

## Heritage Citation



### Alliston

#### Key details

Addresses	At 43 Jordan Terrace, Bowen Hills, Queensland 4006
Type of place	Flat building
Period	Interwar 1919-1939
Style	Free Classical
Lot plan	L1_RP106283
Key dates	Local Heritage Place Since — 1 July 2002 Date of Citation — December 2010
Construction	Roof: Terracotta tile; Walls: Masonry - Stucco
People/associations	William Shardlow (Architect)

'Alliston' was constructed in 1934 for Ernest Manchester who lived in a private residence to the rear of the flats. The three-storey block was designed by architect W. Shardlow and survives as a good example of the types of flats built during the flat building boom of the 1930s which was caused, in part, by rapid population growth and a lack of affordable inner-city housing in the interwar period.

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## History

This particular block of flats was erected during the late 1933 – early 1934 period for the owner of the land, Ernest Manchester. While exact date of purchase was not evident on the Title Deed it is likely that Manchester originally purchased the land in c.1912-1913.

The allotment was two roods in size with the dwelling, Werribal being located on the elevated rear of the section, close to the boundary of Roche Avenue, which runs parallel with Jordan Terrace. The location of the residence allowed development of the front of the allotment. Evidence indicates that Manchester remained at Werribal after the flats were erected.

An application was submitted to Brisbane City Council in November 1933 for the erection of the flats at an estimated cost of £2,223/-/. The contractor is given as G. Mitchell of Eagle Farm and the Architect as W. Shardlow.

Shardlow had his own practice at Kedron between 1931-1932. Prior to this he practised in Mackay and was employed by Cavanagh and Cavanagh in Brisbane from 1926-1931. From 1932 he was employed by the Commonwealth Government until retirement in 1957. Shardlow commenced practice during the depression and thus only accomplished a small number of residences before seeking the security of income the public service would provide. However, using the date of the application to the BCC (1933), it appears Shardlow undertook the commission while in the employment of the public service. The commission of this flat block would have been impressive given the impact of the depression on building at this time.

Jordan Street is named after Robert Alfred Jordan, the manager of Hunter's boot factory, who purchased land on the southern side of the street in 1876 and resided in the street during the 1880s. However, during the interwar period many of the inner city residential areas of Brisbane were subject to the introduction of flats, apartments and house conversions to flats in order to meet the accommodation demand.

After Manchester's death in 1951 the property passed onto Queensland Trustees Limited to administer. In 1961 Olsen & Bell purchased the property and in 1965 the flats and the house were issued separate titles.

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## Description

'Alliston' is an interwar three-storey block of brick and stucco flats. It has a symmetrical front façade with an entry

porch and verandah projecting from the centre of the building and a hipped terracotta tiled roof. At the corners of the building small pyramid roof sections are raised, providing several features within the roof scape. The entry porch is accessed by a wide set of concrete steps, which continued as a narrower stairwell to the upper level. Entry to the lower flats is off the porch level, while the upper level flats are accessed via the second stairwell.

The porch is dominating in the front façade with paired brick pillars and balustrades. Above the porch is the verandah with a brick balustrade and separate relatively flat roof, with articulated roof beams. Timber posts support the verandah roof. A band of concrete with moulded cornicing wraps around the top of the porch and below the verandah.

The flats flank to both sides of the entry on the upper two levels. The lowest floor is partially submerged under ground level at the right side of the site and mainly provides auxiliary spaces. Casement window, some with sunhoods provide light and ventilation to the rooms behind.

A metal fence runs along the street alignment of the property.

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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 evidence of the pattern of residential development in Bowen Hills during the interwar period; and, as an inner-city, multi-storey flat building constructed during Brisbane's inner city flat building boom of the 1930s.

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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 fine example of a masonry block of interwar flats.

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## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance

as a well-designed block of flats with balanced proportions, fine detailing and an appealing use of contrasting materials.

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## References

1. BCC Building Registers
  2. Brisbane City Council Water Supply and Sewerage Detail Plans
  3. Department of Natural Resources, Queensland Certificates of title and other records.
  4. JOL Estate Map Collection and photographic collection
  5. Kennedy, Michael Owen. *Domestic Architecture in Queensland Between the Wars*. Unpub Thesis. Master of Built Environment. 1989
  6. Watson, Donald and Judith McKay. *A Directory of Queensland Architects to 1940*. (St. Lucia: U of Q Press, 1984)
  7. Watson, Donald and Judith McKay. *Queensland Architects of the 19th Century: A Biographical Dictionary*. Brisbane: Queensland Museum, 1994
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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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