

Heritage Citation



Warley

Key details

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| Addresses | At 24 Franz Road, Clayfield, Queensland 4011 |
| Type of place | House |
| Period | Federation 1890-1914 |
| Style | Queenslander |
| Lot plan | L8_RP50968; L7_RP50968 |
| Key dates | Local Heritage Place Since — 1 July 2005 Date of Citation — January 2006 |
| Construction | Roof: Corrugated iron; Walls: Timber |

This elegant timber and tin residence was probably built during the 1890s by the family of Brisbane engineer James Anderson. It demonstrates the pattern of development in Clayfield at the turn of the nineteenth century when large farms and country estates were being subdivided and replaced by substantial middle class homes set amongst generous gardens. The house is a good example of a middle class federation-era timber and tin residence.

History

Historical research indicates that this substantial residence was probably one of several houses built in Franz Road during the late nineteenth century by the family of James Anderson, a Brisbane engineer.

During the second half of the 19th century, the Clayfield area attracted wealthy residents who could afford to establish themselves on large country estates as well as those who established farms and local industries such as Campbell's sawmill and John Petrie's brickworks. With the arrival of the railway to Sandgate through the district in 1882 and easier access to the city, Clayfield continued to be a sought after residential suburb, proving particular popular with Brisbane's mercantile and professional classes. The pattern of building substantial, often architect designed houses, on large allotments continued into the 20th century as the old country estates were broken up and sold for residential development.

The house at 24 Franz Road is situated in a block which was sold by German settler, Johann Wagner as the Wagner Estate from 1883. The land was advertised as "situated in one of the most healthy and convenient suburbs of Brisbane...where about 27 trains pass daily to and from the City". Over two acres of this land was purchased by Mary Campbell Anderson, wife of engineer, James Anderson, between 1889 and 1894. According to information given to the owners of 36 Franz Road by the Anderson family, the Andersons built three family homes a little further to the north of the subject house in Franz Rd. Only one of these, at 36 Franz Rd has survived.

It is possible that there was a familial connection between the Anderson family and Eliza Ranking, wife of Brisbane Police Magistrate, Robert A. Ranking, who purchased the site (then almost three quarters of an acre) in 1904. The Rankings first appear in postal records for this part of Franz Road in 1901. The Rankings sold their property in Franz Road in 1911. It has since had several changes of ownership.

Plans to add a garage to the property in 1958 and enclose the verandah in 1958 were approved by Brisbane City Council. Extensive renovations including the construction of new bathrooms and kitchen, a rear deck and a swimming pool were carried out in 1998.

Description

The house is a substantial, elegant, mid-set, timber and tin structure in the Queensland vernacular style. It features a lofty wrap around verandah and a steeply pitched, hipped roof. It is set in generous, landscaped grounds that provide an appropriate setting for a building of this social standing.

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 it demonstrates the pattern of development at Clayfield at the turn of the nineteenth century when large estates were carved up to accommodate new substantial homes for Brisbane's wealthy middle classes.

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 traditional timber and tin middle class residence with generous grounds built in the federation era.

References

1. BCC Water Supply and Sewerage detail plans, building cards
2. Dept of Natural Resources and Mines. Titles information
3. Kennedy, Michael. Heritage report: 24 Franz Rd, Clayfield. December 2005

4. McKellar's Map of Brisbane and Suburbs. Brisbane: Surveyor-General's Office, 1895
 5. Queensland Post Office Directories
 6. Information kindly provided by Mr Alan Coulter, local resident. Telephone conversations 2005-2006
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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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