



Heritage Citation



Shophouse

Key details

Addresses	At 14 Park Road, Milton, Queensland 4064
Type of place	Shop/s, Shophouse
Period	Victorian 1860-1890
Style	Queenslander
Lot plan	L92_RP18374
Key dates	Local Heritage Place Since — 1 January 2004 Date of Citation — May 2011
Construction	Roof: Corrugated iron; Walls: Timber

Criterion for listing

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

14 Park Road Milton was originally built as a shop and residence in 1888. It has been in continuous commercial use since then and is part of the history of the Park Road business and social precinct. It is a visual reminder of Park Road's commercial origins.

History

In 1885, the Milton estate was subdivided into smaller suburban allotments. In 1888, Thomas Robert Smith, a cab proprietor purchased adjoining allotments in Park Road, Milton. He mortgaged the property for £500 and probably used the funds to build a shop and residence at 14 Park Road, Milton and a neighbouring residence for himself and his wife. Mrs Smith worked as a milliner and dressmaker from their home in Park Road.

Since 1889, 14 Park Road, Milton has been used for commercial purposes. In the nineteenth century and prior to World War II, it was most often used as a grocer's store. It briefly became a confectionary shop in 1906. Until 1943, it was located next to a butcher's shop. Today, the property at 14 Park Road, Milton is still part of a commercial precinct and selling food – though as a restaurant not a grocery store. Park Road has long been a busy thoroughfare and a place for socialites to "be seen". The shop at 14 Park Road is a part of this history.

It was common for nineteenth century shops to have a residence built above or behind the shop-front. This property appears to have had a residence upstairs. In the twenty-first century, it is rare for retailers to reside in the same building as their business premises.

In 1954 and 1955, the owners applied to convert the premises into two flats. Their applications were rejected for health reasons. In 1980 and 1983 further applications were received to extend the shop by building extra rooms on the back for toilets and storage space, an internal staircase and room for eight parking spaces. The estimated cost of the renovations, which were not approved, was \$9,000. At this time, 14 Park Road, Milton provided retail space for a gentleman's outfitters and a hair designer.

14 Park Road, Milton is an excellent example of nineteenth century commercial architecture and a reminder of the development of Park Road as a commercial precinct in the 1880s. Although extensions to the rear of the building were eventually approved, it still retains many original features, such as the brick fireplace, pyramidal roof and separate, curved verandah roof.

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 it is the only remaining early building in the street illustrative of the nature of development in Park Road in the late nineteenth century.

Rarity

CRITERION B

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

as it is the only remaining nineteenth century shop in the commercial precinct of Park Road Milton.

Representative

CRITERION D

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

as it is a good example of a combination shop/house, a type of commercial building common in Brisbane in the nineteenth century.

References

1. Brisbane City Council Metropolitan Water Supply and Sewerage Board, Map no. 844, 1928
2. BCC building cards
3. Brisbane City Council, Records, Application for consent to develop 14 Park Road Milton, 420/10-LL780/14
4. Brisbane City Council. Minutes of Proceedings of Council meetings, 5 October 1954 and 24 May 1955
5. Department of Natural Resources, Queensland Certificates of title and other records.
6. McKellar, John. 1895. Estate Maps – no. 8
7. Pearn, John. *Auchenflower: The Suburb and the Name*. Brisbane: Amphion Press, 1997
8. *Queensland Post Office Directories, 1887-1949*

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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.

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