



Heritage Citation



27 Gipps Street, Fortitude Valley

Key details

Addresses	At 27 Gipps Street, Fortitude Valley, Queensland 4006
Type of place	Boarding house, House
Period	Victorian 1860-1890
Style	Georgian
Lot plan	L5_RP9497
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — May 2006
Construction	Walls: Masonry
Criterion for listing	(A) Historical

This two-storey masonry building was built as a private residence circa 1879 for Mary and Barbara Carmody and survives as one of very few examples of nineteenth century residential architecture in Fortitude Valley. In the early 1900s, it was converted for use as a boarding house before being sold to the Queensland Adult Deaf and Dumb Mission in 1914. From the 1920s to the 1940s, it again operated as a boarding house. It has since been converted for use as a commercial premises.

History

The 1870s marked the growing sophistication, confidence and population in Fortitude Valley. This was assisted by the first cutting down of the formidable Duncan's Hill, which extended from the All Hallow's site as far as Wickham Street, making the Valley more accessible to the town centre.

Confidence in the Valley is reflected in the fact that several substantial buildings were constructed there in the 1870s, including the Holy Trinity Church in 1871 and the grand Queensland National bank (now demolished) in 1877. Many modest buildings were also constructed in the 1870s. Dwellings were built to house the area's growing permanent population and shops were built to service them.

This two storey house was one of the many houses that were built during this decade, although few remain today. The land on which it stands was acquired by Mary and Barbara Carmody in 1879. The house was probably built soon after. In 1883 the house was occupied by James Carmody. In the mid-1890s Miss B (presumably Barbara) Carmody is recorded as the occupant of the house. The house was used as a private home until the early 1900s when it was converted to a boarding house. The property was sold to the Queensland Adult Deaf and Dumb Mission in 1914 and in 1920 it was purchased by Alfred Parsons. Parsons continued to operate the boarding house until the 1940s when it was again sold.

Just two doors down from the Jireh Baptist Church, which was built in 1862, this house was one of five very similar two-storeyed houses with second storey verandahs, built along this side of Gipps Street. While Fortitude Valley attracted mainly working class residents, Gipps Street last century was home to wealthier owners, as is reflected in the materials and style of this building. Its two storey masonry construction provides a contrast with the humble timber cottages that were predominant in the Valley last century. Its four neighbouring houses are shown in a 1949 photograph, but this is the only survivor among the area. Today Gipps Street is among Brisbane's heaviest traffic routes and this building has sensibly been converted for commercial use.

Statement of significance

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage Register Planning Scheme Policy of the Brisbane City Plan 2000.

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 one of few remaining residential buildings dating from the 1870s within Fortitude Valley; and as its change in use from a substantial private home, to a boarding house, to offices reflects the changing nature of the Valley over time; and as its style and building materials (two storey, masonry) reflect the former prestige of this part of the Valley as a residential address.

References

1. *Fortitude Valley Centenary 1849-1949*, Brisbane: the Committee, 1949
 2. Post Office Directories
 3. Brisbane City Council Sewerage Detail Plan 154, 1914
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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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