

Heritage Citation



Hatton's Shophouse

Key details

Addresses	At 52 Berry Street, Spring Hill, Queensland 4000
Type of place	House, Shop/s
Period	Federation 1890-1914
Style	Filigree
Lot plan	L3_RP10198
Key dates	Local Heritage Place Since — 1 January 2004 Date of Citation — June 2015
Construction	Roof: Corrugated iron; Walls: Masonry

Criterion for listing

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

The shop/house was built in 1890 for site owner Ellen Owens. It was constructed on a six and a half perch site, small even for Spring Hill, which was the most densely occupied suburb in Brisbane by that time. Storekeepers rented the store on the ground floor and tenants leased rooms upstairs. This is an uncommon brick, two-storey, nineteenth century shop/house surviving in one of Brisbane's earliest suburbs.

History

Development in Spring Hill began with the early European settlement of Brisbane. It was, and remains, home to the penal colony's windmill. Subdivisions and land sales began in 1856. This site sat at the conjunction of several of the '47 Villa Sites' offered for sale. Because of the way the site was divided and Berry Street was surveyed, each proprietor held a pie-shaped wedge which narrowed to an unusable point at the junction. Land transfers between the site owners created this six and a half perch site, designated subdivision 16A, in 1866. The small site had frontage to three streets. Owner James Hyland appears to have constructed a house and resided there from the late 1860s. His household furniture was offered for sale from the residence on Upper Edward Street, as Berry Street was then called, pending Hyland's departure for Melbourne. Constable William Minogue became the new owner of the site, and resided there briefly in the 1870s before he was transferred out of Brisbane. He kept the property and the changing names listed in the Post Office Directories throughout the 1880s suggest he leased the residence to tenants.

Ellen Maud Dinneen, a spinster, bought the 6.5 perch block of land on 5 October 1888. Ellen Dinneen was the daughter of Margaret Dinneen, a long-term Spring Hill resident. Margaret owned a site slightly uphill from this one on Berry Street from 1867, where she operated a boarding house. Ellen married one of the boarding house tenants, David Owens, on 28 May 1889.

Ellen Owens mortgaged the site for £350 through Charles Bertrand Lilley and Thomas O'Sullivan on 24 September 1889. This mortgage was probably used to pay for the erection of the shop/house at the corner of Berry and Amy (now Sedgebrook) Streets. According to the 1890 edition of the Queensland Post Office Directory, there was house under construction on this site during 1890. By 1890 Spring Hill was the most populated suburb in Brisbane and the demand for accommodation was too high to leave a site vacant. The Undue Subdivision of Land Prevention Act 1885 attempted to avoid the creation of slums, with Spring Hill as a particular focus, but legislators had considered the impact on owners of small lots. The Act did not apply retroactively, so allotments of less than sixteen perches which had been created before the Act – like Owens' land – were not affected.

In 1889 a W Owens advertised for tenders from plumbers and gasfitters for the Berry Street job, suggesting that the Owen family participated in the construction of the building. The building was completed by 1890, and a year later was valued at £225. The store was leased to grocer Alfred Hatton, formerly occupant of a shop on the opposite site of Berry and Amy Streets.

The building is typical of a number of shop/houses built around Brisbane during the nineteenth century, with the ground floor used for retail or trade purposes while the owner lived on the floor above. Vertical development was

a way of maximising the available space on small sites in packed suburbs. In Berry Street, tenants sub-let properties, offering rooms with 'every convenience' for lease, while storekeepers and dressmakers rented the downstairs shop. Its corner position was an advantage for multi-tenanted dwellings, allowing maximum light and air to reach each room, and the Berry Street location was convenient for Spring Hill and city workers.

Berry Street grew significantly in the 1890s, with boarding houses and multi-tenanted dwellings built near Wickham Terrace. The Amy and Berry Street corner formed a small commercial precinct with shops on each side of Amy Street. Civic works were undertaken, including the improvement of drainage and the installation of street lighting. From the late 1890s the corner became a place for political meetings, where candidates addressed their potential constituents.

In the 1910s Ellen Owens defaulted on rates over land she owned in Caboolture and Ithaca and those properties were sold. In 1916 her Berry Street shop was offered for sale by order of her mortgagees. The 'two-storied shop and dwelling' had six rooms and was 'recently renovated'. Bridget Cullen purchased the property with a £250 mortgage in 1917. The Cullens owned a number of properties in Berry Street and appear to have lived elsewhere, but they ran the grocery store through the 1920s. Hygienic standards were apparently lax though, as Mrs Cullen was prosecuted in 1922 for having 'food or garbage on [the] premises... which would have a tendency to furnish food for rats' (Telegraph 21 June 1922 p3). In 1927 the property was sold to Alexander Fites, a hotel proprietor from Charleville. It was referred to as 'Central Store', with self-contained flats above.

Over the course of the twentieth century the building developed as a landmark for photographers and artists sketching Berry Street, situated at a bend in the road and the striking two-storey building was highly visible from the Leichhardt Street end of Berry Street.

The shop continued to be used for retail purposes through the twentieth century though it has since reverted to dwelling only. It has been held by the family of the current owners since 1964.

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 a shop and residence built in the late nineteenth century on a 6.5 perch block of land created in 1866. It demonstrates the dense settlement of the area prior to 1885.

Rarity

CRITERION B

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

as a two-storey shop residence located on a tiny site addressing the corner of a street densely settled in 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 late nineteenth century shop-residence.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as a landmark nineteenth century shop residence on a prominent site.

References

1. Brisbane City Archive Brisbane Images
2. Brisbane City Council Archives, map of Spring Hill, 1865
3. Brisbane City Council, Properties on the Web, Building Cards
4. Brisbane City Council aerial photographs, 1946, 2012
5. Brisbane City Council's Central Library, local history sheets
6. Department of Natural Resources, Queensland Certificates of Title and other records
7. John Oxley Library, Brisbane Suburbs – Estate Maps
8. National Library of Australia, Trove website, *The Brisbane Courier*, *The Courier Mail*, *The Telegraph*.
9. John Oxley Library, State Library of Queensland, Picture Queensland
10. Queensland Government, *Queensland Pioneers Index 1829-1889*, (Brisbane: Department of Justice and

Attorney General, 2000)

11. Department of Attorney-General and Justice, Queensland Births Deaths and Marriages Historic Records
 12. *Queensland Post Office Directories*, 1868-1949
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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 June 2022)



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