

Heritage Citation



Hartley Farmhouse

Key details

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| Addresses | At 62 Blinzinger Road, Banyo, Queensland 4014 |
| Type of place | House |
| Period | Federation 1890-1914 |
| Style | Queenslander |
| Lot plan | L4_RP69318 |
| Key dates | Local Heritage Place Since — 1 July 2003 Date of Citation — January 2003 |
| Construction | Roof: Corrugated iron; Walls: Timber |

This former farmhouse was built for the Hartley family circa 1905 when the Banyo area was still predominantly rural. Gradually, the area became more urbanised and by the 1930s, many local farms were being subdivided into smaller lots. In the 1940s, the Hartley's subdivided most of their remaining two acres into 32 perch house blocks to take advantage of the postwar housing boom and also disposed of some land to the Nundah Baptist Church. The house remained in the Hartley family until 1949.

History

The land, on which this house stands, was part of a purchase of crown land made by Edward James Bennett on 10 September 1865. Bennett, a resident of Brisbane Town, paid ?16.4s. for the 16 acres and 32 perches of uncleared bushland, described as Portion 184 in the Parish of Toombul. Bennett never lived on this land as he held it as an investment property. He subdivided the land into small farm allotments and put them up for sale. Commencing on 19 August 1880, Bennett disposed of each of these 2-acre allotments.

One of the last of these allotments to be sold was Subdivisions 1 to 12 of Section 1 of Portion 184. On 31 October, 1892, Harry Hartley bought this allotment which totalled 2 acres, 1 rood and 24 perches of farmland. At the time of purchase, Hartley was a resident of Albion. The opening of the nearby Virginia railway station in 1888 probably attracted men like Hartley to settle in the area. The railway gave small farmers the means by which they could move their produce to the markets in Brisbane.

The area around 62 Blinzinger Road has been considered to be part of two suburbs over the years – Virginia and Banyo. The Queensland Post Office Directories do not list a Harry Hartley as living anywhere within Brisbane after 1892, when he bought the land on Blinzinger Road. The name Harry Hartley does not appear in the Queensland Post Office Directories until the 1934 edition, yet the house at 62 Blinzinger Road is clearly of a style that was not normally built in Brisbane in the 1930s.

There is a Henry Hartley listed in the 1900 edition of the Queensland Post Office Directories and it is possible that this is a misspelling and it should read as Harry Hartley. Henry Hartley is listed as a carpenter residing at Northgate. He was not listed as a carpenter in subsequent editions so he may have given up his trade to become a farmer. Hartley continued to be a resident of Northgate until 1904. The 1906 edition of the Queensland Post Office Directories indicates a change of address for Hartley, as he was listed as a resident of Virginia. As the surveys conducted for the purposes of compiling the Queensland Post Office Directories was conducted in the year prior to publication, then it can be assumed that Hartley moved to Virginia in 1905. Thus it is assumed that the house at 62 Blinzinger Road was built for Hartley in 1905.

On 6 December 1912, Hartley transferred 1 rood and 24 perches of his land to a relative, Arthur Hartley. This transferral allowed the creation of streets suitable for house blocks. Hartley gave his name to the street at the back of his farm and Musgrave Road and Easton Street had also been formed by 1926. In 1934, Harry Hartley's address is listed at Wellington Road, Banyo. By that time, the area around Hartley's farm was gradually changing from farms to small housing developments, a change that was to accelerate in the post-war period

On 11 July 1946, Harry Hartley transferred a 32 perch block to the Nundah Baptist Church. This was the

beginning of the breaking-up of Hartley's remaining farmland. Between 19 August 1946 and 15 June 1948, Harry Hartley disposed of seven 32 perch house blocks drawn from his farm. Harold Arthur Hartley and his wife Norma, Richard and Dora Daley, William and Jean Emanuelle, Robert Balke Gordon Monorseft, Leonard Adermann and the Nundah Baptist Church (again) all obtained blocks from Hartley. This left him with just 1 rood and 24 perches of land that included his house. Harry Hartley died on 29 June 1949 and the estate passed to his heir Harold Hartley.

Michael Austin Carey bought the Hartley property on 20 November 1949. He transferred title to Leslie Davis on 3 August 1950. Davis mortgaged the property a number of times before selling to George and Edith Bryett on 34 December 1954. The Bryetts gained Brisbane City Council approval in 1956 to enclose a verandah on the house and convert it into a bedroom. George Bryett died on 11 January 1962 and Edith remained in the house for another five years. On 9 August 1967, in a sale involving two competing purchasers, Ronald Keith Smith and his wife Norma Beryl Smith bought the property. They held the property until 23 April 1979, when Clem Francis Warham and Joanne Margaret Warham became the new owners. Lorraine Geraldine Hayes and Gary Maxwell Hayes bought the property from the Warhams on 20 June 1985. The current owner, Dean Peter Mahan acquired 62 Blinzinger Road on 7 August 1992.

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 a circa 1905 farmhouse that survives as a remnant of Banyo's rural heritage.

References

1. Bangee Festival, *Banyo Nudgee Heritage Trail*, (Brisbane: Bangee, 2000)
2. Brisbane City Council, *Properties on the Web*, website, post-1946 building cards
3. Brisbane City Council, 1946 aerial photographs.
4. Brisbane City Council's Central Library, local history sheets - Virginia

5. Department of Natural Resources, Queensland Certificates of title and other records.
 6. John Oxley Library, Brisbane Suburbs – Estate Maps
 7. *Queensland Post Office Directories*, 1868-1949
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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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