

## Heritage Citation



### Terrace Shops

#### Key details

Addresses	At 99 Musgrave Road, Red Hill, Queensland 4059
Type of place	Shop/s
Period	Federation 1890-1914
Style	Filigree
Lot plan	L1_SP216521; L2_SP216521; L3_SP216521; L4_SP216521
Key dates	Local Heritage Place Since — 1 July 2002 Date of Citation — December 2007
Construction	Roof: Corrugated iron; Walls: Brick - Painted

This elegant masonry terrace building, constructed circa 1895, is significant as a rare example of its type in the local area, if not in the city of Brisbane. It demonstrates the importance of Musgrave Road as a major thoroughfare and commercial precinct in the late nineteenth century and is a local landmark that retains prominent aesthetic significance.

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## History

Historical research and architectural assessment indicates that this 2 storey, masonry row of terrace shops was constructed circa the 1890s. The shops have had a variety of tenants over the past century.

The shops are built on land along the main thoroughfare through Red Hill, Musgrave Road, between Federal Street (formerly Newman Street) to the east and Confederate Street to the west. Development along Musgrave Road occurred relatively early in Brisbane's European settlement as the Enoggera Reservoir constructed in 1866 was accessed via Musgrave and Waterworks Roads. Musgrave Road was referred to as part of Petrie Terrace in the 1860s and as Waterworks Road until circa 1890. Horse drawn omnibuses provided transport to Red Hill from the 1880s. They were replaced by the electric tram along Musgrave Road in 1897, one of the earliest tramlines in Brisbane. A 1930 article in the Brisbane Courier recalls the changes over time to this important route since the 1870s:

A few other good sites on the town side of Red Hill were taken up, for Brisbane was beginning to develop as the result of an influx of immigrants by the British-India boats and houses were spreading to adjacent hills. Just over Red Hill the nucleus of a township soon was being formed.....Musgrave-road [sic] today is very different from the place of the late '70s. The rough bush road is a well-made street, leading to at least three important suburbs. Houses and shops line the thoroughfare on either side and on the crest of the hill stands the large brick Church of St. Brigid.

The corner of Federal Street (formerly named Newman Street) and Musgrave Road was part of portions 595 and 596 granted to Isaac Markwell in 1865. Markwell almost immediately subdivided his land into the allotments which have survived until the present. The adjacent land on the corner of Confederate Street and Musgrave Road was purchased by Robert Wishart in 1875. Wishart established a drapery store on this corner which operated from the late 1870s to the late 1890s. In 1885, Wishart also purchased the subject site. In 1890 and 1891, Wishart mortgaged both sites. Perhaps this financed the construction of the present, masonry terrace building as the first record of a presence on the site in postal records occurs in the 1891 directory. This indicates that the Ithaca Shire Council Offices were at this address from at least 1891. Alternatively, an earlier building may have existed on the site before the masonry terrace was built.

The next names to appear in postal records for this section of the block are Alexander Wishart, photographer, in 1893 and Mrs Quine, fruiterer and William Quine, drayman, in 1895-96. It seems likely that the terrace building had been constructed by this time.

In 1898, Wishart sold his holdings in Musgrave Road to Robert Muter Stewart. After Stewart's death in 1908, the

subject site had several owners. Tenants during the early 1900s included John Lloyd: bootmaker; William Wright, fruiterer; William King, bootmaker; William McKenniarey, furniture dealer and Mrs Davis, newsagent.

On inspection, it appears that alterations were made to the shopfronts during the interwar period.

From the late 1910s to the 1930s, a “Japanese laundry” operated from the building. McKenniarey’s furniture shop continued to operate from this address until at least the 1940s, and a second hand furniture shop still occupies one of the shops in the building today.

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## Description

This is a substantial two storey building of nineteenth century design, with a residence or a pair of residences over ground floor shops to the Musgrave Road frontage. Of particular note is the first floor cantilevered timber framed veranda and ground floor post supported awning over the footpath, both to Musgrave Road. The veranda and awning are both decorated with cast iron lace and the awning posts are also cast iron. Both roofs are convex shaped corrugated iron. The walls are currently painted brick and there are indications that these were originally banded face brickwork. The building would have looked quite spectacular with this original patination. The parapet to Musgrave Road is divided into two sections and involves interesting decorative, moulded shapes with corbelled brickwork and rendered mouldings.

The shopfronts and battened ceiling under the awning appear stylistically similar and are likely to be later changes to the original building, possible dating from the same period as the next door Interwar commercial building. These shopfronts are of traditional design with recessed entrances and good quality timber framed joinery.

The rear elevation also has a first floor cantilevered timber veranda with an access stair.

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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 importance of this part of Musgrave Road as a major thoroughfare and social and commercial hub of Red Hill during the late nineteenth century.

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## Rarity

### CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage as a rare example of a two storey, masonry, terrace shop building constructed in the late nineteenth century in Red Hill.

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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 late nineteenth century shopping terrace built in Red Hill.

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## Aesthetic

### CRITERION E

The place is important because of its aesthetic significance as an attractive, landmark building on Musgrave Road designed in the Victorian Filigree architectural style.

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## References

1. Brisbane City Council Water Supply & Sewerage Detail Plans
2. *Brisbane Courier*, 21 June 1930
3. Department of Natural Resources. Queensland Certificates of Title
4. JOL Estate Map Collection and photographic collection
5. Lawson, Ronald. *Brisbane in the 1890s: a study of an Australian urban society* ( St Lucia, Queensland: University of Queensland Press, 1973)

6. McKellar's Map of Brisbane and Suburbs. Brisbane: Surveyor-General's Office, 1895
  7. 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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