

Heritage Citation



276 Riding Road, Balmoral

Key details

Addresses	At 276 Riding Road, Balmoral, Queensland 4171
Type of place	House
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L71_RP12810
Key dates	Local Heritage Place Since — 1 January 2004 Date of Citation — July 2011
Construction	Roof: Corrugated iron; Walls: Timber
People/associations	John Demaine (Builder)

This house was built some time around 1890 for John Demaine, a carpenter, and his wife Clara. In 1897 they sold the property to Joseph Hooper, another Bulimba resident. Hooper never resided at the property instead staying at his house in Queen Street (now Wambool Street). Hooper sold the property on in 1907 and by 1911 it was in the hands of Samuel Timmins. The Timmins family retained the property until 1955.

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 small residential cottage constructed in the late nineteenth century at a time when the farmlands in the Balmoral area were being converted to residential spaces.

Representative

CRITERION D

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

as a small, late nineteenth century cottage.

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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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