

Heritage Citation



106 Flinders Parade, Sandgate

Key details

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| Also known as | Twin Residences |
| Addresses | At 106 Flinders Parade, Sandgate, Queensland 4017 |
| Type of place | House |
| Period | Federation 1890-1914 |
| Style | Filigree |
| Lot plan | L11_SP204827 |
| Key dates | Local Heritage Place Since — 1 January 2005 Date of Citation — February 2012 |
| Construction | Roof: Corrugated iron; Walls: Timber |

This is one of two attractively decorated twin residences which were built circa 1893 when Sandgate was emerging as a popular holiday destination. They were built as investment properties for Daniel McNab, a tailor and outfitter who owned a successful business in Queen Street. McNab owned the block until 1898 when it was sold to Hannah Eaton Brown who retained it until her death in 1944. The houses have been occupied by a variety of tenants and may have also been used as short-term holiday accommodation, particularly during the first half of the twentieth century when the beachside town was inundated with holidaymakers in the summer months. Both houses remained on the one lot until the land was subdivided in 2006.

History

The land on which these two houses stand was originally purchased by John McConnell of Brisbane in September 1862. McConnell bought portion 72 consisting of just over nine and a half acres for £29 17 shillings and two pence, as well as the neighbouring portion. Portion 72 was sold to William Lovett in November 1879.

The 1880s was a boom period for the Queensland and Brisbane economy. Immigration and land development expanded rapidly and there was widespread subdivision of existing landholdings. A rail line linking Sandgate to Brisbane was opened in 1882 further boosting the attractiveness of this seaside location. Lovett subdivided his holding and sold the land, mostly in parcels of 32-40 perches and half acres, from 1881. The 40 perch subdivision on which these houses stand was bought by Thomas Macdonald Patterson in April 1882. Evidently a land speculator, Patterson resold the land in September 1882 to Daniel McNab. McNab took out a mortgage with Patterson for £302 sterling at the time of purchase, presumably to fund it.

Daniel McNab was a tailor and outfitter who had a successful business in Queen Street and lived in Warry Street, Spring Hill. Having paid off the first mortgage by 1885, McNab took out another mortgage for £2000 and further advances with the Queensland National Bank in August 1893. As £1000 was about the price for a decent residence at that time, this mortgage possibly funded the construction of these two houses.

It is possible that McNab used the residences as seaside holiday accommodation, as was common for a number of Sandgate homes at this time.

The property was sold to Hannah Eaton Brown, the wife of Henry James Brown in December 1898. At that time Sandgate was described as a 'seaside town and watering place, 12 miles north of Brisbane having a railway, pier and bathing facilities. It had a resident population of 1756 (according to the 1891 census) but had a visiting population of another 500. Henry James Brown lived in Flinders Parade at the turn of the century and the first decades of the twentieth century. After that the houses appear to have been occupied by William Patrick and Mrs Louise Delahunty. Throughout the 1920s and '30s the houses appear to have been leased to a number of long-standing tenants. During the late 1930s the second house from the corner of Fourth Avenue was known as 'Bayville' and occupied by a Mrs M Callow and later Frederick Barge. During this period this section of Flinders Parade was a much frequented haunt of holiday-makers. Bathing boxes were located along the foreshore and nearby the Beach Theatre and a number of 'Refreshment Rooms' provided alternative recreation activities.

Hannah Eaton Brown retained ownership of the property until her death in May 1944. The property was then

passed to Elsie Amelia Eaton Brown, spinster. In 1951 Elsie Brown sold the property to Alfred Holland and his wife Annie Pretoria Holland. The Hollands owned the property until 1973 when they sold it.

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 matching pair of houses built on the waterfront in the late nineteenth century.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage as an identical pair of nineteenth century houses.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance the site of matching, relatively ornate nineteenth century houses.

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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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