

## Heritage Citation



**Simla**

### Key details

<b>Addresses</b>	At 17 Balfour Street, New Farm, Queensland 4005
<b>Type of place</b>	Flat building
<b>Period</b>	Interwar 1919-1939
<b>Style</b>	Georgian Revival
<b>Lot plan</b>	L4_RP8625; L3_RP8625
<b>Key dates</b>	Local Heritage Place Since — 30 October 2000 Date of Citation — January 2012
<b>Construction</b>	Walls: Masonry - Stucco

**Criterion for listing** (A) Historical; (D) Representative

'Simla' was built in c1921 when the property was owned by Ada May Richards. At that time her husband, Arthur Edward Richards, was listed as living at nearby 'Mimosa' on the same side of the street. With subsequent subdivision in the early 1920s Richards' address was 2 Balfour Street. The new flats were built at the start of the interwar building boom to cater to the growing demand in New Farm for rental accommodation that included a range of modern conveniences, close to public transport and the city as tenants embraced the concept of modernity. Many blocks of flats were built on residential estates that had been subdivided because of rising living costs. Distinctive features of the two-storey stucco block of flats include the paired Doric columns flanking the entry portico as well as the leadlight windows and doorway entrances on both levels.

---

## 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 an early example of the many blocks of rental flats built in New Farm during the interwar period.

---

#### Representative

##### CRITERION D

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

as a good example of early interwar flats featuring elements of the Georgian Revival style, reflected in stylistic elements of middle-class housing of the period.

---

## References

1. Brisbane City Council Properties on the Web
2. Brisbane City Council, 1946 aerial photographs.
3. Brisbane City Council, Sewerage Maps, Detail Plan No 161, 5 Aug 1937
4. Brisbane City Council, Surveyor's Notebook, 17 Balfour Street, 19 Nov 1924
5. Musgrave, Elizabeth and Kaylee Wilson, *New Farm and Teneriffe Hill Heritage and Character Study*, Brisbane City Council Heritage Unit, Oct 1995
6. Department of Environment and Resource Management, Queensland Certificates of Title.
7. Department of Environment and Resource Management, 'Julius Street Flats', Queensland Heritage Register entry
8. *Queensland Post Office Directory*, 1921-22; 1922-23; 1923-24
9. Bennett, H, 'New Farm from quality street to mixed assortment', *Brisbane Houses, Gardens, Suburbs and Congregations*, Papers No 22 Brisbane History Group, 2010 pg 151-175
10. Watson, Donald and Judith McKay. *A Directory of Queensland Architects to 1940*. (St. Lucia: U of Q Press, 1984)
11. Apperly, R, R. Irving, P. Reynolds, *A pictorial guide to identifying Australian architecture*, 1989, pg 168-171
12. Kennedy, Michael Owen, *Domestic Architecture in Queensland Between the Wars*, (UNSW. Master of Built Environment graduate report, January 1989)

---

## Copyright Brisbane City Council

**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.

Citation prepared by — Brisbane City Council (page revised June 2022)



*Dedicated to a better Brisbane*