

## Heritage Citation



### Royal Exchange Hotel and Royal Exchange Building

#### Key details

|                      |   |
|----------------------|---|
| <b>Also known as</b> | Royal Exchange Building   |
| <b>Addresses</b>     | At 22 High Street, Toowong, Queensland 4066                               |
| <b>Type of place</b> | Garage, Hotel (pub)   |
| <b>Period</b>        | Victorian 1860-1890, Interwar 1919-1939                                   |
| <b>Style</b>         | Free Gothic   |
| <b>Lot plan</b>      | L21_RP909288  |
| <b>Key dates</b>     | Local Heritage Place Since — 1 July 2002<br>Date of Citation — April 2011 |

**Construction** Roof: Corrugated iron;  
Walls: Masonry

**People/associations** George Frederick Addison - Royal Exchange Building (Architect);  
Richard Gailey - Royal Exchange Hotel (Architect)

**Criterion for listing** (A) Historical; (A) Historical; (D) Representative; (E) Aesthetic; (E) Aesthetic; (G) Social; (H) Historical association; (H) Historical association

This late nineteenth century hotel is the work of an important Brisbane architect, Richard Gailey, and by virtue of its position and distinctive architectural design, is a landmark in the commercial centre of Toowong. As a continuously functioning hotel for over 115 years it has a strong social significance for the Toowong area. The Royal Exchange Building was built as an adjunct to the hotel in the interwar period. This commercial building and automobile garage was designed by notable interwar Brisbane architect G.F. Addison and, by virtue of its prominent position and simple, effective architectural design, is a landmark in the commercial centre of Toowong.

## History

### Royal Exchange Hotel

The present site on which the hotel is located is an amalgam of a variety of allotments. A Railway Hotel operated at Toowong from c.1876. Evidence is inconclusive if the hotel referred to as the (Toowong) Railway was the predecessor of the Royal Exchange Hotel. Sylvester Ryan held the licensee from 1882 until c.1885/6 where upon it was transferred, by lease, to William Robertson. It is likely that the name change, from the Railway to the Royal Exchange Hotel, occurred under the control of William Robertson, prior to c.1887.

On 1 August 1884 tenders were called for 'the erection of an HOTEL at Toowong' by the important and influential Brisbane Architect Richard Gailey. Evidence indicates during this period of the early to mid-1880s, it was only the (Toowong) Railway/ Royal Exchange that would have undergone any change. It is therefore highly probable that this tender was for the Royal Exchange Hotel.

In March of 1885 the property which stood at some 1 rood and 10 perches in size was transferred into the name of Ellen Ryan, wife of Sylvester Ryan. At the same time a mortgage was registered by the Queensland Investment and Land Mortgage Company Limited against Ellen Ryan for the large sum of £2500.

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 nearby hotel the "Regatta" (1886), the "Prince Consort" (1887), the "Wickham" (1885) and the "Empire" (1889).

The location for the hotel, along High Street, near commercial district and close to the Railway Station, was important to enable a continuous clientele to frequent the premises. However *"old residents vigorously, but unsuccessfully, opposed the establishment of the Railway Hotel near the Station..."*<sup>1</sup>

The hotel was an important social centre for the locality. For a number of years the land near the hotel was the

location for the Toowong fire brigade. The Royal Exchange Hotel may be distinguished from the nearby Regatta Hotel which, after the new hotel was erected in conjunction with its close proximity to the river, attempted to attract a recreational clientele. Whereas the Royal Exchange Hotel may well have had a less exclusive, but nevertheless continuous and consistent local clientele.

The most important ownership of this hotel during the early period occurred when leading businessman and politician George Wilkie Gray obtained control of the premises. By 1894 Gray, through his new brewery company, Castlemaine Brewery and Quinlan Gray & Co., had gained control of the lease. In 1907 the property was transferred into the Gray's name, which subsequently set up a pattern of ownership which would last for a number of years. Gray would lease the hotel to Castlemaine Brewery and Quinlan & Gray and Co who in turn would sub-lease the property to a licensed victualler.

Between 1908 and 1928 the hotel was extended on the railway side of the existing building, in addition to two smaller structures further down the High Street side. The initial construction and subsequent improvements indicates that the hotel was a reasonably successful business. Over the years Castlemaine Perkins gradually acquired the land behind the hotel that comprised of residences (Ebor St) and converted the area into a car park to service the hotel. The hotel now comprises a substantial area in the business centre of Toowong.

The hotel has become a popular and convenient meeting place for students from the University of Queensland and is a local landmark within the central business district of Toowong.

### **Royal Exchange Building**

This particular building, now part of the Royal Exchange Hotel complex, was erected in 1927. On 10 January, 1927 tenders closed for "three brick shops and brick garage Toowong" The excepted tender was S.S Carrick of Logan Road. The total cost of the work was £4000.

The building was designed by the architectural firm of Addison & Son G.H.M. This firm, which operated during the period 1919-1928, principally consisted of the partners George Henry Male Addison and his son George Frederick Addison. George Addison senior was important Brisbane architect responsible for such buildings as the Exhibition Building (1890-1) and the Hon. William Stephens' house Cumbooquepa (1890-1). George Addison Senior died in 1922 and the practice was continued on by his son until he was joined by H.S.MacDonald in 1928.

The owner listed on the building application was Quinlin Gray & Co. (full company name was Castlemaine Brewery and Quinlin & Gray). The property had passed under the control of Queensland Trustees Limited after Gray's death in 1924, but the leases of previous years were still operating.

Occupation of the Royal Exchange Building was soon taken up by Royal Exchange Motor Garage, a store and a dressmaker. The construction of the building would have added to the commercial presence in the centre of Toowong.

Over the years the building has served a number of uses, with its present use now complimenting that of the hotel.

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## **Description**

### **Royal Exchange Hotel**

This is a two-storey brick hotel in the Victorian Style, with corrugated iron roof and prominent decorative gables flanking a central veranda with a curved iron roof and cast iron balustrade. A later side extension continues the fenestration of grouped semi-circular arched openings with rendered bands at sill and springing levels.

### **Royal Exchange Building**

A single-storey brick building on a truncated corner site with a prominent castellated parapet and moulded signage panels. A suspended awning is continuous to both street frontages above traditional shopfronts on the front alignment.

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## **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:

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#### **Historical**

##### CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history as it is illustrative of the development of Toowong during the 1880s.

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#### **Historical**

##### CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history as an interwar commercial building and purpose built automobile garage erected at the commercial centre of Toowong.

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#### **Representative**

##### CRITERION D

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

places

as it is an existing building purpose designed as a hotel dating from the 1880s.

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## **Aesthetic**

### CRITERION E

The place is important because of its aesthetic significance

as it is a late nineteenth century hotel of distinctive appearance located in a prominent position on High Street giving it landmark qualities.

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## **Aesthetic**

### CRITERION E

The place is important because of its aesthetic significance

as a it is an interwar commercial building of distinctive appearance located on a prominent corner of High Street giving it landmark qualities.

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## **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 it is a hotel where Toowong residents have met and socialized since the mid 1880s.

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## **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 it is an example of the hotel design work of the important and influential architect, and resident of Toowong, Richard Gailey.

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## 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 an example of the commercial design work of interwar architect George Frederick Addison.

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## Supporting images



Unidentified photographer,  
'Early view of the Royal Exchange Hotel, Toowong, ca. 1908',  
John Oxley Library, State Library of Queensland.

The hotel and fire station can both be seen in this image. Situated in High Street, Toowong, the hotel was built ca. 1876. J. J. Mutary was licensee from ca. 1902 until ca. 1910. (Description supplied with photograph)



Unidentified photographer,  
'Royal Exchange Hotel, High Street, Toowong,  
Brisbane, ca. 1929',  
John Oxley Library, State Library of Queensland.

The Royal Exchange Hotel was built in ca. 1876 and  
the first proprietor was William Robertson.  
In ca. 1927 the proprietor was P. H. Bishop.  
(Description supplied with photograph)

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## References

1. J.B. Fewings. *Arcadian Simplicity: J.B. Fewings Memoirs of Toowong*. Ed Helen Gregory. (Brisbane: Library Board of Qld. 1990). P.40
2. *Australian Dictionary of Biography*. Vol.9. 1891-1939. Gil Las. 'Gray, George Wilkie'. By Betty Crouchley. (Melbourne; Melbourne University Press. 1983). pp.84-85
3. BCC Building Registers
4. Brisbane City Council Water Supply and Sewerage Detail Plans
5. *Brisbane Courier* 4 August, 1884. p.1.
6. Calthorpe, K.D. & K.Capell. *Brisbane on Fire: A History of Firefighting: 1860-1925*.(Brisbane; Ken Capall.1997)
7. Department of Natural Resources, Queensland Certificates of title and other records.
8. Environmental Protection Agency file on the Regatta Hotel
9. Fewings. *J.B Arcadian Simplicity: J.B. Fewings Memoirs of Toowong*. Ed Helen Gregory. (Brisbane: Library Board of Qld. 1990)
10. JOL Estate Map Collection and photographic collection
11. Lawson, Ronald 1973, *Brisbane in the 1890s: A Study of an Australian Urban Society*, University of

Queensland Press, St. Lucia

12. McKellar's Map of Brisbane and Suburbs. Brisbane: Surveyor-General's Office, 1895
13. Norris, Merle (Compiler). *Brisbane Hotels and Publicans Index: 1842-1900*. Brisbane History Group. Sources No.6. 1993
14. *Queensland Government Gazettes*. January 1926 & January 1927
15. Watson, Donald and Judith McKay. *A Directory of Queensland Architects to 1940*. (St. Lucia: U of Q Press, 1984)

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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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