

Heritage Citation



Kalmia

Key details

Addresses	At 5 Hamilton Place, Bowen Hills, Queensland 4006
Type of place	House
Period	Federation 1890-1914
Style	Queenslander
Lot plan	L2_RP95748
Key dates	Local Heritage Place Since — 1 July 2002 Date of Citation — April 2006
Construction	Roof: Corrugated iron; Walls: Timber
People/associations	Robert Smith (Robin) Dods (Architect)

This lowset timber cottage is one of three houses built just after the turn of the century by Robin Dods, the eminent architect of the late nineteenth and early twentieth centuries. Robert Smith Dods (Robin) bought the land on which these houses stood in August 1897. The land was then an area of 1 rood 8.6 perches. A further 1.6 perches was added in January 1900. Robin Dods and his wife Mary lived in New Farm and evidently built these houses as an investment.

History

This lowset timber cottage is one of three houses built just after the turn of the century by Robin Dods, the eminent architect of the late nineteenth and early twentieth centuries. Dods returned to Brisbane in 1894 after studying architecture in Edinburgh and working in London. He began a partnership with Francis Richard Hall in 1896 and together they are credited with revolutionising architecture in Brisbane. They designed and built a number of houses and cottages in Bowen Hills in the following years as well as more famous institutional buildings, particularly for the Anglican Diocese.

Robert Smith Dods (Robin) bought the land on which these houses stood in August 1897. The land was then an area of 1 rood 8.6 perches. A further 1.6 perches was added in January 1900. Robin Dods and his wife Mary lived in New Farm and evidently built these houses as an investment. In 1903 when residents first appear in this part of Hamilton Place, the house was named 'Kalmia' and the occupant was Audley Mackenzie. The occupants of the houses regularly changed over the following years and the houses seem to have remained investment properties after the Dods' sold them in 1919 – the year the land was subdivided.

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 association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

for its association with the eminent Brisbane architect, Robin Dods.

References

1. Queensland Certificates of Title
 2. Queensland Post Office Directories
 3. Watson, Donald and Judith McKay. *Queensland Architects of the 19th Century: A Biographical Dictionary*. Brisbane: Queensland Museum, 1994
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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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