

Heritage Citation



Bell's Shophouse

Key details

Addresses	At 500 Boundary Street, Spring Hill, Queensland 4000; At 500 Boundary Street, Spring Hill, Queensland 4000
Type of place	House, Shop/s
Period	Victorian 1860-1890
Style	Filigree
Lot plan	L14_RP10393; L13_RP10393; L14_RP10393; L13_RP10393; L1_SL841713; L2_SL841713; L3_SL841713; L4_SL841713; L5_SL841713; L6_SL841713; L7_SL841713
Key dates	Local Heritage Place Since — 1 January 2004 Date of Citation — July 2010

Construction

Roof: Corrugated iron;
Walls: Masonry - Render

Criterion for listing

(A) Historical; (B) Rarity

This building was constructed for the Powell family around 1886. It is a rare surviving example of a two-storey corner shop and dwelling typically associated with the rapid growth and development of Brisbane's inner suburbs in the 1880s.

History

In June 1857, William Rawlins purchased Suburban portion 211 comprising one acre, two roods and ten perches for forty-nine pounds, four shillings and five pence. As with other land in Boundary St. purchased in the 1850s, interest in the closer settlement of Spring Hill led to its sale and subdivision during the 1870s. In 1876 Joseph Lovekin purchased and subdivided the whole of portion 211 running from Boundary St. to Wickham Tce. In 1878 he sold subdivisions 13 and 14, comprising sixteen $\frac{3}{4}$ perches, to Mary Anderson who took out a mortgage of two hundred pounds in 1882. She sold to Helen Powell in 1886 and on her death the property passed to her husband Henry Powell as administrator.

In response to a rapid growth in population during the 1880s, more workers' dwellings and small shops were being constructed over the lower slopes and hollows of Spring Hill. Henry Powell had overseen the construction of the corner shop and dwelling and a similar structure adjoining it. A substantial undertaking, it demonstrated the new-found attraction of the area, particularly noticeable along the elite Wickham Tce., for development combining residential with commercial accommodation. In 1892 Powell registered a mortgage with the Queensland National Bank for one thousand pounds and further advances to cover building costs. Two adjoining timber buildings, separated by a brick wall, were constructed on the site. The ground floors were for commercial rental, the upper floors for dwellings. Separate timber staircases at the rear of each building gave access to the upper floors. Separate rear verandahs led, in the conventional style, to attached and unattached sheds used as kitchen, laundry and bathroom. A large stable block was located on the rear boundary of the corner block with access to North St.

Joseph Lovekin retained three subdivisions in his wife's name and, in 1886, constructed a corner shop and dwelling similar to Powell's corner shop on the opposite corner of Boundary and North Sts. He operated a grocery shop there until the early 1900s when it was let to William Smith, family grocer. The 1914 photograph of the shop building, demolished in the 1980s, is the only known one of this type of building in Spring Hill.

In the 1887 Post Office Directories, grocer Alexander Bell was listed as the first tenant of the corner shop of Powell's building, designated 52 and 54 Boundary St. The adjoining shop building, 56 Boundary St., was let to a butcher at the same time. By 1904 they were designated 500 and 498 Boundary St. respectively. Edward Wilcox, storekeeper, was the new tenant after Bell in 1904. He traded there until 1910, followed by Hawkins Brothers Grocers until 1919 and later the Kozakoff Food Company and jeweller C.H. Condor.

Butcher Neil Doherty was the tenant at 498 Boundary St. from the late 1890s until around 1915-16. Bootmaker

Gus Leibinger was at this address from 1919 and a range of small business tenants followed him. Around the turn of the century, living and working conditions in Spring Hill had deteriorated to the point where the area was generally designated a 'slum.' Floods and the ongoing financial crisis of the 1890s, the movement of better-off residents to newer suburbs, and overcrowding resulting from the influx of impoverished workers and families were some of the contributing factors. In 1909 Powell transferred the mortgage on 500 and 498 Boundary St. to Doherty whose family retained ownership until 1949. The property appears to have been combined and listed as 500 Boundary St. from the time of its sale that year to Panagiotis Tambakis.

From the late 1950s, a gradual renewal of interest in the value of Spring Hill as an inner-city location saw demolition of existing structures, the re-development of many areas for residential and commercial usage, and commitment on the part of some property owners to preserving Spring Hill's built heritage. Between 1959 and 1964, improvements were carried out, including additions to shops, flats, kitchen and laundry. Later the entire building was modified for office and warehouse facilities. As can be seen from the photograph of Haymans Electrical taken in 1969, the old verandahs and awnings on the Boundary St. elevation may have been demolished and the facades renewed and rendered during these modifications. Some of the outbuildings to the rear were also demolished.

There have been several owners since the Tambakis family sold in 1988. After 1989, there were additions of a verandah over the Boundary St. footpath across all dwelling units and the erection of an awning. Rendering, repainting and internal upgrades were also completed in the late 1990s and early 2000s. The ground floor shops have since been used for small business enterprises, including a series of restaurants.

Description

A two-storey rendered building occupying a corner allotment, with angled entrance doorway to the corner shop. Two more shop fronts are delineated on the ground floor. It has a hip-roof core, with stepped convex roof covering the verandah across all upper storey dwelling units on the Boundary St. elevation. Timber ornamented pillars from ground to the roof line are intersected with shade panels below the upper level. The building is a terra cotta/biscuit colour with blue trims on ground floor.

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 an example of a particular type of small enterprise development associated with inner-city Brisbane in the late colonial period.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage

as a rare surviving example clearly retaining the structural character and presentation of a two-storey corner shop/dwelling dating from the 1880s.

References

1. Aerial Photo 2001, Cadastral Data June 2004
2. Cadastral Map, 06/08/2004 showing Lots 13 & 14 /RP 10391
3. Site History: BCC Property Details 29.03.2004
4. BCC building cards
5. Surveyors Notebook Sketch 25.11.1913
6. Brisbane City Council Sewerage Map 16 January 1915, Detail Plan No.20
7. Titles information, including Certificates of Title, Transfers, and Bills of Mortgage. 1857 - 2004
8. Photograph; Corner Store/residence. Smith Family Grocer 1914 located at 552 Boundary St. on opp. corner of North St. to 500 Boundary St.
9. Photograph: Streetscape Boundary St. showing 500 Boundary St. 1989. BCC image
10. Photograph. Corner Shop/Residence 500 Boundary St. (Sept. 2001)
11. Brisbane Post Office Directories 1887 – 1920-21
12. "Bygone Brisbane. Early Seventies. Spring Hill Memories" *Brisbane Courier* 28.11.1925, p.18.
13. Advert: Haymans Electrical, *Telegraph* 18.03.1985, p.20
14. Advert: 'The Chef's In' *Independent* 2002

15. Alison Cotes, "This Is You: Boundary St. Spring Hill" *Courier Mail* 28.12.1994
 16. Gavin Stride, "Focus on Boundary St. Precinct Set to Boom", *Independent* Vol.2/14, 25.07.2002
 17. Fisher, Rod, *Spring Hill Heritage Tour: St Pauls to Gregory Terrace*, Kelvin Grove: Brisbane History Group, 1993
 18. Lawson, Ronald *Brisbane in the 1890s: A Study of an Australian Urban Society*. St Lucia U of Q Press, 1973
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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.

Citation prepared by — Brisbane City Council (page revised November 2020)



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