



## Heritage Citation



**76 Winchester Street, Hamilton**

## Key details

<b>Addresses</b>	At 76 Winchester Street, Hamilton, Queensland 4007
<b>Type of place</b>	House
<b>Period</b>	Federation 1890-1914
<b>Style</b>	Filigree
<b>Lot plan</b>	L15_SP172536; L14_SP172536
<b>Key dates</b>	Local Heritage Place Since — 1 January 2004 Date of Citation — April 2013
<b>Construction</b>	Roof: Corrugated iron; Walls: Timber
<b>Criterion for listing</b>	(A) Historical; (D) Representative; (E) Aesthetic

This traditional nineteenth century timber house was built in the early 1890s for Christian Ashauer, one of a family of dairy farmers who settled in the Eagle Farm/Hamilton area at this time. It was built on two of four neighbouring allotments purchased by Ashauer in the Wickham Estate which was first auctioned in 1885. This estate and the surrounding area developed as a middle class residential area during the late nineteenth and early twentieth centuries.

Christian Ashauer died in 1901. His home, which has retained the adjoining rear kitchen with brick chimney, remained in the Ashauer family until it was sold in 1985.

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## History

This appealing timber home, built for retired dairyman, Christian Ashauer and his family circa 1893, is currently situated on 32 perches of land but was previously on four 16 perch allotments on the corner of Nudgee Rd, William Street (now Jackson Street) and Winchester Street.

Ashauer purchased this land in 1886, the year after it opened for sale as part of the Wickham Estate. Records show that he was living at Jackson Street by 1893 and was one of the first residents of Winchester Street. Other early residents of the street included auctioneer, Isaac Grimes.

At this time the area around Nudgee Road was semi-rural and dominated by the nearby Brisbane race track while the slopes of Toorak Hill further to the west were dotted with the homes of wealthy Brisbane residents. Many of the large estates of the Hamilton/Ascot area were subdivided for residential development in the 1880s

including the Wickham Estate, Gardens Estate and Wickham Park Estate on the lower lying land around Nudgee Road. At an auction sale on 9 July 1898, another 560 allotments in the Wickham Estate were sold. Residential development was spurred by the opening of the railway to Pinkenba in 1882 and the Ascot tramline in 1899. The Hamilton Divisional Board was elevated to a Town Council in 1904 reflecting the development of the area. After several years of lobbying by local politicians and residents, the Hamilton State School opened in Oxford Street in 1907. This part of Hamilton continued developing as a middle class residential locality into the early years of the 20th century.

Reflecting the semi-rural nature of the area in the late 19th century, other members of the Ashauer family, including Christian's sons, Christian Ludwig and Henry, were dairy farmers at nearby Schneider Road, Eagle Farm. When Christian Ashauer Senior died in 1901, his Winchester Street property passed to these two sons. In 1912, the house and surrounding 64 perches were transferred into the sole ownership of Christian Ludwig Ashauer, who put the property up for sale.

The auction notice in the *Brisbane Courier* on 30 March 1912 described it as follows: "Splendid residential property on the Nudgee Road opposite Doomben Railway Station, having frontage to three roads, with good six-roomed house, stables etc." The advertisement goes on to mention that the property had "water laid on", tanks and was "all fenced with paling fence". The property, however, was not sold. A 'to let' notice was published in the newspaper the following year, describing the house as having "6 rooms and [a] kitchen". Christian Ludwig Ashauer sold the two adjoining allotments facing Nudgee Road in 1925, retaining the house on 32 perches.

During the 1930s, Council records show that the house, named 'Mona', had two outbuildings, which included a bathroom and toilet. These were demolished by 1938 and a wash house (possibly a laundry or bathroom) was added at the rear of the house.

At this time, the southern verandah continued along the back of the house and the adjoining kitchen.

After the death of Christian Ludwig Ashauer in 1936, the Winchester Street house passed to Ernest Gager. The following year the property was transferred to Henry David Ashauer who kept the house for many years before selling it in 1985.

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## Description

The house features a pleasing symmetrical design and verandahs on four sides. The front and northern facing verandahs have decorative wrought iron balustrading and the verandah on the southern side extends along the rear of the house. The separate verandah roof has an arched pediment with fretwork detail above the front entrance. An attached kitchen with a brick chimney is at the rear of the house.

Although the house was originally fenced with a paling fence, this was at some stage replaced by a low brick wall. This wall was demolished circa 2009 and a paling fence has been reinstated.

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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 evidence of the development of housing on the eastern side of Hamilton during the late 19th century.

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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 a fine example of a substantial late nineteenth century house with an attached kitchen.

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### Aesthetic

#### CRITERION E

The place is important because of its aesthetic significance

For its elegant symmetrical design which features a decorative arched pediment and wrought iron balustrading on the verandahs which encircle the house on three sides.

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## References

1. Brisbane City Council (BCC) aerial photographs.
2. Brisbane City Council Archives. Surveyor's Notebook. C532-14
3. *Brisbane Courier*, 1898-1950. NLA Trove digital newspaper website. <http://trove.nla.gov.au/newspaper?q>. Viewed April 2013

4. Commonwealth Electoral Rolls
  5. JOL Estate Map collection
  6. Queensland Post Office Directories
  7. Queensland Land Title 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.

Citation prepared by — Brisbane City Council (page revised September 2020)



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