

## Heritage Citation



### Little Farmhouse

#### Key details

Also known as	97 Warrigal Rd
Addresses	At 145 Warrigal Road, Runcorn, Queensland 4113; At 111 Warrigal Road, Runcorn, Queensland 4113
Type of place	House
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L2_SP211392; L910_SP315946
Key dates	Local Heritage Place Since — 30 November 2012 Date of Citation — July 2011

**Construction**

Roof: Corrugated iron;  
Walls: Timber

**Criterion for listing**

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

Built c1873, this is the oldest residence found within the Eight Mile Plains District. A farmhouse, its modest features are representative of the farmers' homes that once dotted this local area. The district was known as the 'Fruit Salad Bowl of Brisbane' prior to its urbanisation in the 1970s. This farm has remained operational since 1866 and it is one of the last farms found in Runcorn.

## History

The Eight Mile Plains District was so named, as it was eight miles along the track to the Brisbane outpost of One Mile Swamp (Woolloongabba). In June 1861, the new (1859) colony of Queensland declared a Brisbane Agricultural Reserve in nearby Coopers Plains. The 32 square kilometres of land was once heavily timbered but it had been logged out and the land was clear for growing crops to feed Brisbane. In 1864, the Brisbane Agricultural Reserve was extended by the creation of the Eight Mile Plains Agricultural Reserve. This covered a large area (22 square kilometres) that included modern Runcorn and Kuraby.

On 1 September 1866, John Little bought a farm site in the Eight Mile Plains Agricultural Reserve. He paid £85 for 85 acres designated Portion 3 of the Reserve. John Little (born 1816) with his daughters Jane (born 1841) and Hannah (born 1844) had only arrived in Brisbane from Glasgow aboard the immigrant ship Maryborough on 17 August 1866. The Little family lived and worked on their small crop farm. John Little is first listed as receiving mail in the Kuraby District (that included modern Runcorn) in the 1874 edition of the Queensland Post Office Directory. As each edition was printed the year after postal addresses had been surveyed then John Little had a residence on his farm by 1873. Thus the farmhouse at 111 Warrigal Road is dated as circa 1873. The farmhouse does contain elements that are identified as of the 1870s architectural style. It is probable that local timbers were used in the construction of this farmhouse.

John Little died on 5 March 1878. The farm passed to spinster Jane Little and her sister Hannah Hendry (wife of James Hendry). On 1 November 1878, Jane married John Thomas Baxter. When Jane died on 14 August 1881, her half-share of the farm passed to widower John T. Baxter. Baxter was listed as a farmer at Eight Mile Plains in the 1889 edition of the Queensland Post Office Directory. John remarried and when he died on 26 March 1897, the half-share of the Little's farm transferred to his wife Sarah Baxter. Sarah then married Frank Ernest Rouse on 1 June 1898. Sarah returned her half-share of the farm to Hannah Hendry nee Little on 21 November 1889.

On 21 November 1899, Hannah obtained a new title for the entire 85-acre farm. This title showed that Warrigal Road (formerly Chinamen's Rd. due to the local market gardeners) existed and that the farm backed onto a small creek (Bulimba Creek). In 1889, her husband James is shown as being a Logan Village resident. The 1903 Commonwealth Electoral Roll confirms that Hannah and dairy farmer James were living at Quincey Flat, Logan Village and not at the Little's farm. But by 1908, they had moved to the Warrigal Road farm. Hannah died on 17 September 1910. The farm transferred to James on 23 September. This ended the Little family's 44-year relationship with the farm on Warrigal Road.

The Buyers family then became linked to the property. Jones Buyers purchased the farm on 18 April 1912. Jones Buyers' identity remains a mystery. His death certificate records his father as a William Buyers and his mother as Margaret Stewart. No birth certificate is recorded for a Jones Buyers. The only records are of a W. Buyers sailing from Brisbane to Sydney in December 1913 and a housewife Margaret Stewart residing in Menzies Street, Petrie Terrace. William James Buyers is recorded as working the Kuraby farm at this time. What the connection is between William and Jones Buyers is unknown. William J. Buyers had married Emma Jane Lindley on 4 May 1908. The couple settled on the Warrigal Road farm. Jones (misspelt as James in the titles) Buyers died on 10 August 1913. The Union Trustee Company of Australia Ltd handled his estate. It took 26 years to settle. During those years, William and Jane continued to work the farm. William James Buyers died on 30 November 1928.

The Buyers' farm was part of a district known from the 1920s-1960s as the 'Fruit Salad Bowl of Brisbane'. Their children were initial enrolments at the new Kuraby School in 1928. The family was active in the Kuraby Cricket Club. In 1936, the farmhouse got electricity. By 1939, a second residence was added close to the original farmhouse. This inter-war residence has since been demolished. On 20 September 1939, Jones Buyer's estate transferred the farm to William and Emma's son John (Jack) Alick Buyers. During World War Two, three Buyers served in the army. Their names are recorded on the Kuraby and Eight Mile Plains District 'Roll of Honour' at the Eight Mile Plains School. Jack Buyers was officially prevented from serving as he was deemed engaged in an essential industry i.e. food production. His wife Lily was active in war relief activities of the Country Women's Association (Kuraby Branch).

Post-war, Jack grew vegetables, with bores sunk for irrigation and he diversified into cattle. In 1963, Jack subdivided the farm into Lots 1 and 2. He transferred Lot 1 to his son Robert Buyers in 1964. He retained Lot 2 (nearly 78 acres). In 1985, Jack began a partnership with Warrigal Farms Pty Ltd. The farm remains run by Richard Buyers, who is the great-grandson of William and Emma Buyers. In 2000, the Buyers family's local importance was detailed in A History of Kuraby and Eight Mile Plains.

'Hughesville' (built 1892-93) at 2497 Logan Road, Eight Mile Plains is the best known heritage place within a district that encompasses the Little Farm. But 'Hughesville', as a private residence, was built on a grander scale (larger and with wrought iron balustrades). The Little farmhouse is not only a much earlier (1870s) building than 'Hughesville' but also the Warrigal Road building is more representative of the modest style of farmhouses that once dotted this district.

Note: The farmhouse was removed from 111 Warrigal Rd circa 2012 at the time of its listing and the transfer of the land to Council. There have been suggestions that the farmhouse could be retained (relocated) to its setting among the mango trees and the area used as a community garden. (October 2014. Carmel Black).

## Description

This house has these features common to the Late Colonial period (1870s – 1880s) of Queensland architectural styles: Pyramid roof, single-skin walls with exposed stud frames and belt rails.

There are five large mango trees surrounding the farmhouse. These are important as they retain a rural setting for the farmhouse.

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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 a remnant of the small crop farms that once dominated the Runcorn/Kuraby District

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### Rarity

#### CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage

As the only nineteenth century farmhouse left in the Runcorn/Kuraby District

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### Scientific

#### CRITERION C

The place has the potential to yield information that will contribute to the knowledge and understanding of the city's or local area's history

## Representative

### CRITERION D

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

Built as a farmhouse in the nineteenth century and continuing to operate in this role through the twentieth and into the twenty-first centuries

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## References

1. Ancestry.com.au, [http://search.ancestry.com.au/cgi-bin/sse.dll?gl=35&rank=1&new=1&so=3&MSAV=0&msT=1&gss=ms\\_f-35&gsfn=geoffrey&gsln=edyveanwalker&msrpn\\_\\_ftp=Tarragindi%2C+Queensland%2C+Australia&msrpn=100747|0|1652397|0|5027|0|30096|0|0|100747|0|&sbo=0&uidh=nd5&\\_83004003-n\\_xcl=f](http://search.ancestry.com.au/cgi-bin/sse.dll?gl=35&rank=1&new=1&so=3&MSAV=0&msT=1&gss=ms_f-35&gsfn=geoffrey&gsln=edyveanwalker&msrpn__ftp=Tarragindi%2C+Queensland%2C+Australia&msrpn=100747|0|1652397|0|5027|0|30096|0|0|100747|0|&sbo=0&uidh=nd5&_83004003-n_xcl=f)
2. Baines & MacKay, Black Ball Line – Liverpool, <http://www.theshipslist.com/ships/lines/blackball.htm>
3. Brisbane City Council Properties on the Web
4. Brisbane City Council Heritage Unit, Your house has a history – keys to unlocking its past, (Brisbane: Brisbane City Council, 2004)
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6. Department of Natural Resources, Queensland Certificates of title and other records.
7. Donovan, Ron, *A History of Kuraby and Eight Mile Plains*, (Brisbane: Ron Donovan, 2000)
8. Marriott, Joy (editor), *Eight Mile Plains State School 1869-1994 – 125 years*, (Brisbane: Eight Mile Plains School, 1994)
9. John Oxley Library, photographic collection.
10. *Queensland Post Office Directories*, 1868-1949
11. Queensland State Archives, Index to Registers of Immigrant Ships' Arrivals 1848-1912
12. Reid, Angela, letter to Dr. Carmel Black, Senior Historian, Brisbane City Council, 20 May 2011

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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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