

## Heritage Citation



**Hughenden (former)**

### Key details

<b>Also known as</b>	Coerwul
<b>Addresses</b>	At 30 Lonsdale Street, Ascot, Queensland 4007
<b>Type of place</b>	House
<b>Period</b>	Federation 1890-1914
<b>Style</b>	Queenslander
<b>Lot plan</b>	L2_RP57935
<b>Key dates</b>	Local Heritage Place Since — 1 January 2004 Date of Citation — November 2010

**Construction**

Roof: Corrugated iron;  
Walls: Timber

**Criterion for listing**

(A) Historical; (D) Representative; (E) Aesthetic

This federation era house was constructed circa 1903 for John Alexander Atkins and demonstrates the pattern of development in Ascot at the turn of the century, and particularly its emergence as an elite suburb. The house is also a good example of an early nineteenth century Federation style house and is particularly significant for its aesthetic value.

## History

In the 1880s the Ascot and Hamilton areas were characterised by the coexistence of large estates bearing fine homes, and large areas of undeveloped land held by speculators. This vacant land was steadily subdivided into suburban allotments. Later the grounds of some of the fine estates were subdivided as well, particularly after the arrival of the tram line through Hamilton to Ascot in 1899.

This house, like many other properties in Ascot, was built land on which was owned and sold by a succession of speculators. Up to the 1890s, large sections of Allotment 14 changed hands several times. In 1900 large tracts were offered for sale as part of the Sutherland Park Estate. It wasn't until September 1902, however, that John Atkins purchased four adjacent 16 perch subdivisions lying along Lancaster Road. The house was constructed soon afterward. Atkins chose not to live in the house himself, but let it in 1903 to Ernest Waraker who subsequently purchased the house and property in 1908. At this time, the house was named 'Hughenden'.

The house was built at a time when Ascot and Hamilton were emerging as elite suburbs populated by the wealthy. The area offered several advantages. It was cooled by sea breezes and was sufficiently close to the city to make commuting to work a reality for professionals, public servants, and businessmen.

Ernest Waraker was a surveyor with the Queensland Civil Service. He joined in 1897 as a staff surveyor, second class, with the Surveyor General's Department. He moved steadily through the ranks of the Department of Public Lands, achieving by 1912 the position of Deputy Surveyor General. He died only a few years later in 1916, his wife Jessie staying in the house until 1918. After this Joseph Nash Horton and his wife Esther acquired the house and lived there until the 1940s. At some time before 1929 they renamed the house 'Coerwal'.

The house is presently well maintained and is a striking addition to the local streetscape. The large palm trees at the front of the house add to its visual impact.

## Description

This low-set timber residence is of the Federation style with a symmetrical frontage and a separately roofed

encircling verandah of corrugated iron. The main roof is steeply pitched with a short ridge and two brick chimneys symmetrically placed to the back. Decorative brackets are applied to the underside of the gutter of the roof. Square timber posts with decorative brackets and capital support the verandah roof to the front. The verandah entrance is highlighted as a frontispiece by paired posts and a gable pediment. Separately roofed, faceted bay windows open onto the veranda, either side of the front door. Style and type of the building indicates that it is from the 1890s-1915 period.

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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 it demonstrates the historical pattern of the Hamilton/Ascot area during the late nineteenth and early twentieth centuries when the original large estates of wealthy landowners were being subdivided for the construction of fine suburban homes.

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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 timber Federation era residence.

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#### Aesthetic

##### CRITERION E

The place is important because of its aesthetic significance

for its fine proportions and detailing and its setting amongst mature palms.

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## References

1. BCC building cards
  2. Brisbane City Council Water Supply and Sewerage Detail Plans
  3. Department of Natural Resources, Certificates of Title
  4. Queensland Government Gazette; 14 Feb 1899, 22 April 1908, 25 Feb 1915
  5. Queensland Post Office Directories
  6. Queensland State Electoral Rolls
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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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