



Heritage Citation



15 Jordan Street, Greenslopes

Key details

Also known as	Chatsworth
Addresses	At 15 Jordan Street, Greenslopes, Queensland 4120
Type of place	House
Period	Interwar 1919-1939
Style	Bungalow
Lot plan	L34_RP10099; L12_RP10099; L11_RP10099; L1_RP92121
Key dates	Local Heritage Place Since — 1 January 2003 Date of Citation — July 2001

Construction

Roof: Terracotta tile;
Walls: Timber

Criterion for listing

(A) Historical; (D) Representative; (E) Aesthetic

Constructed circa 1922 for commission agent William Henry Allen, this house provides evidence of the distinctive pattern of development in the Greenslopes area in the early part of the twentieth century. This development was characterised by small, modest homes on small blocks and more substantial middle class homes on large allotments. The attractive residence also has significance aesthetic value as a large middle class dwelling that has a striking appearance when viewed from the street.

History

In 1862, James Toohey purchased 66 acres of land in the Greenslopes area from the Queensland Colonial Government. Toohey subdivided the land over the ensuing years, selling it off mainly in small sections. Some large allotments were sold, however, and one, just over 4 acres in size and located adjacent to Jordan Street, was bought by Alice May Laughton early in 1916. Laughton kept the land for only four years, passing it on to William Henry Allen, a commission agent, in September 1920.

This land was part of the Chatsworth Heights Estate, which first went to auction in June 1914. The estate was advertised as comprising “166 Healthy Building Sites and 12 Grand Blocks up to 3½ Acres.” This mix of large and small blocks (normally 16 perches) is still evident in the region today, and is a distinctive feature of Greenslopes’ development. The proximity of the estate to the new tram line was also highlighted, the advertising posters declaring that the sites were “within a few yards of the Logan Road tram extension to Greenslopes.”

Post Office Directories show Allen taking up residence in 1922-23 after moving from Gloucester Street in Highgate Hill. The house was probably built between 1920 and 1922. Though Jordan Street had been in existence for some time, it is absent in the Post Office Directories prior to 1922-23, suggesting that no-one had yet taken up residence there. At some time the house acquired the name ‘Chatsworth’, recalling the name of the original estate, but it is impossible to be certain when this was, or if Allen added the name.

The house was constructed at a time when the Greenslopes area was undergoing significant development, and many estates in the locale were subdivided into residential allotments as the population increased. The opening of the tramline along Logan Road in 1914 made the region attractive as a residential area. This was encouraged further by the extension of this line in 1926 south to Holland Park. A feature of Greenslopes’ development was that large blocks were intermingled with smaller allotments. The former were selected by wealthier middle class families and investors as sites for large luxury homes. To this day the suburb is populated with large fine homes on significantly sized blocks, overlooking the smaller ones which form the majority of the residential topography.

Allen’s block was a large one, and there was enough room to build a tennis court on the property. These were popular additions to middle class residences at the time, and particularly common in Greenslopes. This had been done to the Jordan Street house before 1936, as it is clearly visible on aerial photographs made during that year.

This site remained a large block for a considerable length of time, and it is still sizeable today. When Allen

bought the property it was over four acres in size. It remained whole until November 1942 when he sold the house and over an acre of the land on which it stood to Eric George Mackay. Allen died the following month, and the remaining three acres or so of land were inherited by family members. Since then, the land containing the house has been somewhat reduced but still remains a sizeable allotment of nearly three-quarters of an acre. Fine residences on large blocks like this one may be considered a distinctive feature of development in the area, particularly in the first decades of the twentieth century.

from the house to the street. This gives it a commanding aspect and passers by cannot fail to notice the house. Currently, the house is in excellent condition, and its aesthetic qualities make it a fine contribution to the Jordan Street streetscape.

Description

The residence has a symmetrical front facade, with a tiled-roof over an encircling verandah. The house is mid-set and is clad in timber.

A street-facing gable projects centrally from the roof apex. The verandah entrance, located at the centre of the frontage, is highlighted as a frontispiece by paired posts and gable pediment. The verandah roof is supported on square timber posts decorated with gracefully elongated brackets and two-rail verandah and steps balustrading. French doors open onto the verandah, which provides the main entry to the house.

Steps to the verandah are centrally located opposite the main entry.

Raised above ground the area under the house has timber battens infill between the stumps.

The house, with its well-proportioned design and graceful details, is a very good example of the latest phase of Federation and appears to be in almost original condition.

Several trees grace the front garden making an important contribution to the house and the streetscape of Jordan Street.

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 a fine, middle class residence situated on a large block, which provides evidence of the development of the Greenslopes area following the introduction of the tram service in 1914.

Representative

CRITERION D

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

as a fine example of a large middle class home built in the Federation style.

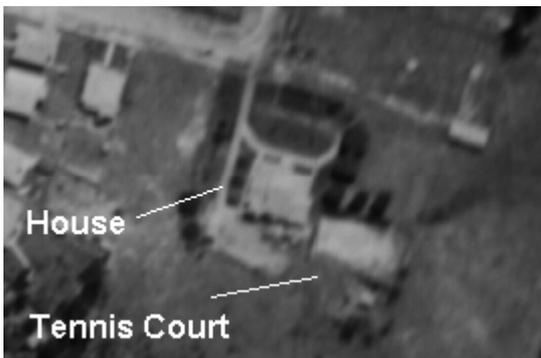
Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as a well-designed, visually appealing 1920s Federation style building which preserves its pristine conditions and graceful decorations and detailing.

Supporting images



1936 Aerial imagery showing the residence and tennis court.

References

1. Brisbane City Council Building Card Archive
2. Brisbane City Council Water Supply and Sewerage Detail Plans
3. Commonwealth Electoral Rolls, 1925
4. Department of Natural Resources. Queensland Certificates of Title
5. John Oxley Library Estate Map Collection
6. Queensland Post Office Directories

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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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