

PROPOSED LOCAL HERITAGE PLACE

Clovelly, 354 Lillian Avenue, Salisbury (LOT PLAN: 2_RP71543)



SUMMARY

A visually prominent house in the suburb of Salisbury, *Clovelly* was built in 1952 as part of a private residential estate developed by Englishman Cecil Askey. Askey used the property as his residence, building store and office before selling it in 1954. *Clovelly* is an uncommon example of a post-Second World War Spanish Mission-style house with English Revival elements and provides evidence of Salisbury's expansion in the 1950s. It also illustrates the influence that migrants played in the suburban development of Brisbane.

HISTORY

A history of Salisbury

Salisbury remained a rural, sparsely populated farming district until the South Coast Railway Line opened in 1885. This line ran through Salisbury to Beenleigh. Like elsewhere in Brisbane, the railway's arrival spurred on development in the areas surrounding it. Several residential estates were developed between Rocklea and Coopers Plains, including Salisbury Station Estate (1886), Salisbury Park Estate (1888) and Salisbury Court Estate (1890). However, by 1911, the population of Salisbury was only 84 residents. However, Salisbury's population continued to grow, and between 1920 and 1930, the number of residents listed in the *Post Office Directory* almost doubled, from 102 to 194. During this period, significant improvements were made to the local area's infrastructure, including the development of roads, bridges, and drainage. To petition on behalf of residents for improvements to the growing suburb, the Salisbury Progress Association was formed in 1914. In the following year, the Salisbury Progress Association appealed for the building of a local primary school. A site on Lillian Avenue was eventually chosen for the school, and Salisbury State School was officially opened on 30 May 1920.¹

Lillian Avenue was the first road to provide access into the early settlement of Salisbury. Arthur Blackwood's Salisbury Township Estate was located on the northern side of Lillian Avenue, and lots were sold from 1912 onwards.² This considerable development consisted of 442 lots, each measuring 32 perches and created Ness, Henson, Blackwood, Kellett, Myra and Tamblyn Roads. The suburb section closest to the railway line remained the most populated area for many decades. Gradually, settlement expanded to the east in the years before the Second World War.

The most significant development in Salisbury was the establishment of the Rocklea Munitions Works during the Second World War. These factories were built along both the northern and southern sides of Compo (now Evans) Road, with housing built for civilian war workers to the west and north of the Rocklea Munitions Works. In addition, a tram line was extended along the Compo Road to service the industrial area. Following the Second World War, many industrial buildings were adapted for new uses, and the surrounding area became a hub for industrial and commercial uses. This led to a demand for housing nearby for the large number of people who worked there, which in turn triggered further residential subdivision and construction. This growth continued into the 1950s and 1960s and resulted in a massive boost in Salisbury's population. However, public transport links to the industrial area in Rocklea continued to be described as 'poor' in the early years after the Second World War.³ Nevertheless, by 1976, Salisbury's population stood at 6,537.

The post-war expansion of Salisbury

After the Second World War, several private and Queensland Housing Commission residential developments provided new homes in Salisbury. These residential developments emerged to deal with a shortage of housing in Brisbane after the Second World War. However, even by 1950, the area east of Ainsworth Street remained as large farm holdings. This included Portions 217 and 218, each measuring 32 and a half acres of land, bordered by Lillian Avenue to the south, Humber Street to the east and Ainsworth Street to the west.

While both Portions 217 and 218 were purchased from the Queensland Government in 1864 the land remained undeveloped until 1949, when Cecil Askey purchased Portion 217. In September

¹ 'Salisbury State School,' *The Telegraph*, 8 June 1920, p. 3.

² 'Advertising,' *The Brisbane Courier*, 13 July 1912, p. 9.

³ Ross Fitzgerald, *From 1915 to the Early 1980s: A History of Queensland* (Brisbane, QLD: University of Queensland Press, 1984), p. 186.



1949, Askey announced plans to establish a private housing estate on the site, with the clearing of the land by Thiess Brothers already underway.⁴ In June 1952, Askey extended his landholding by acquiring 16 acres and eight perches on the eastern side of Portion 217, being the western half of Portion 218.

Askey had arrived in Australia from the United Kingdom in 1948 as one of the many who emigrated to Australia in the aftermath of the Second World War. It is not clear what his previous experience was with property development, as he has no occupation listed on his immigration records and was recorded as a greyhound trainer on the 1939 England and Wales register. In 1945, the Commonwealth Government established the Department of Immigration to plan, manage, and implement an ambitious immigration programme to Australia.⁵ The need for immigrants was driven by the popular idea of 'populate or perish.' The Commonwealth Government recognised that it needed to increase its population to help the country develop and defend itself. However, while immigration into Queensland did occur, immigrants were encouraged to settle in rural areas rather than in Brisbane. The State Government's 'restrictive immigration policy' reinforced Queensland's 'ethnocentrism' where between 1947 and 1961, the number of people born overseas who resided in Queensland rose by only 58 per cent compared to 139 per cent for the whole of Australia.⁶ Nonetheless, several migrant communities contributed to Brisbane's suburban development in the late 1940s and early 1950s, including those involved in projects developed by the Queensland Housing Commission, such as the so-called 'Dutch' and 'French' houses in Coopers Plains and Zillmere.

In 1951, Askey subdivided and developed Portion 217 and created new roads. This included laying out Southey and Meynell Streets, as well as extending Henson Road to the east. The 57 lots of this new residential estate all measured approximately 32 perches (approximately 809m²). The first lot sold in November 1950. Building application records suggest that rather than selling the vacant subdivided lots in his estate and allowing people to engage their own builders to construct a new house, Askey oversaw the building of the houses and then sold them. In addition to houses, Askey had announced that the housing estate would include an amusement park, a swimming pool, and playgrounds.⁷ Of these, however, only the playgrounds were eventually built.

By August 1951, around 20 houses were completed or nearing completion in the estate. The same month, nine unsold vacant allotments along Meynell Street and Lillian Avenue were transferred into the ownership of Askey's newly established company, Askey Constructions Pty. Ltd. Askey and his wife, Ethel, retained subdivision two in the estate, on the corner of Lillian Avenue and Meynell Street and built themselves a new house there. They named the house *Clovelly*, which would become 354 Lillian Avenue.

As evidenced by the location, design, size and presence of the houses, the most prestigious section of the estate appears to have been along Lillian Avenue between Southey and Portsdown Streets. Unlike the remainder of the estate, most of the houses in this stretch were built of rendered brick, and their designs were elaborate and decorative, including houses built in the Spanish Mission and Old English styles. Given this, these houses were probably built to showcase the estate while also attracting wealthy buyers for these prominent properties.

⁴ 'House Block at Salisbury,' *The Courier Mail*, 9 September 1949, p. 4.

⁵ Anon, *A History of the Department of Immigration: Managing Migration to Australia*, revised edition (Belconnen, ACT: Department of Immigration and Border Protection, 2017), p. 26.

⁶ Fitzgerald, *From 1915 to the Early 1980s*, p. 187.

⁷ 'House Block at Salisbury,' *The Courier Mail*, 9 September 1949, p. 4.

The construction of 354 Lillian Avenue

In March 1952, Brisbane City Council approved Cecil Askey's application to construct a new house, garage, building store and office on subdivision two in the estate, on the corner of Lillian Avenue and Meynell Street. This lot became 354 Lillian Avenue. The house was primarily built in the Spanish Mission style but incorporated elements of English Revival architecture.

The application recorded Askey as the builder, which was also the occupation recorded for Askey on the Commonwealth Electoral Roll in 1954. The new buildings allowed Askey and his wife to live on the site while the estate was developed and provided Askey storage for building materials and an office. The Askeys continued living at *Clovelly*, until 1954 when the property was sold.⁸

During the years between the First and Second World War, Spanish Mission-style houses became increasingly popular in Brisbane. The style was one of several that emerged during the economic and population booms of the 1920s that saw an increase in residential development in Brisbane. Its origins can be traced to the influence of Mediterranean architectural styles on houses in California, New Mexico and Florida in the late 18th and 19th Centuries and the subsequent influence on Australian architects.⁹ However, the cost of materials and the design of such properties meant these houses were often the preserve of the professional and business classes.

With its suitability for warmer climates, the Spanish Mission style became popular for domestic designs in Australia from the 1920s. In 1927, *The Architecture and Building Journal of Queensland* proclaimed:

Spanish architecture is to be introduced to Brisbane in home designing. Mr. E.P. Trewern, architect, has received from a local medico a commission to erect a residence for him of this type [...] on Hamilton Heights.¹⁰

The Spanish Mission style's predominant features include textured stucco exteriors, Spanish or Roman roof tiles, medium-pitched gabled or hipped roofs, twisted columns, and triple-arched openings. Notable examples of the style in Brisbane include *Santa Barbara* at Moray Street, New Farm, designed by E.P. Trewern and *Breffney* on Enderley Road at Clayfield, designed by the practice of Hall and Prentice.

While Spanish Mission-style houses enjoyed popularity before 1939, such designs became increasingly uncommon after the Second World War. The initial years after the Second World War saw a turn towards more modest housing designed to meet the needs of, for example, returned service personnel. Nonetheless, elements of the Spanish Mission and other popular Interwar styles such as English Revival houses appeared in some post-war homes.

⁸ Commonwealth Electoral Roll, Division of Moreton, Subdivision of Mt Gravatt, 1954; Queensland Certificate of Title, Vol. 2690, Fol. 45.

⁹ Richard Apperly, Peter L. Reynolds, Robert Irving, and Solomon Mitchell, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, revised edition (Pymble, NSW: Angus & Robertson, 1994), p.176; 'The Spanish House,' *The Architectural and Building Journal of Queensland* 6, no. 61 (1927), p. 30.

¹⁰ 'The Spanish House,' *The Architectural and Building Journal of Queensland* 6, no. 61 (1927), p. 30.



DESCRIPTION

Clovelly at 354 Lillian Avenue is located on the corner of Lillian Avenue and Meynell Street and is closely aligned to the street frontages. Domestic in scale and appearance, *Clovelly* faces Lillian Avenue and is visible from Lillian Avenue and Meynell Street.

General Description

Clovelly is a single-storey masonry house with a sub-basement, primarily constructed in the Spanish Mission architectural style and incorporating the English Revival elements. It is generally L-shaped in plan, with a hip-and-valley roof. The Lillian Avenue (south) elevation is asymmetrical, with a recessed entry porch and an offset arched gallery (loggia) with square columns. Entry is via a brick and concrete stair, with metal balustrades and brick planter boxes.

The Meynell Street (west) elevation appears more symmetrical than the Lillian Avenue elevation. There is a second entry at the lower ground level and an enclosed garage located underneath a patio covered with a non-original skillion roof.

The house has a Marseille terracotta tiled roof and brick external walls. From ground level to approximately floor height, external walls are of exposed brick. From floor height to the eave line, external walls have a stucco finish with minimal decorative features in exposed brick.

All original window and door openings, joinery, and lead lighting are retained, including exposed brick sills that contrast against the stucco finish.

An original low-height masonry fence encloses the garden to the front and side of the house, with a stucco finish and masonry capping and metal gate.

Significant features

Features of cultural heritage significance include:

- Views to the house from Lillian Avenue and Meynell Street across the garden
- Original location and orientation of the house
- Fenced garden, including low-height masonry fence with stucco finish and brick capping, and metal gates
- Two-storey and hip-and-valley roof form
- Asymmetrical composition of Lillian Avenue elevation
- Symmetrical composition of Meynell Street elevation
- Marseille profile terracotta roof tiles
- Offset, gabled loggia (arched gallery) on south façade, including grouped arch openings, columns and exposed brick details
- Recessed entry porch, including arch
- Brick and concrete stair to the entry porch and loggia (arched gallery), including metal balustrade and brick planter boxes
- Stucco finish on the external walls to the soffit line

- Exposed external walls on the ground floor, including clinker brick patterning and soldier-courses
- Exposed brick masonry detailing on external walls, including:
 - Exposed brick crosses above the garage
 - Exposed brick corner details
 - Corbelled brickwork
 - Exposed brick diamond and edge details on the loggia (arched gallery)
 - Soldier-course brick patterning
- Terracotta brick wall vents
- Original door and window openings
- Original timber-framed door to the loggia (arched gallery), with diamond lead-light patterning
- Original timber-framed casement windows with diamond lead-light patterned glazing and exposed brick masonry sills

Non-significant features

Non-significant features include:

- All non-original plantings
- Window infill on the southern façade for air conditioning installation
- Skillion roof over patio, including timber posts, fixtures and fittings
- Non-original shed on the north-western corner of the site
- Non-original pool, including pool fencing

CURTILAGE

The curtilage captures all significant or original elements of the place as described. It consists of the entirety of Lot 2 on RP71543, being an area of 804m².



Source: Brisbane City Plan Online Mapping

Proposed Citation - Local heritage place: *Clovelly*, 354 Lillian Avenue, Salisbury
For public consultation – Qualified State Interest Amendment – Local heritage

STATEMENTS OF SIGNIFICANCE

<p>Criterion A Historical</p> <p>The place is important in demonstrating the evolution or pattern of the city's or local area's history.</p>	<p>Built in 1952 primarily in the Spanish Mission style with English Revival elements present, <i>Clovelly</i> is important in demonstrating the pattern of Salisbury's residential development after the Second World War. As detailed in the citation's history, <i>Clovelly</i> was the residence, building store and office of Cecil Askey, a recent English immigrant to Brisbane who developed the private residential estate on which the house resided. The housing estate, built in response to Brisbane's post-Second World War housing shortage, formed part of the development of housing provision along Lillian Avenue and illustrates the role migrants played in the city's suburban development after 1945.</p>
<p>Criterion B Rarity</p> <p>The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage.</p>	<p>Built in 1952, <i>Clovelly</i> is an uncommon example of a Spanish Mission-style house with English Revival elements constructed in Brisbane at this time. As expressed in the citation's history, Spanish Mission-style houses were previously popular in Brisbane in the years between the First and Second World War. However, this house style became increasingly uncommon after the Second World War as designs moved towards more modest dwellings designed to help alleviate Brisbane's housing shortage.</p>
<p>Criterion C Scientific</p> <p>The place has the potential to provide information that will contribute to the knowledge and understanding of the city's or local area's history.</p>	<p>N/A</p>
<p>Criterion D Representative</p> <p>The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places.</p>	<p>N/A</p>
<p>Criterion E Aesthetic</p> <p>The place is important because of its aesthetic significance</p>	<p>Primarily constructed in the Spanish Mission style with English Revival elements, <i>Clovelly</i> has aesthetic importance for its architectural qualities and makes a prominent contribution to the streetscape. In contrast to the simply styled 20th Century housing that surrounds it, <i>Clovelly</i> is characterised by asymmetrical massing, a hip-and-valley roof, a recessed entry porch, an arched gallery,</p>

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	contrasting stucco and clinker-brick masonry and leadlight casement windows. As expressed in the citation's description, the house's notable design features details including Marseille roof tiling, square columns and metal balustrade, diamond leadlight patterning on casement windows, and exposed brick windowsills, crosses, diamonds, edge details and corbelling. In addition, a low-height masonry fence with stucco finish and brick capping and metal gates reflects the style and materials of the house and further enhances the streetscape appeal of the place.
Criterion F Technical The place is important in demonstrating a high degree of creative or technological achievement at a particular period.	N/A
Criterion G Social 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.	N/A
Criterion H Historical Association The place has a special association with the life or work of a particular person, group or organisation of importance in the city's or local area's history	N/A

REFERENCES

Primary sources

Newspapers and periodicals

'Salisbury State School,' *The Telegraph*, 8 June 1920, p. 3.

'Advertising,' *The Brisbane Courier*, 13 July 1912, p. 9.

'The Spanish House,' *The Architectural and Building Journal of Queensland* 6, no. 61 (1927), p. 30.

'House Block at Salisbury,' *The Courier Mail*, 9 September 1949, p. 4.

Secondary sources

Books

Anon, *A History of the Department of Immigration: Managing Migration to Australia*, revised edition (Belconnen, ACT: Department of Immigration and Border Protection, 2017).

Apperly, Richard, Reynolds, Peter, Irving, Robert, and Mitchell, Solomon, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, revised edition (Pymble, NSW: Angus & Robertson, 1994).

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