

## Heritage Citation



**490 Boundary Street, Spring Hill**

### Key details

<b>Also known as</b>	Bartel's Residence
<b>Addresses</b>	At 490 Boundary Street, Spring Hill, Queensland 4000
<b>Type of place</b>	House
<b>Period</b>	Victorian 1860-1890
<b>Style</b>	Queenslander
<b>Lot plan</b>	L1_SP242888; L2_SP242888; L3_SP242888; L4_SP242888; L5_SP242888; L6_SP242888; L7_SP242888
<b>Key dates</b>	Local Heritage Place Since — 1 January 2004 Date of Citation — July 2010

**Construction**

Roof: Corrugated iron;  
Walls: Timber

**Criterion for listing**

(A) Historical; (D) Representative

This timber residence was constructed circa 1883 for Mrs Louise Bartells on land she had held since 1871. It is a rare surviving example of a home that has retained the domestic character of its colonial origins throughout its various uses and the modifications and renovations carried out in recent years.

## History

Part of the land originally purchased by Patrick Whalen at the first Spring Hill land auctions in April 1857, the 3 roods, 7 perches of land on which this house is built was bought from John Petrie and George Edmonstone by Mrs Louise Bartells (Bartels) in March 1871. The house was constructed in 1883, possibly by her husband Carl Ferdinand Bartells, and occupied by Mrs Bartells and two children, Otto and Louise Hermina.

Carl Bartells was apparently in financial difficulties and later moved to Sydney where he died in 1915. In 1883, Mrs Bartells successfully sued for divorce on the grounds of adultery and desertion. She retained the property and another house built the same year on an adjoining allotment, both of which were held in her name. Although divorcees were often ostracised from society in Victorian times, Mrs Bartells and her family were well-regarded residents of Spring Hill.

The area experienced rapid population growth and residential development in the 1880s. Substantial homes were constructed on the ridges of Wickham Terrace and Gregory Terrace and, after speculators subdivided the larger land holdings into small allotments, sometimes of less than 8 perches in area, the lower slopes and hollows became crowded with basic timber workers' dwellings.

It appears that around 1896, the family moved to a larger home at 482 Boundary St. Otto Bartells became well-known for his expertise in relation to rare birds and plants and as a specialist in orchid growing. He was an esteemed member of several horticultural societies and developed an enviable display garden at the family home. Mrs Bartells rented out both her Boundary St. houses, but the sustained financial crisis of the 1890s and the gradual descent of Spring Hill into a 'slum' area around the turn of the century often made it difficult to secure reliable tenants.

Louise Bartells died in November 1905. Two days before her death, she transferred the 3 roods, 7 perches of land purchased in 1871 to her daughter, Louise Hermina Phillips. In November 1909, Phillips sold the land to mercantile broker and condiments manufacturer, Laurence Cusack. Cusack subdivided it into several small allotments. The 16 perches on which 490 Boundary St. stands was purchased by Gertrude Paterson the same month and she sold it the following year to Robert Graham.

Graham owned the property until 1951, through a period when Spring Hill retained its reputation as a poor, marginal residential and small business area. In the 1960s, it experienced a revival when renewed interest in the benefits of inner-city living promoted the demolition of existing buildings for substantial commercial development and an influx of artists and people involved in creative industries often dedicated to preserving Spring Hill's

historic homes. Recent owners have continued to maintain the house as a residence, with relatively few modifications.

In 2003, the house was used as the Fingleton family home in the movie, *Swimming Upstream*.

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## Description

A high-set timber house constructed in the popular or vernacular style of a middle-range colonial-era home. It is set back from the street, with a short-ridge roof, stepped convex roof over the front verandah with decorative ends. The front stairway is centred opposite the front door, with the original central passageway continuing through to the rear. Four main rooms all with high ceilings and ornate decorative finishes open off a central hallway. One front room has a bay window giving on to the front verandah. One rear room, now the kitchen, has an original, substantial brick chimney occupying the back wall from ground to roof height. The original kitchen to the rear of the chimney has been demolished, while renovations were carried out in the 1990s to modernise the building.

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## 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:

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### Historical

#### CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

as an example of a particular type of residential development associated with inner-city Brisbane in the late colonial period.

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### Representative

#### CRITERION D

The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places

as a relatively rare example of a high-set timber house constructed in the 1880s with its structural elements largely unchanged.

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## References

1. Aerial Photo 2001, Cadastral Data June 2004
2. Cadastral Map, 13/03/20030 showing L.1/RP 10391
3. Brisbane City Council Property Details – Site History L.1/RP 1039121.02005
4. BCC building cards
5. Brisbane City Council Sewerage Map 16 January 1915, Detail Plan No.20
6. Titles information, including Certificates of Title, Transfers, and Bills of Mortgage. 1857 - 2004
7. Toowong Cemetery Family History Society: Toowong Cemetery Monumental Inscriptions, Vol.3, Portion 11-18, 1968
8. Brisbane Post Office Directories 1887 – 1920-21
9. Photograph. Dwelling at 490 Boundary St. (April 2004)
10. Photograph: Streetscape Boundary St. showing 494 Boundary St. 1989. BCC image
11. "Bygone Brisbane. Early Seventies. Spring Hill Memories" *Brisbane Courier* 28.11.1925, p.18.
12. Alison Cotes, "This Is You: Boundary St. Spring Hill" *Courier Mail* 28.12.1994
13. Advert: Spring Hill 490 Boundary St. Real Estate Section, *Courier-Mail* 10-11.3.2007
14. Advert: "Movie Star Home ready for new life" Real Estate Section, *Courier-Mail* 10-11.3.2007, p.62
15. Fisher, Rod, *Spring Hill Heritage Tour: St Pauls to Gregory Terrace*, Kelvin Grove: Brisbane History Group, 1993
16. Lawson, Ronald *Brisbane in the 1890s: A Study of an Australian Urban Society*. St Lucia U of Q Press, 1973

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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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