

Heritage Citation

Maheno

Key details

Addresses	At 20 Lochaber Street, Dutton Park, Queensland 4102
Type of place	Duplex
Period	Victorian 1860-1890
Style	Filigree
Lot plan	L1_GTP1581; L2_GTP1581
Key dates	Local Heritage Place Since — 14 September 2018 Date of Citation — April 2015
Construction	Walls: Brick - Painted
Criterion for listing	(A) Historical; (B) Rarity; (D) Representative; (E) Aesthetic

The two-storey brick semi-detached houses on Lochaber Street follow the design of terrace houses in Australian cities such as Sydney and Melbourne, and is a step away from the traditional detached timber houses common in Brisbane at this time. They were constructed between 1884 and 1887 by South Brisbane contractor and mason, Enos Williams, as investment properties. By 1923, Number 20 had been named 'Maheno'. The 'Victorian Filigree' semi-detached houses are very unusual in Dutton Park.

History

Dutton Park was originally reserved as open space in 1884 and was named after the then Secretary of Public Lands, Charles Boydell Dutton. In the 1870s the South Brisbane cemetery, then located away from residential areas, was opened. By the 1880s, however, much of the land on the slopes and ridges of the fledgling suburb had been subdivided and urban development was underway. The extension of the tramlines and railway line

through the area also encouraged settlement. During this time, the main road through Dutton Park was known as Boggo Road (renamed Annerley Road in 1905). Several institutes were established in Dutton Park at the turn of the century including the gaol in 1883 which became known as 'Boggo Road', the Dutton Park primary school in 1884, the Diamantina Orphanage and Hospital which eventually became the Princess Alexander Hospital, and Webster's Bakery in the 1880s.

Prior to the subdivision of the land into small lots, Edward Deighton owned thirteen acres of land. From the late 1870s this land was subdivided and much of it became part of the Deighton Estate. In 1884 Enos Williams purchased just over nineteen perches of land on what used to be James Street (now Lochaber Street). At this time, Williams was residing on Gladstone Road, was a partner of building firm, Hall and Williams, and was listed as a stonemason.

Williams had previous experience constructing buildings in Sydney. Described as a contractor, in 1868 he was declared insolvent. It is likely he learnt the skill of constructing the 'Victorian Filigree' terrace house in Sydney and followed the same design for the two houses on Lochaber Street. Williams recognised the demand for housing as the population of this part of South Brisbane increased. The exact construction date of the houses is unclear as they were immediately let to a succession of tenants from at least 1887. This coincided with the suburban development of the street with only three people living in the street in 1883 and twenty three people in 1887.

In 1892, Williams was in financial difficulties once more, when the property was advertised as "Important Sale of the Real Property and Houses, By Order of the Mortgagee – Enos Williams – Allot. 2 Deighton Estate – Two Semi-detached Brick Villas" (*The Telegraph* 23 July 1892, p8)¹. The property did not sell and was once again advertised in 1901, "Subdivision 2 of Portion 215, Parish of South Brisbane ... consisting of Cottage containing five rooms" (*Brisbane Courier*, 13 July 1901, p8)². It wasn't until 1910 however, that the property was sold.

Further evidence of Williams' poor financial position can be seen when investigating his business partnerships. In the 1890s he became partners with Andrew Gillespie, a resident in James Street (now Lochaber Street) and a carpenter. Gillespie also played a major contribution to the development of South Brisbane as Alderman and Mayor of the South Brisbane City Council. The firm, Williams and Gillespie, was dissolved in 1899 and this was recorded in the *Government Gazette*, "Notice is hereby given, that the Partnership hitherto subsisting between the undersigned, Enos Williams and Andrew Gillespie ... Dissolved by mutual consent ... All debts owing from or due to the Partnership will be discharged or received by the said Andrew Gillespie, whose address is James Street, off Boggo Road, South Brisbane" (*Government Gazette*, 23 December 1899, p1655)³. Once again, in 1906 the creditors called for the liquidation of Williams' estate. As mentioned, the property was eventually sold to John Vincent Shay in 1910 and remained a rental property.

The Lochaber Street brick duplex is an unusual example of 'Victorian Filagree' domestic architecture in Dutton Park. Although there are several other examples of terrace houses in nearby South Brisbane, for example in Edmondstone Street, they do not closely resemble the traditional masonry terrace houses commonly found in southern cities such as Sydney and Melbourne from the mid-late nineteenth century.

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 speculative development in Dutton Park on a lot created prior to the Undue Subdivision of Land Act 1885, as the population of the area expanded in the 1880s.

Rarity

CRITERION B

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

as an unusual example of 1880s two-storey, semi-detached, brick houses in Dutton Park.

Representative

CRITERION D

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

as 1880s 'Victorian Filagree' two-storey, semi-detached, brick houses.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as two semi-detached brick houses following the 'Victorian Filagree' style.

References

1. *The Telegraph* 23 July 1892, p8
 2. *Brisbane Courier*, 13 July 1901, p8
 3. *Government Gazette*, 23 December 1899, p1655
 4. Brisbane City Council Metropolitan Water Supply and Sewerage Board, Detail Plans
 5. Brisbane City Council, 1946 aerial photographs.
 6. *Certificates of Title*, Department of Environment and Resource Management
 7. Queensland Post Office Directories
 8. Queensland 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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