

Heritage Citation



Dunholme

Key details

Also known as	Woniora
Addresses	At 37 Cairns Street, Kangaroo Point, Queensland 4169
Type of place	House
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L2_RP10930; L1_RP10930
Key dates	Local Heritage Place Since — 30 October 2000 Date of Information — September 2010

Construction

Roof: Corrugated iron;
Walls: Timber

Criterion for listing

(A) Historical; (B) Rarity; (D) Representative

This timber cottage was constructed for ferry proprietor John Gibbins between 1876 and 1878. It was one of the first houses to be built in Cairns Street and is one of five nineteenth century houses that survive in the street, providing a unique link to the past. After Gibbin's death in 1885, his estate was placed in trust and later divided among members of his family. The house has since had a number of different owners.

History

This cottage is located on land which was originally purchased by Robert Cribb and former Collector of Customs, William Thornton in 1851.¹ It was not until the Shafston Estate was offered for sale by the then owner, notable sugar planter and miller the "Honourable" Louis Hope, in 1874 that land became available for building.² At the time of sale the entire estate covered over forty four acres.³

Evidence from the title deeds in conjunction with the Post Office Directories (PODs) indicates that John Gibbins purchased one rood of land in October 1875 and that by 1878-1879 he was one of two people living on the "West Side" of Cairns Street.⁴ His occupation is given as "Ferry Proprietor".⁵ The POD of 1876 fails to list Cairns Street.⁶

In January 1885 John Gibbins died, his occupation at the time of death given as "gentleman".⁷ He left, among other properties elsewhere, his Cairns Street house in trust. James Beech and William Hooker were the nominated trustees of the estate. Members of the Gibbins' family lived in the house to the early 1890s, where upon the house appears to have then been rented out.⁸ In 1895 the estate was divided among four people, presumably John Gibbins' children.⁹

In May 1903 the Gibbins Estate, on the corner of Cairns and Lambert Streets was offered for sale.¹⁰ There were 9 blocks offered for sale, ranging in size from 16 perches to 19½ perches. Thirty two perches remained with the house. The house was eventually purchased by John Helsdon in July of the same year.¹¹

The house has had several owners since that time. Applications were made to the Brisbane City Council in 1946 and 1951 for "Dwelling Alterations".

The house is one of the earliest residences still existing along Cairns Street, and forms an important early link as part of a group of 19th century cottages remaining in the street which development from the mid 1870s onwards.

Description

A timber framed 19th century house with transverse gable roof and open verandah to three sides. This dwelling

has almost identical features to no. 35 except with decorative verandah post brackets, dowel balustrades and lattice doors to the front verandah. The walls to the verandah consist of exposed vertical joint boarding and exterior wall frame. French doors with arched glass panes open onto the verandahs.

An attic window within each gable end is shaded by a metal hood with scalloped fringe. A wing extends from the rear of the dwelling clad in weatherboards. Situated on a corner site the dwelling is surrounded on both street frontages by bushes and a lush garden to the rear. The strong horizontal elements of the three neighbouring identical cottages and house at no. 35; uniform setbacks and rhythm of verandah posts are continued in this house.

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 middle class residential development at Kangaroo Point in the 1870s.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage as an 1870s house which is part of a rare group of five late 19th century houses at Kangaroo Point.

Representative

CRITERION D

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

as this cottage forms part of a group of late nineteenth century middle class residences which are representative of the type of housing originally located on Cairns Street.

References

1. Winifred Davenport, *Harbours & Marine: Port & Harbour Development in Queensland from 1824 to 1985*. (Brisbane; Department of Harbours & Marine. 1986)
2. Photocopy of newspaper article in the National Trust files on Kangaroo Point. Although uncited from the information given, both from within the article and other supporting information, it appears to be an article from the Telegraph. The dating could be July 1929 or July 1939. It is most likely that it is the former date. The question mark in the article (1881?) refers to the last digit of the date as it is illegible in the text. A copy is held in Heritage Unit files
3. Certificate of Title & *Post Office Directory*. 1878-1879. P.30
4. *Post Office Directory*. 1878-1879. P.30
5. *Ibid*, 1876. P.16
6. *Transmission of Real Estate by Death Index*. Vol. I, 1878-1889, Sec 2, p.115 & Queensland Government Gazette. 1885, Vol. 36 May – August p.1934
7. Post Office Directories. 1885/86 –1900
8. Certificates of Title.
9. "The Gibbins Estate". (Isles, Love & Co, Auctioneers). Dated 23rd May, 1903. Copy held in John Oxley Library Map no: 1978
10. Certificates of Title.
11. Brisbane City Council microform Building Cards. No: M012.045.023

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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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