

Heritage Citation



Key details

Addresses	At 142 Boundary Street, West End, Queensland 4101
Type of place	Shop/s
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L13_RP1456
Key dates	Local Heritage Place Since — 1 July 2002 Date of Citation — January 2011
Construction	Roof: Corrugated iron; Walls: Timber

This small two-storey timber building was built circa 1885 when Boundary Street was developing as the commercial hub of West End. The population in the area grew during the mid-to-late nineteenth century as farmland gave way to residential development. From 1885 until 1896, the building operated as a grocery store before being taken over by a tobacconist. It remained as a tobacco shop until 1945 and has since had a number of different owners.

History

This small retail building was constructed circa 1885 and appears to have initially been a grocery store.

Boundary Street in West End began to attract a number of residents and small business people in the 1870s.

The farming community that West End was at this time gradually evolved into a residential area, and various stores appeared to service this clientele. Horse-drawn trams ran from Breakfast Creek to the Boundary Hotel in the 1880s, providing an impetus for both residential and commercial development. The number of shops and houses constructed in this area in the late 1870s and 1880s is indicative of the growth of Boundary Street and the surrounding areas at this time. While this section of Boundary Street, between Jane and Vulture Streets contained a mixture of residences and commercial properties in the late 1870s, it had developed to an extent that by the late 1880s it was almost exclusively commercial. Much material evidence of this development in West End still exists in the present.

Mary O'Connor obtained title to this property in 1878, and it passed to Maria O'Connor in 1882. Maria married Herbert Farling in 1894 but retained ownership of the site until her death in 1907, when it passed to her husband. J O'Connor appears to have operated a grocery store on the site for a few years from 1885, indicating the premises had obviously been constructed by that date. Herbert Farling established a tobacconist business there around 1896.

This property was purchased by John Condie in 1913, who continued the tobacconist business until his death in 1945. The property passed to William Condie and remained in family ownership until 1951. It has had several owners since then and has continued to operate as a commercial premises.

Description

This is a late nineteenth century commercial building built on the street alignment. It is a two-storey building with timber clad walls, a corrugated iron hipped roof integrated with the verandah roof, a verandah on the upper level and an awning at the lower level. Recently, the verandah has been renovated and opened up after being enclosed for some years as part of previous uses. Originally it was an open verandah space. The awning has three undecorated bays with signage for the shop mounted on the top edge of the awning and hanging from the awning. A light post pierces the awning roof within the centre bay. Curved galvanised iron sunhoods shade the

casement windows along the side of the building.

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 part of the commercial precinct that developed in Boundary Street, West End, during the late nineteenth century.

Representative

CRITERION D

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

as a good example of a nineteenth century, two-storey timber commercial building with an awning over the street and a verandah on the upper level.

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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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