



**St James Street**

**Petrie Terrace Photo Study**

**Brisbane History Group**

**[bhg4000@brisbanehistorygroup.org.au](mailto:bhg4000@brisbanehistorygroup.org.au)**

PETRIE TERRACE BUILDINGS & TENNISCLIFFS WILDSIDE			
SURVEY NO.	DATE	PERSONS	ADDRESS
NAME OF BUILDING		ONE SINGLE DWELLING / FLAT / SHOP	
ADDRESS		BUILDING NO. SITE: HOUSE / SHED / BALCONY	
CHARACTERISTICS OF PROPERTY			
ROOF: TERRACE / GABLE / HIPPED / FLAT		OTHER BUILDING OR USES	
WALLS: BRICK / CONCRETE / STONE / TIMBER		NO. OF STOREYS: 1 / 2	
FLOORING: CARPET / WOODEN / TILE		FLOOR PLAN:	
VERANDAH: FRONT / SIDE / REAR / NONE		VEGETATION: TREES / SHRUBS / LAWN	
FENCE: WOODEN / METAL / NONE		REMARKS: GENERAL STATE OF BUILDING	
FIRE (ADDRESS):		SPECIAL FEATURES:	
DRAWING:		CONCRETE ACCESSION: LUTHERAN CHURCH	
PHOTOGRAPH:		REMARKS: REPAIRS / ALTERATIONS / OBSERVATION	
COMMENTS: RECENTLY PAINTED. GENERALLY GOOD.		DRAWN BY: / NO	
NATIONAL TRUST OF QUEENSLAND MAY 1977			



This study relates to the area bounded by Hale Street, Musgrave Road, Petrie Terrace and Milton Road, and primarily the residential area behind the mixed commercial street frontages of Caxton Street and Petrie Terrace. City Plan 2014 has much of the area zoned CH1 Character Residential.

The area was the subject of a field study undertaken by the National Trust in 1977, suggesting they were active in designating this town planning/development constraint. The BHG Research Library has digitised copies of many of the worksheets for each individual property, and photographic prints of some of the buildings and houses from that time. Rod Fisher and his associates subsequently, during the 1980s, returned and photographed the buildings again.

Forty years later we decided it was time for an update, and this set of street albums provides a snapshot of how the houses, predominantly small lot timber cottages, have been adapted for current day living. The area was predominantly working class in the 1970s, however, as with other older city fringe suburbs this has changed over time. It will primarily be of interest to residents interested in the history of their home, and we would welcome feedback, particularly if you would like to share this information in future updates.

For the albums we have used scanned copies of photographic prints when available, photocopies when not, and digital images for current conditions. A number of the houses photographed in the 1980s included side and rear views which can be made available on request. There appears to have been some renumbering of properties over time – apologies in advance if we have erred.

Your comments and corrections will be appreciated.

Kaye Mobsby & Andrew Darbyshire [bhgresearchlibrary@gmail.com](mailto:bhgresearchlibrary@gmail.com)



Part 1927 Metropolitan Water Supply and Sewerage Board Detail Plan 111

(Brisbane City Archives)



**c1982**



**August 2023**

**St James Street looking north west**

**No earlier image**



**No 11 St James Street**



**c1982 (fronts Musgrave Road)**



**August 2023**

**No 16 St James Street**

***'Warren Lodge' also known as 'Charleston Mews'***  
***Brisbane City Council Heritage Place since 16 February 2018***

*Notes from citation*

*'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.*

*In 1941 Ernest Frank Morley and his wife Edith Lily Morley purchased several parcels of land along Musgrave Road, Petrie Terrace. It isn't clear if Morley, a building contractor, designed the building 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 £2,950. By 1943 the flats had been completed and the Morleys were recorded in the Electoral Rolls as residing there. The flats were ideally situated close to the city and the Normanby tram stop.*

*The building 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.*

**No earlier image (constructed 2009 – 2013?)**



**August 2023**

**No 21 St James Street**





**c1982**



**August 2023**

**No 22 St James Street**



***'Cambusnethan', 22 St James Street***

*"The house, built in the mid 1880's, was originally a four room cottage, then extended out and over when my great grandparents purchased it in 1891. Prior to 1930 my great grandfather converted the second floor into 3 flats and sealed the stairway to the attic, which was his photographic darkroom. The stables which housed his horses and carriage were later converted to a media room and upstairs 5th bedroom in the early 2000's.*

*My great grandfather was a highly regarded businessman, Master Plasterer, who did the work at Regent Theatre, City Hall, Masonic Hall and many more. He was a Grand Master of the Masons and devout Baptist. He turned his home into flats, lived in one and rented the rest to prostitutes. After his death in 1933, my great grandmother and grandmother continued the business until 1950.*

*After the death of my great grandmother, the home was sold and purchased by Mrs Kelly who continued the business of 'The Ladies of the Night', red light in front window to announce they were open for business."*

*Photo and description courtesy Cheryl Palmer (Apr 2017 & Dec 2023)*



**c1982**



**August 2023**

**No 23 St James Street**

N.C.S.	Mountjoy	MAP 79 D2	STREET	18 ST. JAMES STREET	SUBURB	PETRIE TERRACE
VENDOR/S PHONE			TENANT PHONE	Yes - 6mths Lease		LISTING No. 43395/1
BASE	tmb r stps	O/S WALLS	w/bd			
ROOF	iron	INT. WALLS	timber			
AGE	old	PATIO				
L & D	separate	BDRMS.	3 big			
OTHER RMS.	open frt & side verandah					
KIT	eat in					
BATH	no	SHR. REC.	sep			
STOVE	gas	H.W.S.	gas			
LAUNDRY	under	SEWD.	yes			
CAR ACCOM.	under	HIGH/LOW SET	high			
LAND APPROX.	455.3m2	FRONT APPROX.	20m			
FENCED	3 sides	ZONING	A			
RATES	\$488	ASSES No.				
V.G.	\$8140	TRPT. on Musgrave Rd				
R.P.D.	S.10&11 of Sec.4 of Allot.309&310					
RP.10688	Stanley/Nth Bris V.5573 F.24&25					
DEED HELD	CBA Toowong	V.P.				
INSPECT	Through Listing Agent					
FRONT STEPS	9	REAR STEPS	13			
UNDER HOUSE						
ASPECT						
L.A.	L.J.Hooker					
SUB.	Toowong	H40				
PHONE	371 3866					
A.H.s. REP.	Tom Laffan					
BASIS OF CONJUNCTION	2/3	OF NETT COMMISSION				
	18th April, 1979					
<b>MULTIPLE LISTING SERVICE OF QUEENSLAND. FORM 2.</b>						
REMARKS: Ideal investment property (present rental \$50) or could be restored. Handy transport - walk to City. Recently re-guttered.						
PRICE: \$24,900						
[Courtesy Windsor & District Historical Society/ Churchhill Real Estate Archive]						
Date: April 1979						

Appears to be current day No 23

**Brisbane City 21 St James Street**  
**THE BRISBANE LIFESTYLE**

This is your chance to secure an entry level property in one of Brisbane's premier suburbs, so close to Roma Street Parklands and the cafes & restaurants of Caxton Street and the CBD. Polished timber floors and the open plan style give the home a friendly & charming feel. Other features include:

- 3 good sized bedrooms
- Gas cooking
- Urban views
- Large L shape verandah
- Quiet street
- Structurally sound
- North facing
- Peaceful front deck. This address encompasses all that our great city has to offer and puts it right on your doorstep. In summary - live here today and extend tomorrow, soaking up this inner city lifestyle.

**AUCTION: 10 Mar. 9:30am Onsite**  
**OPEN: Today 10:30am - 11am Twilight Viewing: Tues 27 Feb 6-6:30pm**

**Mario Sultana M: 0428 282 223**  
**Harcourts Property Centre P: 3354 8007**

*Appears to be current day No 23  
Newspaper advertisement February 2007  
(BHG Newspaper Cuttings Book)*



SIGN OF THE TIMES WITH V.J.s, TIMBER PANEL DOORS AND POLISHED FLOORS IN THE HALLWAY

# Movies replaced by elbow grease

**A three-bedroom, one-bathroom** inner-city Queenslander presents a prime opportunity for investors and renovators.

Marketing agent Mario Sultana said the house, which was built between the late 1800s and early 1900s, was awaiting the renovator's touch.

Mr Sultana said the house had been renovated some years ago and with "a little elbow grease" would regain some of its former polish.

Set on more than 460 sq m, the house has been previously owned by Australian film production company Beeps, which used the premises for filming and editing its productions.

Established trees in the front yard create a private facade between the street and house.

Built on two levels with a carport underneath, the house could be raised or dug-out for extra rooms to be added.

In the main living area fretwork is complemented by vertical joint walls and ceilings, all characteristic of traditional Queenslander design.

Polished wooden floorboards offer

glimpses of splendour with a little attention and refurbishment.

A large, glassed-in L-shaped veranda wraps around the side of the house hugging the lounge room and a bedroom.

A small hallway opens to all three bedrooms and leads in to the lounge room, which also accesses the separate kitchen.

Typical of many old Queenslanders, all three bedrooms are similarly sized and spacious.

Built in Brisbane's flourishing Petrie Terrace, the house is close to the revamped Caxton Street precinct and army barracks redevelopment.

**details** 240707

**Property:**  
21 St James Street, Brisbane City

**Auction:**  
On site, 9.30am, March 10

**Inspection:**  
Today, 10.30-11am

**Agent:**  
Harcourts Property Centre 3354 8007;  
Mano Sultana 0428 282 323.

FL

*Appears to be current day No 23  
Newspaper advertisement February 2007  
(BHG Newspaper Cuttings Book)*



**c1982 ('rear' No 10 Musgrave Road)**



**August 2023**

**No 29 St James Street**



**c1982**

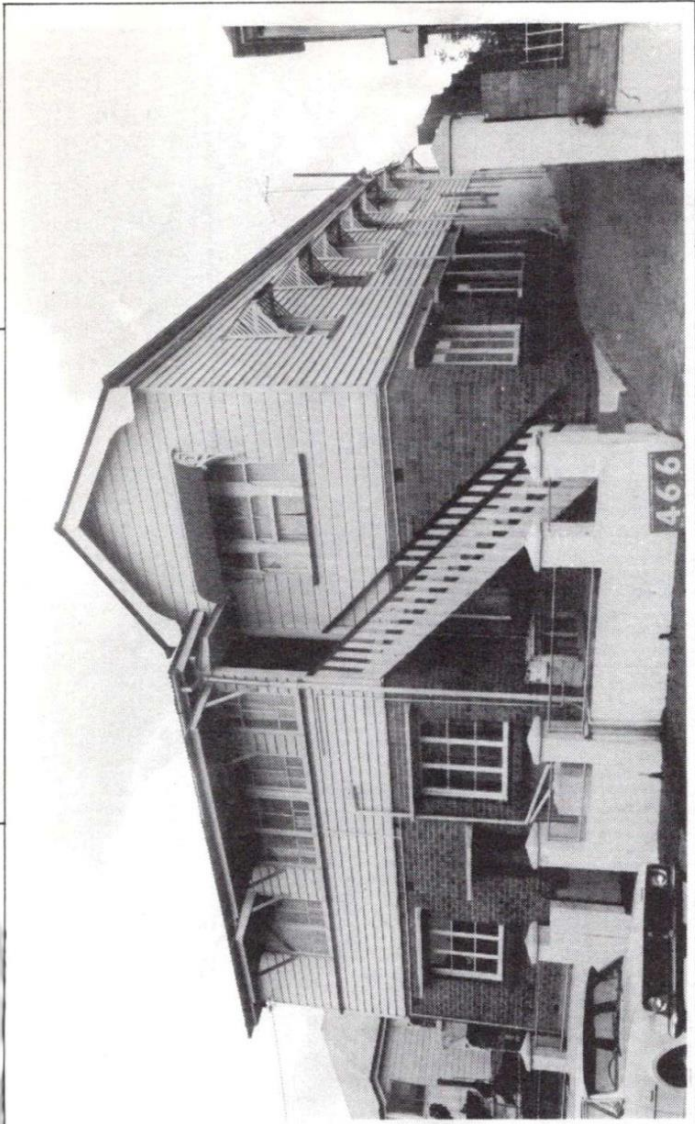


**August 2023**

**No 32 St James Street**



N.C.S.	Mountjoy St	MAP D2 79	STREET	32 ST. JAMES STREET	SUBURB	PETRIE TERRACE
VENDOR/S PHONE				TENANT PHONE		LISTING No. 48466/1
BASE	caV brk	O/S WALLS	brk&w'bd			
ROOF	iron	INT. WALLS	brk/fib/vl			
AGE	old	PATIO	no			
L & D Inge	owners only	BDRMS.	10x1			
OTHER RMS.	no					
KIT	10x1					
BATH2 (1male 1female)		SHR. REC.	1			
STOVE	gas (10)	H.W.S. gas on coin				
LAUNDRY	under	SEWD.	yes - 3			
CAR ACCOM.	some at rear	HIGH/LOW SET	2storey			
LAND APPROX.	574m <sup>2</sup>	FRONT APPROX.	15m			
FENCED	yes	ZONING				
RATES	\$522.26½	ASSESS No.				
V.G.	\$11,920	TRPT.				
R.P.D.	S.14/15 of Sec.3 of Allot.309 & 310 Stanley/Nth Brisbane V.P.					
DEED HELD	C'wealth Bank, Ashgrove negot.					
INSPECT	Direct but MUST ring vendor first					
FRONT STEPS		REAR STEPS				
UNDER HOUSE						
ASPECT	North					
L.A.	Apex Realty					
SUB.	City					
PHONE	221 2872					
A.H.s. REP.	Malcolm Stirling 30 1917					
<b>BASIS OF CONJUNCTION 50% OF NETT COMMISSION</b>						
<b>MULTIPLE LISTING SERVICE OF QUEENSLAND. FORM 2.</b>						



REMARKS:  
10 flatettes with communal bathrooms. Total rents \$190 per week (9 flatettes). Owners flat could be \$25 per week. Owner pays electricity and gas.

PRICE: \$65,000

[Courtesy Windsor & District Historical Society/  
Churchill Real Estate Archive]

Late 1970s



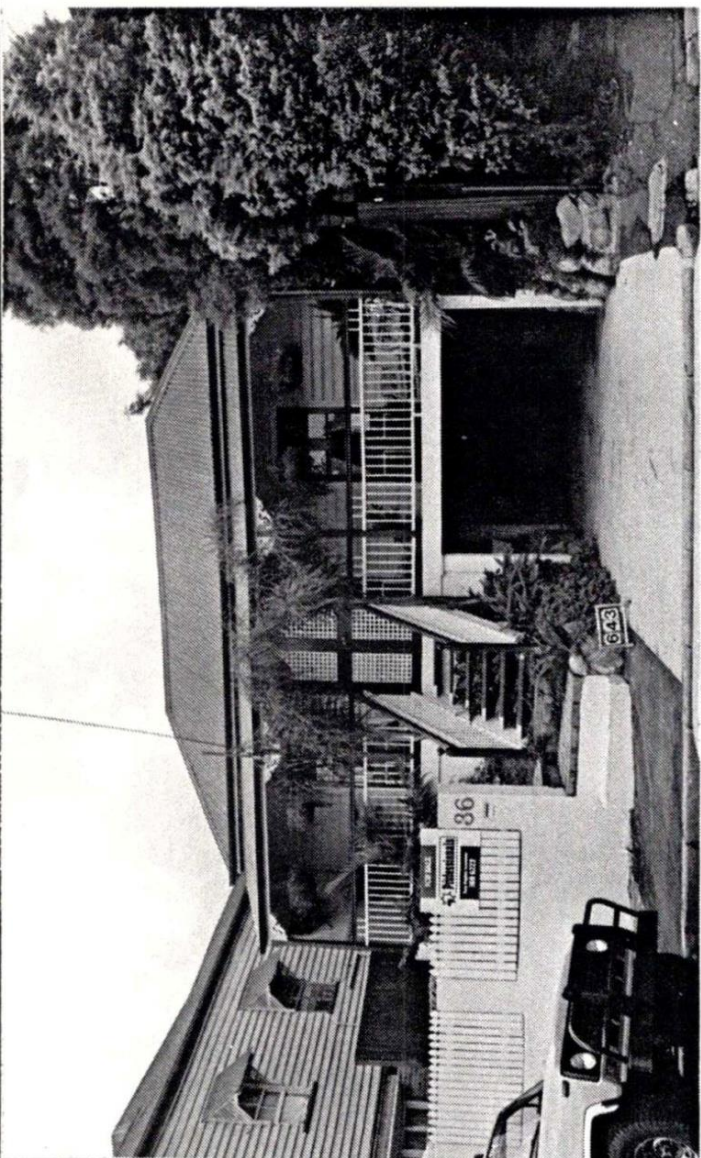
**c1982**



**August 2023**

**No 36 St James Street**

N.C.S. MOUNTJOY ST.		MAP D2	STREET 36 ST JAMES ST	SUBURB PETRIE TERRACE	LISTING NO 50643/1
VENDOR/S PHONE		TENANT PHONE			
BASE C/S	OS WALLS CB				
ROOF IRON	INT. WALLS VJ/PANL				
AGE 100	PATIO F/R				
L & D COMB	BDRMS 3				
OTHER RMS	POOL				
	STOVE GAS				
KITC. NEW	SHR. REC.				
BATH COLONIAL	SEWD 1				
LAUNDRY IN BTHRM	TPORT V CLOSE				
CAR ACC. 1 UNDER	HI/LO SET				
LAND AREA 253M2	ASPECT N				
FENCED Y	ASS. NO.				
RATES 304.22 PQ	ZONING DHIP				
V.G.	STEPS 8F 5R				
R.P.D. L78 RP10688					
UNIT FLOOR	ADMIN LEVY				
SINK FUND					
DEED	V.P.				
INSPECT SEE L/A					
VENDORS MOTIVATION					
UNDER HOUSE STOR					
L.A. PROFESSIONALS TONY HUGHES					
SUB. PADDINGTON					
PHONE 3696222					
A.H. REP D DADDOW 300 3372					
CONJUNCTION 50%					



REMARKS WALK TO CITY FROM QUIET STREET. THIS RENOVATED COLONIAL HAS CLASS AND POTENTIAL ALL OVER IT FOR THE INVESTOR OR OWNER OCCUPIER.

PRICE:- \$236,000

[Courtesy Windsor & District Historical Society/  
Churchill Real Estate Archive]

Late 1980s



"Superior Customer Service"

Licensed Auctioneers, Full Property Management

**PADDINGTON BRANCH**

90 Latrobe Terrace,  
Paddington. Qld. 4064  
Phone: (07) 369 3499  
Fax: (07) 368 3937

YOU ARE INVITED THIS SATURDAY

A U C T I O N



36 ST JAMES STREET PETRIE TERRACE

AUCTION ON SITE SATURDAY 21ST SEPTEMBER 1991 @ 11.00 AM

OPEN FROM 10.00 AM

THIS IMMACULATELY PRESENTED COLONIAL OFFERS YOU A UNIQUE LIFESTYLE OF INNER CITY LIVING AT ITS BEST. BEAUTIFULLY RENOVATED WITH 3 LARGE BEDROOMS, COLONIAL STYLE BATHROOM, OPEN PLAN LIVING AREA OPENS ONTO DECK AT REAR, AND ALL MODERN CONVENIENCES TO ALLOW AN EASY LIFESTYLE FOR THE BUSY PROFESSIONAL.

RPD : LOT 78 RP 10688

ZONING : SPECIAL DEVELOPMENT

LAND SIZE : 253m<sup>2</sup>

RATES : \$304.22

FOR APPOINTMENT : SONYA HARCOURT AFTER HOURS : 368 3468

WORK : 369 3499

MEMBER REIQ

*(BHG Digital Records)*

### **A FRESH CASE.**

About half-past 9 last evening, the Mayor was advised that John Mannion, aged 26, residing in St. James street, off Mountjoy-street, Petrie-terrace, was suffering from plague. The patient had been employed up to last Saturday with a bag and bale merchant in the city, and on Saturday evening complained of sickness, but no one apprehended the true nature of his ailment, which was not determined until last evening. The contacts are eight in number—the patient's father, two brothers, three sisters, a young nephew, and a boarder, who will be removed to Colmslie to-day, to admit of thorough cleansing and fumigation being effected. The house stands on high ground at the top left hand side of St. James street, which is a cul de sac, and which branches from Mountjoy-street at the top of the first rise of the roadway from Petrie-terrace. Though surrounded by other residences, each dwelling stands within its own ground, with a fair abundance of foliage in front and on either side, and a narrow, contracted yard behind. Inspector Nethercote was on the spot soon after the medical decision was made known, and gave immediate effect to all the necessary police precautions.

No 40 or No 36 ?

Article in Brisbane Courier 6 July 1900  
(National Library of Australia, Trove digitised newspapers)



**c1982**



**August 2023**

**No 40 St James Street**

N.C.S.	Mountjoy	MAP	79 D2	STREET	40 ST. JAMES STREET	SUBURB	PETRIE TERRACE
VENDOR/S PHONE				TENANT PHONE	Mr. Ball		LISTING No. 29945/1
BASE	c/stps	O/S WALLS	timber				
ROOF	iron	INT. WALLS	timber				
AGE	50	PATIO	frt v'dah				
L & D	sep w/w cpt	BDRMS.	3 w/w cpt				
OTHER RMS.							
KIT	large, eat in						
BATH	no	SHR. REC.	yes				
STOVE	UR	H.W.S.	yes				
LAUNDRY	under	SEWD.	yes up				
CAR ACCOM.	under	HIGH/LOW SET	high				
LAND APPROX.	304m <sup>2</sup>	FRONT APPROX.					
FENCED		ZONING	Res A				
RATES	\$138.15 $\frac{1}{2}$	ASSES No.	Bne 1135				
V.G.	\$4620	TRPT.	handy				
R.P.D.	S.17 Sec.3 Allot.310 C/Stan						
P/Nth Bris C/Bris DEED HELD			V.P.				
INSPECT	Phone L.A.						
FRONT STEPS	12	REAR STEPS	12				
UNDER HOUSE							
ASPECT	North East						
L.A.	Arnhem P/L						
SUB.	Paddington		A2				
PHONE	360322						
A.H.s. REP.	P.A. Boyd		552396				
	30th September, 1976						
<p>REMARKS: House let at \$50 PW. Solid home on concrete stumps. Walking distance City. Ideal for development as "Town House" or as an investment proposition.</p> <p>PRICE: \$21,000 ONO</p> <p>[Courtesy Windsor &amp; District Historical Society/ Churchhill Real Estate Archive]</p> <p>Date: Sept 1976</p>							



**c1982 ('rear' No 14 Earl Street)**



**August 2023**

**No 42 St James Street (also No 14 Earl Street)**





**c1982**



**August 2023**

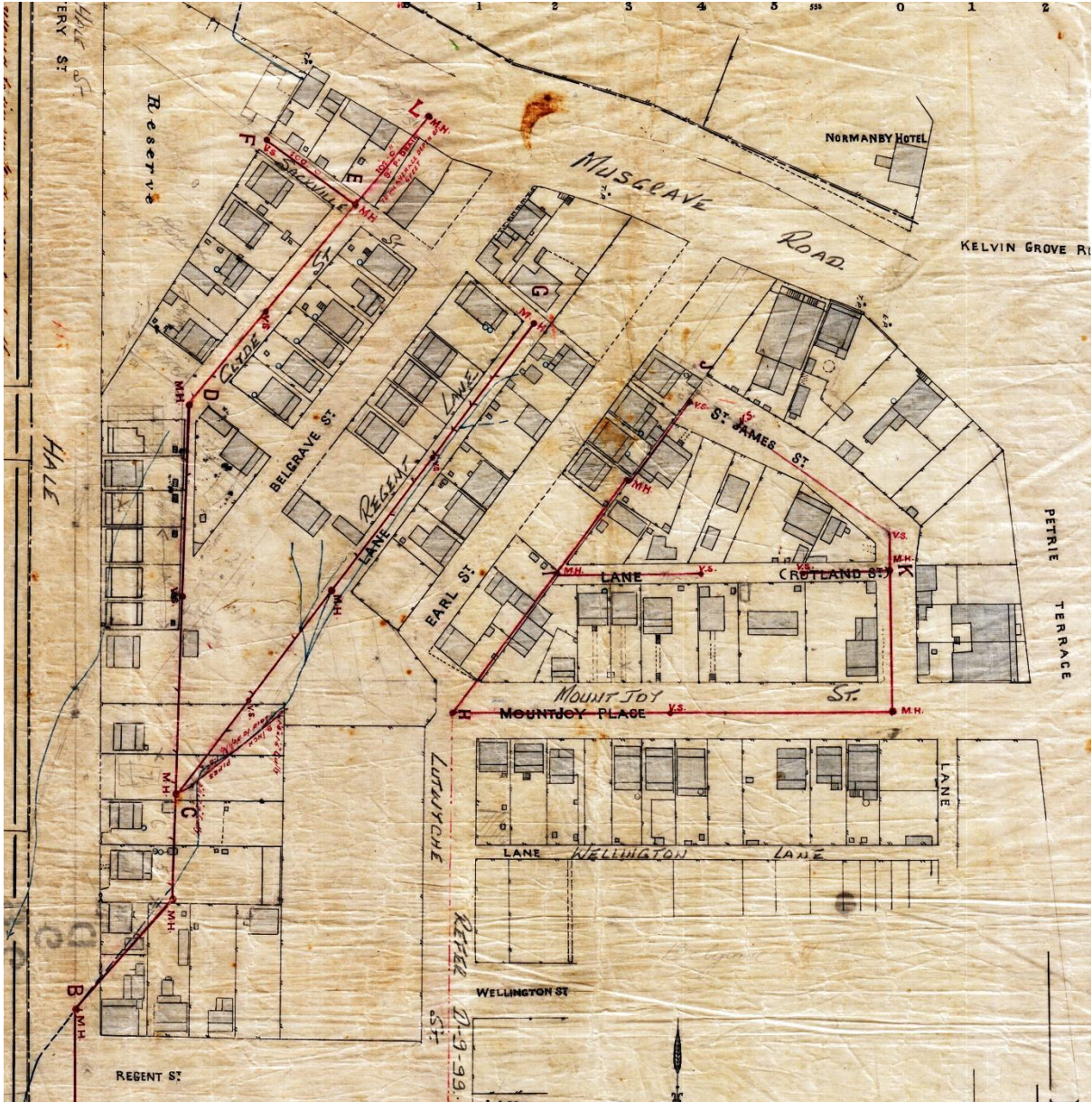
**St James Street looking south East**



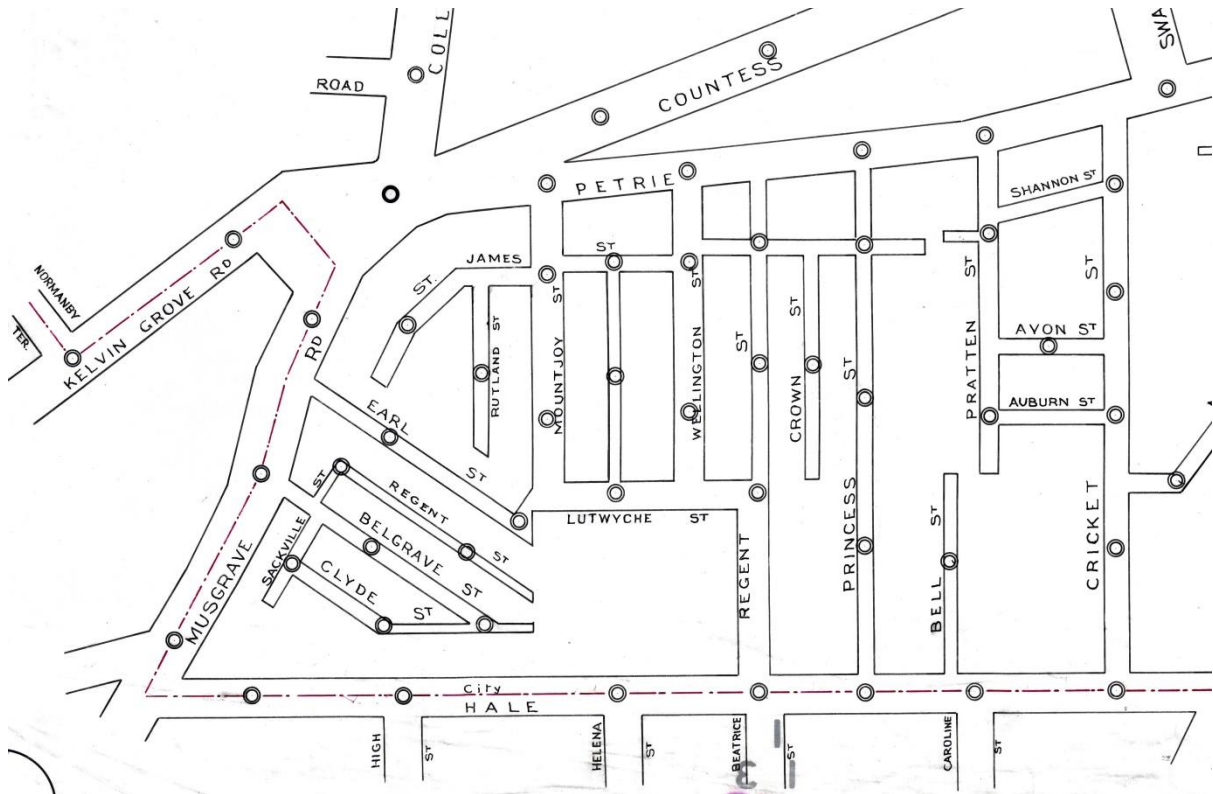
1883 Land Auction plan of Bishop's Hill, Petrie Terrace (SLQ)

*Petrie Terrace west of Fiveways would subsequently be renamed Musgrave Road and the north-south Gov't Road, initially Cemetery Road, would be extended through Portion 315 and become Hale Street*

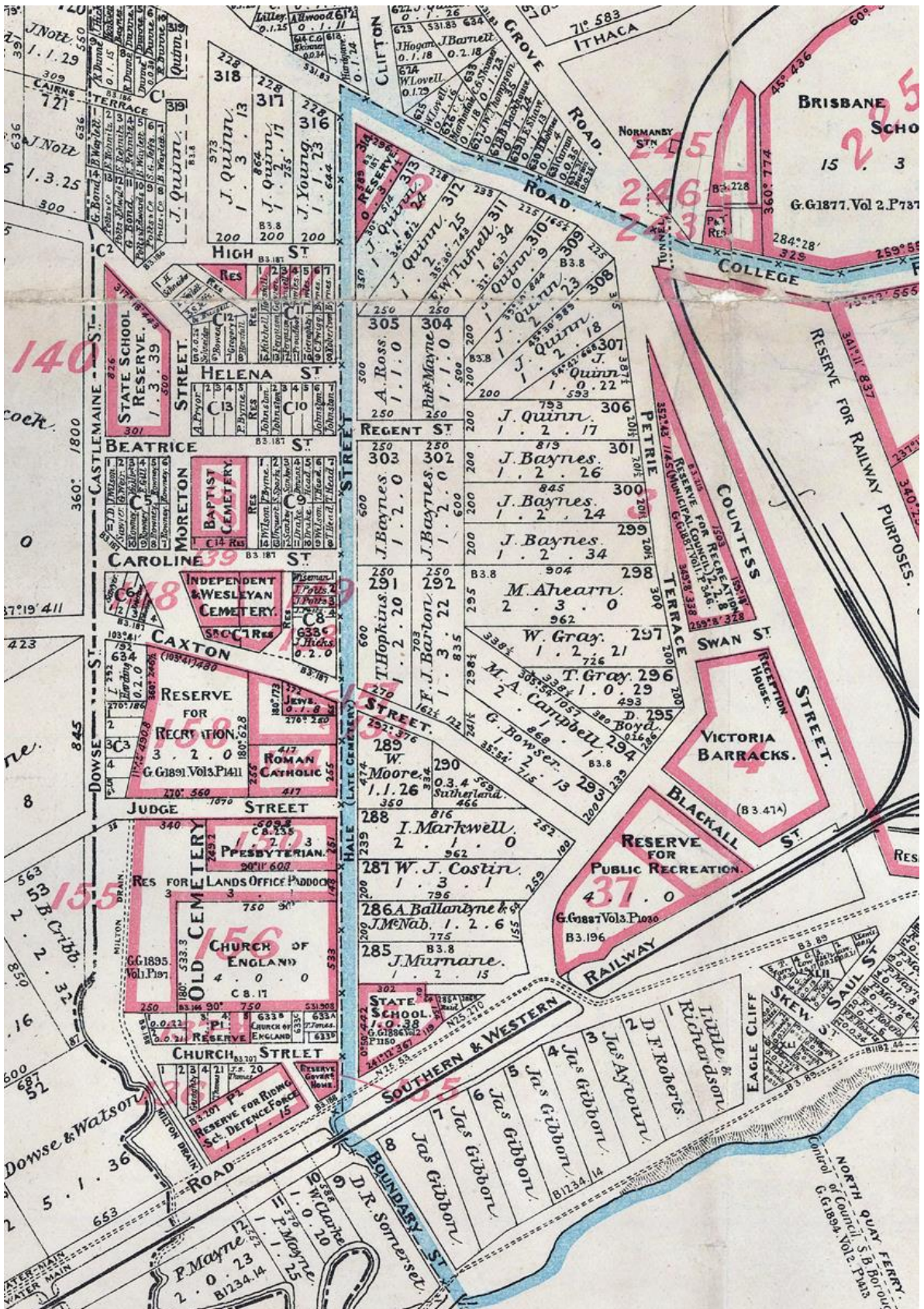
*'Bishop's Hill' was an appropriate name for this locale, James Quinn the RC Bishop of Brisbane purchased seven of the Portions fronting Petrie Terrace stretching from Regent Street to Hale Street. He missed out on Portion 311 which was purchased by Edward Wyndham Tufnell, C of E Bishop of Brisbane.*



Part 1888 Drainage works Tender Plan D-9-98  
(Brisbane City Council Archives)



Part 1921 Street lighting Plan I-13-469  
(Brisbane City Archives)



July 1900 Plan of City of Brisbane & Suburbs according to the original land grants  
(Surveyor General's Office – State Library of Queensland)



*1951 Part aerial photograph BCC 000539333  
(Queensland Government -QImagery)*