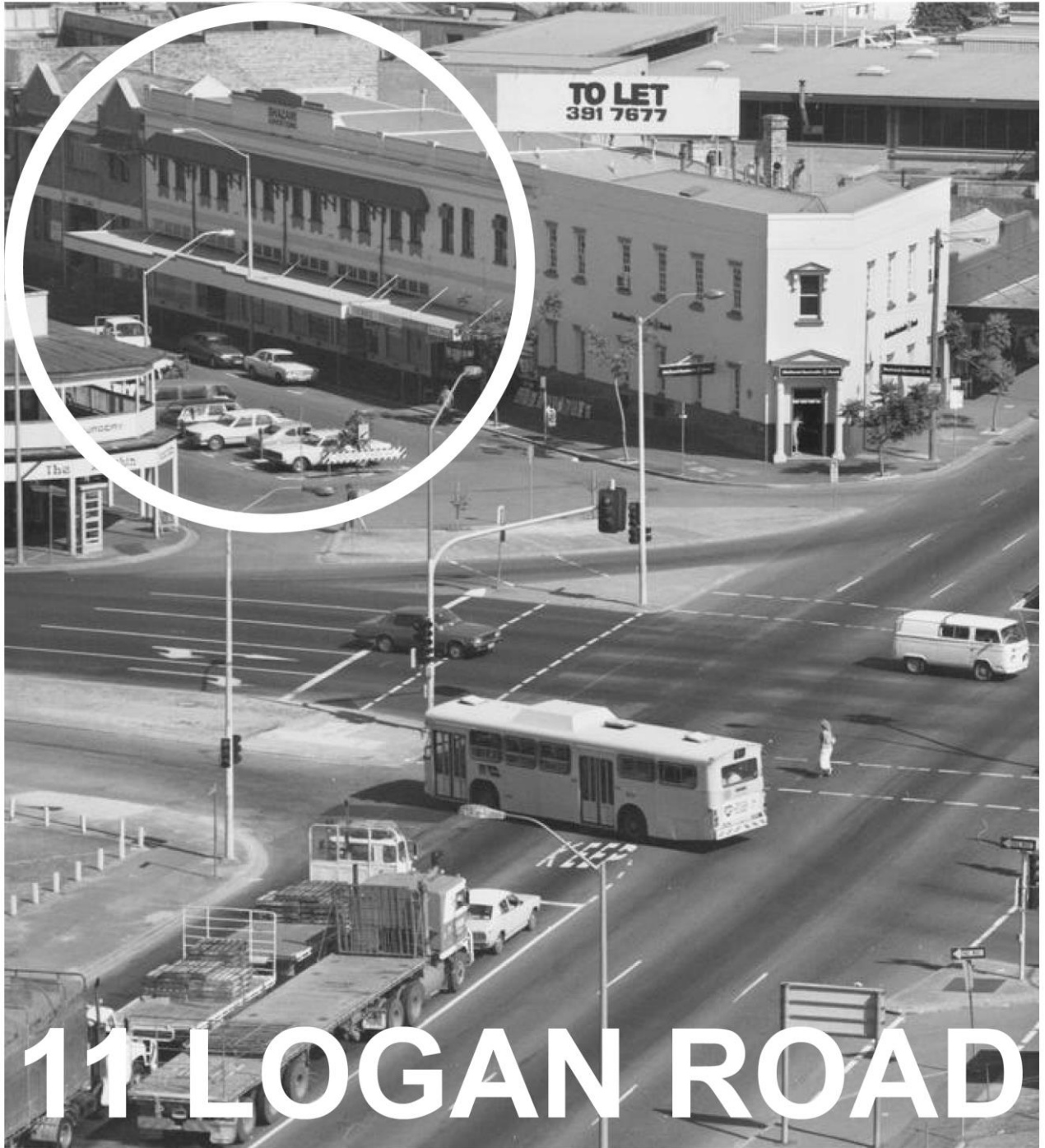


Fiveways, Woolloongabba, Brisbane, 1987 (SLQ)



11 LOGAN ROAD WOOLLOONGABBA

Donald Watson
39 Brook Street South Brisbane



This report was prepared from documentary sources only. The building was not inspected. The records are incomplete, in particular relevant building records have not survived prior to the formation of the Greater Brisbane Council in 1925. Street numbering was not introduced in Logan Road until c1928-9, hence earlier numbering quoted in the text as an aid to understanding development is conjectural. The Museum of Mapping and Surveying, the Brisbane City Archives and the State Library of Queensland assisted with research.

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11 LOGAN ROAD WOOLLOONGABBA



Pedestrians and traffic at Woolloongabba Fiveways, 1959 (Qld State Library)

SUMMARY

The façade of 11 Logan Road is largely the result of a renovation undertaken in 1933 by the architects Atkinson & Conrad for JR Blane, owner at that time of 11-21 Logan Road. However the building is part of a larger building, built c1896 as Uhlmann's Buildings, which extended to the corner of Ipswich Road.

Thomas Scanlan purchased the larger site (Subdivisions 1, 2 and 28 of Section 4, Portion 165, Parish of South Brisbane) in May 1879. Development of the site commenced in 1884 with the first of several buildings to occupy the Logan Road frontage while he was owner. Scanlan also owned the adjoining Subdivision 3 which had a frontage on Ipswich Road.

Following Scanlan's death in 1892, the two sites were administered by Queensland Trustees who regularised their geometry while dealing with Scanlan's extensive land holdings. Subdivision 28 was divided into Resubdivisions 1 and 2. Resub 1 together with Subdivisions 1- 3 were sold in 1894 as one site to three brothers, Christophe, Jacob and Christian Uhlmann, who were butchers. Resubdivision 2 of Subdivision 28 (23-25 Logan Road) was sold separately. Buildings on Scanlan's land in Logan Road were replaced by the end of 1896 with a terrace of two-storey shops called Uhlmann's Buildings (1-21 Logan Road) which occupied the Ipswich Road corner and entire Logan Road frontage with rear service access from Ipswich Road. No architects have been identified for this building or any of its predecessors.

By 1908 Christian Uhlmann was sole owner of Uhlmann's Buildings, comprising a butcher shop and nine shops. In 1923, he sold the site to the Queensland National Bank who occupied one of the shops while renovating the corner for the bank with chambers above. After moving into their renovated premises and while retaining the adjacent shop (5 Logan Road which was later renovated to match), the Bank sold the rest of the site. The southern quarter comprising four shops (15-21 Logan Road) was purchased by JR Blane, an ironmonger and hardware merchant, and four shops (7-13 Logan Road) together with the balance of the site on Ipswich Road were sold to three separate investors.

Blane's shops (15-21) were renovated internally in 1927. After he acquired two more shops (11-13) in 1932, further alterations, including to the façade, were made in 1933 by the architects Atkinson & Conrad. It is assumed that the shops were used as one property, including shops 7-9 which were also acquired by Blane in 1940, despite the separate titles not being amalgamated. When Blane retired from business in 1942, he still owned these properties. After his death in 1948, they passed to his unmarried daughter and his widow; on the latter's death in 1954, her share went to their other (married) daughter. In 1963 Blane's daughters sold Resubs 3-4 and 7 to EG Eager & Son. Subsequent lessees included Londy's Electrics, Hunter Purchases, the House of Axminster.

CONTEXT

Woolloongabba

In the 1840s, this locality was known as One-Mile Swamp after a water course which provided water for settlers in South Brisbane. The swamp, which was later proclaimed as a water reserve, became known as Woolloongabba, a name derived from Yuggera words 'woolloon-capemm' meaning 'whirling water'.¹

In 1859, when the Municipality of Brisbane was proclaimed, this largely undeveloped locality was beyond its southern border which ran on the south side of Vulture Street. Twenty years later a demand for a separate local authority for South Brisbane was met when the Queensland Government proclaimed a Woolloongabba Divisional Board in 1879. It was to be based on the Parish of South Brisbane and included Kangaroo Point and the South Ward of the existing Brisbane Municipality, but both Kangaroo Point and the South Ward remained within the Brisbane Municipality until 1888 when a South Brisbane Municipal Council was formed. In 1925, the South Brisbane Council was amalgamated with all or parts of 20 separate local authorities to form Greater Brisbane City Council. Official records relating to buildings in South Brisbane prior to 1925 have not survived.

The original Ipswich Road started from South Brisbane, diverging from Stanley Street at what became known as Clarence Corner and where it was known initially as Boggo Road (now Annerley Road). By 1864, this road was known as Old Ipswich Road with the 'new' Ipswich Road in its present location, which followed the route taken when the electric telegraph was constructed between Brisbane and Ipswich in 1861.

Portion 165, Parish of South Brisbane

Portion 165 of the Parish of South Brisbane (of which 11 Logan Road is a part) was sold to James Gibbon on 20 October 1856.² This approximately rectangular site, which comprised 16 acres 33 perches³, was bounded on the north and west by Stanley Street, then called Waterloo Street, and 'new' Ipswich Road respectively.

James Gibbon

James Gibbon (1819-1888)⁴ was born at Northampton, England. He was in Victoria in the 1840s but by 1850 had moved to Brisbane where he acquired considerable property. After standing unsuccessfully for the Queensland Legislative Assembly as a candidate for East Moreton, he was appointed to the Queensland Legislative Council in 1866. In Brisbane he was remembered as a property speculator whose fondness for corner sites earned him the nickname of "Corner Allotment Jimmy".⁵ While living at *Teneriffe House*, Gibbon was a prominent member of Holy Trinity, Fortitude Valley. In 1885, he returned to England and in 1887 his seat in the Legislative Council was declared vacant. Gibbon died in London, leaving a large estate.⁶

Logan Road

When Gibbon acquired Portion 165, Logan Road did not intersect with Stanley Street and Ipswich Road. Its present northern extent was blocked by the lack of a bridge over Kingfisher Creek near its junction with Wellington Road. Kingfisher Creek, a tributary of Norman Creek, has been replaced by drains. In 1877, when Gibbon subdivided Portion 165, the bridge was foreseen; in the following year, the Divisional Board allocated £350 for its construction. In Gibbon's subdivision, Logan Road was extended to Woolloongabba, crossing Portion 165 diagonally, from south-east to north-west to the corner of Stanley Street and Ipswich Road. This created an additional corner for "Corner Allotment Jimmy", with two acute-angled allotments abutting the intersection, which became known as the Five-Ways, when a horse-drawn tram service opened in May 1886 with a temporary terminus in Logan Road. To extend the tramway further south, the bridge over Kingfisher Creek was replaced by a culvert later that year.

¹ An alternative reference refers to a 'fighting place'.

² Land Purchase 57/107, Volume S 9561, Folio 109, Queensland Titles Office

³ Application 4458, Register 309, Folio 20, Queensland Titles Office

⁴ *Telegraph* 31.12.1888, 6

⁵ *Brisbane Courier* 28.7.1933, 14

⁶ Waterson, DB, *Biographical Register of the Queensland Parliament: 1860-1929*, 2nd revised edition, 2001

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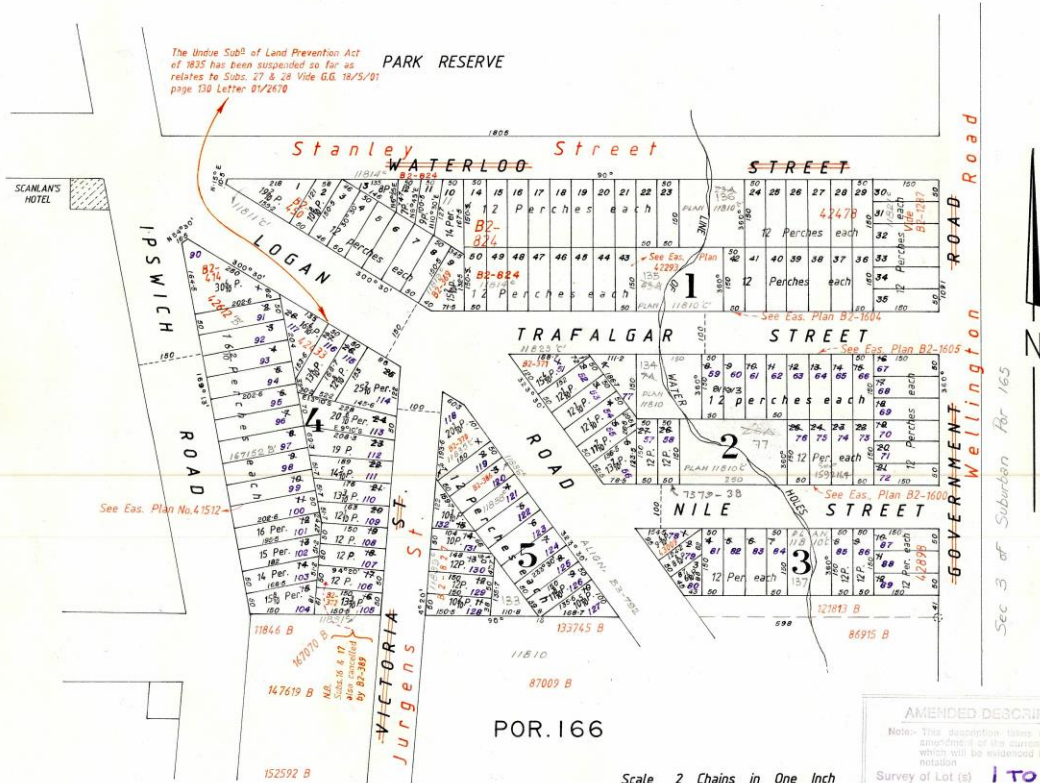
FOR OFFICE USE ONLY

Subs. 2 to 4 of Sec. 3 See Plan No. 54904 C
 Subs. 22 & 23 of Sec. 4 Easement See Plan No. 56837 C
 Subs. 6 & 7 of Sec. 3 See LS. No. 237
 Subs. 16 to 18 of Sec. 1 See Plan No. 59481 C
 Sub. 8 of Sec. 1 See LS. No. 318
 Sub. 7 of Sec. 3 See LS. No. 852
 Sub. 3 of Sec. 1 See LS. No. 1229
 Sub. 5 of Sec. 1 See LS. No. 1237

Sub. 21 of Sec. 2 See Plan No. 74539 B
 Subs. 5 & 6 of Sec. 3 See LS. No. 1663
 Subs. 30, 32, & 33 of Sec. 1 See LS. No. 2125
 Sub. 16 of Sec. 2 See Cert. of Align. No. 488
 Sub. 7 of Sec. 3 See LS. No. 2393
 Sub. 7 of Sec. 3 See Cert. of Alignment No. 797
 Sub. 21 of Sec. 1 See Cert. of Alignment No. 869
 Sub. 22 of Sec. 2 See Cert. of Alignment No. 1089
 Subs. 5 & 6 of Sec. 2 See Cert. of Alignment No. 1292
 Resub. 1 of Sub. 35 See Cert. of Alignment No. 1342
 Res. 7 & 8 of Sec. 5 See Cert. of Alignment No. 1565
 Subs. 25 & 26 of Sec. 4 See Cert. of Align. No. 1642
 Sub. 42 of Sec. 1 See Cert. of Alignment No. 1707
 Sub. 36 of Sec. 1 See LS. No. 3237
 Subs. 19 - 20 of Sec. 4 See Cert. of Align. No. 1905
 Sub. 23 of Sec. 4 See Cert. of Alignment No. 1930
 Sub. 36 of Sec. 1 See Cert. of Alignment No. 1888
 Sub. 26 of Sec. 4 See Plan No. 94190 B
 Sub. 6 of Sec. 2 See Cert. of Alignment No. 2124

Subs. 6 & 27 of Sec. 2 See Plan No. 97531 B
 Subs. 4 - 6 of Sec. 4 See LS. No. 4010
 Sub. 26 See Cert. of Alignment No. 2809
 Sub. 6 of Sec. 3 See Plan No. 106338 B
 Sub. 4 of Sec. 1 See Cert. of Align. No. 2805
 Sub. 9 of Sec. 2 See LS. No. 5123
 Sub. 47 of Sec. 1 See Plan No. 110862 B
 Sub. 9 of Sec. 5 See Plan No. 112943 B
 Subs. 37 & 38 of Sec. 1 See LS. No. 5795
 Subs. 37 & 38 of Sec. 1 See Plan No. 115715 B
 Subs. 11-15 & 18-20 of Sec. 4 See Plan No. 115254 B
 Sub. 5 of Sec. 3 See Plan No. 122434 B (Compiled)
 Subs. 4, 5 & 6 of Sec. 4 See Plan No. 123450 B (Comp'd)
 Subs. 8 & 9 of Sec. 3 See Plan No. 122636 B
 Sub. 25 of Sec. 2 See Plan No. 126796 B
 Subs. 23 & 24 of Sec. 3 See LS. No. 10174 K.H.
 Subs. 8 & 9 of Sec. 4 See Plan No. 167558 B
 Sub. 8 of Sec. 2 See LS. No. 10469 (P.W.D.)
 Subs. 10 & 11 of Sec. 2 See LS. No. 20035 (P.L.H.)
 Subs. 5 to 8 See Plan No. 135714 B
 Sub. 42 see LS. 23986 (H.P. Pty Ltd)
 Subs. 24-27 + 41 see LS. 31793 (Brno)
 Lots 56 & 57 See Plan No. 221200
 Subs 6, 7, 8 See LS 34366 (K.F.H.)
 Lot 59 See Plan No. 231693
 Lot 111 See Plan (245) 87324 B
 Lots 110 & 111 See Plan No. 838285
 Lots 14 & 15 see LS 92164
 Lot 99 see LS 95732
 Lot 58 (part) see LS 99042
 Lot 36 See LS 102394

For Additional Plan & Document Holdings Refer to CISP



AMENDED DESCRIPTION
 Note: This description does not cover any amendments to the survey which will be evidenced by a further notation
 Survey of Lot (s) 1 to 132
 on R.P. 11809

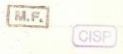
This is the Plan marked A referred to in my Declaration of the 15th October 1877

(Signature)
 R.L. Pratt
 Licensed Surveyor
 Signature J.P.

REDRAWN FROM ORIGINAL PLAN
 THIS PLAN HAS BEEN REDRAWN IN THE TITLES OFFICE AND REPLACES THE ORIGINAL PLAN No. 11809
 REGISTRAR OF TITLES
 5 MAR 1986

PLAN
 OF SUBDIVISION OF SUBURBAN
 PORTION 165
 PARISH OF South Brisbane
 COUNTY OF Stanley

Cat. No. B2-145



11809

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Woolloongabba Estate

Gibbon subdivided Portion 165 as the Woolloongabba Estate,⁷ comprising 132 allotments which were offered at auction on 29 October 1877.⁸ Few sites sold at the auction and **Subdivisions 1, 2 and 28 of Section 4** (comprising 1 rood, 23 perches) on the corner of Logan and Ipswich roads, extending south-west along Logan Road, was not sold to Thomas Scanlon until May 1879. In 1880 Scanlan also purchased the adjacent site, Subdivision 3 with a frontage to Ipswich Road.⁹ The Woolloongabba Estate was later enlarged to include Portion 166 (to the south-east) and final allotments of Portion 165 were not sold until 1888.

Thomas Scanlan¹⁰

Thomas Scanlan (1842/6-1892) was born in County Clare, Ireland, the son of Michael Scanlan, farmer, and his wife Mary. In August 1863 he departed from Plymouth on the *Norman Morrison* for Moreton Bay. After arriving in Brisbane he successfully tendered for the lease of the Alice-Ernest Streets ferry, the town's most lucrative cross-river service, which became the basis for his considerable wealth. After tendering unsuccessfully for the annual ferry licence early in 1868, he obtained instead a publican's licence for the Woolloongabba Hotel, at One-mile Swamp. The hotel, which then contained four sitting rooms and four bedrooms, exclusive of those required for Scanlan's family,¹¹ was later described as one storey with a shingled roof¹². Adjacent to the hotel Scanlan built a 4-roomed cottage for his family in 1880,¹³ to which he added two additional rooms and a chimney in the following year.¹⁴ Also in 1881 the architect Andrea Stombuco (who may have designed Scanlan's modest residence) called tenders for alterations and additions to the Woolloongabba Hotel, making it two-storey.¹⁵ Scanlan retained ownership of the hotel until his death, although at times other persons held the licence. Active in local politics, from 1888 he was an alderman of the newly created South Brisbane Municipal Council. Scanlan died in December 1892, in 'a fit of heat apoplexy' during a record heat wave, but his death certificate records the cause of death as chronic alcoholism. The funeral procession of more than 100 vehicles from his residence at the Woolloongabba Hotel was led by his coffin in a plumed hearse drawn by four horses. Until shortly before his death, saying "Scanlan's" was as good as saying "Woolloongabba."¹⁶

Subdivisions 1, 2 and 28, Section 4, Portion 165, Parish of South Brisbane

Development of Woolloongabba was stimulated by the construction of a South Brisbane Branch of the Southern & Western Railway from Sherwood to a terminus at Stanley Street, adjacent to the dry dock, with a station enroute at Woolloongabba. After the railway contractor failed in May 1882, the work was completed by the Railways Department by the end of the year, but the opening was delayed while funding was approved for a deviation around Woolloongabba to relocate the line away from Ipswich Road, its originally intended route. This work was undertaken in 1884 and the line opened on 2 June,¹⁷ by which time a Logan Branch which would also terminate at South Brisbane was under construction. Concurrently plans were well advanced for a horse drawn tram from Woolloongabba to Breakfast Creek.¹⁸

Information on land title encumbrances such as leases or mortgages, is not presently available, but lessees (and sub-lessees) of Scanlan's land erected buildings for their own use. Improvement of the site commenced when John Thomas Oberthur, a plumber, leased Subdivisions 1 and 2 (ie, the corner of Logan and Ipswich Roads) 1 rood 6.6 perches, for 9 years from August 1884,¹⁹ on which he erected a shed for his own use. Apart from this and a blacksmith on the opposite corner, both sides of Logan Road remained uncleared bush.

Thomas Oberthur (1866-?) was born at Armidale, NSW, son of Christophe and Mary Oberthur. He was a brother of John Henry and Joseph Francis Oberthur, who were in business nearby at Wellington Road as

⁷ 15.10.1877, Survey 11809, Queensland Titles Office

⁸ *Brisbane Courier* 11.10.1877, 4;

⁹ 9.1.1880. Certificate of Title 52453, Vol. 367 Folio 56. It was leased to the Baynes in 1892.

¹⁰ Spelling of his name varies between Scanlon and Scanlan.

¹¹ *Brisbane Courier* 16.5.1868, 6

¹² *Queenslander* 5.9.1935, 9

¹³ *Telegraph* 6.11.1880, 1

¹⁴ *Telegraph* 6.6.1881, 3

¹⁵ *Telegraph* 20.9.1881, 3

¹⁶ Obituary, *Telegraph* 9.12.1892, 2

¹⁷ *Queenslander*, 7.6.1884, 892; 19.7.1884, 116.

¹⁸ Following the Tramways Act 1882. Progress by their engineers Brown & David was reported in the *Brisbane Courier* 1.12.1883, 5

¹⁹ 18.11.1884: Lease 113862: £1 pw; Certificate of Title No. 52258, Volume 351, Folio 248, Queensland Titles Office

Oberthur & Co, gas-fitters, iron and sheet metal workers. The family was involved in local building speculation.²⁰ In the 1890s recession, Thomas Oberthur moved to Western Australia.

Early in 1885, Oberthur commenced to sub-let parts of his lease. In March he leased the corner (Resubdivision A of Subdivision 1, 11.6 perches) to William Henry Baynes (1833-1898), for the residue of his own lease²¹. On this site Baynes erected a butcher shop, the Woolloongabba branch of the **Graziers' Butchering Company**. This company evolved from a butcher shop opened at South Brisbane by Baynes, who in 1880 with his sons Harry (1858-1920), George (1862-1907) and Ernest (1864-1930) and others established the Graziers' Butchering Co. which eventually had nearly thirty suburban butcher shops as meat preserving, tanning and wool scouring operations.²² Soon after the Graziers' occupied their butcher shop, tracks for the horse-drawn tram were laid along Stanley Street into Logan Road. However until further tracks were laid across Victoria Bridge, the service between Petrie Bight and Logan Road did not open until 1 May 1886.²³



Woolloongabba to Breakfast Creek horse-drawn tram, 1886, State Library of Queensland

In July 1885, Oberthur leased 11.4 perches (Resubdivision B of Sub 1, 11.4 perches)²⁴ to **Theodor Gerhard Ahrens** (1845-1920) who sublet his premises to the Bank of Australasia for a year from November 1887,²⁵ who in turn sub-let it to GH Blocksidge.²⁶ By the end of 1886, 'seven business premises' had been built on this side of the first block in Logan Road. About the same time, at the opposite end of the block on the corner of Jurgens Street an elaborate two-storeyed block of shops was built as Lose's Building.²⁷ Substantial buildings were also erected on the opposite (eastern) side of Logan Road²⁸. By the end of 1886, the bush abutting Logan Road had been totally cleared.

In March 1887, Oberthur transferred his head lease to William Baynes' son Harry, George Hopper jnr and John Vigers Francis.²⁹ Scanlan's title gives no information as to development on Subdivision 28, but it is likely that

²⁰ Eg. "Oberthur Terrace to let, 6 rooms each, all new" *Telegraph* 19.8.1887, 3

²¹ 12.3.1885: Lease No. 118920: £26 pa, Certificate of Title No. 52258, Vol 351 Folio 248, Queensland Titles Office

²² Betty Crouchley and HJ Gibbney, entry for Baynes Brothers in *Australian Dictionary of Biography*, Vol. 7, 1979

²³ *Brisbane Courier* 29.4.1886, 4

²⁴ 15.6.1885: Lease No. 125419: 10/- pw, Certificate of Title No. 52258, Vol 351 Folio 248, Queensland Titles Office

²⁵ 17.11.1887: Lease No. 173879: £1/10/- pw, Certificate of Title No. 52258, Vol 351 Folio 248, Qld Titles Office; the Bank opened at the Five-Ways Woolloongabba in October 1887. *Queenslander*, 1.10.1887, 525

²⁶ 11.9.1889: Lease No.213361: £1/5/- pw, Certificate of Title No. 52258, Vol 351 Folio 248, Qld Titles Office

²⁷ Possibly designed by GWC Wilson and built in two stages: *Telegraph* 10.1.1885, 2; *Telegraph* 17.4.1886, 6

²⁸ Entry for Taylor-Heaslop Building, 10-14 Logan Road, Queensland Heritage Register, ID 602190

²⁹ 25.3.1887: Lease No. 118920: £26 pa, Certificate of Title No. 52258, Vol 351 Folio 248, Queensland Titles Office

premises for a furniture dealer, Frederick Tritton, were erected thereon. Following Scanlan's death in December 1892, the whole site was administered by Queensland Trustees for his estate.

What were the buildings on Scanlan's property like?

In a photograph of Logan Road looking north from Jurgens Street and dating from the early 1890s, Scanlan's buildings can be *indistinctly* seen on the left, between Lose's Building on the corner of Jurgens Street and Scanlan's Woolloongabba Hotel on the far corner of Ipswich Road. There are at least four separate buildings of which the nearest is F. Tritton, a two-storeyed building with a gable roof and profiled parapet. Behind is a second two storey building. Breaks in foopath awnings suggest at least two more buildings. Visually, they were probably not unlike the nearest group on the opposite side of Logan Road.



Logan Road from Victoria St, c1894³⁰ (BCC-B54-3044)

The only article discovered mentioning these early buildings is an article "Christmas Eve at Woolloongabba", published in December 1886: "...In place of a blacksmith's shed at the juncture of the Logan road and Stanley street, a row of shops has been started - the Five Ways Pharmacy [on the corner of Stanley, Ipswich and Logan Roads] being the first opened on this side, opposite the branch shop of the Graziers'. This was formerly occupied as a plumber's shed [ie, Oberthur's]; now it is a block of seven business premises lighting up this corner as very few dreamt of a short time back...'.³¹

³⁰ In the State Library collection this photograph is dated c1900 but must predate 1897 when trams were electrified. From the Post Office Directories, tenants in Lose's Building included CA Spring, draper from 1891 until 1894-5, and the Royal Bank of Queensland (on the left) from 1892-3 until 1894-5.

³¹ *Telegraph*, 29th December 1886

Christmas Eve at Woolloongabba.

THE progress made in this district during the past year has been great, so much so that the visitor wonders whether he is the same neighbourhood. Two or three years back, looking from the hotel corner either to the north, east, or south, very little was to be seen but bush; now this scene is what may be described as a

township. The rapid growth is seen in the Divisional Board returns, a new gas company to supply the wants of the inhabitants, and the extension of the tramway system. At present the lines do not extend beyond the railway crossing on the Logan road, the erection of a new bridge and making the road level delaying the extension of the proposed terminals. This work is being rapidly pushed on, and as the line shortly to be opened will run through some good building sites, we may look to see population settling in the future as rapidly as in the past. What two years back was a swamp is now one of the best business spots around Brisbane. In place of a blacksmith's shed at the juncture of the Logan road and Stanley street, a row of shops has been started—the "Five Ways Pharmacy" being the first opened on this side, opposite the branch shop of the Graziers'. This was formerly occupied as a plumber's shed; now it is a block of seven business places, lighting up this corner as very few dreamt of a short time back. The display of Christmas cheer was equal to what

Telegraph 29.12.1886, 2

Who designed or built buildings on Scanlan's property?

It is not known who designed or constructed the buildings on Scanlan's land, but some of the following may have been involved:

- **Richard Gailey**, architect
Gailey was architects for the Graziers' Butchering Company's head office at Stanley Street,³² as well as shops for the company at Kangaroo Point, Bowen Hills, Petrie Bight and Fortitude Valley.³³ He probably also designed their shop at Woollongabba although what it looked like is not known;
- **Andrea Stombuco**, architect
If Scanlan built buildings which he let to occupants such as Frederick Tritton, he may have used Stombuco who designed substantial additions to the Woolloongabba Hotel for Scanlan three years earlier, as well as other local buildings;
- **John Ibler**, architect
Ahrens for his building may have favoured a fellow German such as Ibler whose office at that time was nearby in Stanley Street;
- **JB Nicholson**, architect
Nicholson was auditor for the Woolloongabba Divisional Board. He designed two buildings on the opposite side of Logan Road for J & J Heaslop in 1885-86;³⁴

³² Brisbane Courier 4.9.1884, 1

³³ Telegraph 1.7.1885, 6

³⁴ Warehouse and shop, Stanley St, for J & T Heaslop (Telegraph 22.9.1885)

- **Oberthur family**,
The family built speculative buildings locally, including a terrace and other dwellings, and a block of shops for which Nicholson was architect. They advertise for carpenters whose trade skills the family lacked, but apart from the plumber's shed no connection has been made with Scanlan's site;
- **Brown & David**, engineers
Brown & David were consultants to the Metropolitan Tramway & Investment Co and designers of their depots, including one further along Logan Road;
- **JH Burley**, architect
Burley's office was at Stanley Street in 1887.³⁵ He called tenders in 1889 for brick shops in Logan Road which were built by Hughes & Dennison³⁶ but their location is not known.

Who occupied the buildings on Scanlan's property?

Apart from Oberthur and the Graziers, evidence of who occupied the site is derived from *Queensland Post Office Directories*. In 1887 (the first year Logan Road was included), four businesses are listed: the Graziers' butcher shop; G Ahrens, grocer; Joseph Tritton, hairdresser; and Tritton & Co, furniture dealers. :

- **Theodor Gerhard Ahrens** (1845-1920), grocer
Ahrens was born in South Australia but had moved to Queensland by 1875. After operating stores at Beenleigh and Maryborough, he had a grocery business at Logan Road from 1885 until late 1887 when he sublet the premises to the Bank of Australasia. Ahrens remained in the locality until his death.
- **Bank of Australasia**
The Bank which was based in London was established in 1835. Following later mergers with the Union Bank (1951) and ES&A Bank (1970), it became the Australia and New Zealand Bank. The branch at Logan Road opened in October 1887 (before the sub-lease with Ahrens was signed) and was listed in Post Office Directories up to 1888, when GH Blocksidge occupied the premises.
- **George Henry Blocksidge** (c1854-1944), real estate and financial agent
Blocksidge was living in the area from c.1880 before he took over the former premises of the Bank of Australasia. He was later a mayor of the South Brisbane Municipal Council and from 1907 was in partnership with RD Ferguson as Blocksidge & Ferguson as well-known agents in Brisbane.
- **Laurence Summerlin** (c1851 – 1938), seedsman
Summerlin was born in Bedfordshire. After arriving in Brisbane in the 1870s, he was an early nurseryman and florist and soon recognized as an authority. He was a founder of the Queensland Horticultural Society, and trained many Brisbane seedsmen and florists. His family business was based at his nursery nearby in Broadway Street, Woolloongabba.
- **John Arnold Touzeau** (c1840-1891), chemist
After Touzeau's death the business was continued by his widow, then his brother, James Frederick Touzeau (1841-1915) also a chemist. The brothers were born at Guernsey, Channel Islands and were in Sydney before moving to Brisbane.
- **Joseph Walter Tritton** (c1868-1947), hairdresser and fancy goods supplier; and his brother **Frederick William Tritton** (c1866 -1947), furniture dealer.
The Trittons also were born in the Channel Islands. Frederick relocated his business to larger premises in Stanley Street (incorrectly illustrated as where the firm was founded), later to become a major furniture store in George Street and a factory at South Brisbane.

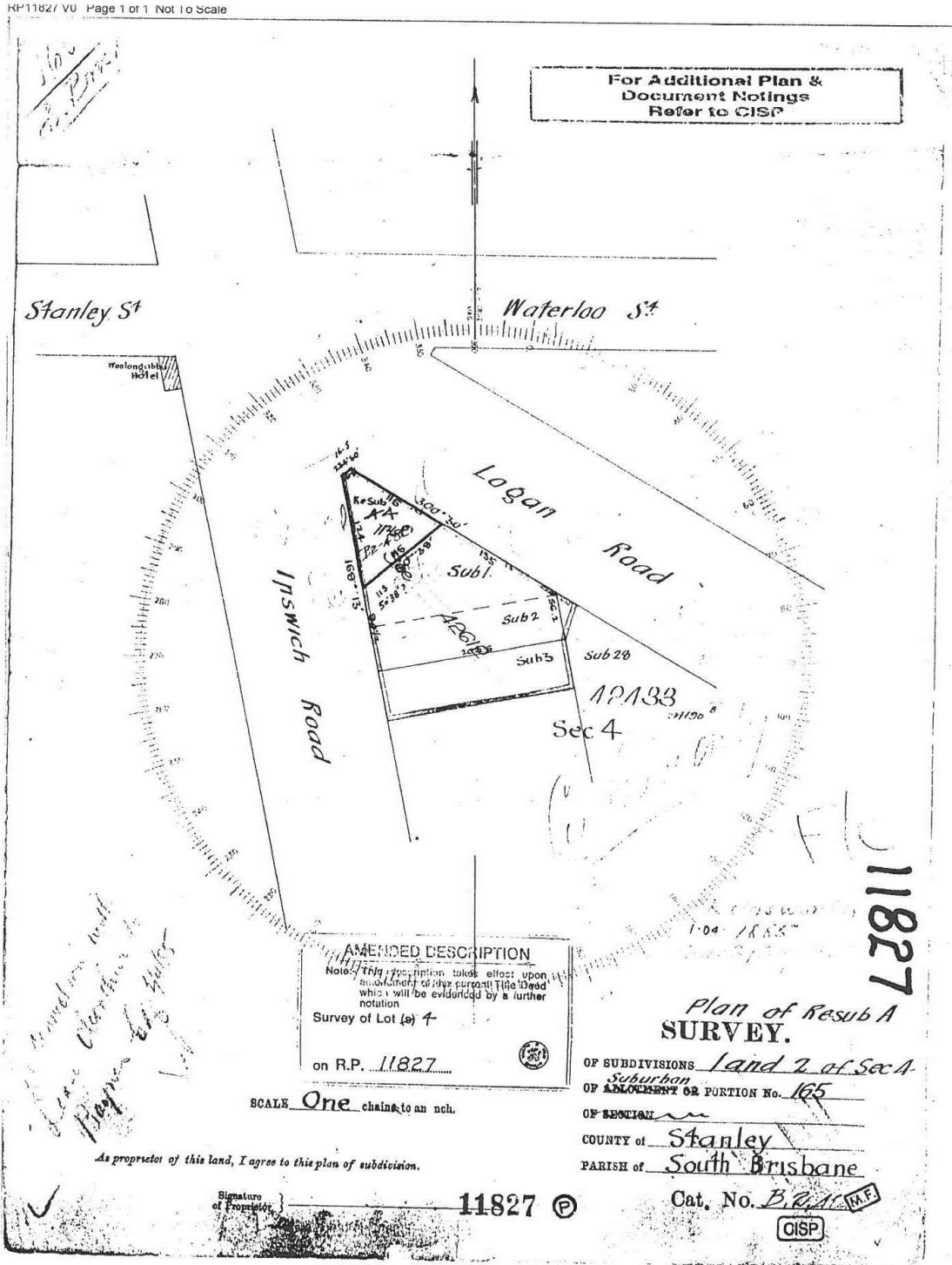
1894 : A Change of Owner

Following Scanlan's death in December 1892, both his property in Logan Road and Subdivision 3 adjacent (as well as other property elsewhere) were administered for his estate by Queensland Trustees who, before selling the two sites rationalised their geometry. Subdivision 28 was divided into Resubdivisions 1 and 2.

Resubdivision 1 together with Subdivisions 1- 3 were sold in 1894 as one site (1-21 Logan Rd) to three brothers, Christophe, Jacob and Christian Uhlmann, butchers. Resubdivision 2 of Subdivision 28 (23-25 Logan Road) was sold separately. In 1903, Jacob withdrew from the partnership and in 1908 Christian Uhlmann became sole owner.

³⁵ *Telegraph* 3.8.1887, 6

³⁶ *Brisbane Courier*, 26.10.1889, 3



Survey 11827. 1885, Queensland Titles Office (on the corner is an outline of the site of Baynes butcher shop)

Uhlmann Brothers

Christophe (1855-1942), Jacob (1853-1947) and Christian Uhlmann (1857-1939) Uhlmann were born at Moreton Bay prior to Separation. They were sons of Frederick Uhlmann and Magdaline Barbara Wentz, indentured labourers from Württemberg, Germany, who arrived at Sydney from Hamburg in October 1852 on the *Peter Godeffroy* before proceeding to Moreton Bay where Frederick, a vine-grower, worked on a farm at Kedron Brook. By August 1859 Frederick was at Bulimba, possibly working at *Bulimba House* for Donald

Coutts who signed his application for naturalisation so that he could register a recent land purchase.³⁷ In the 1860s, Frederick Uhlmann was a farmer and sugar planter at Murrarie where the family was later involved in dairying, butchering and fellmongering. In 1892, the Uhlmann Bros took over the Woolloongabba butchering business of the Toowoomba-based butchers, Boland & McHugh.³⁸

What were Uhlmann's Buildings like?

Buildings on the land formerly owned by Scanlan were replaced with a terrace comprising ten shops called Uhlmann's Buildings³⁹ (1-21 Logan Road) which occupied the corner of Ipswich Road and entire Logan Road frontage of the Uhlmanns' property. The shops were arranged in pairs – four double shops separated with nine inch brick party walls – with a fifth pair comprising of the ninth shop and a corner butcher shop which were also separated by a party wall from a single storey block on the Ipswich Road frontage. A framed partition divided the double shops into individual tenancies. Applying later street numbering, the development comprised: the corner 1-5 and shops 7-9, 11-13, 15-17 and 19-21.⁴⁰ An advertisement in the *Telegraph* newspaper in late December 1896⁴¹ offers to let shops with dwellings attached in Uhlmann's Buildings.

They are illustrated in a photograph of Logan Road from the Five-ways, taken after electrification of trams in 1897. This photograph shows a simply-detailed rendered masonry building built as a terrace of two-storeyed shops with a continuous footpath awning and narrower cantilevered balcony above. Both are roofed with convex-curved galvanized iron, supported on timber posts with cast iron balustrade to the balcony. The Ipswich Road corner was chamfered with the awning and balcony continuing a short distance along Ipswich Road. Concealing multiple hipped roofs was a masonry parapet, possibly pierced, in bays with raised solid sections arranged symmetrically, both around the corner and on the Logan Road frontage. Stylistically, Uhlmann's Buildings were a generation later than Lose's.

A second photograph (below and in detail) shows Uhlmann's Buildings in a panorama of the Five-Ways which also shows Scanlan's Woolloongabba Hotel opposite.



Logan Road from Fiveways, c1900, BCC -B120-30521

³⁷ 9.10.1859: Application for naturalisation in New South Wales, 59/03994, QSL A2.42, 519-21

³⁸ *Telegraph* 3.3.1892, 5

³⁹ *Telegraph* 22.12.1896, 7; 3.5.1900, 5

⁴⁰ Detail Plan 366, Brisbane City Archives, and Survey 42612, Queensland Title Office

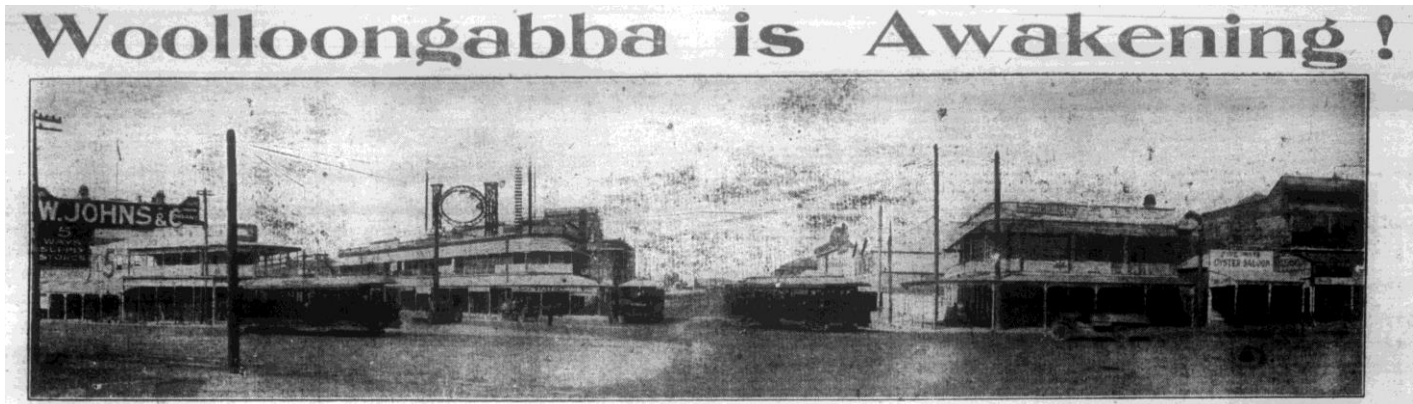
⁴¹ *Telegraph* 22.12.1896, 8



[Detail of above] Panorama, Five-ways Woolloongabba, c1900, State Library of Queensland

Who was the architect of Uhlmanns Building?

The architect has not yet been identified – although, given its careful if simple composition, it is likely that there was one. The principal means of identifying architects are their newspaper advertisements for tenders. No tender notice has been found but, if a building was owner-built or the contract negotiated rather than tendered, such notice was unnecessary. Circumstantial evidence supports such a possibility. Until a month after purchasing the property in Logan Road, Christoph Uhlmann was in partnership with Alexander Kelly and Matthew Adam, as the Balmoral Brick and Tile Company, of Tingalpa.⁴² In the lean economic times of the 1890s, brickmakers were probably struggling, but Christoph's involvement with the company probably gave him sufficient experience to oversee the construction of Uhlmann's Buildings at a time when labour costs were low.

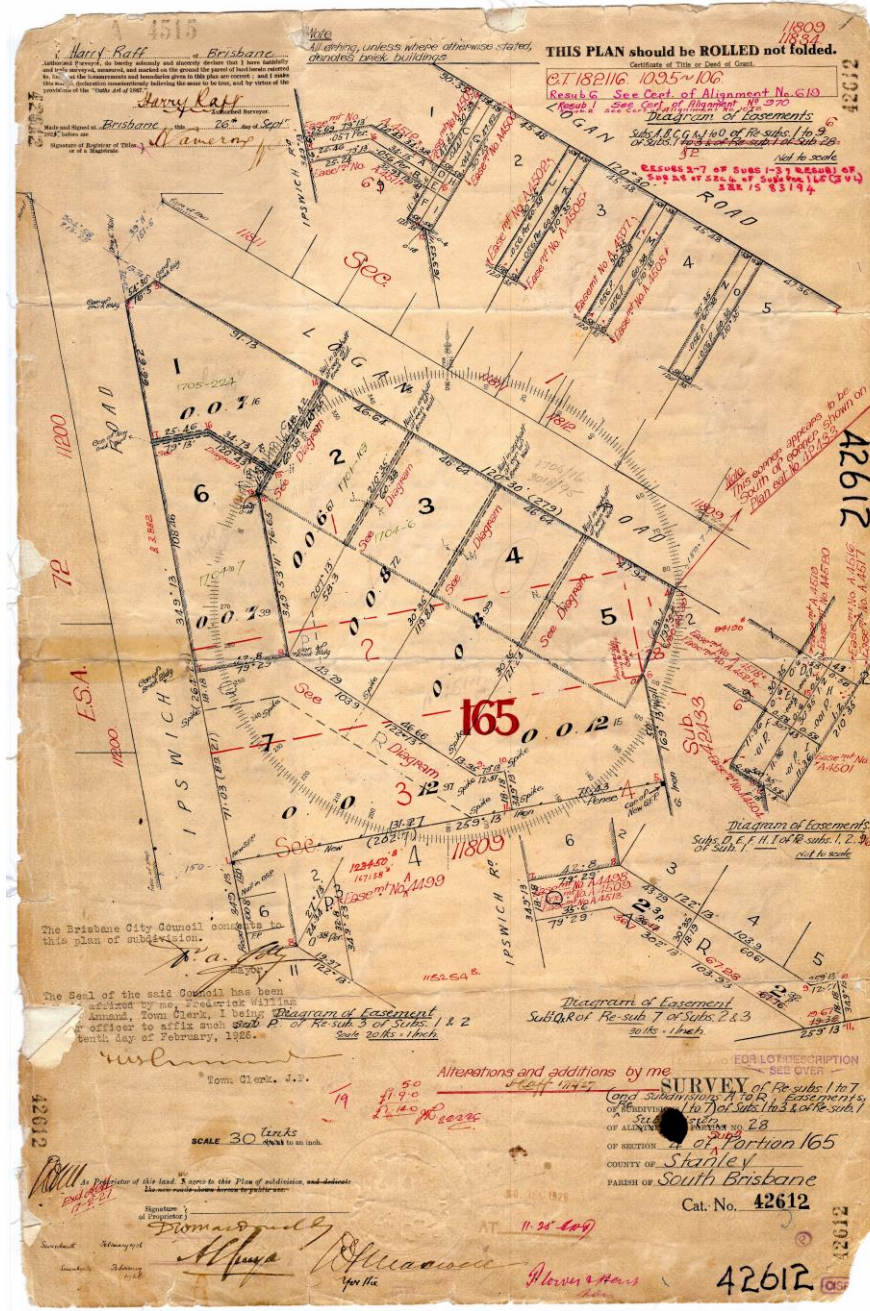


Telegraph 8.9.1923, 15

⁴² Brisbane Courier 22.9.1894, 7

1923 – 1926 : Sub-dividing Uhlmann’s Buildings

In December 1923, Uhlmann’s Buildings (Subdivisions 1-3 and Re-subdivision 1 of Subdivision 28, of Section 4 of Portion 165) was sold to the Queensland National Bank.⁴³ The bank temporarily operated from shops in the building, before relocating c1926 to their newly renovated premises on the corner of Logan and Ipswich Roads. In December 1926 the Bank while also retaining 5 Logan Road, sold the balance of the site: the southern quarter, 15–21 Logan Road, to JR Blane, a grocer, ironmonger and hardware merchant;⁴⁴ 7–9 Logan Road to Lilian Brenda Rutter, wife of Thomas J Rutter, a chemist;⁴⁵ 11–13 Logan Road to Frederick Aloysius Wilson and Myra Joseph Wilson;⁴⁶ and a single storey building 2 Ipswich Road to Alma Louise Mulholland, wife of John Patrick Mulholland, a publican.⁴⁷



Survey 426512, 1926

43 4.12.1923: Transfer 890139, Certificates of Title 167562 and 167563, Vol. 1095, Folio 106
44 Certificate of Title 315526, Volume 4706, Folio 16, Queensland Titles Office
45 Certificate of Title 314363, Volume 1701, Folio 103, Queensland Titles Office
46 Certificate of Title 315016, Volume 1704, Folio 6, Queensland Titles Office
47 Certificate of Title 3015017, Volume 1704, Folio 7, Queensland Titles Office

No architect has been found for either the Bank's initial renovation, nor the subsequent matching façade to 5 Logan Road. The first may have been the work of Lange Powell (1884-1938), an architect used by the Bank at this time. Its classical revival style (now altered), including pedimented corner entrance, console-bracketed window head and dentilled cornice are consistent with Powell's work. The parapet was simplified by removal of the expressed bays and raised sections on both road frontages.⁴⁸ On Logan Road to articulate the Bank's premises from the remainder of Uhlmann's Buildings, the general level of parapet adjacent was lowered above 5 Logan Rd, where the formerly raised section overlapped the bank's side alignment.



Logan Road, 1929 (with the 1-storey Maternal and Child Welfare Clinic) State Library of Queensland

The subsequent history of Uhlmann's Buildings

Blane renovated his four shops (15-21) internally in 1927.⁴⁹ A robber after breaking into three shops set them on fire in January 1932:⁵⁰ 11-13, owned by the Wilsons, and occupied by Leslie Hurst, a grocer in 11, and Henry J Davis, a clothing manufacturer in 13; and shop 9, owned by Lilian Rutter, and occupied by Frederick Colwill, a saddler. The fire brigade was quickly on the scene and although the building was little damaged, much of the stock in shops 11-13 was destroyed by smoke and water, provoking their sale later that year to JR Blane⁵¹ who renovated his overall holding (then 11-21) in 1933.⁵² In 1934, Blane also acquired shops 7-9⁵³ but at least externally, their façade, including footpath awning and first floor balcony, remained unaltered until the 1950s. After trams were removed in 1969, Logan Road was closed at the Fiveways.



Traffic congestion, Five-ways, Woolloongabba, 1955, State Library of Queensland

⁴⁸ Some of these features including the cornice and window have been altered again.

⁴⁹ *Telegraph* 9.12.1927, 12

⁵⁰ *Brisbane Courier*, 21.1.1932, 14

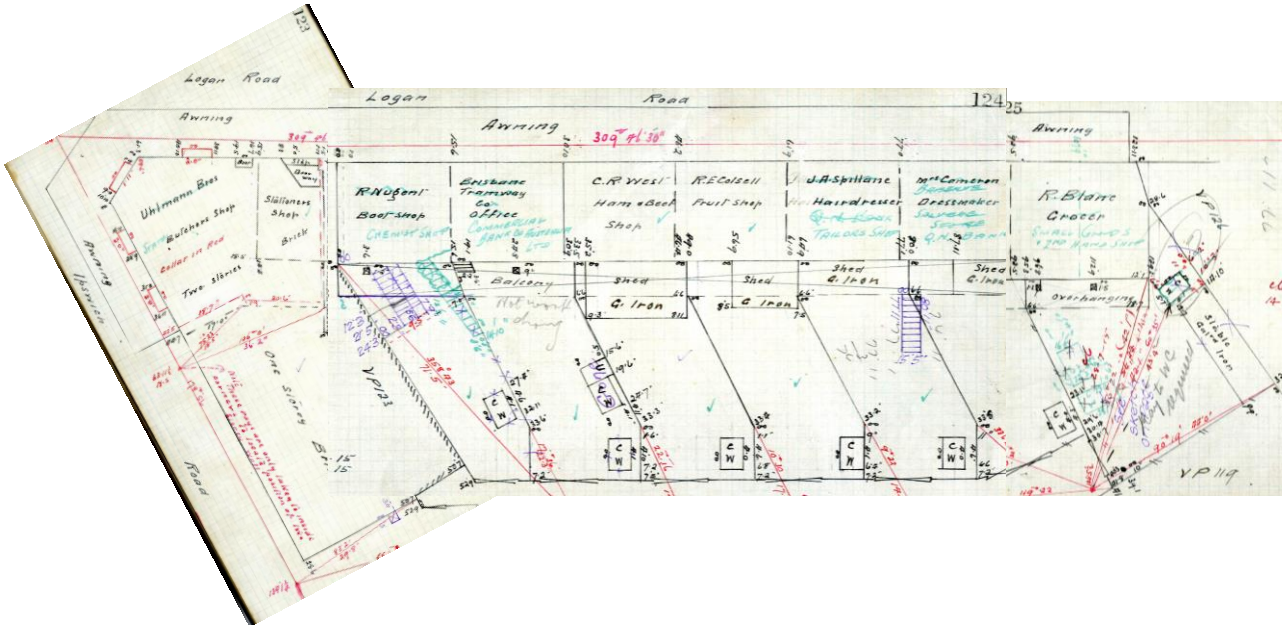
⁵¹ 3.8.1932: It may have changed hands twice that day, first to Sydney Robertson, then Blane. Vol 1704 Folio 6.

⁵² *Daily Standard* 6.6.1933, 8

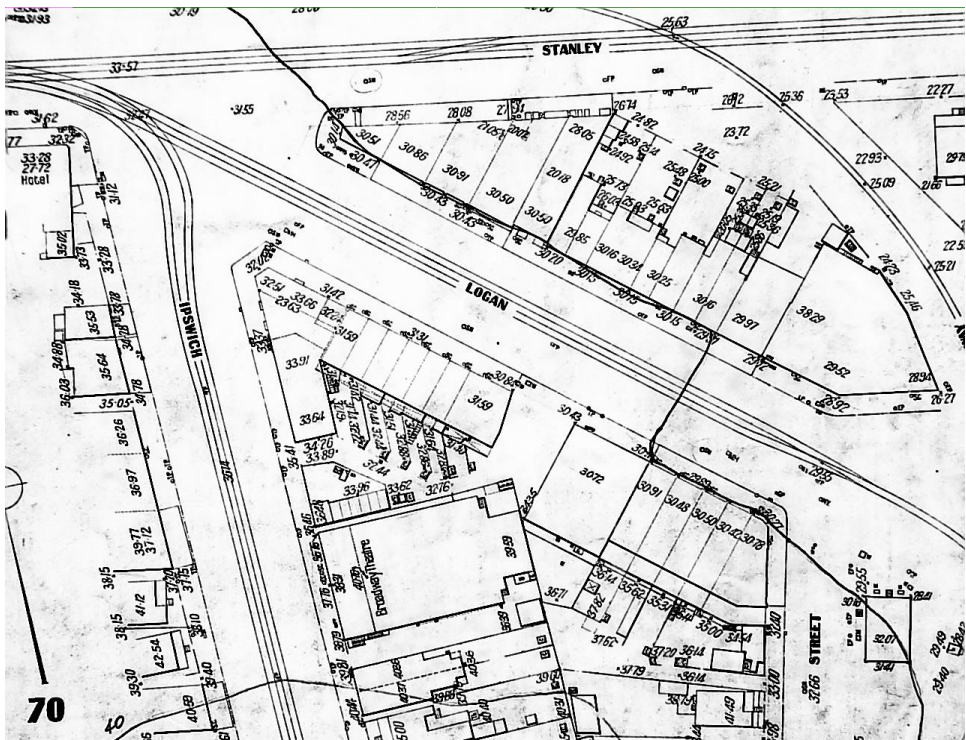
⁵³ 16.6.1934, Volume 1905, Folio 189

Who occupied Uhlmanns' Buildings 1896–1940?

Between 1896 and 1923, numerous tenants occupied Uhlmann's Buildings. The initial occupants in 1897 were Philip J Spillane, tobacconist; Richard Nugent, boot maker; TW Smith, saddler; GL Lotz, tailor; William Fegan, grocer; Woolloongabba Provision Store; William Arthur, fruiterer; Mrs Maslan, dressmaker; William R Fox & Co., lotion manufacturers (John Anderson, manager); and Gorrie Bos, produce dealers. The following chronological list arranged by conjectured street numbers has been compiled from *Post Office Directories* 1897-1940. The occupants were confirmed by surveys carried out on 26-27 February 1915 (with later annotations) for the design of sewerage and, in some instances, by entries in electoral rolls:



Compilation of individual sketch surveys, Surveyor's Field Book C185, f23-26, 26-27.2.1915, with annotations to c1925 [rotated with Logan road horizontal] (Brisbane City Archives)



Individual sketch surveys redrawn to scale as Detail Plan No. 366, 1922-25, BCA

No. 1

- 1896–1916: **Uhlmann Bros**, butchers
The Uhlmann Bros relocated their butcher shop to their new premises, occupying the same corner as the Graziers' Butchering Company's shop. They were in business there until 1916 when the State Government leased the premises as a State Butcher Shop.
- 1916–1925: **State Butcher Shop**
State Butcher Shops were one of many State enterprises introduced after the election in 1915 of the TJ Ryan Labour Government on a promise to combat high commodity prices, price-fixing and the emergence of monopolies.⁵⁴ Rather than having new State Butcher shops, the governments sometimes as in this case, took over an existing business. The State Butcher Shop continued at Uhlmann's Buildings until 1925⁵⁵. Thereafter the State Butcher moved to the single storey building adjacent (2 Ipswich Road) which had been acquired by Alma Mulholland in 1926) until c1930 when it reverted to private enterprise.⁵⁶
- 1925– **Queensland National Bank**
In 1886 the Queensland National Bank had opened a branch in Stanley Street, Woolloongabba⁵⁷ but in the aftermath of the Bank's financial problems in the 1890s, this branch closed in 1897. Following their purchase of Uhlmann's Buildings, the Bank re-opened a branch at Woolloongabba but, with the Ipswich Road corner of the building subject to a lease to the State Butcher Shop for three years from May 1922, they operated temporarily first in 15, then 17. The lease for the Butcher's Shop was renewed from September 1924 for a further eighteen months, but was surrendered in June 1925, enabling renovations to be carried out for new premises for the Bank with chambers upstairs. A new title was issued in 1926 for the reduced site (but including shop 5)⁵⁸ which was transferred to the National Bank of Australasia in 1949 after the banks' merger in 1948.

[No. 3]

Occupying the first floor above the butcher shop and Bank's Chambers were:

- 1896–1907 **Charles F Scheuer**
Charles F [Frederick] Scheuer, a butcher was Uhlmann Bros' manager.
- 1908–24 **Edgar S Hobson**, dentist
Edgar Septimus Hobson (1876- 1936) was born at Maryborough, a son of Edward Jephson Hobson and Ellen Bailey. He was apprenticed to a Brisbane dentist, DR Whittle, but at Whittle's Mackay branch, before serving with the 5th Qld Imperial Bushmen in the Boer War in 1901-2. He practiced as a dentist in Uhlmann's Buildings from 1908 until he left Brisbane to live at Maryborough in 1924. He died in Brisbane.
- 1910 **Qld Dairy Herd Book Society**, A Gorrie secretary
- 1925–26 **Charles Enway**, dentist
- 1926–28 **Lilac Salon**, ladies hairdresser
- 1927 **WF Ralston**, dentist
- 1930–40 **J Walmsley** dentist

No. 5

Shop 5 was occupied as a tobacconist /newsagent until 1925, thereafter as a chemist before reverting to its earlier role. It was retained with the Bank's Title when the balance of site was sold in 1926. At an unidentified date, it was later integrated with the bank.

- 1896–97 **Philip J Spillane**, tobacconist (see below)
- 1900 **Mrs Newburn**, storekeeper
- 1902 **James Shaw**, newsagent
- 1903 **Henry Sharpe**, tobacconist
- 1904 **John Mullen**, tobacconist
- 1905–06 **John Shaw**, tobacconist
- 1908–19 **Miss Annie Villaume**, newsagent
Annie Elizabeth Villaume was a daughter of Alfred Waldemar Villaume, a boot finisher and Anna Magrethe Rasmussen. The family lived at Wellington Road before moving into Lose's Building in c1906. In 1908 Annie, possibly working with her mother, opened her 'progressive little newsagency business' next to Uhlmann's butcher shop where she remained in business until 1920.
- 1920 **EH Wright**, newsagent

⁵⁴ See entry for State Butcher Shop, Roma, *Queensland Heritage Register*, ID 602155

⁵⁵ Thereafter It continued in an adjacent single storey building on what remained of Uhlmann's site (Resub 6 of Subs 1-3 and of Resub 1 of Sub 28, of Section 4 of Portion 165).

⁵⁶ R Pitceathly, butcher

⁵⁷ *Brisbane Courier* 19.7.1886, 4

⁵⁸ Certificate of Title No. 315484, Volume 1705, Folio 224, Queensland Titles Office

1921–23 **Thomas Irving**, newsagent
1924–25 **Queensland Finance Company**
1924–27 **Harvey Holland**, probably occupied the first floor above
1928 **AJ Jones**, stationer and newsagent
1929–36 **Chas Weeks** (listed as Chas Wicks 1935–36), newsagent
1937 **Clarence E Smith**, newsagent
1938 **John Jones**, newsagent
1939–40 **Mrs Latham**, newsagent and **L Malmstone**, hairdresser

No. 7

1896–26 **Richard Nugent** bootmaker.
Richard Nugent (1857 - 1929) was born at Rosehill, Lanarkshire, Scotland, a son of William Nugent and Ann Bainbridge. He came to Australia in 1887, on the ss. Dacca. After arriving in Queensland, he worked as a conductor on the No.20 Woolloongabba horse-drawn tram, before commencing business at the Fiveways, prior to erection of Uhlmann's Buildings of which he was an inaugural occupant. He was in business as a bootmaker for 35 years before retiring to Manly where he died after a short illness.

1925–40 **Thomas J Rutter**, chemist
Thomas James Rutter was the husband of Lilian Brenda Rutter who acquired Shops 7-9 in December 1926. They were sold to JR Blane in 1934, but the title was not amalgamated with the adjacent sites.

No. 9

1897–1908 **George L Lotz**, tailor
Carl George Louis Lotz (?-1924) was born in Germany, a son of David Lotz and Dorothea Elizabeth Bunting. He was in Queensland in the early 1880s, when he worked for two years at Finney Isles as a cutter before commencing business as a tailor in Main Street, Kangaroo Point in 1885. He moved into Uhlmann's Buildings soon after they were built. Lotz may have been unbalanced. He was twice charged with under-paying his young female staff, aggressively but unsuccessfully defending himself in court. His first wife caused a fire on the rear first floor balcony in May 1900, and in October fell from it, resulting in injuries which caused her death in 1901. In 1908 he relocated adjacent to the Post Office in Stanley Street as the Co-operative Tailoring Establishment. He married again in 1908 but his second wife died two years later. In 1911 he was insolvent.

1910–15 Office of **Brisbane Tramway Co**
1915–26 **Commercial Bank of Australia**, Woolloongabba Branch
The Commercial Bank of Australia (CBA, 1866–1982) was an Australian and New Zealand retail bank which merged into the Bank of New South Wales in 1982 to form Westpac. The closure of CBA's Woolloongabba branch occurred soon after the Queensland National Bank moved into their new premises on the corner.

1927–30 **Sidney Smith**, 'smallgoodsman'
1931–32 **Mrs S Jones**, smallgoods
1933 vacant
1934–40 **Frederick Colwill**, saddler
Frederick Colwill (? – 1952) was the son of James Colwill (c1855-1920) also a saddler who was in business at Logan St in Lose's Building from 1895 until 1910 when he was succeeded by Frederick who occupied 31 until he moved to 9 in 1934.

No. 11

1896–1903 **Thomas W Smith**, saddler
Thomas William Smith (1869-1934) was born at Hemmant, a son of early settlers in the district. He was a saddler at Woolloongabba for about a decade before becoming a pioneer farmer at Belmont.

1904 **A Moxley**, fishmonger
Arthur Henry Selwyn Moxley (1880 – 1945) was born in Brisbane. He served with the 6th Queensland Imperial Bushmen in the Boer War 1899-1902. As an active sportsman he played and officiated in cricket and rugby league at the Woolloongabba Cricket Ground. He was a commission agent when he enlisted for service in World War 1 where he was wounded and gassed.

1904–05 **Cash Clothing Stores**
1910–14 **Chas Williams**, ham and beef
1915 **Chas A West**, ham and beef
1916–19 **Robert Pettigrew**, small goods
Robert Pettigrew seems not to be the son of the same name of William Pettigrew, a well-known pioneering sawmiller.

1920–24 **Jessie L. Hooper**, small goods
1925–26 **Robert Pettigrew**, small goods
1928 **WH Brewster**, draper
1929–30 Vacant
1931–33 **Leslie Hurst**, grocer
1934– **JR Blane** (see below)

No. 13
1897–02

Fegan & Gillies, grocers
William Fegan (c1860 – 1931) had grocer shops in partnership with his brother Samuel Walter, until they had financial difficulties in the 1890s, and thereafter with Gillies in Logan Road and later Stanley Street until 1902 when they sold up and Fegan moved to New Zealand where he died at Auckland.

1903 **Andrew Smith**, refreshment rooms
1904–06 **Mrs L Howard**, dressmaker
1907 **William Healy & Son**, florists
1908 **John Arnold**, fruiterer
1909 **Samuel J Coleman**, fruiterer
1910–22 **Robert Colsell**, fruiterer
To be written
1923–24 **NJ Lewis**, fruiterer and confectioner
1925 **Mrs Annie Devon**, fruiterer and confectioner
1926–27 **J Lang**, cash & carry
Vacant
1931–32 **Henry J. Davis**, clothing manufacturer
1934– **JR Blane** (see below)

No. 15
1900–23

Philip J Spillane, hairdresser
Philip Joseph Spillane (?-1935) was the son of a publican who was in Queensland by c1870. Philip was a long-term occupant of Uhlmann's Buildings, initially in 5 as a tobacconist, but soon moved into 15 as a hairdresser. After the Queensland National Bank purchased the building, he moved to Ipswich Road past the Broadway Theatre.

1923–24 **Queensland National Bank**
1925–26 **Wm Brewster**, men's outfitters, listed as fruiterer in 1927, then relocated to No.11
1927– **JR Blane** (see below)



Temporary premises (Shop 15 or 17) of the Queensland National Bank, Logan Road, 1923–24 with signwriting for JR Blane's ironmongery (on the opposite side of Logan Road) reflected in the glass (SLQ).

No. 17

- 1897–99 **Mrs Maslan**, dressmaker [?]
 1900–06 **Morris Thompson**, furniture dealer
 1907 **Fred G Fooks**, furniture dealer
Felix George [Fred] Fooks (c1840-1924) was born in England. He was a building contractor in Queensland by c1880 regularly tendering for mostly small public works.
- 1908–11 **Mrs Edith Page**, dressmaker
 1912–16 **Mrs John Cameron**, dressmaker
 1918– **Brisbane Salvage Store**
So-called salvage stores for second hand or remaindered stock opened in low-rent or temporarily available spaces in various parts of Brisbane
- 1924–25 **Queensland National Bank**
 1927– **JR Blane** (see below)

No. 19

- 1897–1900 **Woolloongabba Provision Store**
 1901–09 **Gorrie Bros**, produce merchants
 1910–11 **Edward Bruce**, fruiterer & produce merchant
 1912–23 **JR Blane**, grocer
 1924 [?] small goods
 1925–26 **Ernest A Holt**, electrical contractor and shop
 1927-40 **JR Blane**, hardware

No. 21

- 1897–1909 **Gorrie Bros**, produce dealers; from 1902 also Qld Dairy Herd Book Soc, A Gorrie sec
 1910–11 **Edward Bruce**, fruiterer & produce merchant
 1912–23 **JR Blane**, grocer
 second hand shop – possibly Brisbane Salvage Store who were in 17.
 1927-40 **JR Blane**, hardware

John Robertson Blane

JR Blane (1878- 1948) was born at Ayrshire, Scotland, the second son of Thomas Blane, a farm servant and later carter, and Jeanie Robertson. By 1891, he was apprenticed to a grocer. At Irvine, Ayrshire in 1900, he married Elizabeth Reid Willock and the following year Blane was working as a grocer-storekeeper at Cathcart, Renfrewshire. Travelling in advance of his family, Blane, with his brother-in-law, arrived in Brisbane in February 1911. By August, JR Blane was in business as a grocer at the Fiveways, Woolloongabba (in 19-21) and was soon employing staff to serve on the counter and for deliveries. By 1916, he may have expanded into 17. About the time that Uhlmann's Buildings were acquired by the Queensland National Bank, Blane moved to the opposite side of Logan Road, where he opened a combined grocery and hardware shop. After he acquired four shops from the Bank (15-21, Subs 4-5, of Resubs 1-3 and Resub 1 of Sub 28 of Section 4 of Portion 165) in December 1926, Blane carried out alterations before vacating his premises opposite. When he re-opened in the former Uhlmann's Buildings it was as a hardware shop only:⁵⁹

Mr JR Blane, Ironmonger and general merchant, has made extensive alterations at Woolloongabba, the new premises containing builders hardware and general ironmongery, being one of the finest and best equipped of the kind. Many beautiful articles can be seen at the spacious showrooms suitable for Christmas gifts. The premises being in the centre of the huge population of South Brisbane it will be of interest to know that Mr Blane can supply everything for building and in tools to build, all goods being imported or bought direct from the factory. Those intending making alterations or repairs during the holidays will do well to inspect the show rooms and see the prices⁶⁰

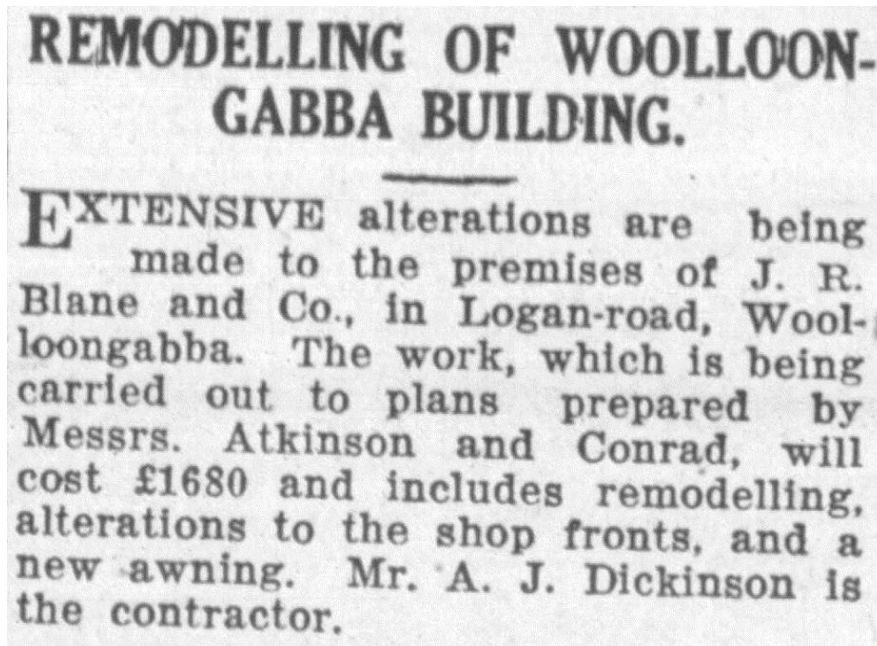
Despite removal of the brick party wall and partitions which subdivided his property into four shops, there is no reference to these alterations in Building Registers held by the Brisbane City Archives. Confusing entries in the Post Office Directories including the apparent relocation of existing tenants may be explained by such work being undertaken. Following the fire in the shops next door (11-13) Blane also acquired them (Sub 3 of Resubs 1-3 and Resub 1 of Sub 28 of Section 4 of Portion 165) and in 1933, further alterations were carried out to the design of the architects Atkinson & Conrad and built by the contractor AJ Dickenson⁶¹. In 1934 Blane acquired

⁵⁹ Entries for Logan Road, Woolloongabba in *Queensland Post Office Directories* 1913-29.

⁶⁰ *Telegraph* 9.12.1927, 12

⁶¹ 18.5.1933: No 25312 folio 130: Additions and alterations to shop, Logan Rd, Woolloongabba for JR Blane, Logan Rd, Woolloongabba. Builder: AJ Dickinson, Cleveland Road, Coorparoo; Archt: HW Atkinson and AH Conrad;

two more shops (7-9), but externally they were left unaltered. The titles of these additional shops were not amalgamated with Blane's original holding.



Daily Standard 6.6.1933, 8

What was Blane's Building like?

Alterations to the facade of the building included changes to shop fronts, replacement of the timber-framed footpath awning with an up-to-date suspended awning and in lieu of the first floor balcony, a continuous shade to windows which replaced doors to the balcony. The raised section in the parapet was moved one bay to the left to suit the reduced frontage and further embellished. The extent of internal changes is not known but would have included the removal of another party wall.

Atkinson & Conrad, architects

The firm of Henry Wallace Atkinson (1866–1938) and Arnold Henry Conrad (1887–1979) was established in 1890 when Brisbane-born Atkinson, a foreman of works in the Queensland Department of Public Works resigned after winning a competition for the Head Station of the Brisbane Fire Brigade. In 1907 he was joined by Charles McLay, a former colleague in the Department until McLay's death in 1918 when Conrad became a partner. Conrad who was from Victoria, had joined the practice in 1912. Between the wars Atkinson & Conrad became one of Brisbane's best known firms producing such landmarks as Trades Hall, *Craigston* on Wickham Tce, St James Theatre, Tristrams Factory at West End and various buildings in South Brisbane including a factory for Watson Ferguson, the Broadway Picture Theatre and Uhlmann's Garage at 27-29 Logan Road. After Atkinson's death, TBF Gargett joined the firm which continues as Conrad Gargett.

What was adjacent to Uhlmann's Buildings?

Before the Bank acquired the buildings (and probably soon after the Government Butcher Shop was opened), Christian Uhlmann had already acquired 35 Logan Road where the next generation of Uhlmanns commenced business as Uhlmann & Thompson, cash butchers and ice manufacturers, until May 1922⁶², thereafter as Uhlmann Bros⁶³. Between Uhlmann's Buildings and No. 35 Logan Road were 23–29: at 23–25 were a wheelwright and various blacksmiths until the Woolloongabba Picture Palace, an early outdoor cinema, opened at 25 in c1909, operating until the Broadway Picture Theatre was built in 1923 on an adjoining site to the rear with a frontage to Ipswich Road⁶⁴. Adjacent to the Picture Palace at 23 were refreshment rooms and

estimated cost £1680, fee 10/-. BCC Register of New Buildings (April 1932-1934) BCA.

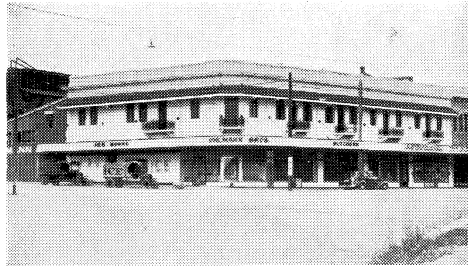
⁶² *Telegraph* 20.5.1921, 5

⁶³ *Queensland Post Office Directories* 1921-2, etc

⁶⁴ Atkinson & Conrad: tenders for Broadway Theatre, Woolloongabba (*Brisbane Courier* 6.1.1923, 2); extended by

greengrocers. For many years 27–29 was occupied by Frederick Colwill, a saddler, who was from 1934–40 in 9. 23–29 Logan Road was acquired by Christian Uhlmann who subdivided it 1926⁶⁵ into Resubdivisions 1 and 2, of Sub 27 and of Resub 2 of Sub 28 of Section 4 of Portion 165. On Resub 2 (Nos 27–29) the builder AJ Dickenson erected in 1926, a brick and iron garage for Uhlmann⁶⁶ to which the name Uhlmann's Building was later transferred. It was leased to Fred Taylor, an early Ford dealer, then after being vacant through some of the Depression to a used car dealer. Resub 1 (Nos 23–25) was redeveloped by the Queensland Works Department in 1928 as single storey premises for the Woolloongabba baby clinic⁶⁷. A second storey was added later and the building is now the Crosstown Café.

The name of **UHLMANN BROS.** has been a Household Name for nearly NINETY YEARS in Brisbane



**Butchers,
Ice
Manufacturers
and
Distributors**

Telephone: J 4214

UHLMANN BROS.

35 LOGAN ROAD, WOOLLOONGABBA, SOUTH BRISBANE



Atkinson Powell & Conrad, (*Brisbane Courier* 2.10.1928)

⁶⁵ 22.1.1926 (Survey 42433, Titles Office)

⁶⁶ At a cost of £3,000, adding a second storey at a further cost of £1,680 while the garage was under construction. 1.1.1926 and 23.3.1926, Building Registers, Oct 1925- May 1926, BCA. This building was later known as Uhlmann's Building.

⁶⁷ A clinic was first established in Ipswich Road opposite Hawthorne St in 1918 (*Brisbane Courier* 8.1.1918, 6).