

Heritage Citation



Carroll House

Key details

Addresses	At 184 Main Street, Kangaroo Point, Queensland 4169
Type of place	Shop/s, Shophouse
Period	Victorian 1860-1890
Style	Free Classical
Lot plan	L16_SP192741; L5_SP198092; L4_SP193209; L822_SP192737; L2_SP193207; L3_SP193210; L813_SP192741; L5_SP193201; L6_SP193211; L4_SP193212; L106_SP196993; L119_SP196969; L811_SP192742; L812_SP192742; L1_SP193199; L1_SP193204; L101_SP196984; L107_SP196982; L108_SP196982; L810_SP192742; L120_SP196969
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — August 2010

Construction

Walls: Masonry

Criterion for listing

(A) Historical; (B) Rarity; (D) Representative

This two-storey masonry terrace of three shops was built circa 1878 and has continued to operate on this corner block for more than 130 years. Between 1878 and 1930 the shop operated as a general store, a butcher's and a grocer's, most likely with the owners or lessees living in the residences above. In the 1930s the shop underwent some alterations which characterise much of the present facade.

History

This building is located on land granted to William Wilson in 1844. Originally over three acres in size, by the mid 1860s it had been reduced to thirty two perches. The 1865 title, showing the land under the ownership of Patrick Reynolds, shows the block on the corner of Main and what was Wilson Street (now Baildon Street) with its primary frontage facing Wilson Street.¹ After Reynolds' ownership, the property was then purchased by the proprietor of the Kangaroo Point Hotel, James Darragh.² James then sold the property to Hugh Darragh. Hugh in turn transferred the property back into James' name in 1874.³

Although the 1876 Post Office Directory (POD) indicates commerce occurring along Main Street in this area, if a structure was present on the site it was either removed or demolished prior to 1878.⁴ The 1878-1879 POD indicates the location as "Building Shop" (please refer to footnote).⁵ At the time of the shop's construction, and despite the close proximity to the city, the Kangaroo Point area was consolidating its local industries, such as ship building and commerce, around a village lifestyle.

The property then went through a number of owners until it was purchased by John and Mary Shannon in 1910. They took out a mortgage at the time of purchase for £950.⁶ During these intervening years between the estimated time of construction and the Shannon's purchase, the PODs indicate that the premises was used as a grocer's, butcher's, and general store, in addition to providing accommodation, presumably in the second story.⁷ The neighbouring buildings also placed along Main Street and being located between John and Wilson Streets, were occupied by persons engaged in various trades and commerce.⁸ These shops were located in an ideal retail position being placed near a hotel, on a main street frontage, bordering on an area of working class housing.

Although presenting a different façade and verandahs today, there is a high probability that the shop and adjacent buildings are those which are present in the postcard taken of Kangaroo Point in 1910⁹ and appear to be present in the 1888 Sydney News illustration of Brisbane.¹⁰ The 1923 Detail Plans of Kangaroo Point clearly indicate the buildings, formed part of a purpose designed and constructed group of premises.¹¹ It should also be noted that these particular plans have been subsequently altered to accommodate the construction of the Story Bridge, it is unlikely however that the detail of the shop and adjacent buildings has been altered.

The property was purchased from the Shannons by Thomas Edmonds in 1930, at this stage it was still operating as a store.¹² In March of the same year Edmonds, who is indicated as living at Edmondstone Street, South Brisbane, placed an application with the Brisbane City Council to complete "alterations to shop and dwellings".¹³

The estimated cost of this project is indicated as £750. A photograph taken of the construction of the Jubilee Bridge in 1938-1938 shows that the work was completed, revealing the style of the façade evident (excluding verandahs) on the building today.

In 1936 the Bureau of Industry resumed a portion of the land for the construction of the bridge thus reducing the size of the property.¹⁴ Despite the removal of a number of homes as a result of the construction of the bridge the shop was well placed to service the new clientele drawn daily to the area for employment. In 1983 the building again underwent renovation with the owners placing their own name and the date of 1983 inserted into the interwar façade which was retained.¹⁵

At present the building still operates as a store/food outlet serving Kangaroo Point which is thus fulfilling its original intention at this location. The available evidence from 1888, 1910 and 1919 outlined above, suggests that this building and its adjacent buildings, although altered over the years are those which were constructed in the late 1870s, when the property was under the ownership of James Darragh.

Description

Located on the corner of Main and Baildon Streets opposite the Story Bridge Hotel, this two storey masonry building incorporates a corner store and three terrace houses. The building has parapet walls which are largely face brick with rendered parapets and window sills. The face brick walls appear to have been sandblasted removing a rendered finish and leaving rough faced brickwork. An awning supported by timber posts extends around the corner of the building with a balcony above projecting from the building's Main street façade. Two sets of french doors open onto the balcony which has its own roof and cross braced timber balustrading.

The building steps down Main Street in three sections which are individually roofed. These hipped iron roofs are visible above the stepped parapets.

The terraces have arched openings to Main Street which are fully or partially enclosed with lattice screens.

Early photographs indicate that the building was once 3 or 4 shops, all with street awnings and pitched roofs as visible today. The building may have originally been clad in timber.

This building and the Story Bridge Hotel form an important commercial node characterised by the two 2-3 storey masonry buildings addressing each street corner with post supported awnings over the footpaths, upper level verandahs and pitched roofs.

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 1870s terraced corner shops/residences which provides evidence of the village lifestyle that once existed at Kangaroo Point.

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 in Brisbane of a two-storey masonry terraced block of shop/residences constructed in the 1870s.

Representative

CRITERION D

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

as an example of an 1870s block of masonry terraced corner shops and residence.

References

1. Certificates of Title.
2. *Ibid.* & *Brisbane Hotels and Publicans Index; 1842 –1900*. Brisbane History Group Sources No.6, 1993. Merle Norris Compiler. P.31
3. Certificates of Title.
4. *Queensland Post Office Directory*. 1876 p.40
5. *Queensland Post Office Directory*. 1878-1879 p.52
6. Certificates of Title.

7. Queensland Post Office Directories. 1880-1910
8. *Ibid*
9. *John Oxley Library*. Held under Kangaroo Point Photographs. Postcard c.1910
10. "Brisbane", 30 August 1888. *The Illustrated Sydney News*. Supplement
11. Detail Plan No:61. 1/3/1923
12. Certificate of Title. & *Queensland Post Office Directory*. 1930-1931 p.187
13. *City of Brisbane Register of New Buildings for the Month Ending 31st March 1930*. P.46
14. Certificates of Title.
15. Brisbane City Council records. Electronic Records and Building Cards

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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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