

Street Address	55 Colburn Avenue, Victoria Point
GPS/RPD	Lot 1 RP216885
Place Type	Built



Red-e-map (RCC, 2016).



The Point, Victoria Point (RPS, 2012).

Condition	Very Good	Integrity	Good
Statutory Listings	Local Heritage Place		
Non-Statutory Listings	No current listing		
Inspection Date	20/01/2017		

Historical Context

The first parcels of land in Victoria Point were sold in the 1860s, where early settlers used the land for agricultural practices. The suburb became more residential in the late 19th and early 20th centuries, with schools, post offices and other services established from the 1890s.[1] Colburn Avenue was named after early Victoria Point European settlers, the Colburn family, who lived on the street in the early twentieth century. The land at 55 Colburn Ave was originally part of Portion 10, selected by William Fryar in 1860. It was sold several times before notable Brisbane solicitor, Daniel Foley Pring Roberts, acquired the land in 1885, before mortgaging it for £600 the same year, suggesting the house was built at this time. This is likely to be when the house was constructed. Roberts then passed the title to his brother in law, Edward Robert Drury. The property was bought and sold a number of times in the early twentieth century, with owners such as James Raff, a notable Victoria Point figure who owned this residence between 1906 and 1912, and Henry James Colburn, who owned the house in 1913.[2]

Physical Description

The place consists of an exposed timber framed residence with wrap around verandahs, partially enclosed at the rear possibly as a dining verandah originally. The front verandah has a dowel balustrade and central front entry stair. The residence is set back from the road and has been sympathetically restored and has a mature garden.

Statement of Significance

This residence is a locally significant building that embodies historical and aesthetic values. It is an attractive early example of housing constructed in Redland during the early European settlement period. The house externally retains important original features such as the exposed wall bracing, window hoods and simple timber steps and balustrade and contributes positively to the local amenity, particularly with the dwelling, its generous setback and landscaped setting.

Criteria A	The place is important in demonstrating the evolution or pattern of the region's history.
	The residence at 55 Colburn Avenue demonstrates an early phase of development in Victoria Point, and it is associated with many notable figures in the early settlement phase of the local area.
Criteria E	The place is important to the region because of its aesthetic significance.
	The early form and detailing of the building are attractive and make a positive contribution to the character and appearance of the streetscape and local amenity.

Primary Themes

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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References

- [1] Mary Howells, "Victoria Point – A Brief History," Redland City Council Library, 2006, p. 3.
 [2] RPS, Redland City Council – Heritage Citation, "55 Colburn Avenue, Victoria Point," 2012.