

## Heritage Citation



### Watson Terrace

#### Key details

<b>Addresses</b>	At 45 Browning Street, South Brisbane, Queensland 4101
<b>Type of place</b>	Terrace house
<b>Period</b>	Victorian 1860-1890
<b>Style</b>	Georgian
<b>Lot plan</b>	L1_BUP105389; L2_BUP105389; L3_BUP105389; L4_BUP105389; L5_BUP105389; L6_BUP105389; L7_BUP105389
<b>Key dates</b>	Local Heritage Place Since — 1 July 2002 Date of Citation — December 2000
<b>Construction</b>	Roof: Corrugated iron; Walls: Timber

**Criterion for listing** (A) Historical; (B) Rarity; (D) Representative

These three attached residences were constructed circa 1887 for builder and contractor Thomas Watson. Named 'Watson Terrace,' the residences were a speculative investment for Watson who took advantage of the 1880s economic and building boom. During its first few years, the property appears to have had primarily short-term tenants while it attracted longer-term tenants in the 1890s during the economic downturn. Watson sold the building in 1891 after becoming insolvent and the building has since changed hands a number of times.

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## History

Thomas Watson, a builder and contractor, who lived nearby in Edmonstone Street, had Watson Terrace erected as an investment property by 1887. He had acquired the site in 1884 and took a Bill of Mortgage to Lewis Thomas of Bundamba for the sum of £4,600 in early 1887. He took a further mortgage of ?900 in 1889. Watson was following a trend of speculative interest in South Brisbane brought about by the economic boom of that time. The Terrace appears to have had mostly short-term tenants in its early years. It achieved a higher rate of occupancy during the early 1890s.

In 1891 Watson became insolvent, no doubt a victim of the severe economic depression which racked the colony. The property was transferred to Lewis Thomas in 1891. Thomas retained the building until 1910 when he sold it to George Randall junior. On Randall's death in 1924 the Union Trustee Co. of Australia Ltd acquired the property, selling it in 1954 to Louis Erwin d'Arx. It has since passed through a number of hands, and was recently renovated.

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## Description

This building features a repetitious elevation along the Browning Street frontage with small timber verandahs to the fronts of the dwelling units situated close to the Browning Street ground level. The repetition is brought together under one large hipped roof with its ridge line running north-south, and extending over the front verandah areas. The roof is not perforated by vents or dormer windows, and its largeness and simplicity demonstrates the building's basic design composition for low cost housing. A porphyry wall forms part of the foundations along the Besant street frontage.

The rear of the building is prominent in the approach to Browning Street from Besant Street, and retains a repetitive format similar to the Browning Street elevation.

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# 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:

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### Historical

#### CRITERION A

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

as evidence of the residential development of South Brisbane in the late nineteenth century; and, as evidence of the impact of the 1880s economic boom on the residential property market.

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### 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 1880s attached residences constructed as an investment property.

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### Representative

#### CRITERION D

The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places

as a substantially intact example of 1880s attached residences.

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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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