



Heritage Citation



Sorrento

Key details

Addresses	At 43 Edmondstone Street, South Brisbane, Queensland 4101
Type of place	Terrace house
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L8_RP1441
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — June 2006
Construction	Roof: Corrugated iron; Walls: Timber

People/associations Thomas Watson (Builder)

Criterion for listing (A) Historical; (B) Rarity

This two storey terrace house was constructed in 1886 as a boarding house by builder Thomas Watson. In the later years of the nineteenth century South Brisbane supported a large working class population and boarding houses were quite common. This building is one of the few surviving examples of this type.

History

The land upon which this boarding house was built was part of a number of blocks purchased by Patrick Perkins in 1880. Perkins was a prominent politician and businessman in colonial Queensland, being a member of both the Legislative Assembly and the Legislative Council, at various times. He also established a number of breweries, both in Queensland and Victoria.

Perkins owned a number of allotments of land along Edmondstone Street, almost one acre in total. The 36 perch block that Perkins had bought in 1880 for £130 was subdivided in 1885. Thomas Watson assumed title for 18 perches. Watson, a builder, owned the adjoining property and he built Sorrento as a boarding house in 1886. Mrs Elizabeth Burgaez is listed as the proprietor of Sorrento in 1887. Sorrento had a number of other proprietors into the 1890s.

Thomas Watson took out various bills of mortgage on the property in 1887 and 1888, totalling £5,400, presumably to finance other building projects. Watson was a victim of the 1890s depression in Australia, becoming insolvent in 1891, with his estate being vested in Charles South. Lewis Thomas, Watson's mortgagee, assumed title to the property upon the liquidation of Watson's business affairs.

Upon Thomas' acquisition, the property was used as rental accommodation. He rented it to Octavius Armstrong, who lived here for many years. Thomas owned the property until his death in 1913. Thomas Green, a solicitor, assumed title in 1914. Green had bought the neighbouring property Altona, 45 Edmondstone Street, the previous year. Octavius Armstrong maintained his residence at 43 Edmondstone Street despite the change in ownership. Armstrong lived here until 1917. From 1918 onwards, Misses K and H Armstrong, presumably Armstrong's daughters, lived in the house.

Green owned the property until his death in 1932. It was transmitted to his family in whose ownership it remained until 1971. The property has had numerous owners since then.

Description

This two storey timber Victorian boarding house is located beside another building from the same period at 45 Edmondstone Street. It has a main corrugated iron roof in the form of a truncated pyramid and a curved

corrugated iron roof across the front of the building over the upper verandah. The gutters on these roofs have pressed metal decoration at each corner. The fascias on the main roof are supported by three lots of equally spaced paired timber brackets along each side. A continuous line of verandah posts encompasses both levels of verandah separating them into three bays. At the upper level capitals are located on each post at a level suggesting that a decorative frieze once ran below the verandah roof. Timber cross pieces some way below the upper verandah floor indicate that a larger frieze or battening may have occurred in this location.

Currently non-original aluminium lace work is used as a balustrade on both verandah levels. Two openings are situated behind the upper level verandah whereas three open onto the lower level. The rightmost one on the lower level is the main entry door and this is surrounded by glass panels. Stairs and a pathway lead from here down to the entry gate. The front fence is in rendered brickwork with ornate corner posts and a row of decorative wrought iron bars regularly spaced above the solid section of fence between them. The timber boarding on the house remains in good condition and the rear verandah, although retaining its curved roof, has been boarded to match the body of the house. A brick chimney rises above the height of the main roof to the rear of the building. When considered in conjunction with its neighbour this building gives some indication of the nature of Edmondstone Street late last century.

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 reflects the high demand on residential accommodation during the population boom in South Brisbane from the 1880s to 1900.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage

as a rare example of a purpose built two storey timber boarding house in South Brisbane from the Victorian era.

Supporting images



Unknown photographer, 'Sorrento, a South Brisbane residence in Edmondstone Street, ca. 1917', John Oxley Library, State Library of Queensland.

References

1. Pugh's *Almanac and Queensland Directory*, Brisbane, the Proprietors, 1985
2. Queensland Post Office Directories
3. Titles Office Records

Copyright Brisbane City Council

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 March 2021)



Dedicated to a better Brisbane