

## Heritage Citation



**Warren Lodge**

### Key details

<b>Also known as</b>	Charleston Mews
<b>Addresses</b>	At 15 St James Street, Petrie Terrace, Queensland 4000
<b>Type of place</b>	Flat building
<b>Period</b>	World War II 1939-1945
<b>Style</b>	Queenslander
<b>Lot plan</b>	L1_BUP101434; L2_BUP101434; L3_BUP101434; L4_BUP101434; L5_BUP101434; L6_BUP101434

<b>Key dates</b>	Local Heritage Place Since — 16 February 2018 Date of Information — September 2015
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<b>Construction</b>	Roof: Tile; Walls: Face brick
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<b>Criterion for listing</b>	(A) Historical; (E) Aesthetic
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'Warren Lodge' is a set of six brick flats constructed on a high ridgeline above the Normanby Fiveways on Musgrave Road, Petrie Terrace. Built by owner, Ernest Frank Morley, the brick flats display elements of Functionalist architecture, popular at the time. 'Warren Flats' are important in demonstrating Brisbane's development pattern in the early 1940s, in particular Petrie Terrace, and the way in which ideas about acceptable forms of housing were changing.

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## History

As the Great Depression progressed in the late 1920s and into the 1930s a marked deficit of housing in Brisbane emerged. This was the period in which the multi-unit dwelling began to emerge as an alternative to the traditional Brisbane house and yard. Prior to this in larger Australian cities such as Sydney and Melbourne this style of 'modern' living, in blocks of flats, had become a stylish alternative to living in the traditional house.

In the early 1930s to cater for the housing shortage as well as to generate income many home owners in the inner-city suburbs converted houses into tenements, where tenants would share bathrooms, toilets and kitchens. This led to community concerns of overcrowding and increased hygiene problems. A fashionable and more sophisticated alternative to this form of accommodation was the purpose built block of self-contained flats. Marketed mainly at single people and childless couples the earliest self-contained flats in Brisbane were generally conveniently situated close to trams, trains and shopping facilities in inner-city suburbs such as Spring Hill, New Farm and Fortitude Valley.

The Brisbane City Council, in 1930, defined the flat as "a fully self-contained dwelling, with private kitchen, bathroom and water closet". The flat was designed to be an independently functioning dwelling. Although seen as a sophisticated lifestyle, flat living was fairly uncommon in Brisbane in this period, with only 8.4% of Brisbane residents living in flats. This low percentage may be due to the economic constraints of the time as well as the perceived novelty of this style of living. Most interwar flats in Brisbane were architecturally designed and constructed from good quality brick and timber.

In 1941 Ernest Frank Morley and his wife Edith Lily Morley purchased several parcels of land along Musgrave Road, Petrie Terrace. Morley, a building contractor, built a new set of six brick flats on the site. It is unclear if he designed them himself or if they had an architect. In May 1941 the application for the construction of the flats was approved by the Brisbane City Council and was recorded to cost £2950. By 1943 the flats had been completed and the Morley's were recorded in the *Electoral Rolls* as residing at 'Warren Lodge'. The flats were designed with many Functionalist architectural features and were ideally situated close to the city and the Normanby Fiveways tramline.

'Warren Lodge' is important in demonstrating Brisbane's development pattern in the early 1940s, in particular in Petrie Terrace, and the way in which ideas about acceptable forms of housing were changing.

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## Description

Warren Lodge is a highly intact two-storey face-brick set of flats with a tiled hipped roof fronting Musgrave Road and overlooking the Normanby Fiveways. It has rear access from St James Street at the upper level. It retains timber casement windows and the Musgrave Road elevation features a semi-circular bay window and square projected balcony with barley twist columns. The garden has a face brick retaining wall and original garden beds.

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## 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:

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### Historical

#### CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

for the evidence it provides of the pattern of construction of purpose built flats in Petrie Terrace during the early 1940s and as a reflection of the growth in popularity of the multi-unit dwelling in Brisbane.

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## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance

as an attractive, intact and prominent set of early 1940s brick flats overlooking the Normanby Fiveways, Petrie Terrace.

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## References

1. *Architectural and Building Journal of Queensland*, March 1936 and editorial, 1938
  2. Brisbane City Council Minutes, 1935-36, p.764 & 918 and 1938, p.605
  3. Brisbane City Council, 1946 aerial photographs.
  4. Brisbane City Council Metropolitan Water Supply and Sewerage Board, Detail Plans
  5. *Certificates of Title*, Department of Environment and Resource Management
  6. Surveyor-General's Office. *McKellar's Official Map of Brisbane and Suburbs*. Brisbane, 1895
  7. Queensland Post Office Directories
  8. Queensland Electoral Rolls
  9. *Register of New Buildings*, Brisbane City Council May 1941
  10. Bennett, Helen, "Being Modern: Living in Flats in Interwar Brisbane", *Queensland Review*, v.13, no.2, 2006, p35-48
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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 May 2021)



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