

Heritage Citation

453 Bowen Terrace, New Farm

Key details

Also known as	Ballydavid
Addresses	At 453 Bowen Terrace, New Farm, Queensland 4005
Type of place	Flat building, House
Period	Federation 1890-1914
Style	Queenslander
Lot plan	L5_RP8665; L4_RP8665; L1_RP8666
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — May 2010
Construction	Roof: Corrugated iron; Walls: Timber
People/associations	Robert Smith (Robin) Dods (Architect); Watts and Justin (Builder)
Criterion for listing	(A) Historical; (H) Historical association

This timber and tin residence was constructed circa 1905 for Joseph Patrick Power who commissioned prominent Brisbane architect Robin Dods to design it. The house, originally named 'Ballydavid', was converted to flats in the early 1950s. This was common in the postwar period so that larger residences could take advantage of the housing shortage. The building has had a number of owners since the 1950s but has remained a multiple dwelling.

History

This residence was constructed in c1905 for Mr Joseph Patrick Power. An application for the construction of a wooden residence was lodged with the Brisbane City Council on 31 January 1905. The application lists the owner's contact address as "Electrical Engineer's Office G.P.O." The "Blue Book of Queensland 1899" (the book which lists Government of Queensland employees and their positions) identifies one Joseph Power as an Engineering Inspector at the Post and Telegraph Department, under the Postmaster-General. He commenced employment for the Government in August 1882 on a salary of £100/0/0 p.a. However by the time he reached his position as an Engineering Inspector in c1899 he was earning £220/0/0 p.a, which would have placed him among the senior public servants.

While the builders of the residence are given as Watts and Justin, "Builders Exchange", the architect is identified as the important and influential New Zealand born architect Robin Dods. At this stage of his career he was in partnership with Francis Richard Hall. The firm was known as Hall and Dods and they practised in partnership between c1896-1916.

Dods is credited with achieving an

"...architectural revolution in Brisbane." This resulted from Dods' highly developed architectural imagination, his introduction of the formal and philosophical ideas of both the British arts and Crafts movement and Edwardian classicism.¹

While Dods' work was to evolve many of his initial preferences for design are to be found in this residence. These include the extensive use of timber and gable decoration.

The land for this property had derived from the sale of the estate of Robert Langlands Armour. From this sale George Daniell had purchased one rood and 8 perches in November 1890. Power in turn purchased 24 perches from Daniell in November c1904.

At the time of purchase by Power the Post Office Directories disclose that Bowen TerraCe was well developed. While the locality had a mixture of housing types and sizes the Detail Plans indicate that by c1925 there were substantial homes near and adjacent this property indicating it was a desirable location in which to re_sidThe initial name given to this residence was "Ballydavid", probably after the small fishing village on the Dingle Peninsula, County Kerry, Ireland.

In c1910 Power purchased 16 perches adjacent to his residence and in c1913 he on-sold just over 4 perches of this allotment. The remainder he amalgamated with the subject property to form a total area of 36 perches. A new title deed was issued to this effect.

Power disposed of the property in c1921 to the Florence Vaughan, wife of Richard Vaughan. In late c1951 the residence was approved as registered flats for 8 persons while still under the ownership of Florence Vaughan. Larger inner city residences were frequently utilised as flats in post World War II Brisbane to meet, and take advantage, of the housing shortages. The property has subsequently had a number of owners.

Description

This is a lowset timber residence with a tin roof. The dwelling while presenting a ground level frontage with the road becomes elevated towards the rear of the residence compensating for the fall of the land.

The residence initially comprised of two main sections, the main residence and servant's quarters or kitchen at the rear, a room and open veranda linked these. This rear section has at a later date undergone renovation and/or extension, quite possibly when the house was converted into flats in the early 1950s.

The dwelling is of large proportions, with chimneys on both the western and eastern sides. The roof is of one section and the front has a slight ornate offset single gable covering what was once the primary entry to the dwelling. The residence is in keeping with other larger dwellings in the locality.

This dwelling, even in its partially adapted state for flats, is an example of Dod's use of timber combined with his noted design style, which exhibit "simplicity and reticence", being utilised in a larger residence.

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 it demonstrates the pattern of residential development in New Farm in the early and mid-twentieth century.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

as an example of the residential work of influential and important architect Robin Dods.

References

1. Donald Watson and Judith McKay. *Queensland Architects of the 19th Century: A Biographical Dictionary*. (Queensland Museum. 1994) p.55
2. Brisbane City Council Building Registers: 1904-1908
3. Brisbane City Council Building Cards
4. Brisbane City Council Detail Plans
5. Certificates of Title.
6. Lund, Neville H. *The Life and Works of Robin S. Dods*. B Arch thesis, University of Queensland. 1954
7. McKellar's Map of Brisbane and Suburbs. Brisbane: Surveyor-General's Office, 1895
8. Musgrave, Elizabeth, Kaylee Wilson and Brisbane City Council Heritage Unit. *New Farm and Teneriffe Hill: Heritage and Character Study*. October 1995
9. Post Office Directories.
10. Rosanne Dedman, Interview with Josephine Power of New Farm. February 1994
11. Votes and Proceedings. Season of 1900. Vol 4
12. Watson, Donald and Judith McKay. *A Directory of Queensland Architects to 1940*. (St. Lucia: U of Q Press, 1984)
13. Donald Watson and Judith McKay, *Queensland Architects of the Nineteenth Century*, South Brisbane: Queensland Museum, 1994

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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.

Citation prepared by — Brisbane City Council (page revised September 2020)



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