office, Engineer's Workshops & Land	Russell Allport & Thomas Normoyle	Russell Allport & Thomas Normoyle	£81	£1,550
<b>1910</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
45-47 Melville Street	Office, Engineer's Workshops & Land	Russell Allport & Thomas Normoyle	Russell Allport & Thomas Normoyle	£89	£1,750
<b>1915</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
45-47 Melville Street	Office, Engineer's Workshops & Land	Russell Allport & Thomas Normoyle	Russell Allport & Thomas Normoyle	£89	-
<b>1920</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
45-47 Melville Street	Office, Engineer's Workshops & Land	Thomas Normoyle	Thomas Normoyle	£95	-
<b>1924</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
45-47 Melville Street	Office, Engineer's Workshops & Land	Thomas Normoyle	HR Hood & RJ Chipman	£135	-
<b>1930</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
45-47 Melville Street	Office, Engineer's Workshops & Land	Henry M Hood	Henry M Hood & RJ Chipman	£135	-
<b>1934</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
45-47 Melville Street	Office, Engineer's Workshops & Land	Henry M Hood	Henry M Hood & RJ Chipman	£135	-
<b>1939</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
45, 47 Melville Street	Office, Engineer's Workshops & Land	Henry M Hood	Russell Allport & Co.	£135	-
<b>1946</b>					
<b>Address</b>	<b>Description</b>	<b>Owner</b>	<b>Occupier</b>	<b>Annual Value</b>	<b>Capital Value</b>
45, 47 Melville Street	Office, Engineer's Workshops & Land	Russell Allport & Co.	Russell Allport & Co.	£135	-

## APPENDIX 3: TASMANIAN POST OFFICE DIRECTORIES 1890-1949 (SELECT)

### Elizabeth Street

Note that the Post Office Directory does not provide a complete list of occupiers  
(Original spelling of names and variations are reproduced)

1890-91		
Address	Description/Occupation of Resident	Occupier
Elizabeth Street	West Coast Hotel	Hugh O'Doherty
155 Elizabeth Street	Pork Butcher	Hugo Scholz
159 Elizabeth Street	Stowell Arms Hotel	Annie Foster
161 Elizabeth Street	Dealer	Patrick Gabbett
165 Elizabeth Street	Butcher	Mary Ann Holmes
169 Elizabeth Street	Clothier	Mrs Goodrick
171 Elizabeth Street	Jeweler	Gustave Shapke
1894-95		
Address	Description/Occupation of Resident	Occupier
Elizabeth Street	West Coast Hotel	Hugh O'Doherty
153 & 155 Elizabeth Street	Ham & back curer & Pork Butcher	Hugo Scholz
159 Elizabeth Street	Stowell Arms Hotel	Annie Foster
161 Elizabeth Street	Watchmaker	Thomas Grainger
163 Elizabeth Street	Fruiterer	Henry Boon
165 Elizabeth Street	Butcher	Mary Ann Holmes
167 Elizabeth Street	Fruiterer	Henry Collis
169 Elizabeth Street	Poultry dealer	- Richardson
171 Elizabeth Street	Furniture Dealer	James Meikle
175 Elizabeth Street	-	Albert Thorpe
1900		
Address	Description/Occupation of Resident	Occupier
Elizabeth Street	West Coast Hotel	Hugh O'Doherty
153 & 155 Elizabeth Street	Ham & back curer & Pork Butcher	Hugo Scholz
159 Elizabeth Street	Stowell Arms Hotel	Annie Foster
161 Elizabeth Street	Draper	Mrs C Reynolds
163 Elizabeth Street	Bootmaker	James B Simpson
165 Elizabeth Street	Butcher	Mrs Mary Holmes
167 Elizabeth Street	Game dealer & bird fancier	Joshua Moore
169 Elizabeth Street	Fishmonger	Joshua Ikin
171 Elizabeth Street	Butcher	Charles Pregnell
173 Elizabeth Street	Fruiterer	Mrs Elizabeth Oldham

<b>1905</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
Elizabeth Street	West Coast Hotel	Mary Ann Elkins
153 Elizabeth Street	Tailors	Best & Co.
159 Elizabeth Street	Stowell Arms Hotel	Mrs Elsie Markey
161 Elizabeth Street	Draper	Mrs C Reynolds
163 Elizabeth Street	Jewelers	Macrow & Son
165 Elizabeth Street	Butcher	Miss Mary Holmes
167 Elizabeth Street	Game dealer	Joshua Moore
169 Elizabeth Street	Bootmaker	Joseph Scott
171 Elizabeth Street	Butcher	Frederick Pilcher
173 Elizabeth Street	Fruiterer	Mrs Elizabeth Oldham
<b>1910</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
145 Elizabeth Street	West Coast Hotel	John Woods
147 Elizabeth Street	Furniture Dealers	William F Hayes
149 Elizabeth Street	-	Thomas F Miller
151 Elizabeth Street	Stowell Arms Hotel	Mrs Annie Foster
153 Elizabeth Street	Dressmaker	Miss U Long
155 Elizabeth Street	Pastrycook	JB Knaggs
157 Elizabeth Street	Confectioner	Mrs KM Prouse
159 Elizabeth Street	Fruiterer	Mrs E McKearnen
161 Elizabeth Street	Game dealer	Joshua Moore
163 Elizabeth Street	Bootmaker	Joseph Scott
163 Elizabeth Street	Butchers	Mapley Bros
167 Elizabeth Street	-	William Flack
169 Elizabeth Street	-	Arthur Allen
<b>1915</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
145 Elizabeth Street	West Coast Hotel	Herbert Matthews
151 Elizabeth Street	Stowell Arms	D Smith
153 Elizabeth Street	Fruiterers	Nam Shing & Co
155 Elizabeth Street	Pastrycook	JB Knaggs
157 Elizabeth Street	Bootmaker	Joseph Scott
159 Elizabeth Street	-	Solomon Newman
161 Elizabeth Street	Game dealer	Joshua Moore
163 Elizabeth Street	Bootmaker	Albert C Cato
163 Elizabeth Street	Butchers	William T Mapley

167 Elizabeth Street	-	Tasman Mollross
1921		
Address	Description/Occupation of Resident	Occupier
145 Elizabeth Street	West Coast Hotel	Herbert Matthews
147 Elizabeth Street	Small Goods	H Scholtz
151a Elizabeth Street	Travelling Goods Specialists	Clarke & Dell
151b Elizabeth Street	Mercer	Jack Fletcher
153 Elizabeth Street	Fruiterers	H Henry
155 Elizabeth Street	Pastrycook	JP Knaggs
157 Elizabeth Street	Bootmaker	Joseph Scott
159 Elizabeth Street	Fish Shop	Harold Watt
161 Elizabeth Street	Game dealer	Joshua Moore
163 Elizabeth Street	Bootmaker	Albert C Cato
163 Elizabeth Street	Butchers	William T Mapley
167 Elizabeth Street	-	William Jones
1925		
Address	Description/Occupation of Resident	Occupier
145 Elizabeth Street	West Coast Hotel	Herbert Matthews
147 Elizabeth Street	Small Goods	H Scholtz
151a Elizabeth Street	Travelling Goods Specialists	Clarke & Dell
151b Elizabeth Street	Dressmaker	Mrs B Warner
153 Elizabeth Street	Fruiterers	Kwong Wah & Co
155 Elizabeth Street	Pastrycook	JP Knaggs
157 Elizabeth Street	Bootmaker	Joseph Scott
159 Elizabeth Street	Fish Shop	Harold Watt
161 Elizabeth Street	Grocer	Percy V Hall
163 Elizabeth Street	Boot shop	Albert C Cato
163 Elizabeth Street	Butchers	William T Mapley
167 Elizabeth Street	-	William Jones
1930		
Address	Description/Occupation of Resident	Occupier
145 Elizabeth Street	West Coast Hotel	TO Arthur
147 Elizabeth Street	Small Goods	H Scholtz
151a Elizabeth Street	Watchmaker & Jeweler	TJ Tegg
151b Elizabeth Street	Laundry	LT Henry
153 Elizabeth Street	Tobacconist & Fruiterer	GC Henry
155 Elizabeth Street	Pastrycook	JP Knaggs
157 Elizabeth Street	Bootmaker	Mrs J Scott

159 Elizabeth Street	Fish Shop	Sydney Clancy
161 Elizabeth Street	Small Goods	Miss Palmer
163 Elizabeth Street	Boot shop	Albert C Cato
163 Elizabeth Street	Butchers	William T Mapley
167 Elizabeth Street	-	William Jones
1935		
Address	Description/Occupation of Resident	Occupier
145 Elizabeth Street	West Coast Hotel	CE Ellis
147 Elizabeth Street	Fruiterer	J Fanggett
151a Elizabeth Street	Fancy goods	Mrs FE Jones
151b Elizabeth Street	Laundry	Sam Wang
153 Elizabeth Street	Tobacconist & Fruiterer	GC Henry
155 Elizabeth Street	Pastrycook	JP Knaggs
157 Elizabeth Street	Bootmaker	CC Scott
157 Elizabeth Street	Fruiterer	H Bean
159 Elizabeth Street	Fish Shop	Sydney Clancy
161 Elizabeth Street	Cycle Manufacturer	OL Keenan
163 Elizabeth Street	Cake Shop	Henry Freeman
165 Elizabeth Street	Butcher	EJ Rust
167 Elizabeth Street	-	William Jones
1939		
Address	Description/Occupation of Resident	Occupier
145 Elizabeth Street	West Coast Hotel	CE Ellis
147 Elizabeth Street	Dealer	Ray Davies
151a Elizabeth Street	Fancy goods	Mrs FE Jones
151b Elizabeth Street	Laundry	LT Henry
153 Elizabeth Street	Tobacconist & Fruiterer	GH Henry
155 Elizabeth Street	Pastrycooks	N&A Knaggs
157 Elizabeth Street	Boot repairer	J Scott
159 Elizabeth Street	Fishmonger	G Mahakas
161 Elizabeth Street	Cycle Manufacturer	OL Keenan
163 Elizabeth Street	Ladies' Hairdresser	Miss E Howard
165 Elizabeth Street	Butcher	RV Mapple
167 Elizabeth Street	-	William Jones
1945		
Address	Description/Occupation of Resident	Occupier
145 Elizabeth Street	West Coast Hotel	EF Ellis
147 Elizabeth Street	Dealer	Ray Davies

151a Elizabeth Street	Vacant	-
151b Elizabeth Street	Laundry	LT Henry
153 Elizabeth Street	Tobacconist & Fruiterer	GH Henry
155 Elizabeth Street	Pastrycooks	N&A Knaggs
157 Elizabeth Street	Dressmaker	'Mazanne'
159 Elizabeth Street	Second hand dealer	Mrs W Doak
161 Elizabeth Street	-	Joseph W Elliott
163 Elizabeth Street	Ladies' Hairdresser	Miss E Howard
165 Elizabeth Street	Boot repairer	J Scott
167 Elizabeth Street	-	William Jones
<b>1949</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
145 Elizabeth Street	West Coast Hotel	EF Ellis
147 Elizabeth Street	Dealer	Ray Davies
151a Elizabeth Street	Vacant	-
151b Elizabeth Street	Laundry	LT Henry
153 Elizabeth Street	Tobacconist & Fruiterer	GH Henry
155 Elizabeth Street	Pastrycooks	N&A Knaggs
157 Elizabeth Street	Dressmaker	'Mazanne'
159 Elizabeth Street	Mixed business	AM Backhouse
161 Elizabeth Street	Cycle Manufacturer	OL Keenan
161 Elizabeth Street	-	Joseph W Elliott
163 Elizabeth Street	Ladies' Hairdresser	Miss E Howard
165 Elizabeth Street	Boot repairer	J Jones
167 Elizabeth Street	-	Harold West

## Brisbane Street

1890-91		
Address	Description/Occupation of Resident	Occupier
34 Brisbane Street	-	William H Turner
36 Brisbane Street	-	James Cuthbertson
44 Brisbane Street	-	Mrs Edward Richards
46 Brisbane Street	Greengrocer	John Taylor
48 Brisbane Street	-	Henry F Hutchinson
54 Brisbane Street	-	Thomas G Denatt
72 Brisbane Street	-	Heinrich Hunicke
74 Brisbane Street	-	Lawrence Reynolds
1894-95		
Address	Description/Occupation of Resident	Occupier
34 Brisbane Street	-	John M Fleming
36 Brisbane Street	-	Mrs Agnes Fleming
44 Brisbane Street	-	Joseph Ikin
46 Brisbane Street	-	William Hanson
48 Brisbane Street	-	- Winzenberg
50 Brisbane Street	-	Mrs Patrick Donoghue
54 Brisbane Street	-	Thomas Y Dennett
56 Brisbane Street	-	Henry Smith
1900		
Address	Description/Occupation of Resident	Occupier
38 Brisbane Place	-	Joseph C Mawle
40 Brisbane Place	-	John M Modridge
42 Brisbane Place	-	Thomas Dowding
42 Brisbane Place	-	Henry Dowding
42 Brisbane Place	-	Albert Dowding
44 Brisbane Street	-	Frederick King
46 Brisbane Street	Dealer	Leslie W Hanson
48 Brisbane Street	-	Percy L Hayes, SH Pace (P&V Vout)
50 Brisbane Street	-	Mrs Patrick Donoghue
50 Brisbane Street	-	Mrs Margaret Hogan
54 Brisbane Street	-	Thomas Y Dennett
1905		
Address	Description/Occupation of Resident	Occupier
38 Brisbane Place	-	Joseph Charles Mawle
40 Brisbane Place	-	David Poultney

42 Brisbane Place	-	Thomas Dowding
44 Brisbane Street	Nurse	Mrs Henrietta King
46 Brisbane Street	Furniture Dealer	Leslie Hanson
48 Brisbane Street	-	Mrs Thomas Arthur
50 Brisbane Street	-	Mrs Thomas Donahoo
54 Brisbane Street	-	Thomas Young Dennett
1910		
Address	Description/Occupation of Resident	Occupier
48 Brisbane Place	-	Joseph C Mawle
50 Brisbane Place	-	Wilfred Ikin
52 Brisbane Place	-	Thomas Dowding
54 Brisbane Street	Nurse	Mrs Henrietta King
56 Brisbane Street	-	Frederick O Luttrell
58 Brisbane Street	-	George Beavis
60 Brisbane Street	-	Henry Livingston
62 Brisbane Street	-	Thomas Young Dennett
64 Brisbane Street	-	Henry Williams
1915		
Address	Description/Occupation of Resident	Occupier
48 Brisbane Place	-	Joseph C Mawle
50 Brisbane Place	-	Thomas Webb
52 Brisbane Place	-	Thomas Dowding
54 Brisbane Street	-	Mrs A Whelan
56 Brisbane Street	-	Thomas Allwright
58 Brisbane Street	-	George Beavis
60 Brisbane Street	-	Henry Livingston
62 Brisbane Street	-	Thomas Young Dennett
1921		
Address	Description/Occupation of Resident	Occupier
48 Brisbane Place	-	Joseph C Mawle
50 Brisbane Place	-	Joseph J Martin
52 Brisbane Place	-	Charles Murphy
54 Brisbane Street	-	Mrs Alfred Green
56 Brisbane Street	-	George Beavis
58 Brisbane Street	-	James Higgins
60 Brisbane Street	-	Edward Mason
62 Brisbane Street	-	Thomas Young Dennett
1925		
Address	Description/Occupation of	Occupier

<b>Resident</b>		
48 Brisbane Place	-	Mrs JC Mawle
50 Brisbane Place	-	Joseph J Martin
52 Brisbane Place	-	Charles Murphy
54 Brisbane Street	-	Alfred Green
56 Brisbane Street	Bootmaker	George Beavis
58 Brisbane Street	-	Walter Baillie
60 Brisbane Street	-	Charles A Holmes
62 Brisbane Street	-	Mrs JH Dennett
64 Brisbane Street	-	Mrs HS Evans
<b>1930</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
48 Brisbane Place	-	Miss H Mawle
50 Brisbane Place	-	Charles Murphy
52 Brisbane Place	-	Oliver Dalgleish
54 Brisbane Street	-	Edwin H White
56 Brisbane Street	-	William Harry
58 Brisbane Street	-	Charles A Holmes
60 Brisbane Street	-	Percy M Gourlay
62 Brisbane Street	-	Thomas Dennett
64 Brisbane Street	-	Mrs HS Evans
<b>1935</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
48 Brisbane Place	-	Mrs Stannett
50 Brisbane Place	-	Charles Murphy
52 Brisbane Place	-	Mrs Ada L Dalgleish
54 Brisbane Street	-	Mrs Kath Coglean
56 Brisbane Street	Saw sharpener	S McDougall
58 Brisbane Street	-	Mrs Amy Lincoln
58 Brisbane Street	-	Mrs V Williams
60 Brisbane Street	-	Percy M Gourlay
62 Brisbane Street	-	Thomas Dennett
64 Brisbane Street	-	John A Martin
<b>1939</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
48 Brisbane Place	-	Mrs Stannett
50 Brisbane Place	-	Charles Murphy
52 Brisbane Place	-	Mrs Ada L Dalgleish
54 Brisbane Street	-	Mrs Kath Coglean

56 Brisbane Street	Saw sharpener	S McDougall
58 Brisbane Street	-	Frederick Wilson
60 Brisbane Street	-	Mrs Hetty Smith
62 Brisbane Street	-	Thomas Dennett
64 Brisbane Street	-	Norman G Wilson
<b>1945</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
48 Brisbane Place	-	Mrs Stannett
50 Brisbane Place	-	Harry J Waters
52 Brisbane Place	-	Mrs Ada L Dalgleish
54 Brisbane Street	-	John S Donaldson
56 Brisbane Street	Saw sharpener	S McDougall
58 Brisbane Street	-	Frederick Wilson
60 Brisbane Street	-	Robert Webster
62 Brisbane Street	-	Vacant
64 Brisbane Street	-	Mrs Mary Coombs
<b>1948</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
48 Brisbane Place	-	Mrs Annie Stannard
50 Brisbane Place	-	Harry J Waters
52 Brisbane Place	-	Mrs Freda Kennedy
54 Brisbane Street	-	John S Donaldson
56 Brisbane Street	Saw sharpeners	D & S McDougall
58 Brisbane Street	-	Norman G Wilson
60 Brisbane Street	-	Robert Webster
62 Brisbane Street	-	Vacant
64 Brisbane Street	-	Reginald Park

## Melville Street

<b>1890-91</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
49 Melville Street	-	George Elliott
<b>1894-95</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45 Melville Street	-	Thomas Paul
47 Melville Street	-	William Dowla
49 Melville Street	-	George Elliot
<b>1900</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
Melville Street	Electrical & cycle engineer	Russell Allport
45 Melville Street	-	Thomas Paul
49 Melville Street	-	Alfred Wiggins
<b>1905</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
Melville Street	Electrical Engineer	Russell Allport
<b>1910</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45 Melville Street	Electrical Engineer	Allport & Co
47 Melville Street	Rheumagnetic Ring Co	
<b>1915</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45 Melville Street	Electrical Engineer	Allport & Co
47 Melville Street	Rheumagnetic Ring Co	
<b>1921</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45 Melville Street	Electrical Engineer	Allport & Co
47 Melville Street	Rheumagnetic Ring Co	
<b>1925</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45-47 Melville Street	Electrical Engineer	Russell Allport & Co
<b>1930</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45-47 Melville Street	Mechanical Engineers, Iron & Brass Founders	Allport & Co

<b>1935</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45-47 Melville Street	Mechanical Engineers, Iron & Brass Founders	Allport & Co
<b>1939</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45-47 Melville Street	Mechanical Engineers & Iron Founders	Allport & Co
<b>1945</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45-47 Melville Street	Mechanical Engineers & Iron Founders	Allport & Co
47 Melville Street	Machinery Merchants	Hood Pty Ltd
<b>1949</b>		
<b>Address</b>	<b>Description/Occupation of Resident</b>	<b>Occupier</b>
45-47 Melville Street	Mechanical Engineers & Iron Founders	Allport & Co
47 Melville Street	Machinery Merchants	Hood Pty Ltd