



## Heritage Citation



### Shops

### Key details

<b>Addresses</b>	At 223 Given Terrace, Paddington, Queensland 4064
<b>Type of place</b>	Shop/s
<b>Period</b>	Federation 1890-1914
<b>Style</b>	Free Classical
<b>Lot plan</b>	L6_RP19572
<b>Key dates</b>	Local Heritage Place Since — 1 July 2002 Date of Citation — October 2000
<b>Construction</b>	Roof: Corrugated iron; Walls: Timber

This one-storey traditional timber and tin shop was built circa 1898 for George Thomas Sweetman, a grocer. Until the late 1990s, the building was divided into three shops (nos. 223, 221 and 219 from corner) which have housed a variety of businesses over the past century including a grocers, a pharmacy, and a chemist. After the building was refurbished in 1997, the three separate shops were combined to form one large shop.

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## History

By the 1890s, Paddington was closely settled by Europeans, with gracious homes occupying the higher more prestigious sites and the slopes and valleys taken up by the workers' cottages of artisans and the working classes. Shops and businesses built to cater to Paddington's growing population developed along the major transport route of Given and La Trobe Terraces. The extension of the tramline to Paddington along the terraces in 1897 was a further stimulus to development along this route. By the late 1890s, the segment of Given Terrace between Martha Street and Princess Street had several buildings whose tenants included two cottages, a butcher, a bottle dealer, a fuel merchant and a commercial agent. The New Paddington Theatre was established in this block during the 1920s.

The land on which this building is situated was part of Portions 212 and 213 granted to Bennet Clay in 1859. This land, which fronted Given Terrace, was subdivided from 1865 onwards. Subdivision 6 (a little over 22 perches) on the corner of Martha Street and Given Terrace changed hands several times before being purchased by George Thomas Sweetman in June 1898. Shortly after buying the land, Sweetman mortgaged it for the sum of £325. This was likely to have been in order to finance the construction of business premises as Sweetman was listed as a grocer in post office directories at this site from 1900. Sweetman later established other grocery and provision businesses in George Street, the City, and in Brunswick Street, Fortitude Valley. He operated his grocery business on Given Terrace until 1919 when the land was sold to Thomas Costin.

In 1921, the building was leased to W.H. Green, who established a pharmacy in the corner shop. In 1924, the building was leased to Francis Phillips, also a chemist, who purchased the site in 1946. This corner shop remained as a chemist shop throughout the interwar years. The other two shops housed a variety of businesses, including a saddler's and a confectioner's in the early 1930s. Some demolition was carried out on the site by Phillips in 1965. The extent of this, however, is unclear from Council's building card records. Possibly only the awnings on the buildings were demolished as the existing building appears to match the footprint on the 1932 sewerage detail plan.

In the late 1990s, no. 223 was occupied by a medical practitioner, and no. 221 was an educational toy store, Tik Tok. The building was identified in Bechervaise & Associates *Built form evaluation and recommendations: Given and Latrobe Terraces Local Area Plan* as "essential to the character of the Terraces". Their report described the building as follows:

A row of three single storey timber shops which retain a large degree of original detailing, including fine detailed timber parapet and cornice treatment (which has been cut above no 219). Original

timber entry doors survive and a variety of shopfront detailing exists. The corner surgery entrance has an interesting chamfered treatment with recessed entry. Note original surgery light. All verandah posts and aluminium lace treatment appear to be later.

Since this assessment was made, the shops have been refurbished (1997). The changes were mainly internal with some minor alterations to the shopfront doorways, including new floor tiling.

This corner shop building provides physical evidence of the development of Given Terrace as the most important thoroughfare and business centre of Paddington from the late nineteenth century. Its history also illustrates the changing nature of the commercial needs of the Paddington community over a century. In addition, it makes an important contribution to the historical character of the Given Terrace streetscape.

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## Description

This is an example of turn of the century timber Queensland commercial building. The building is in a prominent location within the main commercial and retail street in the area. It has timber chamfer board walls with corncicing at the top of the parapet, with a lower corncicing to the sides and around the corner of the building.

A sloping corrugates iron awning runs along the Given Terrace front and wraps sightly around into Martha Street.

The building, which had originally four shops, (one with a prominent corner entrance) is now divided into two tenancies due to recent renovation work.

The original shop fronts treatments and location of entrances have been retained, while the awning roof and decorative trimming are the result of later renovations.

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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

for the evidence it provides of the development of Given Terrace as a principle commercial centre of Paddington

from the late nineteenth century.

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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 a fine example of a traditional late nineteenth century timber and tin retail building, originally comprised of three shops, in Paddington.

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## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance

as a traditional turn of the century retail building which has retained many of its original features and makes a valuable contribution to the streetscape of Given Terrace.

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## References

1. Brisbane City Council Water Supply and Sewerage Detail Plans
2. Brisbane City Council Building Cards
3. Brisbane City Council Heritage Trail Series No. 10. *Latrobe and Given Terraces, Paddington*
4. Bechervaise & Associates. *Built form evaluation and recommendations: Given and Latrobe Terraces Local Area Plan. 199?*
5. Department of Natural Resources. Queensland Certificates of Title
6. John Oxley Library Photograph Collection
7. Lawson, Ronald *Brisbane in the 1890s: A Study of an Australian Urban Society*. St Lucia U of Q Press, 1973
8. Queensland Post Office Directories

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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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