



Housing Style

The Queensland Colonial Property

The Colonial Queensland Home

The Colonial Queenslander is a larger home which developed from the Queensland Colonial Farmhouse, Plantation House in the South Pacific and the Indian Colonial Bungalow becoming a unique Queensland style suited to Queensland's climate and growing economy towards the end of the 19th Century.

Architect Ron Tanton says in plan the home featured living, dining and often den or parlour separated from only two or more bedrooms by a central hallway running through the house. Verandahs characteristically featured on three sides opening out from the living and bedrooms areas with full height French doors. Kitchens and sanitary facilities were often separated or connected at the back.

A gently pitched pyramid shaped roof combined with the roofed verandahs and sometimes decorative pediment or fretwork over the central front entrance formed the dominant distinguishing external appearance. Hinged lattice doors sometimes secured the verandah at top of entry stairs. Queenslanders are elevated a few metres on stumps to beat humidity, floods, vermin and termites. Decorative timber slats built between timber stumps complimented decorative balustrades to the verandahs above.

Built of timber, Colonial Queensland homes were painted internally in pale, pastel shades. Externally heritage colours were popular. White verandah fenestration and trims set a striking composition.

Positive Features

Corrugated roofing iron is easily fixed and maintained. Strong with quality hardwood timber frames some remain on larger blocks of land. During a later period many had verandahs partly enclosed as 'sleepouts' with fibro over balustrades and windows between verandah posts. These homes are suitable for improvement nowadays with roof insulation able to be installed for winter and summer months. Relaxed proportions are a welcome sight.

Renovation Potential

Often hidden under fibro are to be found preserved original balustrades, handrails, posts and lintels in very good condition ready for restoration and thus the revealing of the original aesthetic appeal of the Colonial Queenslander.

Sensible kitchen and bathroom modernization is facilitated with easy to work with timber frames, while elevated subfloor plumbing and electrical alterations can be undertaken with ease.

Restumping, lifting and building in underneath has been an attractive option for Colonial Queensland home owners wanting more accommodation and connection with garden recreation areas.