

Heritage Citation



90 Bulimba Street, Bulimba

Key details

Addresses	At 90 Bulimba Street, Bulimba, Queensland 4171
Type of place	House
Period	Federation 1890-1914
Style	Queenslander
Lot plan	L4_RP46240; L3_RP46240
Key dates	Local Heritage Place Since — 1 January 2004 Date of Citation — August 2010
Construction	Roof: Corrugated iron; Walls: Timber

This timber residence was constructed circa 1895 for farmer James Carothers on what was originally a sizeable block of land. The Carothers family owned the property until 1927, during which time portions of the land were subdivided and sold as the area developed from a rural to a residential area. In the late 1940s the house was converted into flats, which was common for larger inner-city dwellings in the postwar period due to a widespread housing shortage. The house has since been converted back into a private residence.

History

Sources indicate that this dwelling was erected during the c1894-5 period for James Carothers. Carothers, listed in the Post Office Directories (PODs) as a farmer, purchased just over 2 roods and 44 perches in November 1890.

Charles Richard Green and Charles Boyde Mackay (solicitor) acquired 13 acres from Samual Woodland in July 1888. The land was offered as smaller subdivisions. Selling commenced from late 1889 and continued through until 1892. The land for sale ran north to south from the Brisbane River. Allotments sold ranged in size from around 16 perches to just over 3 acres and 3 roods. The latter size property was transferred into Mackay's own name in 1891. Carothers' purchase was one of the larger independent allotments sold.

The property was transferred into Carothers' wife's name in 1900 and remained in the Carothers' family until 1927. Small subdivisions of land occurred from the original Carothers' purchase during the latter part of the 1920s and 1940s, including acquisition of 16 3/10 perches in 1947 by Brisbane City Council.

As with a number of larger inner city residences, due to the shortage of accommodation within Brisbane in the immediate post World War II period, application was made to Brisbane City Council for the residence to be converted into flats by the then owner Charles Liineburg in April 1948. Liineburg disposed of the property June of the same year.

The dwelling is an example of one of the diverse styles and sizes of residential buildings erected within this locality of Bulimba during the late c19th and early c20th.

Description

This house is a sizeable 19th century timber dwelling in the Queensland vernacular style. The front (eastern) portion of the dwelling presents to Bulimba Street as lowset, while the rear is elevated as a result of the sloping allotment. The sheet tin roofline comprises of a stepped verandah with a pyramid style roof over the main portion of the dwelling.

An “L” shaped single skin verandah on the eastern and northern sides of the residence is emphasised by the turreted bay window. Part of the verandah is enclosed reflecting the period when the residence was functioning as flats from the late 1940s period onwards.

Two chimneys dominate the roofline of the structure. One chimney services the lounge and retains the decorative mantelpiece, while the other chimney serviced the rear of the building. Of particular note are the fixtures of cast iron balustrading, sash windows and external doors.

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 the residential development of Bulimba in the late 19th century when it was still a semi-rural area.

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 late 19th century vernacular style residence.

References

1. Brisbane City Council, 1946 aerial photographs.

2. Brisbane City Council Building Cards
 3. Brisbane City Council Detail Plan No: 1236
 4. Brisbane City Council Heritage Unit files on Bulimba
 5. Certificates of Title.
 6. Post Office Directories.
 7. Judy Gale Rechner, *Brisbane House Styles 1880 to 1940: a guide to the affordable house*, Brisbane: Brisbane History Group Studies No. 2, 1998
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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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