

Heritage



17 Woollooin Avenue Woollooin

Key details

Addresses	At 17 Woollooin Avenue, Woollooin, Queensland 4030
Type of place	House
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L158_RP19392
Key dates	Local Heritage Place Since — 1 January 2004 Date of Information — June 2003
Construction	Roof: Corrugated iron; Walls: Timber

This 1880s cottage is significant for its association with the early development of this part of Woollooin as a working class area, during the dramatic suburban expansion of the 1880s. It is one of a few such cottages to survive

in the local area.

History

The inner northern suburbs of Albion, Wooloowin and Lutwyche began to be developed and populated as a result of the building of the Sandgate rail line. The successful completion of the Ipswich-Brisbane rail line in 1876 encouraged those desiring a rail link to Sandgate to press their claims. After consideration of several alternative routes, the Government in 1880 approved a line running from Roma Street, through Albion, and northwards and eastwards to terminate at Sandgate. The contract was let to George Bashford & Co, the line formally opened on 10 May 1882. Regular services began the next day.

When the line first opened, stations had been constructed at Lutwyche (later renamed Wooloowin, and moved north by 140 metres in 1900), Thorrolldtown (inserted in 1885 600 metres north of Lutwyche), and Eagle Junction. The 1882 Lutwyche Station was regarded as being at the fringes of suburban development, but development was proceeding quickly, as indicated by the 1885 construction of Thorrolldtown Station as a part of a private land development. Thorrolldtown closed in 1890, after only five years.

The land on which this house is situated was part of over fifty acres originally purchased by brothers Aaron and John Adsett in the land sales of 1858-9. In 1866 John Adsett acquired title to a twenty-five acre portion, holding it for many years before selling it to John Lloyd Bale in August 1883. Bale engaged surveyors Hamilton & Raff to subdivide the land into 197 lots (virtually all of sixteen perches except for nine smaller lots). These were marketed by auctioneers E. Hooker & Son as Maida Hill Estate, from December 1884 onwards.

The Wooloowin Avenue area (formerly called Lutwyche Street) was one of the earliest local streets to undergo housing construction. The area was originally called Maida Hill, the local topography said to resemble London's Maida Hill. This is probably how the estate began to be marketed, given the hyperbole surrounding many of the real estate sales during this era. Unlike the exclusive area close to Regent's Park and West End, Brisbane's Maida Hill was predominantly working class. Numerous small cottages were built for tradesmen, many of whom were kept busy building more housing for this rapidly expanding area. By 1887 Lutwyche Street was home to a carpenter, engineer, labourer and builder, in addition to coach builder, ironmonger, surveyor, shipwright and bootmaker.

The land at 17 Wooloowin Avenue was bought by Elizabeth Edgar, wife of potter/labourer James Edgar, in November 1885. It passed quickly to Charles Reeve Birch in April 1887, and subsequently to Alice Agnes Scott, wife of grocer Gregory Grant Scott in June 1887. Although all of these people appear to have been resident in Maida Hill at the time of their purchase, the house may not have been built until Mrs Scott acquired the land. In November 1887 Alice Scott obtained a £70 mortgage from the Brisbane Permanent Building Company – this money seems to have been used to construct the house.

A succession of owner-occupiers followed, mainly unskilled workers or tradesmen. One, labourer Alexander Buchanan junior, had the property transferred to his mortgagee, presumably for a default in payments. Subsequent owners lived in the house for longer periods, including Mrs Florence Cliff, who spent almost the last four decades of her life here.

References

1. Brisbane City Council Building Registers & Building Cards
2. Brisbane City Council Metropolitan Water Supply and Sewerage Board, Detail Plans
3. Department of Natural Resources, Certificates of Title.
4. Kerr, J 1988, *Brunswick Street, Bowen Hills and Beyond: the Railways of the Northern suburbs of Brisbane*, Australian Railway Historical Society, Brisbane
5. John Oxley Library photographs & clippings files
6. Lawson, Ronald 1973, *Brisbane in the 1890s: A Study of an Australian Urban Society*, University of Queensland Press, St. Lucia
7. McKellar's Estate Maps of Brisbane, 1895
8. Nundah & District Historical Society files
9. Queensland Pioneers Index 1829-1889, Qld Registrar-General, March 2000
10. *Queensland Post Office Directories*, 1887-1949
11. Watson, Donald & Judith McKay 1994, *Queensland Architects of the 19th Century*, University of Queensland Press, St. Lucia
12. Windsor & Districts Historical Society 2000, *A Walk Through the History of Thorrolldtown and Maida Hill*
13. Windsor & Districts Historical Society 2000, *A Walk Through the History of Thorrolldtown*

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Note: This information 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 information 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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