

Heritage Citation



22 Kyabra Street, Newstead

Key details

Addresses	At 22 Kyabra Street, Newstead, Queensland 4006
Type of place	Cottage, House
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L36_RP9287
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — June 2011
Construction	Roof: Corrugated iron; Walls: Masonry - Render

This modest masonry cottage was built in the 1880s in what was then a residential area. It is one of the very few residences left in what is now an industrial precinct.

History

Historical evidence indicates that this brick cottage was constructed in the 1880s.

From around the 1860s residential development was attracted to the Newstead /Teneriffe area. Wealthy merchants and professionals built their homes on the heights of Teneriffe Hill, taking advantage of the views and cooling breezes. Workers' homes covered the slopes and river flats, within walking distance of employment. The adjacent cross-river ferry, which had operated from at least the 1860s, also impacted on the residential development of the area, which became known as Stratton. From the 1890s industry was attracted to the area. This prompted the development of more workers' homes but eventually led to the erosion of its residential nature.

English investor Henry Hughes purchased twenty acres of land in the Newstead area in 1851. In 1865, known as the East Stratton Estate, the land was subdivided for residential purposes. Subdivisions 36 and 38 were purchased by Aeneas Walker in November 1866. He also acquired subdivision 35. Walker was Secretary of the Gas Works which were then at Petrie's Bight.

Subdivisions 36 and 38 were sold to Joseph Leete Bourne in 1887. It is unclear whether residences had been constructed on the properties prior to the sale. Bourne took out a £100 mortgage on this property in what was originally known as Albert Street, Fortitude Valley. The street name was changed around 1906. Bourne, for many years the Secretary of the Brisbane Hospital, had resided at Orleigh, his villa in Stratton. He had purchased this and other land on the estate in 1884, apparently as part of a speculative venture. By 1887 he had moved from Stratton to a residence in O'Connell Terrace, Bowen Hills. The house was simply a rental proposition, as Bourne never resided there. Those who rented the premises were generally skilled workers and probably worked in the immediate vicinity. There were three similar cottages adjacent to this one, but modern commercial redevelopment has seen their removal from what was once a predominantly residential neighbourhood.

Bourne and a partner had a business in Queen Street, the City Carriage Works. In 1887 he borrowed £1200 and in 1889 another £1800 against this property, possibly to expand his business during the boom years. The fluctuating economy claimed Bourne as one of its early victims, and in 1890 because of his inability to repay his debts, the Royal Bank of Queensland took possession of the house and land. The bank continued to rent the premises until 1916 when it was sold privately.

By the 1940s, Kyabra Street already had some industrial activity but was predominantly still residential. This house was one of many similar houses in Kyabra Street. However it is now situated in what is an almost exclusively industrial section of Newstead. Few other nineteenth century or interwar houses have survived in the surrounding streets. This is the only brick 19th century house with a veranda in the immediate area.

Description

This is a modest 19th century worker's cottage. The house has ashlar ruled rendered brick walls and a chimney at the back. Its double hung windows without hoods still show their original paint finish and the enclosed front verandah shows markings on its posts to show its original design. It is very likely that the interior is as intact as the exterior.

The front timber and chain wire fence is likely to be from the interwar period. There are remnants of an older fence at the rear of the house, and an in situ concrete, timber and corrugated iron lean-to presumably enclosing a laundry or bathroom.

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 evidence of the residential development of this area of Newstead during the 1880s.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage as a rare example of a 19th century masonry house in Newstead.

References

1. Brisbane City Council, 1946 aerial photographs.
2. Titles Office Records
3. 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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