

Heritage Citation



Carinya

Key details

Addresses	At 117 Dornoch Terrace, Highgate Hill, Queensland 4101
Type of place	House
Period	Federation 1890-1914
Style	Bungalow
Lot plan	L3_RP66450
Key dates	Local Heritage Place Since — 1 July 2002 Date of Citation — September 2010
Construction	Roof: Terracotta tile; Walls: Timber

This timber Federation era bungalow was constructed circa 1913 for Edwin Bulcock, a warehouseman, and his wife Sylvia during the later stages of Highgate Hill's residential development. It is one of a group of intact, late nineteenth and early twentieth century houses along the ridge of Dornoch Terrace that reflect the development of the area's distinctive character.

History

The original nine acre Portion 179, on which this property is located, was not subdivided until 1909, when Brisbane solicitor Edward Ernest Quinlan acquired subdivisions 1 and 3. This one rood thirty-five and a half perch allotment was sold in 1912 to Mary Bulcock, wife of Edwin James Bulcock, a warehouseman.

McKellar's map shows that portion 179 was one of the few remaining large blocks of un-subdivided land on Dornoch Terrace - even as early as 1895. The eventual subdivision of this land from around 1910 onwards would have been a significant local event and probably represented the last of the large-scale subdivisions in the area. It came a little after the end of the boom period for South Brisbane (1880-1900).

The house was constructed by 1914 and Edwin Bulcock is recorded as living there from that date. The Bulcocks retained ownership of the property until 1938 when the deed of title transferred to widow Sylvia St George Dixon. She married Richard Vance Dulhunty and after subdividing one portion from the property in 1939 and another in 1949, remained owners of the house known as 'Carinya', until 1969.

The process by which the Bulcocks came to build their house on Dornoch Terrace is a late example of what had been happening in the area since the early days of South Brisbane. The land on the ridges surrounding South Brisbane was continually bought, subdivided and resold by wealthier citizens who also built their own homes in the area. This eventually created a residential area populated with the grand houses of the rich as well as more modest middle and working class dwellings. This gives areas such as Dornoch Terrace and Highgate Hill their present distinctive character.

Description

This residence is a good example of a Federation Queensland house. It is a corner house of a block of intact character houses on Dornoch Terrace. It has a pyramid terracotta tiled roof with terracotta finials. A verandah wraps around the front left corner, with some sections enclosed by a large lattice and others open with timber verandah brackets further detailing the opening. The balustrades are two rails with dowel vertical members. A gable projects from both of the street elevations.

On Dornoch Terrace the gable is over the entry porch. Symmetrical stairs lead up to the entries of the porch, with

the gable end consisting of an arched opening, which has an infill of latticework. A second gable projects from the hipped roof to the right of the entry porch, reflecting a room below that protrudes into the verandah space. The gable on Sankey Street extends over a side alcove of the house, with a hooded set of leadlight casement windows within the gable end wall. Other windows of the residence are also leadlight casement windows.

The house is raised above ground level on stumps, with several rooms built in under the house, where the ground level slopes away. Arched battening decorates the subfloor.

A batten fence, with timber fence posts and turned post tops the property. A top rail meets the taller battens. A gate openings and on the corner, the fence posts are moulded timber.

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 evidence of the continuing middle class residential development that occurred along the ridge of Dornoch Terrace in the early twentieth century.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as a detailed and intact example of a Federation bungalow style timber dwelling.

References

1. Brisbane City Council Water Supply and Sewerage Detail Plans
 2. Department of Natural Resources, Queensland Certificates of Title and other records, Environmental Protection Agency
 3. JOL Estate Map Collection and photographic collection
 4. Lawson, Ronald *Brisbane in the 1890s: A Study of an Australian Urban Society*. St Lucia U of Q Press, 1973
 5. McKellar's Map of Brisbane and Suburbs. Brisbane: Surveyor-General's Office, 1895
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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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