

Heritage Citation

Hill's Saddlery (former)

Key details

Also known as	Gospel Hall
Addresses	At 312 Lutwyche Road, Windsor, Queensland 4030
Type of place	Shop house, Shophouse
Period	Federation 1890-1914
Style	Academic Classical
Lot plan	L39_RP18952
Key dates	Local Heritage Place Since — 29 November 2019 Date of Citation — February 2017
Criterion for listing	(A) Historical; (B) Rarity

This two storey, rendered brick shop/dwelling was built circa 1901 for Herbert Hill, a Brisbane saddler. It operated as a saddlery on the busy thoroughfare of Lutwyche Road until the 1910s. The former saddlery later housed a number of businesses, including a grocery store before being used as a Gospel Hall meeting place in the early 1930s.

History

Herbert Hill, was born in the 1850s, the son of John Bignell Hill, a saddler, who established a saddlery business in Queen Street in the early years of free settlement. In 1890, Herbert Hill purchased 36 perches of land on Lutwyche Road (then known as Bowen Bridge Road) between Harris and Thorne Streets in the growing suburb of Windsor.

Hill's allotments were part of the four acre Bowen Bridge Estate, which was offered for sale in 1885. The estate was advertised in the Telegraph on 17 September 1885 as comprising "74 splendid residence sites including 16 capital business sites having main road frontages". By 1901, Hill was plying his trade in his new two storey, brick premises. At this time, motor vehicles were yet to become common and the continued use of horses for transport ensured the demand for saddlers and blacksmiths.

After Bowen Bridge was built across Breakfast Creek in 1860, Bowen Bridge Road was the major route from Brisbane to Gympie and other northern settlements. Prior to 1860, the area was farmed and the closest creek crossing was the bridge at Albion. Subsequently, large estates fronting Bowen Bridge Road were purchased by those with the means to build grand homes and travel by private conveyance to the commercial and political centre of the Brisbane. Many of these homes have survived although their surrounding lands were subdivided for residential allotments from the 1880s. Some examples include Rosemount, an 1880s house that replaced an earlier residence on the site built for Daniel Rowntree Somerset in the 1850s, Skilmorley and Bryden, built for John and James Bryden circa 1873 and Kirkston, constructed for solicitor John Flower, in 1888.

General stores, blacksmiths, carpenters and various other businesses soon flourished along the busy thoroughfare. Early industries included sawmilling, farming and the Brisbane Tuff quarry near the intersection of Bowen Bridge Road and Albion Road. A state school was established on the eastern side of Bowen Bridge Road in 1865 and moved across the road in 1917 to an impressive new brick school building. Windsor Shire was declared in 1887 and the stone Shire Chambers constructed just a few doors to the north of where Hill would build his new saddlery. The Shire included the localities of Albion, Woolloowin, Wilston, O'Connell Town and Swan Hill. The arrival of the Enoggera Railway line through the area in 1899 brought denser development with the subdivisions of the old estates. In 1904, the Shire was elevated to a the Town of Windsor.

Herbert Hill was a long term resident of Windsor, playing a significant part in the formation of the local volunteer fire brigade of which he was superintendent for many years. After 1910, the building at 312 Lutwyche Road was used for various other commercial ventures including a store and refreshment rooms. In 1927, Hill sold the property to Benjamin Fish, a carpenter, and his wife, Anne. Herbert Hill passed away in 1933 in his home in nearby Rosemount Street.

A 1917 plan of the site reveals that the two storey building included a verandah and timber section at the rear.

The former saddlery functioned for a time in the mid-1930s as a Gospel Hall meeting place. It later returned to various commercial uses and during the 1950s, was converted to tenement flats before being used as a veterinary clinic. In more recent decades, the building has housed an art gallery (with residence) and a photographic studio.

Description

The former Hill's Saddlery is a two-storey, masonry building fronting Lutwyche Road, Windsor. The exterior is rendered brick and the hipped and gabled roof is clad with corrugated metal sheets. The front has a tall, curved, pedimented parapet.

The rear has a two storey timber verandah, with a section of the ground floor enclosed with timber

weatherboards.

Although windows have been replaced, the openings are original.

The front awning and additional extension at the rear are not original and are not considered to have heritage significance.

In conjunction with the nearby Windsor State School, former Town Chambers and Windsor War Memorial Park, the former saddlery makes a significant contribution to the historic townscape of Windsor.

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 small scale, two storey, masonry residence and shop, formerly part of the Bowen Bridge Estate, that provides evidence of the commercial development of Lutwyche Road as a major transport corridor to the north of Brisbane from the nineteenth century.

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 Federation era, two-storey, masonry commercial building.

References

1. Brisbane City Council Building Cards

2. BCC Detail Plan no 564, dated 1935
 3. Brisbane City Council, Surveyor's Plan, dated 1917
 4. Queensland Certificates of Title and other records
 5. Queensland Post Office Directories
 6. Commonwealth Electoral Rolls
 7. Surveyor-General's Office. *McKellar's Official Map of Brisbane and Suburbs*. Brisbane, 1895
 8. Digitised newspapers and other records. <http://trove.nla.gov.au/newspaper>
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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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