

Heritage Citation



Queen's Arms Hotel

Key details

Addresses At 66 James Street, Fortitude Valley, Queensland 4006

Type of place Hotel (pub)

Period Victorian 1860-1890

Style Filigree

Lot plan L45_SP269844; L44_SP269844

Key dates Local Heritage Place Since — 30 October 2000
Date of Citation — July 2001

Construction Roof: Corrugated iron;
Walls: Masonry

People/associations Richard Gailey (Architect)

The Queen Arms Hotel, constructed circa 1884, is one of the oldest surviving hotels in Fortitude Valley. It was built for Margaret Gaffney who engaged renowned Brisbane architect Richard Gailey to design it. The hotel was owned by the Gaffney family until the 1950s and has since had a number of different owners. The building has undergone a number of alterations, particularly during the 1950s and 1960s, but still retains a lot of its original integrity.

History

Erected in c1883-4 the Queen's Arms hotel is reputed to be the oldest surviving hotel in the Fortitude Valley area. According to the Brisbane Hotels and Publicans Index: 1842-1900 the current hotel is the fourth Queen's Arms hotel within Brisbane. The others (with apparently overlapping time periods) were located at Kangaroo Point (1853-65), on the corner of Albert and Elizabeth Streets (1865-6), and Wickham Street (1861-73).

The name follows the general patriotic and military style so evident during the c19th within Brisbane. This is exemplified in other hotels such as the "Queens Head", "Foresters' Arms" and "Volunteer Arms".

The hotel is located upon two allotments. The primary allotment, lot 22, which was purchased by Margaret Gaffney, "widow", in December 1879 and was some 36[?] perches in size. And part of the adjacent allotment 23, which was acquired quite late in the existence of the hotel, in February 1971 by the then owners of the hotel.

Allotment 23 had a previous link to the hotel, as it was owned by a lessee of the hotel, John William Massie. While Massie was only the licensed victualler of the Queen's Arms for the period 1882-84, he retained ownership of the allotment and subsequently subdivided the block in c1912. The allotment closest to the hotel was placed in the name of presumably a relative, Mary Massie, "Spinster". The c1927 Detail Plan discloses a dwelling of worker's cottage proportions existent on the site, with a gate opening out onto the hotel property.

Richard Gailey called a tender in September 1883, with tenders closing 1 October in the same year, for "the erection of an hotel at the intersection of James and Stratton Streets". Construction would have commenced in 1883 and completion would have most likely occurred in 1884.

At the time of construction of the hotel Margaret Gaffney was the proprietress of the "Dunmore Arms Hotel" in George Street. Margaret Gaffney along with her husband Peter (who died in January 1879) were the licensed victuallers of the "Dunmore arms" for the period between 1873-1887. (Peter 1873-79 and Margaret 1879-87). At the time of her death (19 November 1919) Margaret Gaffney's address was described as being late of Toowoomba and she retained ownership of the property until her death, where upon it passed onto members of her family.

A bill of mortgage on the title was registered on January 1886 to the licensee Francis W. Beech. The terms were where mainly those of a lease, listing price per year to be paid, for seven years. In July 1886 the only "lease" was transferred to the Queensland Brewing Company, while Margaret Gaffney retained ownership.

Queensland Brewing (also known as Bulimba Brewing) commenced operations in Florence Street Teneriffe in

c1882 and they were eventually acquired by Carlton United Brewing in c1961. The involvement of a brewery in a hotel (a relatively new hotel would have been more desirable) was an accepted business practice for the brewing industry as this provided a means of controlling and ensuring retail outlet. For example, leading businessman and politician George Wilkie Gray, through his new company Castlemaine Brewery and Quinlan Gray & Co, had gained control of the lease of The Royal Exchange hotel at Toowong.

While the hotel had a number of lessees over the years the property remained in the Gaffney family until the 1950s. A later notable lessee was well-known and often controversial national and international rugby league player Arthur Beetson OAM. Since then the property has had a number of owners.

As with most commercial premises that serve the public alterations have also occurred to the building. BCC records indicate applications were made during the following years; 1953,1954,1959, 1961 and in 1962 for alterations.

As mentioned above Richard Gailey was the architect of the hotel. Gailey, an architect, businessman and philanthropist, commenced practice in c1865 and is reputed to have sustained the longest "and most productive practice of any Brisbane private architect."¹ During the 1880s Gailey designed a number of important and impressive hotels in Brisbane which reflected the booming economy of the time. These include the 'Regatta' (1886), the 'Prince Consort' (1887), the 'Wickham' (1885) and the 'Empire' (1889).

Hotels, during the latter part of the c19th and mid-late c20th have been important social and leisure centres and meeting places, for many communities. The number of hotels in the City, Fortitude Valley and New Farm areas increased as prosperity, exemplified in the building boom of the 1880s, grew during this period. The Queen's Arms Hotel is an example of the establishment of a hotel which was selectively located within an inner city area, which bounded industry, where the clientele, which comprised of predominantly of blue collar workers, would ensure a steady and profitable income flow.

Description

This two storey masonry hotel occupies a corner site with the main bar entrance off the truncated corner. The roof form is hipped and sheeted with corrugated iron, with chimneys located on a double ridgeline. Original windows appear to have been replaced by steel awning sashes.

A flat suspended awning wraps around the two street frontages, but French doors to the upper floor suggest that they originally opened onto a first floor balcony over a post-supported awning.

Several extensions have been carried out to the hotel, but the original form is clearly evident on the corner site.

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 constructed during Brisbane's 1880s building boom, during which a number of prominent inner-city hotels were built.

Rarity

CRITERION B

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

as one of the oldest remaining hotels in Fortitude Valley.

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 a hotel designed by influential architect Richard Gailey, who designed a number of landmark buildings in Brisbane.

References

1. Donald Watson, & Judith McKay. *Queensland Architects of the 19th Century: A Biographical Dictionary*. (Brisbane. Queensland Museum. 1994). p 72
2. Brisbane City Council Building Card Records

3. Brisbane City Council Detail Plan. No: 199
4. Certificates of Title.
5. Fortitude Valley Character and Heritage Study. Vol.2. (Heritage Unit, Brisbane City Council. 1995)
6. Heritage Unit Files: Carlton Brewery
7. Norris, Merle (Compiler). *Brisbane Hotels and Publicans Index: 1842-1900*. Brisbane History Group. Sources No.6. 1993
8. Watson, Donald and Judith McKay. *Queensland Architects of the 19th Century: A Biographical Dictionary*. Brisbane: Queensland Museum, 1994

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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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