

## Heritage Citation



**Morag**

### Key details

<b>Addresses</b>	At 80 Swan Terrace, Windsor, Queensland 4030
<b>Type of place</b>	House
<b>Period</b>	Victorian 1860-1890
<b>Style</b>	Queenslander
<b>Lot plan</b>	L448_RP18524; L1_RP60353
<b>Key dates</b>	Local Heritage Place Since — 1 January 2004 Date of Citation — March 2011
<b>Construction</b>	Roof: Corrugated iron; Walls: Brick - Painted

**Criterion for listing**

(A) Historical; (A) Historical; (B) Rarity

This nineteenth century brick cottage was built circa 1889 for James King, a bricklayer. The house is illustrative of the pattern of development in Windsor from the 1880s, which was then starting to emerge as a residential suburb, and also of the effect the Lutwyche brick making industry had on the kind of houses constructed in the vicinity.

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## History

Historical evidence indicates that this 19th century brick cottage was built circa 1889 for James King, a bricklayer, soon after he purchased the property of 16 perches in 1889.

The cottage was built in the part of Windsor which was named Swan Hill, after the original landowner, James Swan, who subdivided the area in 1884. The small allotments of 16 perches sold well over the next few years. Residents in the street, some of whom rented the modest cottages, were mostly working class and artisans such as bricklayers, carpenters, blacksmiths and labourers.

One outstanding feature of the character of Windsor, Lutwyche and the surrounding suburbs is the unusually large number of 19th century brick residences. These range from grand houses such as Boothville at Windsor, to small brick cottages such as those found in Bess St and Fuller Street at Lutwyche.

Brickmaking was one of the earliest manufacturing enterprises in Brisbane during the colonial period. By 1871, census figures recorded 672 brick dwellings in Brisbane. Bricks were generally made by hand until the 1870s and 1880s, when mechanised processes such as the Hoffman method began to take over. During this period, the greatest concentration of brickyards in Brisbane was in the Lutwyche area. One of the most well-known brickyards was that established by William Williams in the 1860s. His own brick cottage on the corner of Fuller St (formerly William St) and Crowther Street at Lutwyche is one of the earliest homes in the area. Other brickmakers in Lutwyche during the 1870s - 1880s included Samuel Hedge and John Salt.

By the 1890s, Lutwyche no longer dominated the brickmaking industry. Large brickmaking businesses had been established elsewhere such as Petrie's Brick Yards at Albion. However, the Lutwyche/Windsor district's association with brickmaking continued into the 1980s when the brickworks at Newmarket which were established circa 1912 finally closed. In addition to the legacy of many brick houses and cottages in the area, several street names in the area, such as Salt Street and Brickfield Street, recall this important facet of the area's history. Another reminder is the Newmarket brickworks chimney, now an important local landmark.

Ownership of no. 80 Swan Road passed to James King's wife, who sold the property the following year. The house has since had several owners. The present owner, who purchased the property in 1981, has taken a great interest in the history of the house. Careful renovations were carried out in 1991-92 under the guidance of award winning builder, Paul Sorenson.

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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 for the evidence it provides of the early development of Windsor as a residential area.

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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 illustrates the effect of the brick making industry (which flourished in Lutwyche/Windsor during this period) on the types of house constructed in the area.

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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 it is an uncommon example of a nineteenth century brick and stone cottage in Brisbane.

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## References

1. Marsden, Brian S. "A century of building materials in Queensland and Brisbane, 1861-1961". *Australian Geographer*, Vol. 10 (Sept 1966)
2. Morrison, W. Frederick. *The Aldine History of Queensland*. Sydney: Aldine Publishing Co., 1888, Vol. II
3. Queensland Certificates of Title

4. Queensland Post Office Directories
  5. Shaw, Barry, (comp.). *Stafford and Wilston-Grange Heritage Tour*. Brisbane: Brisbane History Group, 1995
  6. Information kindly provided by the present owner, Jenny Dunstan, correspondence dated 30 June 1998
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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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