

Street Address	103 Passage Street, Cleveland
GPS/RPD	L5 C628
Place Type	Built



Red-e-map (RCC, 2016).



Residence, 103 Passage Street, Cleveland (AHS, 2016).

Condition	Good	Integrity	Good
Statutory Listings	Local Heritage Place		
Non-Statutory Listings	No current listing		
Inspection Date	01/10/2017		

Historical Context

The property at 103 Passage Street is believed to have been built in the early 20th century during Cleveland’s second phase of development. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City.

103 Passage Street was first auctioned in 1889 as one of several town allotments as a 1-rood lot to Ben Jewitt who paid £41. Harriet Laura Jarvis purchased the allotment in 1912, followed soon after by the Mills Family in 1916. It is likely that the Mills constructed the residence there, as the Cleveland Council’s rate books show no occupants on the site until 1916, when Ellen Mills is listed as the occupant. Council records indicate the property remained in the Mills family until the 1970s.[1]

Physical Description

The dwelling at 103 Passage Street is a highset timber framed dwelling clad in weatherboard. The general design is best described as a short ridge bungalow with iron roof and front verandah with two-rail slat and lattice balustrading. Single skin VJ walls exist to the front verandah, with low waisted French doors with rectangular panels below. Notable details include fanlights, sash windows, arched battens on verandah subfloor, wooden stumps with modern shed to the rear. The property is located close to the street and this prominence ensures a positive setting along with the simple landscaped gardens and lawn.

Statement of Significance

The bungalow at 103 Passage Street is of local significance and embodies historical and aesthetic values. The place is evidence of the second phase of development in Cleveland from the 1880s until the 1930s, when residential development moved westward towards the current commercial centre and southward towards Redland Bay. The residence at 103 Passage Street retains the respective form and scale associated with this period of suburban development and makes a positive contribution to the streetscape and locality.

Criteria A	The place is important in demonstrating the evolution or pattern of the region’s history.
103 Passage Street is important in demonstrating the evolution of Redland’s history. The residence illustrates the second phase of urban development, focused along Passage Street, when the urban settlement at Cleveland moved westward towards the current commercial centre and southward towards Redland Bay.	

CLEVELAND: 103 Passage Street



Criteria E

The place is important to the region because of its aesthetic significance.

The residence at 103 Passage Street retains the respective form and scale associated with an early 20th century bungalow associated with the second phase of development at Cleveland and makes a positive contribution to the streetscape and locality.

Primary Themes

6.0 Buildings, Settlements, Towns, Cities and Dwellings

6.04 Dwellings

References

[1] Woods and Bagot, Inventory of Heritage Places, "103 Passage Street, Cleveland," 1995.