

Heritage Citation

Kadavu

Key details

Addresses	At 51 Yabba Street, Ascot, Queensland 4007
Type of place	House
Period	Federation 1890-1914
Style	Queen Anne
Lot plan	L1_RP51541
Key dates	Local Heritage Place Since — 1 January 2004 Date of Citation — March 2004
Construction	Roof: Corrugated iron; Walls: Timber
Criterion for listing	(A) Historical; (E) Aesthetic

This elegant house was constructed in 1907 for Rachel Florence Brown and her husband Robert Bailey Brown. The property on which it stands was once part of the Nyrabilia Estate. Its construction reflects the pattern of development of the Ascot area and its emergence as a middle to upper class suburb in the early twentieth century.

History (previous revision)

In April 1855 a parcel of land a little more than forty acres in size was purchased from the Crown by Frances Edward Roberts. This large section, known then as allotment 25 of portion 1, comprised the bulk of what was to become the suburbs of Ascot and Hamilton. A resubdivision of the land took place in the 1870s and a 15 acre section was acquired by the Corporation of the Australian Joint Stock Bank in 1885. The Corporation constructed a house on the land called Nyrabilia. At this time it was common for banks to provide residences for their bank managers and Nyrabilia was built for the Bank's General Manager, Henry P. Abbott.

In the 1890s, the Nyrambla Estate was one of three large estates which took up much of the land between Windermere Road and Lancaster Road. The other two were Windermere and Mayfield.

From 1905, the entirety of the Nyrambla estate was subdivided by the Bank and sold as allotments ranging in size from 16 perches to over 80 perches. An estate map for the sale advertised the land as "Nyrambla Estate, Ascot ... for many years the residence of the late H.P. Abbot ... 93 super excellent building blocks and superb residence."

In July 1907 Robert Bailey Brown and his wife Rachel Florence Brown purchased a block on Lancaster Road and registered the purchase in Rachel's name. The block was 1 rood and 24 perches in size, equivalent to about 1600 square metres. The property description at the time was "resubdivisions 19-22 of subdivision 1 of resubdivision A of subdivision 2, of allotment 25".

The Browns built a house on the land almost immediately and historical Post Office Directories show them living on Lancaster Road in 1908. By this time the house was known as *Kadavu*. The house was built in the Federation style which was popular at the time. They remained in the house another nine years before selling the property on to Edith Isabel Macdonald and her husband Arthur Herbert Graham Macdonald in 1917.

The estate maps show that Yabba Street was originally to be called Bank Street, no doubt a reference to the holding of the Nyrambla Estate by the Corporation of the Australian Joint Stock Bank. Post Office Directories show that by the time the street was built it had been decided to simply extend Yabba Street across Lancaster Road. For many years the street address was given as Lancaster Road rather than Yabba Street.

Over the next two decades the suburb continued to develop and remaining undeveloped lots in Ascot were steadily acquired, largely for residential purposes. The Macdonald's property remained stable until 1940, when Arthur Macdonald died and the property was subdivided. Three new subdivisions were created. Subdivision 1, of thirty-six and one-tenth perches, was retained by Edith. Subdivisions 2 and 3, of twenty-two and two-tenths perches and five and seven-tenth perches respectively, were purchased by Roy Andrew Miller. These subdivisions were situated on the east and south sides of the original property.

Edith died in August 1942 and the property transferred to what were presumably her unmarried daughters, Ina Maud Macdonald and Mary Myrtle Macdonald, on 7 April 1943. Mary died in 1953 and her share in the property passed to Ina. In 1966 the property was sold, and then again in 1992, to the present owners.

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 one of the first houses constructed after the sale of the Nyrambla estate in Ascot in the early twentieth century.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as an elegant house that makes an important contribution to the local streetscape.

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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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