

Heritage Citation



23 Herbert Street, Toowong

Key details

Addresses At 23 Herbert Street, Toowong, Queensland 4066

Type of place House

Period Interwar 1919-1939

Style Spanish Mission

Lot plan L1_RP45903

Key dates Local Heritage Place Since — 1 July 2002
Date of Citation — February 2011

Construction Roof: Terracotta tile;
Walls: Masonry - Stucco

People/associations State Advances Corporation (Builder)

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

This Spanish Mission styled house was constructed in 1934 or 1935 under the auspices of the State Advances Corporation (SAC) and is an uncommon example of an SAC house executed in the Spanish Mission style. The house is illustrative of 1930s residential development in Toowong and has aesthetic significance.

History

The land on which this house stands was acquired in August 1929 by Blocksidge & Ferguson Limited for subdivision. The houses presently located on the area of land which bound parts of Herbert, Josling and Holmes Streets are substantially the result of an interwar development. The allotments were only gradually sold off during the 1930s as the effects of the depression restricted land sales.

This particular property was purchased by Eric and Mable Wood in March, 1935. A loan was taken out by the Woods from the State Advances Corporation (SAC) in October, 1935.

The *Workers' Dwelling Act* (QLD) 1909 (WDA) was introduced by Government to provide finance to persons with low incomes enabling them to purchase a home. The WDA underwent a number of changes over the following years until 1920 when the responsibility for state housing passed onto the new State Advances Corporation.

Prior to the mid-1930s there had been reluctance by the SAC to construct dwellings in other than the traditional Queensland style. By the time 23 Herbert Street was built more choice was available. The revised The State Advances Act and Other Acts Relief Amendment Act (Qld) of 1934 increased the maximum income of applicants from £416 to £750 and inaugurated a maximum advance of up to £1,250 for brick or concrete dwellings. The revisions also extended the length of time the mortgage was to be repaid; from twenty to thirty years. The expansion of the system allowed brick houses to be constructed in a variety of styles and made them available to wider section of the population. This in turn had the benefit, in the shadow of the depression, of stimulating the state economy through increased house construction. These changes made better quality houses like 23 Herbert Street more affordable.

There was a significant movement away from the traditional Queensland style of house during the interwar period, a movement which had at its heart a debate over functionalism propelled by overseas influences and trends. This was described in 1932 by the President of the Federal Institute of Architects, Lange L Powell:

Queensland is evolving a definite architecture type of its own...the most suitable type...was...one of the Mediterranean schools, Spanish or Italian. These favoured balconies and recesses, with porches...

This particular house is a combination of Spanish Mission and Mediterranean style and although undoubtedly this design was derived from the State Advances Corporation's patterns, it is representative of this movement. The SAC did not in fact construct many of this style of dwelling. A number of factors account for this including

expense and the realisation that this style was beginning to fall out of fashion.

Description

This house is a fine example of the interwar Spanish Mission and Mediterranean styles, having all the features such as the roughcast stucco finish, tiled roof, decorative corbelled parapets, arched openings and twisted columns. The front balcony has iron railings. Leadlight windows, decorative grilles and terracotta chimney pots are also evident in this house.

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 example of interwar residential development in the Toowong area.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage as it is an uncommon example of a Spanish Mission styled house constructed under the auspices of the State Advances Corporation.

Representative

CRITERION D

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

as an example of the expansion of housing styles and types offered the State Advances Corporations during the interwar period.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as well executed example of the inter-war Spanish Mission and Mediterranean architectural styles.

References

1. Australian Division of War Service Homes. *War Service Homes Jubilee 1919-1969*
2. Commonwealth Dept of Housing, ACT.1969
3. Brisbane City Council Water Supply and Sewerage Detail Plan No: 2502
4. Department of Natural Resources, Queensland Certificates of title and other records.
5. Environmental Protection Agency
6. JOL Estate Map Collection and photographic collection
7. Kennedy, Michael Owen, *Domestic Architecture in Queensland Between the Wars*, (UNSW. Master of Built Environment graduate report, January 1989)
8. Queensland Post Office Directories
9. Donald Watson and Judith McKay, *Queensland Architects of the Nineteenth Century*, South Brisbane: Queensland Museum, 1994

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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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