

## Heritage Citation



### Shop and Residence

#### Key details

Also known as	Pedlar Bros.
Addresses	At 340 Sandgate Road, Albion, Queensland 4010
Type of place	Shop/s
Period	Federation 1890-1914
Style	Composite
Lot plan	L2_SP338548; Common property_
Key dates	Local Heritage Place Since — 1 December 2017 Date of Citation — January 2012
Construction	Walls: Masonry - Render
Criterion for listing	(A) Historical; (E) Aesthetic

340 Sandgate Road was built in 1913 and was originally constructed with a first floor residence and two ground floor shops. From as early as 1889 the site was occupied as a retail premises. Due to improved transportation links into and out of the city, the Albion centre became a bustling shopping and commercial precinct in the early twentieth century. A larger retail premises was built by the Pedlar Brothers to take advantage of this activity. The two storey brick building makes a strong contribution to the historic streetscape in the Albion centre and is a reflection of the prosperity of Albion at the turn of the century.

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## History (previous revision)

By the late 1880s and early 1890s Albion was one of a number of prosperous suburban centres which had arisen in response to the expansion of Brisbane from its former small city core. The northern commuter rail line between Roma Street and Sandgate had been officially opened on 10 May 1882, with regular services beginning the next day. By 1892 Albion was served by 29 daily trains to the city. During the course of the 1890s the numbers of people travelling into the city from Albion, Mayne, Woolloowin, Eagle Junction, Clayfield and Hendra more than doubled. By the turn of the century tram services linked Albion with Clayfield and the city (via Breakfast Creek and Newstead).

The development of Albion followed a pattern that was common in Brisbane in this period. The wealthier residents bought the land on the rises and apexes of hills, ensuring breezes, views, protection from flooding and protection from waste run off. The less wealthy purchased land on the base of the hills. The building of the Albion Public Hall and the 1889 construction of the impressive Queensland National Bank branch (demolished) on Sandgate Road, next to the Albion Exchange was indicative of the rise of Albion as a prosperous suburban centre. Several other commercial buildings were constructed along Sandgate Road in this period.

In 1887 Henry Powell purchased a fourteen perch block of land along Sandgate Road. By 1889 he had constructed a retail premises on the site and began to lease it to John Kenion for a period of five years at £3. Kenion & Co operated as produce merchants, general grocers and importers. Their head office was situated in Adelaide Street Brisbane, and the company claimed branches in Cairns, Ingham and London.

In 1907 James Pedlar purchased the property and continued retail use. In a 1909 photograph the Pedlar Brother's store is clearly depicted and was a single storey building with one shop and a high parapet advertising 'Cash Grocers', as well as front awning with 'Pedlar Bros.' painted onto it.

Between 1912 and 1913 a new building was constructed for the Pedlars and consisted of two shops and a first floor residence. The new building was built of brick and this is a reflection of the growth in prosperity in this part of Brisbane, a move away from timber that was cheaper and more widely used in this period. In 1913 the Pedlars leased the new shops out to two new retail businesses. It is unclear whether the first floor residence was leased to a separate tenant or to one of the shop keepers. The two shops were leased over the years to various businesses including a fruiterer, a bootmaker, a newsagent and a dressmaker.

340 Sandgate Road has had a continuous use as a commercial building since it was constructed. It is a fine reflection of the way Albion became an important commercial and retail centre in the early twentieth century and makes a strong contribution to the historic streetscape on Sandgate Road, Albion.

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## Description (previous revision)

340 Sandgate Road is a two-storey masonry building fronting Sandgate Road. The first floor is highly intact with original timber framed verandah and French doors. The interior is fairly intact with original timber staircase.

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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 shops and residence built during a period of commercial growth in Albion in the early twentieth century.

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#### Aesthetic

##### CRITERION E

The place is important because of its aesthetic significance  
as the two storey brick building with front verandah and decorative parapet makes a strong contribution to the intact historic streetscape along Sandgate Road, Albion.

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## References

1. Brisbane City Council Detail Plans, Building Registers, and Minutes of Proceedings
2. Kerr, John 1988, *Brunswick Street, Bowen Hills and Beyond: The Railways of the Northern Suburbs of Brisbane*, Australian Railway Historical Society
3. John Oxley Library photographs & clippings files
4. Lawson, Ronald, *Brisbane in the 1890s: A Study of an Australian Urban Society*, UQ Press, 1973, pp. 9-10, 100-3
5. Queensland Post Office Directories
6. Historic Titles, Department of Environment and Resource Management
7. *Metropolitan Water and Sewerage Survey Maps*
8. Queensland Electoral Rolls
- 9.

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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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