

Heritage Citation



Kedron Park Hotel

Key details

Addresses At 685 Lutwyche Road, Lutwyche, Queensland 4030

Type of place Hotel (pub)

Period Victorian 1860-1890

Style Filigree, Free Style

Lot plan L107_SP248969; L108_SP248969; L106_SP279275; L206_SP248969; L215_SP253379; L216_SP253379; L214_SP248970; L123_SP253414; L208_SP248969; L201_SP252274; L173_SP248956; L174_SP248956; L171_SP248954; L207_SP248969

Key dates Local Heritage Place Since — 1 January 2004
Date of Citation — April 2011

Construction	Roof: Corrugated iron; Walls: Masonry
People/associations	John Richard Hall (Architect)
Criterion for listing	(A) Historical; (B) Rarity; (G) Social

The Kedron Park Hotel was built in 1881 for owner and licensee Frederick Morris, a stepson of local resident Judge Alfred Lutwyche. The hotel was designed by Brisbane architect John R Hall. It was built on the intersection of what were then Gympie and Bald Hills Rds, and opposite the former Kedron Park racecourse. This racecourse, the home of unregistered racing until it was closed in 1956, provided a ready clientele for the hotel. For many years illegal starting price bookmakers operated in the front bar and two-up games were held on the first floor. Under ownership of the James Cavill a brick extension was added on the Lutwyche Rd frontage in 1920. The licensees also ran a popular zoo behind the hotel, famous for its crocodile and swearing parrot.

History

During the 1880s mass migration brought about a massive increase in Brisbane's population. The northern commuter rail line between Roma Street and Sandgate had opened on 10 May 1882, with regular services beginning the following day. During the 1890s the number of people travelling to the city from Albion, Mayne, Woolloowin, eagle Junction, Clayfield and Hendra, more than doubled.

In 1881 architect John Richard Hall designed the Kedron Park Hotel on Gympie Rd. Hall designed numerous buildings in Brisbane and surrounds, including a number of hotels including the Queen, Longreach and Grosvenor.

Frederick Morris was the first owner and licensee of the hotel, building it for £2700. He advertised the newly-opened hotel located within four miles of Brisbane as offering 'superior family accommodation, magnificent picnic grounds' at 'the most delightfully situated holiday resort in |Queensland". Facilities included a bowling green, cricket, skittles and quoits, in addition to rifle practice, archery and pigeon shooting. The hotel was far enough from the city to also be used as a stopping point for travellers between Brisbane and the north.

The hotel was situated just across the road from the infamous Kedron Park Racecourse, the home of unregistered racing in Brisbane until its closure in 1956. Morris was involved with organising picnic race meetings at the course as a means of attracting custom to the hotel.

In 1919 James F Cavill became the hotel's owner after a succession of licensees. In 1920 a brick extension was added to the side of the existing building on what is now Lutwyche Rd. The Cavills established a zoo behind the hotel with a variety of animals and birds, including a swearing parrot, monkeys, and a crocodile.

Because of the hotel's close association with the Kedron Park Racecourse, over the years starting price bookmaking became rife in the bar and illegal two-up games were played upstairs.

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 hotel built to service Lutwyche and Woolloowin, when they were beginning to redevelop into housing estates.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage
as a hotel with its 1881 component substantially intact, in addition to its 1920 additions.

Social

CRITERION G

The place has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons
as a landmark corner hotel with a varied and sometimes notorious history.

References

1. Queensland Title Deeds
2. Brisbane City Council Building Registers & Building Cards
3. Brisbane City Council Water Supply and Sewerage Detail Plans

4. Brisbane City Council Minutes
 5. Queensland Post Office Directories
 6. *Queensland Punch* 1882
 7. *Brisbane Courier*, 1864-1933
 8. Teague, DR., *The History of Kedron*, Colonial Press, 1976
 9. Watson, Donald & Judith McKay 1994, *Queensland Architects of the 19th Century*, University of Queensland Press, St. Lucia
 10. Windsor & Districts Historical Society 2000, *A Walk Through the History of Thorroldtown*
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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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