

## Heritage Citation



### Tristram's Soft Drink Factory (former)

#### Key details

Also known as	West End Markets
Addresses	At 79 Boundary Street, South Brisbane, Queensland 4101
Type of place	Factory
Period	Interwar 1919-1939
Style	Spanish Mission

**Lot plan**

L1\_SP118998; L1\_SP118999; L2\_SP118999; L3\_SP118999; L4\_SP118999;  
L5\_SP118999; L6\_SP118999; L7\_SP118999; L8\_SP118999; L9\_SP118999;  
L10\_SP118999; L11\_SP118999; L12\_SP118999; L13\_SP118999;  
L14\_SP118999; L15\_SP118999; L16\_SP118999; L17\_SP118999;  
L18\_SP118999; L19\_SP118999; L20\_SP118999; L21\_SP118999;  
L22\_SP118999; L23\_SP118999; L24\_SP118999; L25\_SP118999;  
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L54\_SP118999; L55\_SP118999; L56\_SP118999; L57\_SP118999;  
L58\_SP118999; L59\_SP118999; L60\_SP118999; L61\_SP118999;  
L62\_SP118999; L63\_SP118999; L64\_SP118999; L65\_SP118999;  
L66\_SP118999; L67\_SP118999; L68\_SP118999

**Key dates**

Local Heritage Place Since — 30 October 2000  
Date of Citation — May 2011

**Construction**

Roof: Terracotta tile;  
Walls: Masonry - Render

**People/associations**

Atkinson, Powell and Conrad (Architect);  
Thomas Tristram (Occupant)

**Criterion for listing**

(A) Historical; (B) Rarity; (E) Aesthetic; (H) Historical association; (H) Historical association

Designed by prominent Brisbane architectural firm Atkinson, Powell and Conrad, this unusual Spanish Mission styled factory building was constructed in 1930 for soft drink manufacturer Thomas Tristram. The building remained in use by Tristrams until 1979 and has since been converted into a market.

## History

This unusual Spanish Mission style factory was constructed in 1930 for Tristrams Ltd., aerated water and cordial manufacturers. The business itself was established in 1875 by Thomas Tristram. Tristram arrived in Brisbane in 1864 and worked for Gardner and Keid, aerated water and cordial manufacturers, for ten years. In 1875 he started his own business, and in 1877 in partnership with Owen Gardiner, opened a factory in Hope Street, South Brisbane.

After managing the business for almost nine years Tristram again branched out on his own, taking over the Hope Street factory as a sole owner. He was forced to move, however when the Council resumed his property for "road improvements" in the mid- 1920s. Tristram found an ideal new location for his factory when his former

partner Owen Gardiner decided to move from his two acre Boundary Street site to a new factory in the Valley. The Tristram family purchased the Boundary Street land in July 1929. By January the following year, Tristram had commissioned distinguished architects Atkinson, Powell and Conrad to design a "new and up to date" factory. In 1928, Peter Ice Cream Ltd. had completed its modern brick factory on the adjacent site, establishing this as a new industrial precinct.

The Architectural and Building Journal in January 1930 reported that Tristram' new factory was to be ".... Thoroughly modern in every respect, with a well laid out garden and lawns occupying the front of the site". In March, the same journal announced that the well-known builder Walter Taylor of Graceville had secured the contract for this work. The cost of the new brick building with concrete floors was estimated at £25,000.

The completed factory was held up as an exemplary industrial building of the late 1920s. It demonstrated new attitudes towards industrial architecture and the growing trend towards landscaping industrial buildings.

The building was considerably altered, especially its interior, when Tristrams sold the factory in 1979, over a century after the company's foundation. The building was converted into a shopping complex, with all the machinery removed; air conditioning installed and lowered ceilings installed above the new shops.

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## Description

The West End Markets (formerly Tristrams factory) are designed in Spanish Mission style with an arched colonnade, rendered masonry construction and mock terracotta tiles. The central section of the building is two storeys but it extends to four storeys plus a basement in parts. This is flanked by two large gable roofed spaces with clerestories, and beside these, another two long gable roofed access ways. The predominant roofing material is corrugated fibre cement with the mock terracotta tiles occurring only at the gable ends and above the colonnade. In each gable end is a group of three small arches with two narrow ones flanking a wider central arch. A moulded diamond motif occurs on the gable of the central two storey portion. The colonnade steps up to the two storey centre piece and its arches incorporate decorative iron grilles bearing the letter 'T'. The arches that once filled the end bays have been removed to allow vehicular access. The once lawned forecourt is currently in use as a car park for the markets. At the rear its new commercial function has necessitated some additions.

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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:

## Historical

### CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history as it illustrates the nature of industrial development in West End in the interwar years.

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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 it is an unusual architect designed commercial building executed in the Spanish Mission style.

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## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance

as it is an unusual architect designed commercial building executed in the Spanish Mission style and featuring an arched colonnade, rendered masonry construction and mock terracotta tiles which make it an aesthetically pleasing structure on Boundary Street.

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## Historical association

### CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

as it is an example of the work of architects Atkinson, Powell and Conrad.

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## Historical association

### CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

for its association with Tristram's Soft Drinks a well-known brand in Brisbane up to the 1970s.

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## References

1. W.F. Morrison, *The Aldine History of Queensland*, page 267
  2. Titles Office Records
  3. *The Brisbane Courier*, 24 September 1923, page 16
  4. *Ibid*, March 1930, page 13
  5. RAJA, *Buildings of Queensland, Brisbane*: Jacaranda Press, 1959, page 48
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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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