

Heritage Citation



Pickwick

Key details

Addresses	At 12 Norfolk Road, South Brisbane, Queensland 4101
Type of place	House
Period	Victorian 1860-1890
Style	Free Gothic
Lot plan	L20_SL11644
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — August 2011
Construction	Roof: Corrugated iron; Walls: Timber

Criterion for listing

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

'Pickwick' was built in 1878 for lithograph printer John Costin. In 1883, the cottage passed to Frederick Sanderson and prominent real estate agent William James Hooker who converted it into an early rental property. It is the oldest of the six heritage-listed cottages in Norfolk Road and the first to be offered for lease. As a nineteenth century rental property, it reflected the South Brisbane area's status as a desirable address. Then as a twentieth century rental house, it mirrored the area's slump into a run-down, inner-city suburb that resulted from its industrial redevelopment after 1910. 'Pickwick' retains many 1870s building features including a pressed metal sunhood sheltering its only exposed window, plus a detached kitchen located at the rear.

History

This house was built around 1878 for John Thomas Costin, a lithograph printer.¹ Costin acquired the land in June 1878. From that year members of the Costin family also owned and occupied the house at 13 Norfolk Rd on the opposite side of the road. Costin lived in the house until 1883 when the land was passed to trustees William James Hooker, a renowned real estate agent and auctioneer, and Frederick Sanderson. From that year this became a rental property. In 1911, it was passed to David Patrick Ryan, who continued to lease the property to various short-term tenants. Following Ryan's death in November 1919, the property was placed in the hands of the Public Curator of Queensland. From October 1923 the property was held by the Commonwealth and rented to tenants for almost 30 years until 1952 when it was sold to private owners.²

The site forms part of Western Suburban Allotment 24 which was acquired by Thomas Dowse under Deed of Grant on 27 December 1845 in one of the very early land sales held in Brisbane. In 1866 and 1867, the rich farming flats of which this block formed part were gradually subdivided for residential purposes.

By 1886, horse drawn trams running from the Boundary Hotel West End to Breakfast Creek provided transport facilities for residents of Norfolk Road.³ The proximity to one's place of work ensured that once this area was subdivided, it became a desirable location for skilled artisans, and for the upwardly mobile sections of Brisbane's population. The provision of transport facilities enhanced the value of this locale and ensured that rental properties provided a sound investment. The number of residences constructed in West End at this time is indicative of the rapid growth of population in the early 1880s and the associated building boom. In the twentieth century, industrial development encroached on the area. While Norfolk Road remained relatively intact as a residential domain, the cordial manufacturing works on a nearby allotment signalled further change in the patterns of development. This house as one of the few surviving artisans' residences from that early wave of residential building in West End, underscores the continued importance of the South Brisbane peninsula as a respectable residential area in the nineteenth century.

Description

This house on Norfolk Road from the late 1870s features a steeply pitched gable roof, a separate skillion verandah roof and a separate curved roof above the rooms at the rear. The verandah has a timber handrail with dowel balustrading running between four verandah posts. On the rear of the main building is a pressed metal sun hood shading its only exposed window. The external sheeting material is horizontal timber boarding. At the rear is a connected structure with separate gable roof situated perpendicularly to the main structure and having its own verandah with a separate post supported skillion roof. The external wall sheeting of this structure is also timber weatherboards and has three openings to the verandah as well as a narrow opening in the end wall. Timber finials are situated at each end of the rear gable roof. The whole of the house is located a short way off the ground on stumps. The fence surrounding the unusually shaped site extends in regularly spaced pickets from the front of the building and in solid timber fencing towards the rear. The grounds are large enough for a few well established trees.

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 the earliest examples of the nineteenth century artisan's homes that dominated the South Brisbane peninsular until the area was redeveloped as an industrial precinct from the 1910s and as a nineteenth and twentieth century rental cottage.

Rarity

CRITERION B

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

with its pressed metal sun hood sheltering its solitary exposed window plus with a detached rear kitchen.

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 an 1878 cottage that retains many building features from the 1870s period.

References

1. *Post Office Directories*, Titles Office Records
2. Titles Office Records
3. Greenwood and Laverty, *Brisbane 1859 – 1959*, p. 438

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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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