

## Heritage Citation



### 34 Brisbane Street, Annerley

#### Key details

<b>Addresses</b>	At 34 Brisbane Street, Annerley, Queensland 4051
<b>Type of place</b>	House
<b>Period</b>	Interwar 1919-1939
<b>Style</b>	California Bungalow
<b>Lot plan</b>	L24_RP37992; L25_RP37992
<b>Key dates</b>	Local Heritage Place Since — 1 July 2005 Date of Citation — May 2011
<b>Construction</b>	Roof: Terracotta tile; Walls: Face brick

This low-set house was built circa 1923 for Frederick Rickwood. It is an unusual and attractive brick-built bungalow styled house completed in the interwar period.

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## History

The land on which the house stands was once part of the St Kilda Estate first offered for sale in 1864. This estate was quite extensive and covered nearly all the land between Annerley Road, Ipswich Road and Cornwall Street. The sale was by public auction via Trundle and Cameron Auctioneers and Land Estate Agents. The advertisement stated:

The auctioneers in presenting these lands point out that the property bears the same relative position to Brisbane, regarding proximity, that Collingwood or Richmond does to Melbourne, Wollomooloo or Newtown to Sydney, and with the now speedy prospect of the erection of the bridge it is obvious that business stands and residence sites will immediately reach an equal value with Fortitude Valley lands. Parties inspecting St Kilda will corroborate the assertion now made that the grounds having a gradual ascent from the Telegraph Road (now Ipswich Road) to the Old Ipswich Road (Now Annerley Road) are so perfectly free of broken ridge or gully that an objectionable allotment does not exist on the whole estate.

Speculators purchased a number of allotments from this sale. James Henry Ruddy, a "Drayman", of South Brisbane purchased 12 allotments, each 16 perches in size in 1878. Ruddy retained ownership of these allotments until his death in July 1895. It is possible he used the allotments to spell his horses.

Despite the fact James Ruddy left a will, there was considerable delay in probate occurring and transfer of the allotments to beneficiaries did not occur until March 1914. Of the subject property, which comprised of allotments 23 (part), 24 and 25, James Henry Ruddy inherited allotments 24 & 25 and William John Ruddy allotments 22 & 23.

The title deeds show that Frederic Simmons Rickwood purchased lots 24 and 25 in June 1918 and lots 22 and 23 in July 1921. Subsequently in December 1924 Rickwood disposed of lot 22 and all but 9½ perches of lot 23 to William and Elizabeth Hall. Rickwood's total holding then totalled one rood and three perches in size.

Rickwood had been a resident in Brisbane Street (on the other side) for a number of years. PODs show him moving to the site of this house in 1923 or 1924. PODs also show that this was a new residence, his name is a new entry in the list infilling what had been vacant allotments.

It was not unusual that so many allotments remained vacant in Annerley at this time. Ramsey in his article "Urban Development and Houses in Annerley" noted that up until the interwar period a considerable number of allotments remained vacant in this suburb.

It is possible that Rickwood was associated with the local Woolloongabba furniture business, Rickwood Brothers, at Stanley Street. Rickwood owned the property until 1933 when it was purchased by Colin Christie. Christie

remained the owner until 1941. The house has subsequently had a number of owners.

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## Description

This dwelling presents as a lowset brick house of the Federation bungalow style. The roof is of tile with two large chimneys protruding through the roofline. The roofline is accentuated by dominant gables, which face the western, southern and eastern sides of the building. A smaller and raised gable designates the centre of the roof.

The front of the building is dominated by a large bay window that is crowned by a gable. Offsetting the protruding bay window is a verandah that runs the length of the front of the dwelling. The verandah also serves as the main entrance. Records indicate that the room on the eastern side may have been a later addition to the dwelling.

The size of the residence, in contrast to the immediate surrounding dwellings, together with the size of the allotment and the obvious quality of design and materials used in the house's construction, indicate that the house was constructed for a person of some means.

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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 an early twentieth residence constructed within Annerley during the early interwar period.

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#### 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 early twentieth century substantial masonry dwelling constructed in the Federation bungalow style in a

Brisbane inner suburb.

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## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance

as it is a notable example of a brick residence constructed in the federation bungalow style in Brisbane featuring contrasting stone and rendered elements and a terracotta tiled roof.

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## References

1. Brisbane City Council (BCC) aerial photographs.
  2. Brisbane City Council Detail Plans
  3. Certificates of Title.
  4. Heritage Unit, *Stephens District: Character and Heritage Study*, Heritage Unit, Brisbane City Council, 1995
  5. Ramsay, Ken. 'Urban Development and Houses in Annerley' in *The Annals of Annerley*, RHSQ, 1997
  6. Surveyor-General's Office. *McKellar's Official Map of Brisbane and Suburbs*. Brisbane, 1895
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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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