

Heritage Citation



103 Banks Street, Alderley

Key details

Addresses	At 103 Banks Street, Alderley, Queensland 4051
Type of place	House
Period	Federation 1890-1914
Style	Queenslander
Lot plan	L31_RP68557
Key dates	Local Heritage Place Since — 1 January 2005 Date of Citation — August 2008
Construction	Roof: Corrugated iron; Walls: Timber

Criterion for listing (A) Historical

This timber and tin residence was built circa 1903 for Thomas Pratt, a produce merchant at the Roma Street markets from the mid-1890s. The house appears to have been extended after Pratt's death in the late 1940s. It survives as one of the oldest houses in this elevated part of Alderley.

History

This substantial home appears to have been built for Thomas Pratt circa 1903-4. Pratt bought the property in December 1902 from William Morris Lloyd, Manager of South British Insurance Company. He is listed as residing at 'Ferynlawn' on Samford Road, Enoggera from 1883 until 1890. While further research may reveal that this house was 'Ferynlawn', it probably was not built until 1903-4 when Thomas Pratt both owned the land and is listed in the Post Office Directories as living in this part of Banks Street.

Further subdivision of the property did not occur until after Thomas Pratt's death in 1948. An additional wing appears to have been added to the original house during the interwar period.

Thomas Pratt was a produce merchant at the Roma street markets from the mid 1890s. It is possible he was related to Edward Pratt who was a produce merchant at Roma Street, prior to this and possibly to George Pratt, a carter from Mitchelton, Enoggera. Thomas Pratt lived in Ballymore Street, Kelvin Grove when he purchased this property in 1902. Evidently a successful merchant, Pratt required no mortgage on this property to either purchase it or build the house. Once the house was completed there were only eight residences along the length of Banks Street, between Enoggera Road and Wardell (then Bell) Street. Pratt appears to have lived in this house until his death, with this side of Banks Street remaining sparsely developed until after 1940. The house is one of the oldest surviving residences from the early period of development in this area.

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

as a substantial turn of the century house and one of the oldest surviving residences in this elevated area of Alderley.

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Note: This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

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