



Lutwyche Street

Petrie Terrace Housing Photo Study

Brisbane History Group

bhg4000@brisbanehistorygroup.org.au

PETRIE TERRACE BUILDINGS & TENNISCLIFFS WILDSIDE			
SURVEY NO.	DATE	REGION	SECTION
NAME OF BUILDING	ADDRESS	SECTION NO.	LOT NO.
CHARACTERISTICS OF PROPERTY		OTHER BUILDINGS or USES	
TYPE: TERRACE HOUSE / TERRACE HOUSE USE: HOUSE / HOUSE / HOUSE / HOUSE / HOUSE ROOF: TERRACE HOUSE / TERRACE HOUSE FLOOR: TERRACE HOUSE / TERRACE HOUSE WALLS: TERRACE HOUSE / TERRACE HOUSE ROOF: TERRACE HOUSE / TERRACE HOUSE FLOOR: TERRACE HOUSE / TERRACE HOUSE WALLS: TERRACE HOUSE / TERRACE HOUSE ROOF: TERRACE HOUSE / TERRACE HOUSE FLOOR: TERRACE HOUSE / TERRACE HOUSE WALLS: TERRACE HOUSE / TERRACE HOUSE		TYPE: TERRACE HOUSE / TERRACE HOUSE USE: HOUSE / HOUSE / HOUSE / HOUSE / HOUSE ROOF: TERRACE HOUSE / TERRACE HOUSE FLOOR: TERRACE HOUSE / TERRACE HOUSE WALLS: TERRACE HOUSE / TERRACE HOUSE ROOF: TERRACE HOUSE / TERRACE HOUSE FLOOR: TERRACE HOUSE / TERRACE HOUSE WALLS: TERRACE HOUSE / TERRACE HOUSE	
COMMENTS: RECENTLY PAINTED. GENERALLY GOOD.		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.

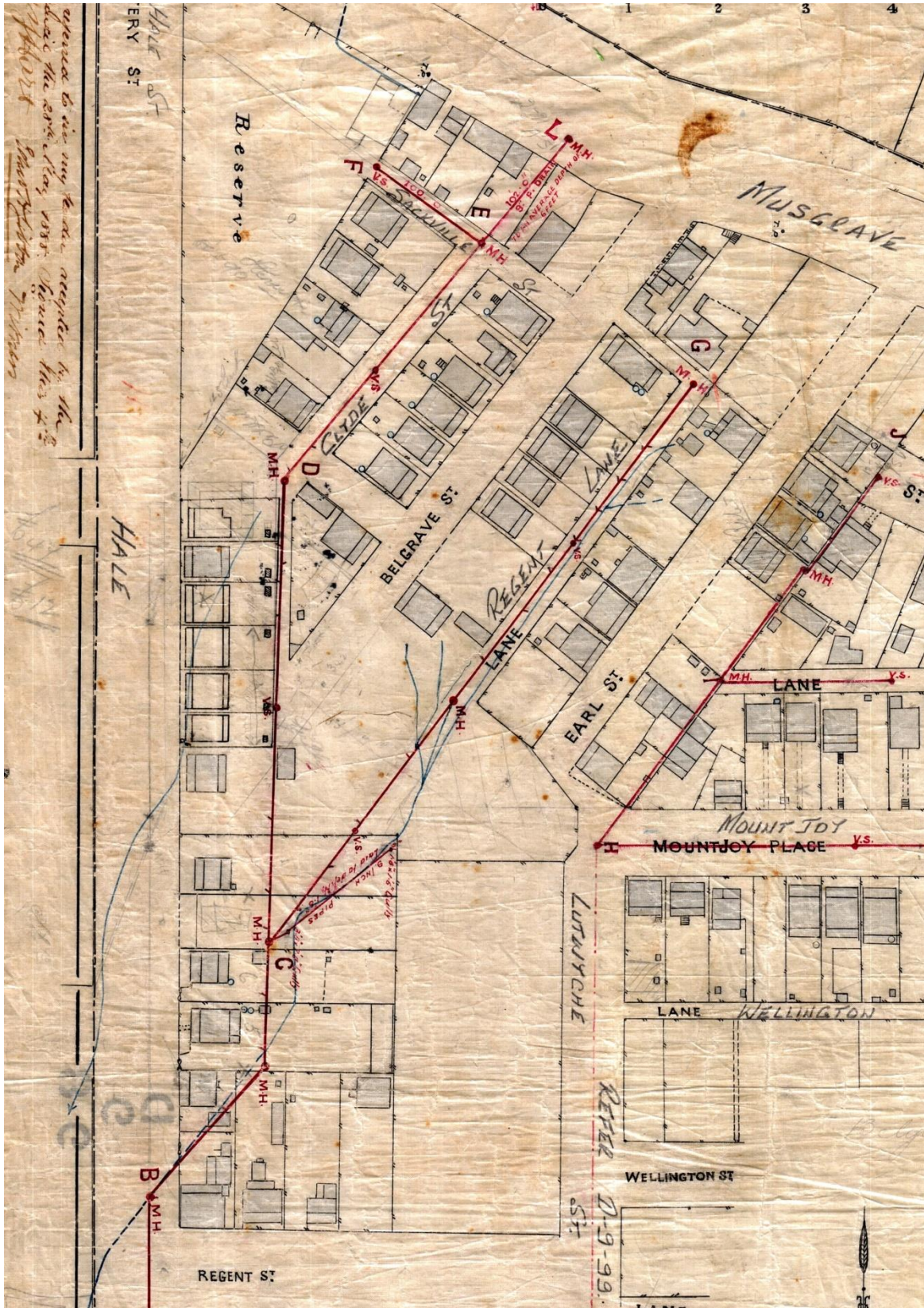
The area was the subject of a field study undertaken by the National Trust in 1977, suggesting they were active in designating this town planning/development constraint. The BHG Research Library has digitised copies of many of the worksheets for each individual property, and photographic prints of some 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.

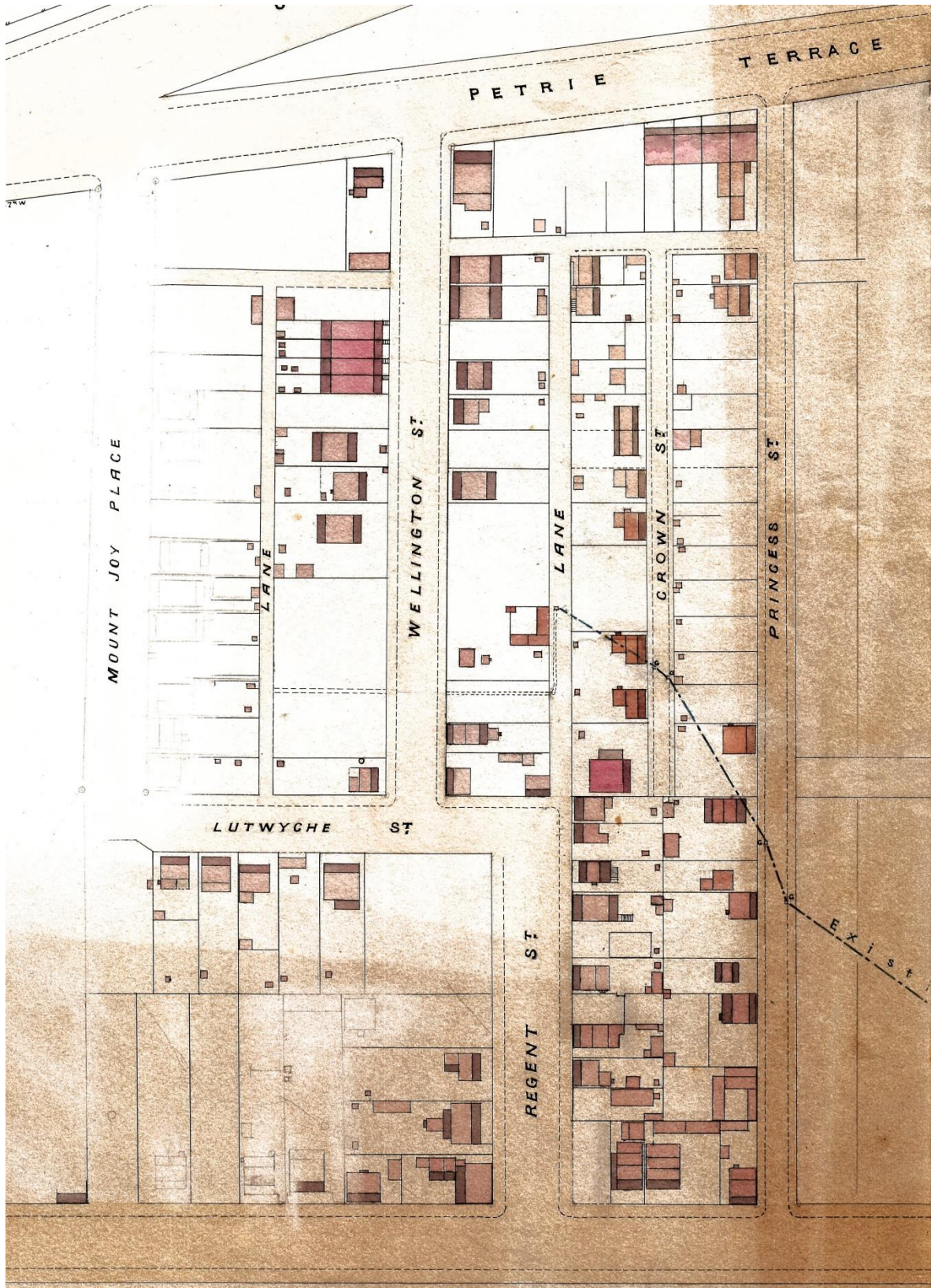
For the albums we have used scanned copies of photographic prints when available, photocopies when not, and digital images for current conditions. A number of the houses photographed in the 1980s included side and rear views which can be made available on request. There appears to have been some renumbering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



Part 1888 Drainage Plan D-9-9
(Brisbane City Archives)



Part c1890 Petrie Terrace Improvements Plan E-11-16
(Brisbane City Archives)



c1982

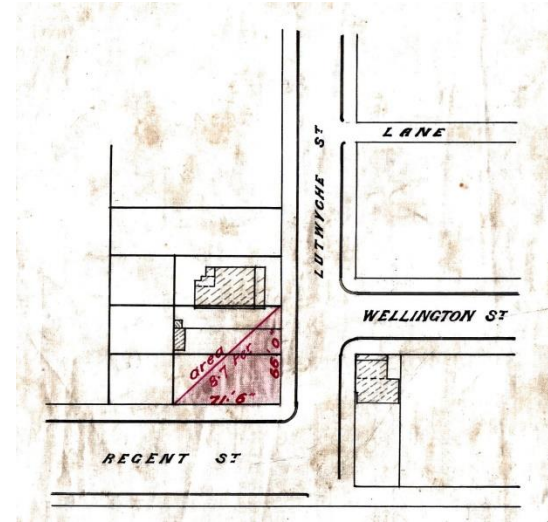


July 2023

Lutwyche Street looking north



1992 Aerial (QImagery)



1911 Road alignment proposal
(Brisbane City Archives)

No earlier image (build c1995 ? – comparison aerial photographs)



July 2023

No 8 Lutwyche Street



c1982



July 2023

No 10 Lutwyche Street



c1900s

Donated photograph from the 1980s owner of the house noted as No 10 Lutwyche Street – possibly earlier building or much adapted over time ?



c1982



July 2023

No 14 Lutwyche Street



c1982



July 2023

No 18 Lutwyche Street



c1982



July 2023

No 22 Lutwyche Street



c1982

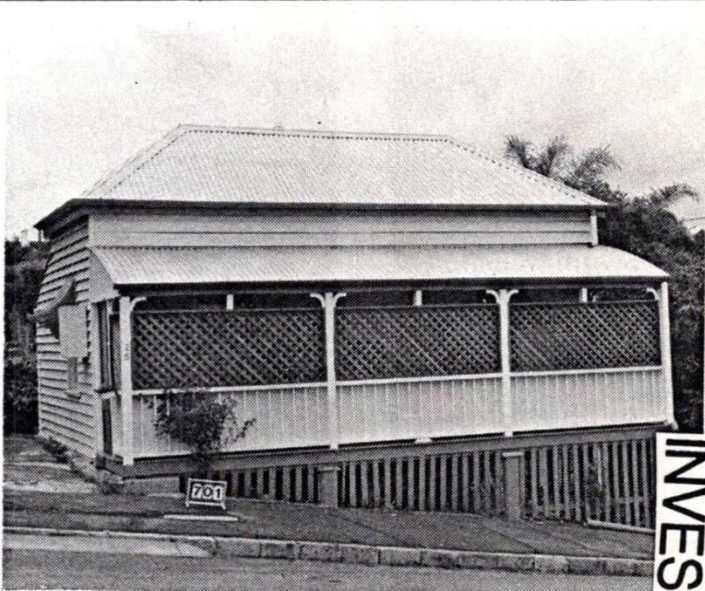


July 2023

No 25 Lutwyche Street

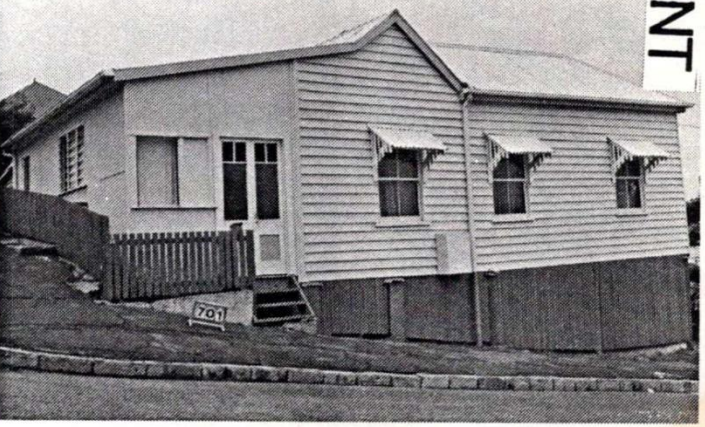
MAP E1 1 | STREET 25 LUTWYCHE & 64 MOUNTJOY | SUBURB PETRIE TERRACE

N.C.S.		
VENDOR/S	L.A. D A JORY REAL ESTATE	
PHONE	2524747	
BASE WD/CONC	OS WALLS	TMB
ROOF IRON	INT. WALLS	VJ
AGE 70 TO 80	PATIO	VERAN
L & D COMB	BDRMS	1 & 2
OTHER RMS S/O	POOL	
	STOVE	GAS
KITC. BIC	SHR. REC.	SOB
BATH Y	SEWD	Y
LAUNDRY Y	TPORT	MINIS
CAR ACC. 2	HI/LO SET	1H 1L
LAND AREA 253M ²	ASPECT	W
FENCED AT REAR	ASS. NO.	
RATES 1252 PA	ZONING	
V.G.	STEPS	
R.P.D. L32 HP10688	V6948	F81
STANLEY NH	BRISBANE	
UNIT FLOOR	ADMIN LEVY	
SINK FUND		
DEED	V.P.	
INSPECT THRU L/A		
VENDORS MOTIVATION		
UNDER HOUSE		
L.A. D A JORY REAL ESTATE		
SUB. FORTITUDE VALLEY		
PHONE 2524747		
A.H. REP TERRY BHENNAN	844 2390	
CONJUNCTION	50%	



701

INVESTMENT



701

REMARKS CITY PROPERTY. 2 EARLY QUEENSLANDERS ON THE ONE TITLE DEED. IN A QUIET ELEVATED POSITION WITHIN WALKING DISTANCE OF TOWN.

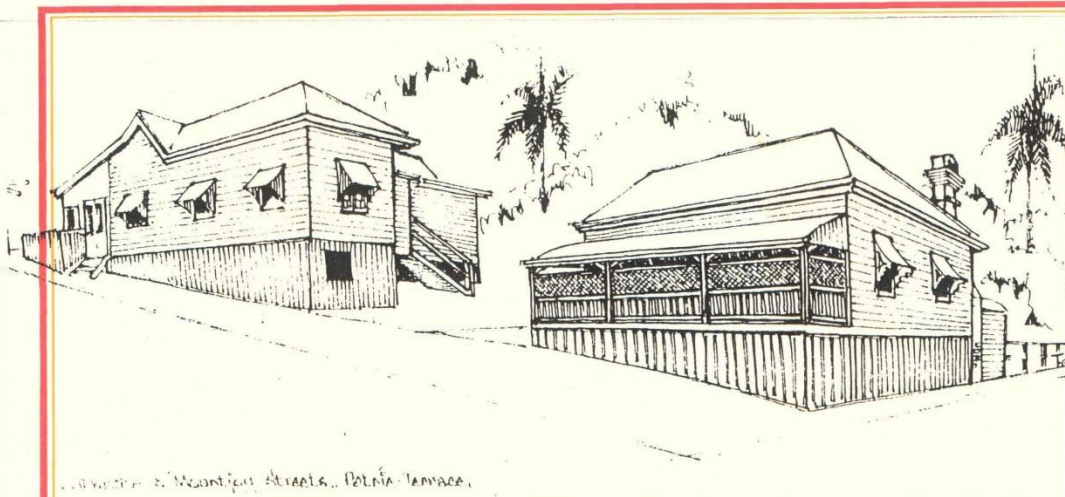
PRICE:- \$210,000

LISTING NO. 38701/1

TENANT PHONE

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

early 1980s - No 25 Lutwyche St & No 64 Mountjoy St



64 MOUNTJOY STREET AND 25 LUTWYCHE STREET, PETRIE TERRACE.

High on the hill in the heart of Petrie Terrace live a pair of charming colonial cottages situated on 253m² of land. One is a 2 bedroom cottage with lounge and separate dining room. The other, a cute one bedroom cottage with open front verandah and fireplace included in the features. With views, off street parking and an ideal inner-city location just 2 Kms. to the city, these immaculate properties are currently returning \$245 p.w. Offered together on 1 deed, they provide a unique opportunity for the astute purchaser to acquire a part of Brisbane's Heritage.

- AUCTION: On site, Saturday 3rd December, 1988 at 1.00 pm.
- R.P.D.: Lot 52 on R.P. 10688. Volume: 6948. Folio: 81
County: Stanley. Parish: North Brisbane.
- ZONING: S.D.
- RATES: \$299.66 Gross/Qtr. Fire Levy \$36/Qtr.
- AREA: 253m² (Approx. 10 per.)
- LEASE: 64 Mountjoy Street \$135 p.w. Lease expires 5th February, 1989
25 Lutwyche Street \$110 p.w. Lease - Month - Month
- TERMS: 10% Deposit on fall of the hammer. Balance payable
by 20th December, 1988
- INSPECTION: Saturday 19th and 26th November, 1988. 3 - 4 p.m.
or anytime by appointment.
- ENQUIRIES: Sandie Oxley A/H 369 9850. Rosina Clifford A/H 300 3108

ROELOFS REALTY PTY. LTD. — FRANCHISEE

L.J.HOOKER
PADDINGTON

SHOP 1,
147 LATROBE TERRACE,
PADDINGTON, QLD. 4064

nobody does it better

TELEPHONE
(07) 369 3177

E.&O.E. The information contained herein has been supplied to us and we have no reason to doubt its accuracy. However, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify the information.

1988 - No 25 Lutwyche Str & No 64 Mountjoy St



c1982



July 2023

No 26 Lutwyche Street



c1982



July 2023

No 30 Lutwyche Street




c1982



July 2023

No 36 Lutwyche Street

N.C.S. MOUNT JOY ST		MAP E1 1	STREET 36 LUTWYCHE ST	SUBURB PETRIE TERRACE		
VENDOR/S PHONE		TENANT VACANT PHONE		LISTING NO. 7093/1		
BASE CONC	OS WALLS CB					
ROOF IRON	INT. WALLS VJ					
AGE 80+	PATIO REAR DECK					
L & D SEP	BDRMS 3					
OTHER RMSRUMPUS	POOL ROOM FOR					
	STOVE ELEC					
KIT. SEMI MOD	SHR. REC. 2					
BATH SOB	SEWD 2					
LAUNDRY UNDER	TPORT CLOSE					
CAR ACC. ON ST	HI/LO SET H					
LAND AREA 354M2	ASPECT E					
FENCED YES	ASS. NO.					
RATES 181.50	ZONING					
V.G.	STEPS INT 14					
R.P.D. L 9 RP 10684						
UNIT FLOOR	ADMIN LEVY					
SINK FUND						
DEED CTB					V.P.	
INSPECT LA						
VENDORS MOTIVATION	PERSONAL					
UNDER HOUSE	DEVEL					
L.A. L. J. HOOKER	ASHGROVE					
SUB. ASHGROVE						
PHONE 386831						
A.H. REPSAMANTHA SEARLE 367 3604						
CONJUNCTION 50%						
REMARKS LOVELY OLD COLONIAL TRAD. RESTORED IN TRENDY LOCATION WITH A LITTLE FRESHENING UP AND COULD BE VERY SPECIAL. HUGE REAR DECK, FIREPLACE, LRG DINING OFF DECK GREAT FOR ENTERTAINING.				PRICE:- \$ 82,000 CASH		

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

early 1980s



c1982



July 2023

No 40 Lutwyche Street

"You Chock One Wheel"

Van Crashes Into House

A Claim for Damages

A van, belonging to the City and Suburban Parcel Delivery (Bryce Ltd.), on October 5 crashed into a house at Petrie Terrace.

An action arising out of this incident was commenced before Mr. J. Stewart Berge, P.M., in the Magistrate's Court on Friday.

Martin Buggy and Catherine Maria Buggy, of Lutwyche Street, Petrie Terrace, proceeded against the City and Suburban Parcel Delivery (Bryce Ltd.), for £95 15s. for damages alleged to have been incurred to their dwelling as a result of the accident.

The claim was made up as follows: Repairing and reinstating dwelling, £56 10s.; architects' fees for same, £5 5s.; depreciation in value of dwelling owing to damage, £15; loss of dwelling from October 5, 1925, to November 16, 1925, and expenses incurred in lodging for six weeks, £12; damage to linoleums, £5; labour in removal and returning of bedding effect and lifting linoleums, £5; total, £98 15s.

The defence was not indebted, as alleged; that the defendant's servant was not guilty of negligence; and that the damage (if any) sustained arose out of inevitable accident.

Mr. R. O'Connor (instructed by Messrs. O'Shea, O'Shea, Lukin, and Corser) appeared for the plaintiff, and Mr. A. D. McGill (instructed by Messrs. McNab and Dowling) for the defendant company.

Richard George Woolley, retired tailor, living at Earl Street, Petrie Terrace, said that on October 5 last he

had been living at Sheriff Street, and was removing into Earl Street. He called in at Bryce's and asked the defendant company to remove his furniture. The van of the defendant company accordingly arrived, and about 30 cwt. of furniture was loaded, and witness and the two employees of Bryce Ltd. mounted the waggon and then proceeded along various streets to Mountjoy Street. Here the driver of the waggon got off, and asked witness if he would stay with the horses until he had inspected the road.

"DRIVE ROUND THE TOP."

They returned and said, "We'll drive round the top. We can get down the hill. We can drive down a certain distance and then turn. It's easier to carry it down than carry it up." The van eventually reached the crown of the hill of Earl Street, and the road down from there to the destination of the lorry was very steep. A chock was handed to witness—a piece of timber 6 inches by 6 inches and about a foot long. "When the driver gets a certain distance and sings out, you chock one wheel and I'll chock the other." Witness looked after the near side wheel, and the van started.

"CHOCK!"

After it had gone down the hill about three yards the driver yelled "Chock." Witness placed the chock in front of the wheel, but it slipped about 18 inches, and then the wheel went over it. Witness picked up the chock again, ran after the van, and placed the chock in front of the wheel again, with the same result. By this time the van was gathering speed, and witness grabbed the wheel in a vain attempt to stop the van. The driver applied his brakes, but the van gradually gained speed as they went down the hill. Before the van started, one of the men on the waggon had maintained that if a wheel was locked the driver did not have the same control, and hence it was evidently decided not to lock the wheels.

The van gained the speed of a fast trot by the time they had reached the

bottom and the van went over the curbing into the fence of plaintiff's residence. When the van struck the fence the horses fell down underneath the house as did the driver.

When witness examined the house it was knocked out of plumb. The whole of the veranda was knocked to one side; in fact it was fully 15 inches off the front corner post. The wall was skewed, and the joists were knocked out with the house. Witness considered that the driver took a risk that he (witness) would not have taken. He would have locked the wheel. Other loaded vehicles he had seen descending the hill had one wheel locked. Witness was relieved of cartage charges and received money in addition by the defendant company for damages to his furniture.

Under cross-examination by Mr. McGill witness said that he did not consider that the men were careless up to the time they reached the top of the hill. When the driver moved the van the brake was on. The horses tried to get a foothold, but they slid down on their haunches. The waggon was pushing them down, and the driver hung on to them.

Re-examined by Mr. O'Connor, witness said that he would have locked the wheels of the van before the descent was commenced.

"PRETTY RISKY."

Thomas H. Bullock, grocer, said that he was in Earle Street and saw the van on the top of the hill; he waited at the bottom of the hill to see how the van came down, as he "thought it was pretty risky. Witness here corroborated the evidence of the previous witness in regard to the checking.

William Turner also gave evidence.

G. F. Addison, an architect, gave evidence of his having prepared specifications of what was required to be done to the house of the plaintiff's after the accident.

Catherine Maria Buggy, one of the plaintiffs, said that she was in the kitchen when the van struck the house. Witness saw the van coming down the

hill, and watched it gradually get out of control. Witness then heard the crash as the van struck the fence, and she picked up her baby. After the accident witness resided with her mother for six weeks. She had to remove some of the beds and bedding to her mother's home.

Martin Buggy also gave evidence, and this concluded the case for the plaintiff.

Mr. McGill, in asking for a non-suit, submitted that no damages were due to the plaintiff unless he could establish some wrong done by the defendants. There had been given no evidence of negligence. An error in judgment could not be regarded as negligence.

Mr. O'Connor contended that a prima facie case had been made out merely by proving the occurrence.

Proceeding.

The Telegraph 23 January 1926

(National Library of Australia digitised newspapers)

Martin Joseph Buggy and his wife Catherine Maria Buggy are known to have been living in No 40 Lutwyche Street at this time (Electoral Roll)

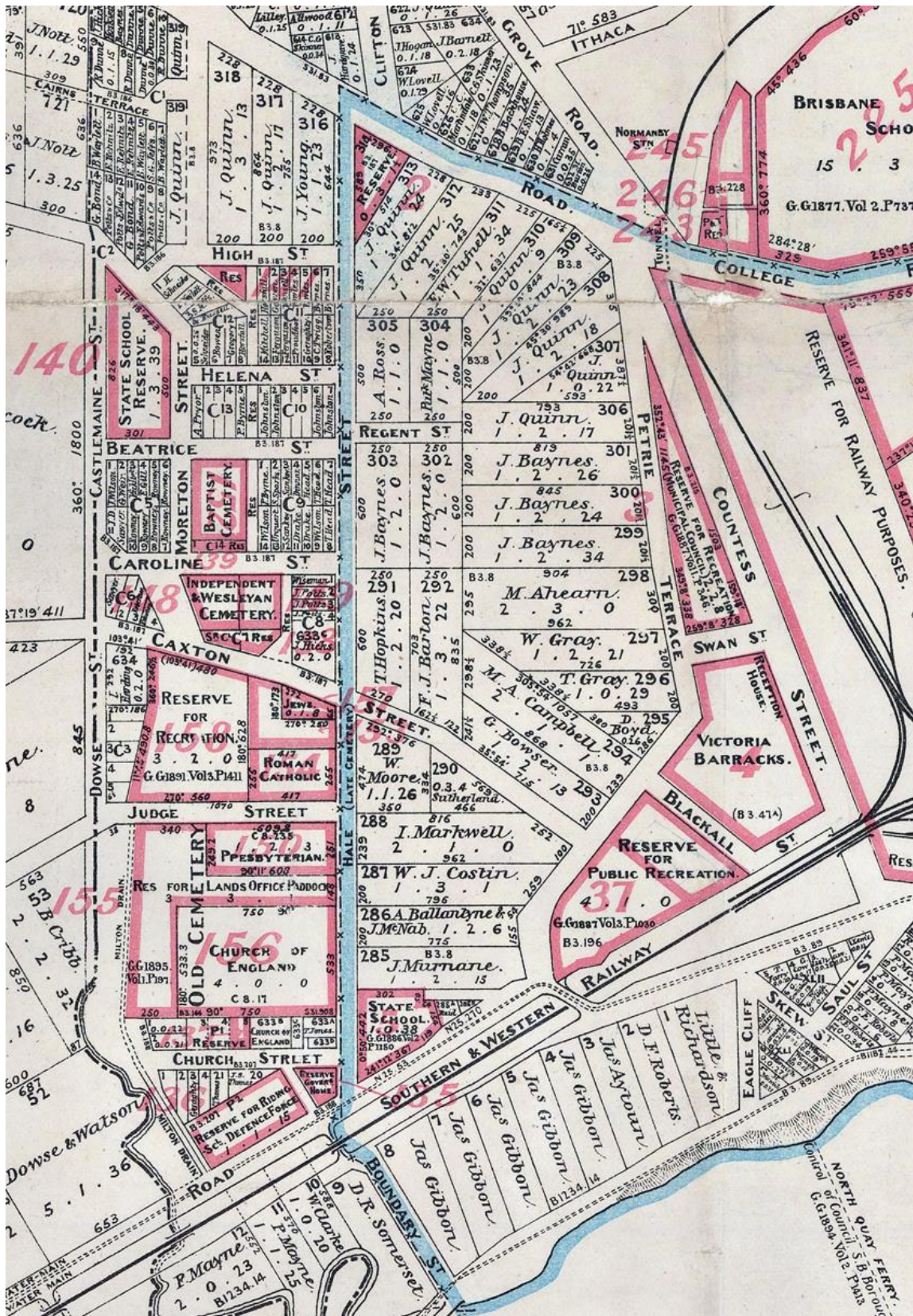


c1984

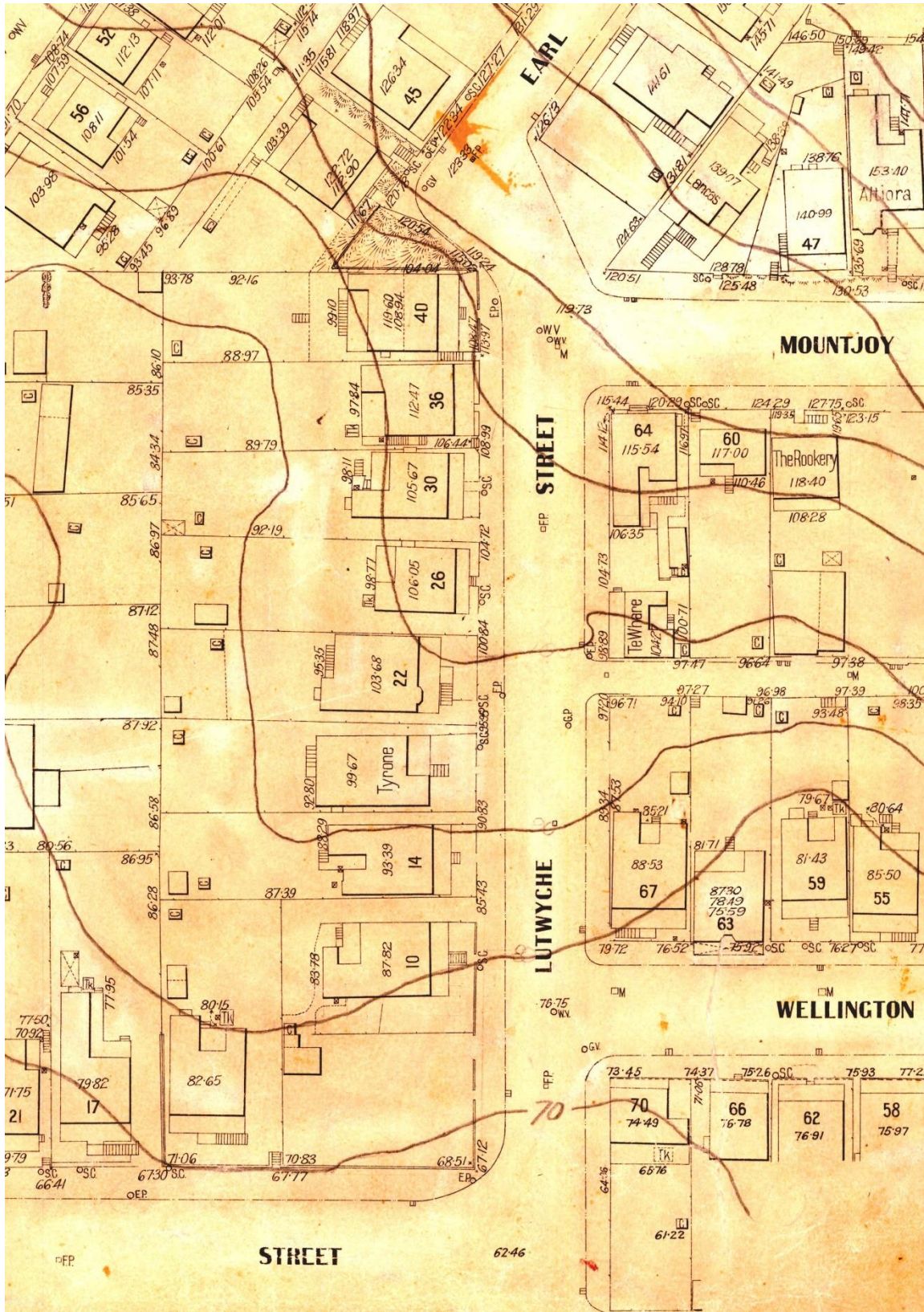


July 2023

Lutwyche Street looking South



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



Part 1927 Metropolitan Water Supply and Sewerage Board Plan DP 111
(Brisbane City Archives)



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