

Heritage Citation



Bartels Cottage

Key details

Addresses	At 494 Boundary Street, Spring Hill, Queensland 4000
Type of place	Cottage, House
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L2_RP10391
Key dates	Local Heritage Place Since — 1 January 2004 Date of Citation — July 2010
Construction	Roof: Corrugated iron; Walls: Timber

This timber cottage was constructed circa 1883 for Mrs Louise Bartells on land she had held vacant since 1871. Renovation and restoration work in recent years has retained its basic character as a typical workers' dwelling remaining from a period of rapid residential development in Spring Hill.

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. This cottage was constructed in 1883, possibly by her husband Carl Ferdinand Bartells, at the same time as the house on the adjoining allotment occupied by Mrs Bartells and two children, Otto and Louise Hermina.

In the 1880s, rapid population growth in inner Brisbane was followed by intensive residential and commercial development. Ronald Lawson describes the development of inner suburbs, such as Spring Hill, as unique, being carried out along topographical rather than class lines. Substantial homes were constructed on the high ground of the ridges of Wickham Terrace and Gregory Terrace. The lower slopes and hollows, such as Boundary St. and adjacent streets, became crowded with basic workers' dwellings after speculators subdivided the large original land holdings into small allotments, some of less than 8 perches in area.

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 and was able to retain the land and two houses held in her name. Although divorcees were often ostracised from society in Victorian times, Mrs Bartells established her position as a long-standing property owner and she and her family were well-regarded residents of Spring Hill. Tenants rented the cottage and, together with other investment income, it provided a living for the family. 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.

It appears that around 1896, the family moved to a larger home at 482 Boundary St. and both the Boundary St. houses were rented out. By 1900, Spring Hill had become the most densely populated suburb in Brisbane. However, the effect of the financial crisis of the 1890s and the worsening overcrowded living conditions resulted in the area being generally characterised as a slum and it was sometimes 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 who subdivided it into several small allotments. Resubdivision 2 of subdivision c of Portion 210 comprising 16 perches was sold the same month to Neil Doherty who owned 498 and 500 Boundary St. The property passed to his son in 1936 and on his death in 1948 to appointed trustees of the estate. By order of the Supreme Court, the trustees "as administrators of the lands left unadministered" were permitted to sell this allotment to Hugh Farrimond in November 1957. Farrimond applied to erect a building on the land and the cottage was subsequently used as offices. The property was

transferred on his death in 1968 to Kate Farrimond, his widow. There have been at least six owners since then.

From the 1960s, the area experienced a revival. 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 in creative industries often dedicated to preserving Spring Hill's historic homes. However, while the cottage was not demolished, it was poorly maintained, with the flimsy partitions enclosing the front and rear verandahs further detracting from its appearance. It underwent a substantial renovation in the mid-1990s. Substandard materials were replaced, verandahs opened up again, decorative timber posts added, there were new windows, two dormer windows inserted in the street-side roof line and new bathroom and kitchen fittings installed. The house has continued to be used as offices for small commercial enterprises.

Description

A low-set timber cottage with a colonial gable iron roof broken by two dormer windows on the street elevation. A stepped convex roof with decorative spandrels covers the open front verandah which gives on to the footpath. The broomstick balustrade, although of the period, is a later addition as are the decorative verandah posts and the cross-bracing. The front of the cottage is of single-skin construction with two sash windows.

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

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage as a relatively uncommon example of a house retaining the structural elements of a typical workers dwelling of the 1880s.

References

1. Aerial Photo 2001, Cadastral Data June 2004
2. Cadastral Map, 06/08/2004 showing L.2/RP 10391
3. Brisbane City Council Property Details 29.03.2004
4. Brisbane City Council Building Cards
5. 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. Single Attached Dwelling at 494 Boundary St. (Sept. 2001)
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. Advert: Haymans Electrical, *Telegraph* 18.03.1985, p.20
13. Alison Cotes, "This Is You: Boundary St. Spring Hill" *Courier Mail* 28.12.1994
14. Advert: "History Lesson Please" *Independent* Vol.2/14, 25.07.2002, p.9.
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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