

## Heritage Citation



### Hamburg Villa

#### Key details

Also known as	Merrilands
Addresses	At 141 James Street, New Farm, Queensland 4005
Type of place	House
Period	Victorian 1860-1890
Style	Regency
Lot plan	L1_RP9074
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — March 2011

**Construction**

Roof: Corrugated iron;  
Walls: Masonry

**Criterion for listing**

(A) Historical; (D) Representative; (E) Aesthetic

This single-storey masonry house was probably built by the mid 1880s for Johan (John) Heinrich Ducker, a carpenter, and his family after he acquired the property in 1873. From 1887 to 1890 the house was run as a boarding house and advertised as 'Hamburg Villa'. The property remained in the Ducker family until 1920. The land originally included the corner site with frontages to Heal (formerly Tamrookum Street) and James Streets. For many years the Ducker family were listed as living at 172 Heal Street which by 1902 contained brick and wooden cottages on the property valued at £486. Johan's wife died in 1905, and following his death in 1920, the house contents were sold at auction by the public curator. In 1921 the portion of the property containing the house was transferred to Anna Kathrina Barlow, Bertha Kohler and Ernest Kohler, and the portion of land containing the corner store, was transferred to George William Barnard.

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## Description

The painted brick dwelling displays features of the Victorian Regency period, including symmetrical entrance and restrained detailing. The rear of the house has an extensive brick basement.

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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 demonstrates the historical pattern of development along James Street when New Farm was emerging as a suburb from the 1860s.

## 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 nineteenth century masonry residence.

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## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance

as a fine, single-storey, masonry dwelling with a pleasing symmetry and simplicity of detailing that makes a significant contribution to a streetscape otherwise dominated by commercial buildings.

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## References

1. Brisbane City Council Properties on the Web
2. Brisbane City Council, 1946 aerial photographs.
3. Brisbane City Council, Surveyor's Notebook, 27 April 1912, updated 11 Nov 1924 [in green]
4. Brisbane City Council, Sewerage Maps, Detail Plan No 200, 2 Dec 1924
5. Australian Electoral Rolls, Brisbane Division, Fortitude Valley, J.H. Ducker: 1903; 1905; 1908; 1913 [listed as 172 Heal St]
6. Brisbane City Council, *New Farm and Teneriffe Hill Heritage and Character Study*, Oct 1995, pg 113
7. *Certificates of Title*, Department of Environment and Resource Management
8. *Queensland Post Office Directory*, 1878-79; 1883-84; 1885; 1889; 1902; 1905
9. Australian Death Index, Rebecca Sophie Catherine Ducker, 31 May 1905; Johan Heinrich Ducker 9 July 1920
10. Bennett, H, 'New Farm from quality street to mixed assortment', *Brisbane Houses, Gardens, Suburbs and Congregations*, Papers No 22 Brisbane History Group, 2010 pg 152
11. Schiavo, J. *New Farm: A study of land use and settlement* to 1999, pg 27
12. Benjamin, G. & Grant, G. *Reflections on New Farm*, New Farm & Districts Historical Society Inc, New Farm, 2008, pg 27
13. Donald Watson and Judith McKay, *Queensland Architects of the Nineteenth Century*, South Brisbane: Queensland Museum, 1994

14. Apperly, R. Irving, R. Reynolds R, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, 1989, pg 46-49
  15. *Brisbane Courier*, 15 Nov 1880, pg 4 [reference to James Street, previously Tamrookum Street]
  16. *Brisbane Courier*, 8 Sept 1881, pg 4
  17. *Brisbane Courier*, 15 Jan 1884, pg 5
  18. *Brisbane Courier*, 8 Sept 1885
  19. *Brisbane Courier*, 28 March 1887, pg 8
  20. *Brisbane Courier*, 1 May 1899, pg 6
  21. *Brisbane Courier*, 28 May 1902, pg 2
  22. *Brisbane Courier*, 9 Aug 1920, pg 12
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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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