



## Heritage Citation



### Ningwood

#### Key details

**Addresses** At 37 Leopard Street, Kangaroo Point, Queensland 4169

**Type of place** Terrace house

**Period** Victorian 1860-1890

**Style** Filigree

**Lot plan** L1\_GTP2321; L2\_GTP2321; L3\_GTP2321

**Key dates** Local Heritage Place Since — 1 January 2005  
Date of Citation — October 2012

**Construction** Roof: Corrugated iron;  
Walls: Masonry - Render

**Criterion for listing**

(A) Historical; (B) Rarity; (D) Representative; (E) Aesthetic; (G) Social

'Ningwood' is a collection of three terraced brick houses which were constructed, probably in sections, in the late nineteenth century. The first of the houses was built between 1876 and 1886, when the site was owned and occupied by James Lihou. It was sold to David Cashmore, a money lender, in 1887, who appears to have had the extra terraces erected by 1890. The terraces were subsequently leased to tenants, and have passed through a succession of owners. 'Ningwood' is a rare surviving example of nineteenth century terrace housing, unusual in both Kangaroo Point and Brisbane.

---

## History

The block of land on which 'Ningwood' now stands was originally granted by Sir William T.D. Knight on behalf of the Colony of New South Wales to John McCabe on the 2nd April 1855. A smaller site (subdivision 18) was purchased by James Lihou in 1876. Lihou was listed as residing on Leopard Street in the 1880s, although it is likely that it was a single residence at that time. Lihou sold the property to David Cashmore in 1887 and a sales notice described the property as having a 'capital Six-roomed Stone and Brick House'. From the 1890s a two-storey brick residence was advertised for let from the 'Corner Balcony House' opposite the Roman Catholic Church on Leopard Street. The terrace houses were certainly constructed by 1908, when Cashmore advertised the property for sale, which included 'a substantially built terrace of three houses', of three bedrooms each. It was purchased by Daniel Parker in 1909.

The name 'Ningwood' appears to have arisen in the 1910s; Parker also had a property in Dornoch Terrace known as 'Ningwood'. 'Ningwood' has seen a succession of owners and residents including members of the Lamb family who occupied the middle terrace until their home on Leopard St was completed sometime in 1903.

The construction of terraced houses was unusual in Brisbane; there are some surviving nineteenth century terrace rows but they are rare, and generally located in inner city suburbs, although not Kangaroo Point. The *Undue Subdivision of Land Prevention Act* of 1885 provided a minimum frontage for residential blocks which generally prevented the construction of terraces. However, some terraces, like Ningwood and Cook Terraces (249 Coronation Drive, Milton) were built as single, undivided rental properties, subverting the legislation. Surviving Queensland heritage-listed terrace properties include The Mansions [600119], Harris Terrace [600121] and Cook Terrace [600250].

Recent owners of 'Ningwood' have painstakingly restored it to near-original condition.

---

## 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

built in the late nineteenth century, the terrace provides evidence of the intense development in Brisbane from the 1880s.

---

## Rarity

### CRITERION B

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

is substantially intact and is a rare surviving terrace in Brisbane, and particularly rare on the south side of the river.

---

## Representative

### CRITERION D

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

is substantially intact and is an uncommon type of construction remaining in Brisbane.

---

## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance

as a prominently located, attractively finished, two storeyed terrace with verandahs.

---

## Social

### CRITERION G

The place has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons

as a local landmark and has a strong association with the history of Kangaroo Point and its intensive development in the late nineteenth and early twentieth centuries.

---

## References

1. Queensland Births, Deaths and Marriages
  2. Queensland Certificates of Title
  3. Queensland Heritage Register entries
  4. <https://www.derm.qld.gov.au/chimsi/basicSearch.html>
  5. Queensland Post Office Directories
  6. *Brisbane Courier* articles 1872 – 1938 <http://trove.nla.gov.au/ndp/del/search?adv=y>
- 

## 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 June 2022)



*Dedicated to a better Brisbane*