

## Heritage Citation



**1454 Beenleigh Road, Kuraby**

### Key details

<b>Addresses</b>	At 1454 Beenleigh Road, Kuraby, Queensland 4112
<b>Type of place</b>	House
<b>Period</b>	Interwar 1919-1939
<b>Style</b>	Bungalow
<b>Lot plan</b>	L2_RP42178; L82_SP169410
<b>Key dates</b>	Local Heritage Place Since — 1 January 2004 Date of Citation — June 2006
<b>Construction</b>	Roof: Corrugated iron; Walls: Timber

**People/associations** W Bromlley (Architect)

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

Edward Viney built this timber and tin house circa 1933 with assistance from the Workers Dwelling Board who provided finance to low-income earners to enable them to build suitable dwellings. In 1933, at the height of the Great Depression, only 379 dwellings were built in Queensland, with only 194 of those in the Brisbane region. Viney sold the property in 1946.

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## History

This house is located on land which formed part of portion 46 of the Eight Mile Plains Agricultural Reserve. This portion, consisting of 82 acres, was taken up by Dunlop Miller and Campbell Reid Miller in 1866. The property after passing through a number of owners was eventually purchased by Niels Peter Larsen in 1913 who eventually sold off parcels of the land. In 1918 Karl Lorez Heinrich Petersen and Albert Theodore Petersen purchased from Larsen one such parcel, consisting 10 acres.

The property was again subdivided and portions were sold off periodically in various size lots. The first occupier of the house, Edward Albert Viney purchased some of the land in 1930 and again in 1942. These were a slightly larger size than the suburban allotment size, being of 1 rood 27 7/10 perches and 3 roods 37 8/10 perches.

Viney submitted a building application to the Brisbane City Council in February 1933. The contractor is listed W Bromlley of Greenslopes (possibly the building firm Bromlley & Doyle). The cost of construction of the house is given as £335/-/-. The Building Register discloses the architect as W.D.B. (Workers Dwelling Board). Viney obtained a loan from the State Advances Corporation in February 1933, presumably to build the house.

This house was built through the scheme, which operated as a result of the Workers' Dwellings Act of 1909. The objective of this Act was to provide financial assistance to persons on low incomes to enable them to provide a home for themselves. The house was constructed during the height of the depression and for the year of 1933 only 379 dwellings were given approval for construction in Queensland and of these only 194 were in the Brisbane region.

The house was constructed during a period when it was envisaged the district around Besline Street and Beenleigh Road area in Kuraby would develop as a suburban location.

Viney disposed of the property in 1946 and since that date the property has passed through a number of owners.

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## Description

This is a typical Interwar, timber and tin, small cottage. Architectural features displayed by this house include: Battened gable to the front elevation decorated by a battened smooth sheeted gable wall, pairs of multi-paned

multi-coloured casement windows, timber framed window hoods, stepped stair balustrade of batten construction across the front of the house meeting a verandah porch at the living level, paired verandah posts, solid, weatherboard verandah balustrade, highset on timber stumps, decoratively shaped ends on gable barge boards.

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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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#### Representative

##### CRITERION D

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

As a relatively intact example of an interwar house in the Kuraby 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 one of the few remaining examples of Worker Dwelling Board houses constructed during the height of the depression in this district.

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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 evidence of the limited interwar development in the central Kuraby 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 representative of the 1900 to 1940 period of suburban development in Kuraby.

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## References

1. Brisbane City Council (BCC) aerial photographs.
2. *City of Brisbane Building Register, April 1932 – August 1934*. New Buildings for the Month Ending 28th Day of February 1933
3. Judy Rechner, *The Queensland Workers' Dwelling 1910 – 1940*. (Rechners Researchers 1993)
4. Post Office Directories.
5. Titles Office Records

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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.

Citation prepared by — Brisbane City Council (page revised September 2020)



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