

Heritage Citation



Dyne's House

Key details

Addresses	At 24 Cricket Street, Petrie Terrace, Queensland 4000
Type of place	House
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L2_RP889955
Key dates	Local Heritage Place Since — 1 January 2004 Date of Citation — February 2011
Construction	Roof: Corrugated iron; Walls: Timber

Criterion for listing

(A) Historical; (B) Rarity; (C) Scientific

This is one of two dual houses that were erected circa 1889 to purpose-fit the small Petrie Terrace allotment owned by widow and investor Anne Dyne. Of the dual residences, this hybrid house incorporated two earlier small cottages. One cottage was relocated onto the site and then joined with the other cottage. It is thought that one of these earlier houses was John Rowland's cottage that was built circa 1877 at 24 Cricket Street. The next door residence was built using the then current 1880s home designs. The purpose was to allow Mrs Dyne to maximise the rental that she could obtain from her 15.5 perch inner-city block. It is a unique example of a nineteenth century small lot housing initiative practiced by an individual property owner.

History

The Moreton Bay Penal Settlement closed in 1842 and that section of the British colony of New South Wales was opened for free settlement. Queensland separated from New South Wales and became a new British colony in 1859.

Petrie Terrace, due to its close proximity to Brisbane Town, developed as one of the first suburbs of the colony's capital. The block of land containing the property at 22 Dyne Street was first sold as freehold land in 1861. Brisbane resident William Gray purchased a medium-size block of vacant land comprising one acre, two roods and 21 perches for ?184.6.8 on 16 September of that year. The block was designated Allotment 297 in the City of Brisbane.

Gray subdivided his purchase into small town allotments suitable for sale as residential blocks. The current property thus became a block of 15.5 perches described as subdivision 4 of allotment 297 and, as such, it was sold to Brisbane resident John Rowland on 16 June 1863. Rowland mortgaged this land for ?100 through the Queensland Building Society on 17 August 1865. Rowland had a cottage built on his land by 1877.

On 15 March 1877, the property was sold to Brisbane widow Anna Dyne. Dyne used the property for investment purposes, raising three mortgages during her two decades of ownership. On 22 December 1880, Mr. B. Cooper provided a loan of ?250 against the property. On 16 June 1885, Anna secured a further ?350 from the New South Wales Land Mortgage and Agency Company Ltd. On 17 October 1887, she mortgaged the property to Thomas Rome for ?4,000.

Being a widow and therefore possibly dependant on her investments for income, Anna Dyne may have used the last mortgage to both have a new home built on the site plus cram in an existing, older residence next door but on the same, small allotment. This would have given her two investment properties to offer for rental from the single block of land.

Such an arrangement was not uncommon in Brisbane in the 1880s, as the economic boom period led to increase population and a subsequent housing demand. As well, the small, earlier (1840s-70s) timber cottages were easily transportable via the use of flatbed wagons and draft horse teams. But what makes the dual Dyne Houses unusual is that the combination of old and new residences squeezed onto the same block of land. As historian Rod Fisher explains:

“Instead of a pair of identical semi-detached or pyramid-roofed houses with a four-roomed core, the owner provided two different dwellings. One was newly built in late 1880s style, but was narrower in width and more extended in length The other comprised at least one if not two old buildings, which were sited end to end lengthwise along an even narrower portion of the block, offering two living rooms downstairs, a bedroom or two upstairs, a couple more rooms at the rear, and verandahs front and back.”¹

Rod Fisher described the hybrid house thus created at 24 Cricket Street as a ‘Doll’s House’ that is “more typical of earlier buildings and especially shop-houses, which often had attics and were placed gable-end towards the street on narrow frontages.”² It is possible that one of the two residences moved onto 24 Cricket Street to form the single dwelling was Rowland’s small 1870s cottage that had been built next-door at 22 Cricket Street.

The *Undue Subdivision of Land Prevention Act* of October 1885 had prevented the subdivision and subsequent sale of land into house blocks smaller than 16 perches. Thus Mrs. Dyne’s could not further subdivide her 15.5 perch block of land but there was nothing from preventing from having two houses side by side placed on the same small block. The two rental houses were built by 1889 and were given separate addresses - 22 and 24 Cricket Street. The first tenant of 24 Cricket Street was labourer John Jackson.

Anna Dyne held onto her dual houses until the 1890s Depression. During the 1890s, she derived no rental income from the hybrid house at 24 Cricket Street as it remained vacant. An Order of Foreclosure registered by the Queensland Supreme Court on 31 August 1896, seized her property. It was soon sold. Brisbane spinster Maria Bealby bought the property on 14 September and then transferred it to Gorge Orr on 10 November 1896. It remained with the Orr Family until 16 June 1930 when it passed to spinster Hilda Oswald. She held the title until her death on 17 June 1972. Until 1997, it had a quick succession of 10 different owners, reflecting Petrie Terrace’s then status as a run-down, inner-city suburb offering cheap rental accommodation. Until 2003, 24 and 22 Cricket Street had a parallel history of ownership. The current owner is an investors from Canberra.

In 1989, the Brisbane History Group identified the houses at 24 and 22 Cricket Street as having heritage significance when they were included as Stop No.39 in its publication *The Ups and Downs of Petrie Terrace Walk/Drive Heritage Tour*.

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 one of two dual residences squeezed onto a narrow, inner-city allotment and so representing a response to the housing demand caused by the 1880s Economic Boom.

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 hybrid house designed for a Brisbane nineteenth century small lot housing development.

Scientific

CRITERION C

The place has the potential to yield information that will contribute to the knowledge and understanding of the city's or local area's history

as a 1880s Petrie Terrace rental property that has remained in situ.

References

1. Woodcock, Steve & Fisher, Rod, *Petrie Terrace Brisbane 1858-1988*, (Brisbane: Boolarong Press, 1988). P. unspecified
2. *Ibid*
3. Brisbane City Council, *Properties on the Web*, website, post-1946 building cards and historical records
4. Brisbane City Council, 1946, 2001, 2005 & 2009 aerial photographs
5. Brisbane City Council's Central Library, local history sheets
6. Brisbane City Council, Sewerage Map, 7 February 1927
7. Brisbane History Group, *The Ups and Downs of Petrie Terrace Walk/Drive Heritage Trail*, (Brisbane: Brisbane History Group, 1989)
8. Department of Natural Resources, Queensland Certificates of Title and other records
9. John Oxley Library, Brisbane Suburbs – Estate Maps
10. John Oxley Library, photographic collection.
11. *Queensland Post Office Directories*, 1868-1949
12. http://www.ancestry.com.au/?o_iid=22129&o_lid=22129

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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 June 2022)



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