

Heritage Citation



16 Gloucester Street, Spring Hill

Key details

Addresses At 16 Gloucester Street, Spring Hill, Queensland 4000

Type of place House

Period Victorian 1860-1890

Style Filigree

Lot plan L3_RP9852

Key dates Local Heritage Place Since — 1 January 2004
Date of Citation — July 2010

Construction	Roof: Corrugated iron; Walls: Timber
People/associations	John Walls (Builder)
Criterion for listing	(A) Historical; (B) Rarity

This attractive residence is one of two almost identical neighbouring properties built circa 1882 for John Walls. Designed in the Victorian Filigree style, it makes a fine contribution to the Gloucester Road streetscape, particularly along with its neighbouring twin residence, and is a substantially intact example of a late nineteenth century house. It remained in the Walls family for 80 years, acting as both a private residence and tenanted rental accommodation.

History

With the opening of Moreton Bay for public settlement in the late 1840s, there was a rush to secure large tracts of land for future development in and around Brisbane town. Thomas Dowse, an important auctioneer, agent and land valuer in business in Brisbane and Ipswich since 1850, had purchased several Brisbane town allotments in the early 1850s. He was also one of many prominent citizens who subscribed to the Moreton Bay Immigration and Land Company established in 1854 to purchase land for resale as small farms to immigrant families. The objective was to consolidate the future of the Moreton Bay district as an agricultural settlement.

At a public auction of Brisbane town land in December 1853, Dowse purchased Suburban Allotment 95 comprising two acres, two roods and sixteen perches for forty pounds and six shillings. Being at that time beyond the northern town boundary, it was considerably cheaper than the upset price of one hundred pounds an acre set for allotments within the town boundaries. By the early 1860s, the land had been subdivided. In July 1866, Richard Symes Warry purchased subdivisions 3 and 4 comprising one rood, thirty-nine and a quarter perches, and the following year, took out a mortgage on the property for five hundred pounds with only several months allowed for redemption of the debt. The land was sold to Joseph Buckle in 1872 and, after several owners and further rounds of subdivisions, a Certificate of Title was issued to carpenter John Walls on 18 September 1873 for sixteen and two-tenths perches, being re-subdivisions 3 and 4 of subdivisions 3 and 4 of Allotment 95. He was not alone in holding the land unimproved during the economic downturns of the 1870s. With prosperity and an accompanying demand for residential accommodation returning in the 1880s, Walls erected two adjoining dwellings for rental purposes on the re-subdivisions between 1880 and 1882.

16 Gloucester St. was a rental property for the Walls family until April 1963 when it was sold to Antonio and Maria Masci as joint tenants and a mortgage taken out with vendor Evelyn Maria Walls. There were three separate owners through the 1970s and the house remained a rental property. In December 1981, Christos Tracy purchased houses and also the adjoining property fronting Leichhardt St. for re-development but his application was unsuccessful. A new Certificate of Title was issued to him on 12 May 1994 for Lot 3 on RP9852 comprising 205 square metres. Soon after, he sold to Anthony Reynolds. The present owners purchased the property in May 2000.

Description

One of an almost identical pair, the Georgian-influenced house has a hipped iron roof, a hip-sided verandah roof, 12 inch chamfer boards on the exterior and sash windows. There are verandahs to both storeys on the Gloucester St. elevation and the house sits right to the footpath alignment. The architraves, front doors, scalloped bargeboards, window hoods and cast-iron balustrading are not original. Although the exterior of the house has not been changed structurally, it is in a neglected condition.

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history as an 1880s residence built specifically for Brisbane's rental market.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage as a surviving nineteenth century twin owner/builder residence built in Spring Hill.

References

1. Site History Brisbane City Council

2. Property Details 30.11.2001
 3. Property Holdings Plan Brisbane City Council 30.11.2001
 4. Colour Photograph: 16 and 20 Gloucester St. n.d. Brisbane City Council File Photograph
 5. Titles History 1853 - 2005
 6. Shaw, B. (comp.), *Bald Hills Heritage Tour* (Brisbane: Brisbane History Group, 1993)
 7. Personal Interview: Christos Tracy, 20.7.2010
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Note: This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

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