

## Heritage Citation



### Blainsleigh

#### Key details

<b>Addresses</b>	At 122 Crescent Road, Hamilton, Queensland 4007
<b>Type of place</b>	Villa
<b>Period</b>	Federation 1890-1914
<b>Style</b>	Filigree
<b>Lot plan</b>	L5_RP47013; L4_RP47013
<b>Key dates</b>	Local Heritage Place Since — 1 January 2004 Date of Citation — October 2001
<b>Construction</b>	Roof: Corrugated iron; Walls: Masonry

This grand, Federation Filigree style house was built circa 1890 for Joseph Kemp. It is particularly significant as a fine and intact example of a large, nineteenth century brick house, a rarity in Brisbane. It is also important in demonstrating the pattern of residential development in the Hamilton area prior to the turn of the century and its emergence as a suburb favoured by many of Brisbane's upper class residents. In the 1950s, 'Blainsleigh' was converted to flats, as were many large residences at the time, but has since been restored to a single dwelling.

---

## History

Kemp was a merchant with Brabant and CO. general and wine and spirit merchants. He bought the property on which the house stands in 1887 and Post Office Directories indicate Kemp was in residence two years later and had named the house Blainsleigh. He didn't stay there for long, leasing it to W. J. Overell of Overell and Co., the drapers in 1892. After this, the house changed hands many times.

The house was constructed on a large section of land more than two acres in size. In the 1880s Hamilton was characterised by the coexistence of large estates bearing fine homes, and large areas of undeveloped land held by speculators. This vacant land was steadily subdivided into suburban allotments. Later the grounds of some of the fine estates were subdivided as well, particularly after the arrival of the tram-line through Hamilton to Ascot in 1899. The land on which Blainsleigh was built was originally owned by architect and speculator James Cowlshaw, and subsequently by James Hipwood, Charles Fletcher, and Charles Mein, all land speculators in the area. In the decades after the house was built, its surrounding lands were steadily reduced via subdivision and now the block is only marginally larger than others surrounding it. The history of Blainsleigh is a good example of the pattern of development in the Hamilton area.

The house's brick construction is also significant. In the mid-nineteenth century British artisans and craftsmen who had migrated to Brisbane continued to build in materials well known to them. It was not until later decades that familiarity with timber saw the development of the standard Brisbane timber house. Some brick construction was still undertaken in the 1880s, even while timber was becoming the material of choice for the majority of private residences. This said, it is still sufficiently uncommon to be classified as rare.

This house was built at a time when Hamilton and Ascot were emerging as elite suburbs populated mainly by wealthy middle-class and upper middle-class residents. The area offered several advantages. It was cooled by sea breezes, offered splendid views of the city and river, and was sufficiently close to the city to make commuting to work a reality for professionals, public servants, and businessmen. It was an ideal location for building the large fine houses favoured by Brisbane's wealthier citizens, or those to whom status was important. Though the house was converted to flats in the mid-1950s, it appears to have reverted to single dwelling status and is currently very well maintained.

---

## Description

This two-storey residence is of the colonial style with a symmetrical frontage and a separately roofed encircling verandah. The main roof is steeply pitched corrugated iron with a short ridge and a brick chimney to the side. The verandah roof is convex in style supported by posts with cast iron balustrading on the top level and arched sweeps on the ground level. The front garden is enclosed behind a brick wall with square pillars on either side of a timber entry gate. The Style and type of the building indicates that it is from the 1880s-1905 period.

---

## 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 it demonstrates the historical pattern of the construction of fine homes in the Hamilton/Ascot area during the last decades of the nineteenth century when the area was emerging as an elite suburb.

---

#### Rarity

##### CRITERION B

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

as a rare example of a grand, 1890s brick residence in Brisbane.

---

#### Representative

##### CRITERION D

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

as an intact example of a rare, late nineteenth century two-storey brick house in Brisbane.

---

## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance

as a grand, Federation Filigree style residence.

---

## References

1. BCC Detail Plans with Contours
  2. BCC Heritage Trail – Hamilton. 3rd edition. Nd
  3. Department of Natural Resources, Certificates of Title
  4. Queensland Post Office Directories
- 

## Copyright Brisbane City Council

**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)



*Dedicated to a better Brisbane*