

## Heritage Citation



### 25 Sexton Street, Highgate Hill

#### Key details

Addresses	At 25A Sexton Street, Highgate Hill, Queensland 4101
Type of place	House
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L10_SP260736; L11_SP260736
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — July 2011
Construction	Roof: Corrugated iron; Walls: Timber
People/associations	Phillip Nott (Association)

This elegant cottage was constructed circa 1890 by and for Philip Nott as a speculative endeavour. Nott was a prolific South Brisbane builder, developer, entrepreneur and community leader. He was a founding alderman of the South Brisbane Municipal Council where he served for 14 years. Nott became Mayor of South Brisbane in 1899. The rental property was constructed at a time when Highgate Hill had emerged as a favoured place of residence for the affluent members of Brisbane society. They wished to take advantage the cooling breezes and views associated with the area's ridgelines. This residence is notable for the quality of its external detailing, particularly its cast iron latticework and ornate bargeboards.

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## History

This Victorian era residence is situated on a prominent site in Sexton Street. It appears to have been built by Philip Nott some time after he acquired the whole of the land associated with the property in April 1884. Nott, a prolific builder, entrepreneur and a founding alderman of the South Brisbane Municipal Council in 1888 was also Mayor of South Brisbane in 1899.<sup>1</sup>

This site was part of two large parcels of land. Portion 153 acquired by Deed of Grant by John Stephens, an accountant on 31 March 1862, while Richard Sexton acquired Portion 152 by Deed of Grant on 22 November 1860. Subdivision of both portions appears to have commenced in 1864. Subdivision 35 of Portion 152 was purchased by T. Brown on 20 May 1864 and later transferred to Nott on 18 December 1882. Nott acquired subdivisions 12 and 13 of Portion 153 in April 1884. Nott heavily mortgaged the whole of the land, comprising subdivision 35 of Portion 152 plus subdivisions 12 and 13 of Portion 153, in 1891.

Subsequent to the death of the mortgagee in 1903, the Curator of Interstate Estates sold the property on which the house now stands (subdivision 35 of Portion 152) to Sophia Gardiner in February 1924. She had been resident there since 1911. In 1914, she acquired the other two blocks that fronted Westbourne Street (subdivisions 12 and 13 of Portion 153)<sup>2</sup>.

After Sophia Gardiner's death in 1953, the property passed to her five children. In 1967, the whole of the land was re-surveyed and converted into Lots 1 and 2 on RP115282. In 1968, Lot 1 on which the house stands was sold to members of Brisbane's vibrant Greek community, Emmanuel Conias and Fontini Conias.<sup>3</sup>

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## Description

This is a well-maintained Victorian residence, which retains much of its original detailing especially around its verandah and front entry. The main roof is a truncated pyramid of corrugated iron penetrated by a brick chimney at the rear. A verandah roof skirts around below this to the front and the right hand side, and a small gable roof covers the entry at the top of the stair. The verandah has paired verandah posts and cast iron lacework both as balustrading and as ornamental brackets that continue along below the gutter line. In order places the verandah

is screened by diagonal latticework. The bargeboards on the entry roof have an ornate semi-circle and hole motif. The ridge of this gable features lacework decoration, which was probably also present on the main roof originally. Below the bargeboards the entry has fixed timber louvres and below this a broad timber archway frames the top of the entry. Timber lacework is used as infill to highlight the curve. The verandah entry doors also have fixed louvres and a stair with a modern steel railing leads from down to the ground. On the left hand side of the house, steeply pitched sun hoods supported on circular timber brackets, and with diagonal latticework infill shade the two windows. At the front the verandah roof is separated from the main roof with a timber panel, which incorporates areas highlighted by rectangular outlines of timber beading truncated at an angle around the entry gable.

The quality of the timber detailing on the house is currently offset by the wellmaintained garden and picket fence.

### **Streetscape**

Opposite 25 Sexton Street are a series of four identical timber cottages, all painted the same colour and built around the same time. All have a gable roof topped with a finial at the left hand side facing the street extending from the main hipped roof. Ornate timber brackets and battening support the sun hood that shades the window centred in the projecting room. Similar sun hoods shade the windows on either side of each cottage. The front verandah on all of them extends to the right of the projecting room and has its own roof. All seem to have been enclosed around the same time with the use of glass louvres. The entry door is now at the front of the verandah and stairs lead directly up to it from the ground. Each cottage is raised off the ground to a varying degree and is skirted by timber battening. This provides them with an even stop in height as they rise up Sexton Street, although their relation to the ground plane may change. The common colouration and identical treatment of these four timber cottages combine to make a unique part of the streetscape. Other contributors to this are the well-preserved number 25 opposite and a good example of a timber middle class residence of the 1920s in number 16 further down Sexton Street. This has gable ends facing the street, timber weatherboards and cover strips, along with being raised well above the ground.

This streetscape constitutes a rare example of a fine group of rental properties dating from the first decade of the twentieth century. In this era, the South Brisbane Municipal Council was promoting the commercial and industrial development of the South Brisbane peninsula and urbanisation was proceeding apace. 'Respectability' was believed to be synonymous with residence on the slopes of Highgate Hill and South Brisbane. Cottages such as these provided long term residences for those aspiring to such estates.

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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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## Historical

### CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

as it is a substantially intact nineteenth century house that was constructed to take advantage of Highgate Hill's elevation and popularity with wealthier Brisbane residents.

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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 it is a substantially intact and well maintained nineteenth century house with a significant proportion of its original ornate detailing still extant.

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## Historical association

### CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

as it is a surviving example of the many rental properties built by prominent businessman and local politician Phillip Nott.

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## References

1. Titles Office Records
2. Titles Office Records and Post Office Directories
3. 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.

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