

Heritage Citation



Garnock

Key details

Also known as	Westphalia, Willcocks' Houses
Addresses	At 38 Moreton Street, New Farm, Queensland 4005
Type of place	House
Period	Federation 1890-1914

Style	Composite
Lot plan	L2_RP8672
Key dates	Local Heritage Place Since — 30 October 2000 Date of Information — September 2010
Construction	Roof: Corrugated iron; Walls: Masonry - Render
People/associations	Claude William Chambers (Architect); George Charles Willcocks (Association)
Criterion for listing	(A) Historical; (E) Aesthetic; (H) Historical association

This two-storey dwelling was designed by renowned Brisbane architect Claude William Chambers and built in c1895 for George Charles Willcocks, a successful railway contractor. It was one of four identical houses built adjacent to each other on Moreton Street as rental investment properties to attract middle class tenants. Known as “Willcocks’ Houses”, they exemplified Brisbane’s late nineteenth century speculative housing development. The first tenant was Benjamin Levy who named the house ‘Garnock’ it was renamed ‘Westphalia’ when Wilhelm Carl and Ida Heindorff moved into the house in 1903. This masonry dwelling reflects the flamboyant style of the period, which includes a composite of Victorian Filigree and Victorian Italianate styles.

History

The house at 38 Moreton Street was built in the late 1890s, at a time when significant residential development was occurring in New Farm and housing density was increasing considerably every year. The introduction of trams in the 1880s had precipitated growth and development in the area and it became a popular suburb for Brisbane’s wealthy merchants and professionals who frequently built their homes on the heights overlooking the city.

The land on which this house now stands was originally part of a larger block purchased in 1895 by Mary Ann Willcocks, wife of railway contractor George Charles Willcocks. The highly successful Willcocks made his fortune in the late nineteenth century securing numerous government contracts including that for the construction of the Cleveland Railway line. The land purchased by Willcocks was quickly subdivided and four identical, two-storey brick houses, believed to have been designed by Brisbane architect Claude William Chambers, were built adjacent to each other along Moreton Street. Chambers had one of the largest architectural practices in Brisbane in the early twentieth century and designed well-known local buildings including Raymont Lodge (c.1904-05), the Winchcombe Carson Woolstores at Newstead (1910-11) and the RS Exton and Co Building on Ann Street (circa 1907). He was also one of the foundation members of the Queensland Institute of Architects.

Known as ‘Willcocks’ Houses,’ the four properties were built as a rental investment for the couple and attracted professional middle class tenants. According to Watson and McKay, the houses were built in 1895, however 38

Moreton Street was not occupied until at least 1897. The first tenant was Benjamin Levy who named the house 'Garnock,' possibly after Garnock in North Ayrshire, Scotland. The other three houses in Moreton Street, also named by their first tenants, were 'Kent' at no. 28 'Devon' at no. 32 and 'Doon' at no. 44. In 1903, Wilhelm Carl and Ida Heindorff moved in and renamed the house 'Westphalia'. Wilhelm was one half of the Heindorff Bros. who owned a phonograph store at 171 Queen Street, also known as Heindorff House. After renting the house for more than 15 years, Ida Heindorff purchased it in 1919.

In 1952 the house was converted into two flats and may have remained this way until 1981. In the early 1980s the house underwent quite extensive renovations; the rear of the house was extended past the back stairs, which were enclosed, and a deck added on to the back of the house. Repairs and conservation work undertaken on the house in 2006 were in accordance with its original design and the house continues to make a strong contribution to the streetscape. 'Willcocks' Houses' have long been a well-known and popular feature of the area and add to the unique character of New Farm.

Description

This two-storey brick render house has a corrugated iron roof with a transverse gable at the rear of the house and a decorative flying gable at the front which features a porthole window and a finial at its apex. The roof also features decorative iron cresting and three chimneys. The u-shaped verandah at the front of the house has decorative fretted porch balustrades and is covered by a stepped convex roof. Decorative leadlighting above the large wooden front door is inscribed with the name of the home, 'Garnock'.

Indications are the house originally presented the rear under house as a work area, likely for use as place for domestic chores including clothes washing, was altered to present as a developed under house area, in c1982. This would have occurred around the same time the as extensions to the rear of the house, including the addition of a back deck, were done.

While there is still evidence of the place having been divided into flats the upper level retains much of its original layout. The four bedroom house has timber and cork floors upstairs and terracotta tiles downstairs, two marble fireplaces in the main bedroom and family room and a brick fireplace in the dining room. The present kitchen is not original. Much of the plaster work is still existent.

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 a fine example of a late nineteenth century purpose-built rental investment to attract professional middle-class tenants that was constructed when New Farm was experiencing significant residential development with the subdivision of large estates.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as one of four identical, asymmetrical, 1890s two-storey masonry houses which individually and collectively form a highly-cohesive visual group.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

as one of a group of four houses designed by renowned Brisbane architect Claude William Chambers.

Supporting images



Photographer unknown,
'Houses in Moreton Street, New Farm, ca. 1904',
John Oxley Library, State Library of Queensland

'Garnock' is the third property from the left of the image.

References

1. Brisbane City Council Properties on the Web
2. Brisbane City Council, 1946 aerial photographs.
3. Brisbane City Council, Sewerage Maps, Detail Plan No 168, 18 June 1925
4. Brisbane City Council, Surveyor's Notebook, Moreton St, 12 Dec 1924
5. Musgrave, Elizabeth and Kaylee Wilson, *New Farm and Teneriffe Hill Heritage and Character Study*, Brisbane City Council Heritage Unit, Oct 1995
6. *Certificates of Title*, Department of Environment and Resource Management
7. Queensland Post Office Directories, 1897-99; 1901; 1921-22
8. John Oxley Library, photographic collection, Image No. 141763
9. Picture Queensland, Queensland State Library, see Image No 141763, Houses in Moreton Street, New Farm, c1904
10. Bennett, H, 'New Farm from quality street to mixed assortment', *Brisbane Houses, Gardens, Suburbs and Congregations*, Papers No 22 Brisbane History Group, 2010 pg 151-175
11. Benjamin, G. & G. Grant, *Reflections on New Farm*, New Farm & Districts Historical Society Inc, New Farm, 2008
12. Watson, Donald & Judith McKay 1994, *Queensland Architects of the 19th Century*, University of Queensland Press, St. Lucia

13. Sumner, Ray, *More Historic Homes of Brisbane*, Brisbane: National Trust of Queensland, 1982
 14. Jenkins, E, 'Historic Showcase of Stombucco work', *Sunday Mail*, 31 January, 1999
 15. New Farm and District Historical Society, NF & DHS Newsletter, Nov 2001
 16. National Trust of Queensland 1982 *More Historic Homes of Brisbane*, National Trust of Queensland, Brisbane
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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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