

Heritage Citation



28 Llewellyn Street, New Farm

Key details

Addresses	At 28 Llewellyn Street, New Farm, Queensland 4005
Type of place	Duplex
Period	Interwar 1919-1939
Style	Composite
Lot plan	L3_RP52739
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — November 2010
Construction	Roof: Terracotta tile; Walls: Face brick

28 Llewellyn Street was built in c1939 for James Donald MacDonald, an Oxlade Drive building contractor. The construction of the semi-detached complex followed the 1936 subdivision of the 'Merthyr' estate, once the home of Sir Samuel Griffiths, former chief justice and premier of Queensland. The semi-detached complex was built just after New Farm's interwar building boom when remaining blocks of land on subdivided residential estates were being redeveloped because of rising living costs and the demand for inner-city accommodation. The single-storey, asymmetrical brick and stucco building, features a composite of the Interwar bungalow and Mediterranean styles, stylistic elements of middle-class housing of the period. It is distinctive for its streamlined design, reflected in the semi-circular front entrance, verandah wings and brick fence.

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 New Farm's dramatic transformation in the interwar period, which saw flats and duplexes built on subdivided residential estates.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage

as a rare surviving example of an 1940s duplex in Brisbane with an unusual asymmetrical design.

Representative

CRITERION D

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

places

as a good example of a semi-detached duplex.

References

1. Brisbane City Council Properties on the Web
 2. Brisbane City Council, 1946 aerial photographs.
 3. Brisbane City Council, Sewerage Maps, Detail Plan 167, 3 Dec 1913
 4. Brisbane City Council, Surveyor's Notebook, 9 Feb 1925
 5. Brisbane City Council, *New Farm and Teneriffe Hill Heritage and Character Study*, Oct 1995.
 6. *Certificates of Title*, Department of Environment and Resource Management
 7. Department of Environment and Resource Management, 'Julius Street Flats', Queensland Heritage Register entry
 8. Australian Electoral Rolls, Subdivision Merthyr, 1936, 1937
 9. Bennett, H, 'New Farm from quality street to mixed assortment', *Brisbane Houses, Gardens, Suburbs and Congregations*, Papers No 22 Brisbane History Group, 2010.
 10. Apperly, Richard, Robert Irving and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*. North Ryde: Angus & Robertson, 1989
 11. Kennedy, Michael Owen. 'Domestic Architecture in Queensland Between the Wars', Master of the Built Environment (Building Conservation) thesis, University of New South Wales, 1989
 12. *Courier Mail*, 23 March 1936, pg 17
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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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