Collingwood Historical Society Annual Walk
Queens Parade Clifton Hill 10 November 2018

In brief: This walk along Queens Parade starts at the corner of Smith Street and heads northeast along the Clifton Hill side of the road to the far end where it finishes on the Fitzroy North side. This is a distance of about one kilometre. The information provided below covers aspects of the 19th and 20th century history of the road, its buildings and its people and also outlines some of the current heritage and planning issues.

⇒ *Start at the southeast corner of Smith Street and Queens Parade*
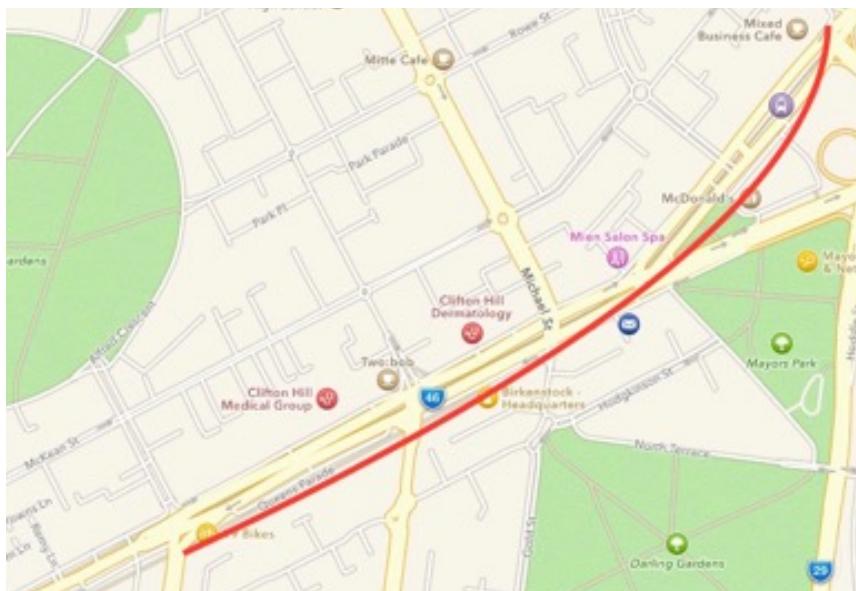
The south side of Queens Parade was part of the former city of Collingwood, and the north side of the former City of Fitzroy. Now the whole forms part of the City of Yarra. As for the name Clifton Hill, it was invented by an estate agent in 1871 on the occasion of a large land auction in east Clifton Hill, and was later officially adopted.

Queens Parade, perhaps surprisingly, is one of Melbourne's oldest roads. It started out as the route from Melbourne to Heidelberg, and was called Heidelberg Road. It was later surveyed by Robert Hoddle and the wide road we see today was established at two chains in width, a little over 40 metres. Further along it divided and a separate road diverged northwards. Called Plenty Road, it went to Northcote and the Plenty River area. The section we are looking at today had its name changed to Queens Parade in honour of Queen Victoria around the time of the 50th anniversary of her reign in 1887. Smith Street was also an early street and was extended to meet Queens Parade some time after Collingwood Council came into existence in 1855. The installation of the cable tram line along Smith Street and Queens Parade was a boon to shops and businesses. Queens Parade did not develop as the important shopping centre that Smith Street did, but was a busy local commercial centre. Melbourne's cable tram network was the biggest in the world; the Clifton Hill line opened on 10 August 1887.

622 Smith Street, Clifton Hill: former fire station

Built in 1884, this belonged to the Temperance Fire Brigade and dates from an era when a number of separate volunteer fire brigades existed. Melbourne Fire Brigade took over in 1891.

This 1927 photo of the corner petrol station at the Queens Parade intersection (now the site of 99 Bikes) shows a gasometer in the background. The northwest corner of Smith Street and Alexandra Parade (a block south) was the site of gas works, which began as the Collingwood, Fitzroy and District Gas and Coke Company, established in 1859. Supply commenced in May 1861. (That is why the Gasometer Hotel is so named.).

Yarra Heritage precincts

Queens Parade is covered by a number of heritage overlays including:

Queens Parade **HO330**, North Fitzroy **HO327**, Clifton Hill Western **HO317** and Street Trees **HO93**

Within a heritage overlay each building is rated as individually significant, contributory or not contributory to the precinct.

> Note: Places with heritage overlay listing are identified by their **HO** number in bold.
> Further information is available from the City of Yarra website
> https://www.yarracity.vic.gov.au/the-area/heritage/heritage-overlays-and-gradings

Queens Parade Built Form Analysis (Amendment C231)

In the face of increased pressure for high rise development in Queens Parade, in August 2018 the Planning Minister gave interim 'protection' to Queens Parade:
https://www.premier.vic.gov.au/protecting-heritage-gems-on-queens-parade/
Amendment C231 and DDO 16 (Design and Development Overlay) divide Queens Parade into five main precincts with different planning restrictions (see map on page 14 for details).
They encourage 'mid-rise' new development, including behind and above existing heritage listed buildings. The controls try to preserve viewlines to a few sites such at St John's Church spire, the former United Kingdom Hotel and the former ANZ bank. They put in place different height levels and setbacks in the different sections. The 5 precincts are:

Precinct 1 Brunswick St	Precinct 2 Boulevard
Precinct 3 St John's	Precinct 4 Activity Centre
Precinct 5 North Eastern Precinct	

The precincts traversed on this Walk are 3, 4 and 5, starting with:
Precinct 3   St John's Precinct (Amendment C231)
The recommended controls for St John's precinct are:
- building height 18 metres (5 storeys)
- upper level setback 6 metres

⇒ *Proceed east on the south side of Queens Parade*

15-33 Queens Parade: Former Bennett's Hay and Corn Store
This rather unprepossessing building rates a second look. In 1872 Mr Bennett, a corn merchant, built an iron store at this location, where he operated for some 30 years. By 1910 the site became Baird, G.W. & H.P., Hay & corn store which it remained until 1942. It was also used as a chaff mill. In more recent years it has been a hardware and garden supply.
In 1991 the *Northern Suburbs Factory Study* (Vines and Churchward 1992) rated the building as of state significance: 'as the oldest intact industrial building in Collingwood and possibly the only building of its type remaining in inner Melbourne. It recalls a now defunct industry located advantageously on the busy

Heidelberg Road.' It was listed initially as of contributory heritage significance by Yarra Council but has since been downgraded to non-contributory which status allows for full demolition. The original bluestone entrance paving is still visible. Some of the original timber roof trusses remain visible inside (though the posts have been replaced) and possibly some of the exterior cladding.

Detail: oblique aerial photograph showing Bairds hay and corn store to left, 7, 9 and 11 Queens Parade, centre and service station at right, c1925-c1935

As a hay and corn store and chaff mill this business provided 'fuel' for horses – in contrast the corner service station by 1927 was serving the increasing numbers of cars. It has been suggested the hay and corn store also provided straw for the nearby Luton Hat factory.

Heritage rating: not contributory (**HO317**)

37 Queens Parade: Former Luton hat factory
In the 1880s a straw hat manufacturer, Edward Merchant, built a brick workshop here. In 1897 the present structure was built (though it is not clear in MMBW 1901 map). It continued as the Luton Hat Factory until the early 1930s. (Merchant, E.J., Luton Hat Works 1917 – 1931+). It then became a cordial factory (Casely's Frigid Syrup Co. cordial manufacturers 1937 – 1947+). Since 1978 it has been a bicycle shop (Melbourne Bicycle Centre) established first by Geoff Key and carried on by his son Warren. This provides another aspect of the transport focus of Queens Parade.

Heritage rating: contributory (**HO317**)

55 Queens Parade Now a vacant block, this was formerly the site of a double-fronted timber house. In 1909 Mrs **Daniels** and her daughters started Airlie Ladies School here. The school closed down in 1919 and the house became a private hospital. Airlie was the last of this type of private school in Clifton Hill.

59 Queens Parade is an impressive distinctively detailed house which was a doctor's residence and surgery for almost a century, from the late 1880s until at least 1974, when Dr W P Heslop was resident. Dr George Horne was the first resident. Not only was he well-known in medical circles as a surgeon, but his personal interests included ethnography and ornithology. He travelled to Central Australia and rural Victoria, studying Aboriginal lore and customs. His niece, Helen Bowie, a trained nurse and bacteriologist, lived with the Hornes. She helped her uncle to classify his collection, and shared his interest in raising birds. Mrs Helen Horne (nee Bowie) and her niece were involved with the Collingwood Crèche, the first such institution established in Australia for working mothers.
In 1982-83 an alternative school called Manu had a brief existence here.

St John the Baptist buildings. This impressive religious complex is the jewel in the crown of Queens Parade. The land was reserved for a Catholic Church in 1864, but at that time there were few Catholics in Clifton Hill (in fact few people of any faith, as it was still quite undeveloped) so it was 1876 before building began. The architect was John Bunn Denny, an associate of William Wardell, and the style is English Decorated Gothic. The building took place in stages. The first Mass was held in 1882, and finally the spire was added around

1907. It is a very important landmark site in the area. Look at the carved faces on the exterior, and if you have a chance to go inside, the interior is of great interest, with some excellent stained glass.

St John's School started off in 1886 conducted in part of the church, with a purple curtain dividing the two functions. Later a wooden school, since demolished, was built to the east of the church. The Sisters of Charity took over the teaching in 1894. The current school building opened in 1904. A boy's school opened over the road in 1916, run by Christian Brothers, and was called St Thomas's. Parishioner Thomas Verga provided land for the building and had already contributed generous funds to the church.

The next building chronologically was the **presbytery**, opened by Archbishop Mannix on 2 August 1914.

Finally the **parish hall** was built in 1917-18. The foundation stone laid by Mannix is still visible inside the foyer. The hall was leased as a picture theatre for many years. There were shops at the front and a hallway between them leading to the hall. It was in later years Cinema Italia, which closed in the 1980s. Most of the hall and the rear fly gallery were demolished in 1999 to create more playing space for the school.

<div align="right">Heritage rating:individually significant (HO317)</div>

Precinct 4   The Activity Centre Precinct (Amendment C231)

The precinct is characterised by highly intact, predominantly two-storey nineteenth and early twentieth century commercial buildings, with a single three-storey building (the former ANZ Bank, 370 Queens Parade, **VHR H0892**). The whole of Precinct 4 is subject to the Heritage Overlay and the low-rise streetscape and skyline are an important aspect of its heritage significance.

However Amendment C231 (DDO16)
- Allows for height of new building to 21.5 metres (6 storeys plus overruns)
- Upper level set back of 6 metres.

The Amendment asks that developments be visually recessive, but this does not seem compatible with the proposed heights.

89 Queens Parade: Clifton Hill Hotel: 1884 onwards

The two-storeyed hotel in the Italianate stuccoed brick style is a prominent element in the largely Victorian Queens Parade landscape. The current hotel was built for Frederick Warming in 1884. Note the plinth on the top of the hotel which reads 'F. H. Warming 1884'. There had been an earlier hotel a few blocks to the east along Queens Parade that was at first called the Daniel O'Connell from 1870 to 1875 when it changed its name to the Clifton Hill Hotel. During those years the licensees were members of the Wainwright family, William, Eliza and Bridget. By 1880 Frederick Warming was the licensee. He had arrived in Australia in 1849, joining the mounted police in Adelaide before transferring to the Victorian Mounted Police where he took part in the police operation during the Eureka Riots in 1852. He moved to Melbourne in 1860 where he was the publican at a number of hotels in Fitzroy and North Fitzroy before moving to the Clifton Hill Hotel in 1880. During the 1880s he was also advertising allotments for sale in Fitzroy, Clifton Hill, Brunswick and Carlton. The hotel was listed as the contact and his land office.

Frederick Warming transferred his license to the new premises on 9 December 1884. The new place had 20 rooms of which six were for the use of the family. In June 1885 a new Oddfellows Lodge called the Loyal Boundary Lodge was formed at the hotel and in 1887 Dr Horne was immediately called to a young boy who had been hit by a cab outside the hotel. Tragedy struck the Warming family in 1892 when their eldest daughter Hilda Catherine died at age 15 and again in 1896 when their eldest son Reginald Frederick Clifton Warming died aged 22. Frederick retired from the hotel in 1897 and on his death in 1911 the ownership passed to a son and daughter. Frederick Warming died aged 84 at *Moira* 222 Queens Parade North Fitzroy. From his Obituary '*He was an energetic man who combined the business of a house and land agent and for a period of ten years sold for Moss, Fergie and Henry and John Apperley £75,000 worth of land…*'

In 1933 Mr R.A. Warming and Mrs E. Mangan, owners of the Clifton Hill Hotel, applied to do alterations to the hotel which included remodelling the ground floor – a new bar, lounge, entrance, stairway and new staff bedrooms. More recent renovations overseen by Terry Nott reversed some of these changes, especially the exterior tiles.The hotel has been called the Clifton Hill Brew Pub since 2013 and is still today a focal point on Queens Parade.

Heritage rating:individually significant (**HO330**)

➢ *Look diagonally across Queens Parade*

270 Queens Parade North Fitzroy: Former National Bank
This building was constructed in 1886 and is an excellent example of boom-era bank architecture. It is noted for its elaborate parapet, and recessed first floor section surrounding the splayed corner. The bank manager's residence atop the bank was accessed from the westernmost door facing Queens Parade.
The new development adjoining the bank in Delbridge St is well designed to be visually recessive.

Heritage rating:individually significant (**HO330**)

97-99 Queens Parade: Melbourne Savings Bank
This building was opened in 1889 as the Melbourne Savings Bank. It then became the State Savings Bank for many years (1917-47). It is noted for its elaborate Italianate style which includes rusticated pilasters, oculus (round) windows, and curved pediments. Until its recent sale it spent many years as 'Taco Bill's' Mexican restaurant. There is a proposal approved for a three-storey development beside and behind the heritage bank building. The bank building would be restored. (PLN16/1097)

Heritage rating: individually significant (**HO330**)

101- 103 Queens Parade: Preston Motors/Bendigo Bank (PLN16/0751)

Built in the 1920s as an 'up to date' garage, this replaced the earlier 10 room *Clifton Villa* on the site. There was a police station somewhere near here, in the nineteenth century. Whether it was in the former hotel or in *Clifton Villa* has yet to be ascertained. In the late 1920s the business was called Yarra Falls Motors and by 1937 it had become a branch of Preston Motors. This link to the theme of early motor transport is notable.

There has been a planning proposal for 4 storeys above the 2-storey building (a total of 6 storeys). Yarra's IDAC in July 2017 approved this with deletion of one level (5 storeys). This would be very visible from across the street.

PLN16/0751 - 101-103 Queens Parade, Clifton Hill - Amended sketch plans 7 June 2017

Heritage rating: contributory (**HO330**

105 Queens Parade. Here is another distinctive doctor's house, in this case built around 1915. It is a fine representative example of Federation Arts and Crafts domestic architecture. Dr Forbes Mackenzie, a noted surgeon, occupied the site until his death in 1970 aged 90. His son also joined the practice. Dr Mackenzie has another claim to fame as a portrait of him painted by Max Meldrum won the Archibald prize in 1940.

Heritage rating:individually significant (**HO330**)

127-29 Queens Parade: The Albert Hall. Queens Parade developed considerably in the 1880s. This was partly a reflection of what was happening across Melbourne, but there was also a local impetus in W D Holgate. He was an estate agent who was a driving force in the improvement of Clifton Hill in the 1880s, agitating for a railway service, a post office and a police station, building the Albert Hall, and establishing the Clifton Hill Literary Association and finally being elected to Collingwood council.

In 1885 he began the construction of the Albert Hall, in association with builder William Hall. This was a brick building, two storeys at the front with a large single storey hall at the rear. At the front were two shops downstairs with a short hallway between them giving access to the hall, and a smaller meeting room above the shops. It opened in March 1886 and Holgate advertised it as having 'Good Stage, Scenery, and Piano. Suitable for Balls, Concerts, and Dramatic Entertainments. Also large Room with Piano. Suitable for Lodges, Dancing Classes, and Private Parties.' Holgate soon moved the business of his Clifton Hill Land Office into one of the shops and also established the Clifton Hill Amateur Dramatic and Literary Club.

From late 1886 the Albert Hall was used as a meeting place for the newly formed Albert Victor Lodge, a Freemason group. Holgate sold the hall in 1901 to Queens Parade medical man Dr Downie. The hall (enlarged and altered in the 1920s and 1950s) continued through much of the twentieth century as the venue for a great variety of events and entertainments including events organized by St John's parish until its hall was built. It also remained a meeting place for the Albert Victor Lodge, which bought the hall in 1919, and enlarged it in 1927 (the plaque on the front of the building refers to this). In 1983 the Lodge sold the hall to the Samian Social Club, whose name remains on the upper façade.

Heritage rating:individually significant (**HO330**)

139 Queens Parade: Rubber Duck Cafe Previously the Normandy Hotel 1983 – 2009, The Normanby Hotel 1881 – 1982 and Dainton's Family Hotel 1874 – 1880
George Dainton, a stonemason, owned a house on this site before building the hotel. He was the first publican and owner of the hotel from 1874 until the early 1890s. The building of this hotel, as well as the Clifton Hill Hotel and St John's Catholic Church signalled the start of a period of more intense settlement and development in Clifton Hill.

The hotel is a striking building, a large two-storeyed Italianate hotel with a corner splay and dentilated cornice line and pedimented window heads. Exterior alterations have been minor. Numerous meetings of a political nature were held in the hotel as was usual at this time; Dr Hearn was one politician who held meetings in the hotel for the Fitzroy Elections. A number of the publicans were fined for either Sunday Trading or out of hours drinking.

During the late 1890s and into the twentieth century the Normanby Hotel was a place where you could put in entries for the Fitzroy Races and Pigeon Shooting both of which were held at the Fitzroy Racecourse. (actually in Northcote). In 1901 the hotel held Smoke Nights and farewells to local members of the Sixth Victorian Contingent who were leaving to go to South Africa and the Boer War.

In 1933 the license was transferred to Peter O'Loughlin who remained as publican for many years and he carried out alterations to the interior of the hotel, extending the bar as well as work on the upstairs and the outside of the building in 1936. In 1954 the wedding reception of Dr Gerald Reginald Warming (Frederick

Warming's grandson) and Gladys Booth was held at the Normanby Hotel and beautifully arranged by Mr and Mrs P. O'Loughlin.

The name changed to the Normandy in 1983 when it was described in *The Melbourne Times* as '… *one of the new breed of sophisticated hotels appearing in Melbourne where patrons can relax in an atmospheric bistro, sip coffee or aperitifs in the piano bar, treat themselves to a sumptuous smorgasbord carvery at Sunday lunch or simply enjoy traditional hearty pub fare in the public bar.'* During the 1980s and 1990s the hotel was a music venue with an Irish ambience and Guinness on tap. On St Patrick's Day the green beer flowed, and patrons spilled out onto the footpath from the crowded interior.

In 2009 there were plans for a mixed residential and commercial use which resulted in the opening of the Rubber Duck Café in the old hotel and the building of apartments around two sides of the original hotel building. (Under construction at the time of the walk)

Heritage rating: individually significant (**HO330**)

141-147 Queens Parade: former post office (PLN17/0718)
Thanks to local agitation, a Post Office was finally opened in 1883, designed by Twentyman and Askew and built by William Rudder. A celebratory ball was held at Gold Street School. The post office moved to a new building in 1911. From 1939 -1947 this building housed the Lynton Hygienic Library.

Yarra Council (Oct 2018) has approved a four-storey development beside and behind this site. Clifton's Electrical Warehouse, a mecca for local and more distant shoppers for decades, has just closed down.

Heritage rating:individually significant (**HO330**)

149 – 167   Queens Parade Campi's Buildings. Abbondio Campi was a master craftsman in the field of mirror manufacture. He migrated from Italy and had a mirror business in the city with several brothers before becoming the sole proprietor in 1873.
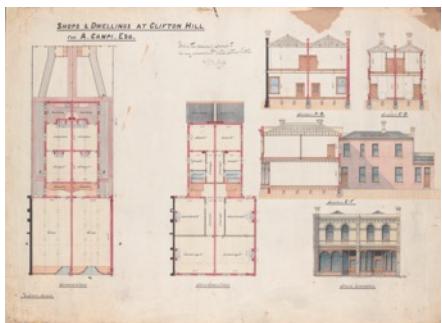
In 1876 he moved into Brompton House, believed to have been located at number 173 (demolished some time after 1930). At this time Heidelberg Road was fairly sparsely built on, so Campi was able to purchase land with a frontage of 160 feet to Queens Parade running eastwards from Gold Street. Campi organised the construction of the building on the corner of Gold Street, sold it to the Postal Department, and used the proceeds to build the first of what became a terrace of seven shops with dwellings above. Designed by Twentyman and Askew between 1884 and 1886, they were built in stages, most by local builder William Hall. The land between the post office and number 149 remained vacant, but it is probable that Campi intended to complete the terrace. The development can be seen as part of a Melbourne-wide phenomenon, when decorative shopping terraces appeared on the major high streets of the Boom Period. The north side of the Parade includes several such terraces.

Most of the shop fronts have been altered in line with commercial fashion, but two of the shops retain much of their original design. (numbers 157 and 165).
According to the reminiscences of Walter Higgins whose mother ran the fish shop in what is now SO Haircutters, number 159, he and his mother used to travel to the wholesale fish market, carrying a couple of empty suitcases on the cable tram, returning with the fish wrapped in newspaper in the cases.

Heritage rating:individually significant (**HO330**)

181 Queens Parade The new Post Office was built in 1911.

Heritage rating:contributory (**HO330**)

191 Queens Parade A half-hidden house, noteworthy for its rarity in this commercial section of Queens Parade as a small double-fronted house with a front garden, but also as the residence and workplace of

Aileen Estcourt who lived here for many years and ran the Clifton Hill School of Music from at least 1917 until 1950. Some of her pupils became very successful musicians. A planning application involving demolition was submitted some time ago.

Heritage rating:contributory (**HO330**)

⇒ *Cross at the traffic lights to the triangle between Queens Pde & Heidelberg Rd.*

Rain's Reserve. This is a good spot for a westwards vista of Queens Parade both today and in the past when several postcards featured it; a later photo shows the gardener at work with his lawn mower. George Rain was a Collingwood councillor and Mayor who died in 1913.

Note today the retained verandahs on the North Fitzroy side, and the lack of them on the Collingwood side, due to a policy in the 1950s or 60s that verandah posts were to be removed. Look to the right to note the three storey buiding on the North Fitzroy side:

370-374 Queens Parade North Fitzroy Former ANZ bank
Heritage rating Victorian Heritage Register (**VHR H0892**)

From *The Australasian* Sat 1 August 1891, p 43:

Clifton Hill has the advantage of being built on a two-chain road with the tramline running down the middle so that ample room is left on either side for an immense body of traffic. Banks and churches, rows of splendid shops, large hotels and stores, line the roadway, while groups of villas and terraces of two-storied houses adorn the wide streets to left and right. There is an amount of brisk business "go" in the neighbourhood that proclaims its thriving condition and shows dull times have not had much effect on Clifton Hill.
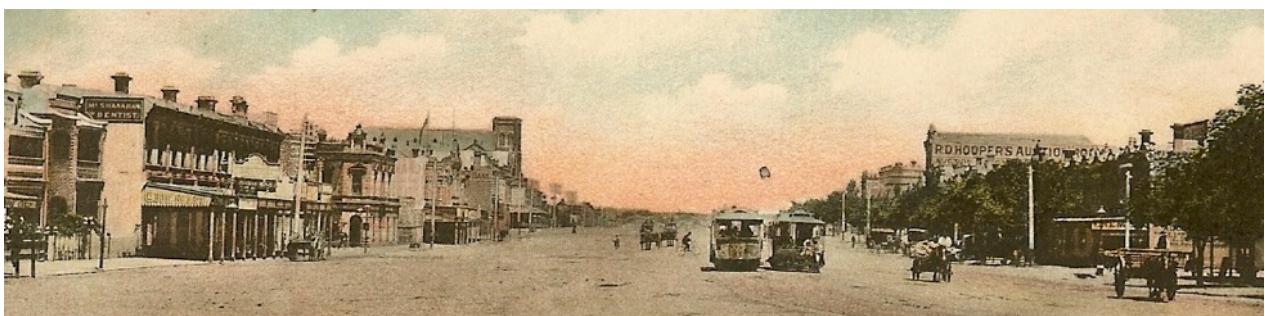
Queens Parade was clearly the boundary between North Fitzroy and Clifton Hill (City of Fitzroy and City of Collingwood) but after the formation of the City of Yarra, the boundaries were re-drawn without, it seems, any formal consultation or acknowledgement (and possibly as an oversight). The change was gazetted in May 1998. However it seems it only reached public notice in 2017 when Queens Parade addresses that had been Clifton Hill started being referred to as Fitzroy North.

Precinct 5   The North East Precinct (Amendment C231)

Amendment C231 allows for 'substantial' change in this location
Precinct 5A (around United Kingdom Hotel) height 18 m (5 storeys)
Precinct 5B (Clifton Motors site) height 28 m (8 storeys), upper level setback 6m
Precinct 5C (Clifton Views and beyond) 49 m (14 storeys), upper level setback 10 m

199 Queens Parade Clifton Hill United Kingdom Hotel: 1878 – 1988 (Rebuilt: 1937)

The current Moderne building replaced the Victorian era United Kingdom Hotel, built around 1877. Its location was described then as at the corner of the Heidelberg and Northcote Roads, Clifton Hill.

Over the following years the hotel, in its prominent position, became an important site that was used for many political meetings, community group meetings, inquests into deaths in the Merri Creek, a meeting point for local sports groups and a reference point for weekly markets and land sales. The local politician and a Mayor of Collingwood, Mr W Gray, held his election meetings in the United Kingdom Hotel during 1878, where upwards of 100 people attended and it was also the place that his body was brought to, after his suicide in the Yarra River in March 1887.

When the land sales of villa allotments in Clifton Hill fronting the Merri Creek and Heidelberg Road were being advertised in January 1880, a selling point was that the Collingwood 'buses ran every few minutes to the United Kingdom Hotel, near to the land for sale.

The community meetings that were held in the hotel ranged from the inhabitants meeting to request that Council of the City of Collingwood in February 1880 not re-let the abattoirs as they were dangerous to their health as well as the health of the inmates of the Yarra Bend Asylum. A meeting at the hotel in 1882 requested that the railway to be built from Clifton Hill run direct to the city by connecting at Richmond rather than using the proposed circuitous route through the Collingwood flat.

The contractors held a lunch for 150 gentlemen at the hotel to celebrate the turning of the first sod on the new railway line to Collingwood, Fitzroy and Royal Park in January 1886. In March 1887, *The Age* stated that the population within a one and half mile radius of the United Kingdom Hotel was 83,000 and that it would double in the next ten years when the railway lines were finished.

The significant building that stands on the site today is a two-storey Moderne brick building with cantilevered concrete balconies, slim metal railings and light cantilevered canopies that accentuate the rounded horizontal mass of the ground and first floors. It is of State Significance and is on the Victorian Heritage Register (VHR **HO892**). The statement of its significance reads:

The former United Kingdom Hotel is of architectural significance as possibly Victoria's most exquisite and intact example of the Jazz Moderne style of architecture designed by one of the most notable proponents of the style, J.H. Wardrop. The building is greatly enhanced by its near-island siting and is externally and internally almost original, with the exception of post-war rear additions.

The former United Kingdom Hotel is of historical significance as an exemplar of the material culture of the late 1930s and of prevailing social customs. The survival of much of the hotel's interior provides important evidence of hotel design and usage in the pre-WW2 period.

The newspapers at the time said: *The new building provides a striking example of modern development in suburban hotel planning.* The builders were Hansen and Yuncken Pty Ltd, the contract price was £14,000 and the owner was the Carlton and United Breweries. It was opened in December 1937. *The Argus* stated on 6 December 1937:

Further evidence of the development of Melbourne suburbs is provided in the opening this week of a modern hotel on the site of the old United Kingdom Hotel …. All appointments are modern and include electric refrigeration, food warmers, stainless steel sinks, a special system to warm or cool the interior and forced ventilation in the cellar.

The Age on the same day:

There are 15 bedrooms, well-furnished sitting rooms and a spacious dining room. The outside is of terracotta bricks and the focal point is the tower with its glazed, vertical fins rising in the centre of the western façade. A new standard in suburban hotel architecture is set by the new United Kingdom Hotel.

These statements sum up the importance of this hotel to the streetscape of Queens Parade, Clifton Hill.

Heritage rating: Victorian Heritage Register (**VHR H0684**)

201-215 Queens Parade Clifton Motor Garage (PLN 16/0923)

The Clifton Motor Garage was listed here from 1918. The façade of Clifton Motors Pty Ltd, Motor Engineers, Show Room and Garage was constructed in 1938-39, the rear in the 1920s. The façade was designed by the noted architect, J.H. Wardrop, designer of the nearby significant United Kingdom Hotel (and the Shrine of Remembrance completed 1934).

Recently the site has been added to the Victorian Heritage Register as of state heritage significance. This includes the interior and the residence.

http://vhd.heritagecouncil.vic.gov.au/places/200965

The building is an extraordinary example of an art deco motor garage and showroom. The decorative, horizontal treatment adopted for the façade and the dominating finned tower, are unique. *'The Moderne frontage unifies the rear garage, showrooms and residence and conveys an image of the developing Australian motor car industry as modern, fast and forward thinking.'*

The 1904 MMBW Detail Plan shows this land behind the United Kingdom Hotel vacant, except for a saw mill. From the 1910s part of this block was occupied by motor, coach, carriage and buggy related businesses. In 1920, Clifton Motors was flanked by a coach trimmer at number 201-203 and coach and carriage builders, Empire Motor & Carriage Works at number 213).

In 1918 and 1919, J. Markby was listed as the proprietor of the Clifton Motor Garage. In 1919, George Laity purchased 209-211 Queens Parade. In 1922, George Alfred Laity and Lindsay Laity were reported in The Age (22 Feb 1922) as having a motor garage constructed in a prominent location in Queens Parade. They also constructed a residence. By 1927 the Laitys had constructed a car showroom. Lindsay Laity remained the owner of Clifton Motors Pty Ltd showroom and garage until 1944, before Edwin McKeown became the proprietor in 1945. In 1949, George Alfred Laity and Lindsay Harold Laity (motor engineer) both resided at 454 Queens Parade, opposite the garage. Bayford Motors bought the site in the mid 1950s. Bayford sold to Tru-Mould Tyre Service in 1964. From the mid-2000s to 2015 the place served as a restaurant (Mosskito Café Bar and Lounge).

In 2017 a proposal for an 11 storey development on this site was made. This proposal has recently (Oct 2018) been refused by Council on heritage and other grounds.

Heritage rating: Victorian Heritage Register (**VHR H2380**)

217-241 Queens Parade (PLN15/1101)

In 1917   Sage, H E & Sons, were listed as: motor car works; coach, carriage & buggy manufacturers, 40 years' practical experience (Sage was still there in 1947). Later a Volkswagen workshop was on the site, continuing the transport theme.

The nine (or 10) levels 'Clifton Views' aged care facility has recently been built on the site. This involved the demolition of a non-contributory building in the Queens Parade heritage precinct and a much higher building than appropriate in terms of the local heritage guidelines.

243 -247 Queens Parade (PLN14/0311)

A 12-storey apartment building is currently under construction.

249 – 265 Queens Parade (PLN16/0494)

This was the site of the Clifton Hill weighbridge (1900s – 1910s) and Parker Shoe Co Pty Ltd (from 1927 - 1947) An application for a 17 storey building on this site went to VCAT after Council refused it and 3 levels were deleted (Oct 2017). Approved plans (May 2018) have 14 levels plus 2 basement levels, a roof and lift overrun. Building has not yet commenced.

267-271 Queens Parade (PLN 18/0570)

An application for a 22-storey apartment building with a motor showroom has been made to Yarra Council.

⇒ *Cross the road at the pedestrian lights.*

Tramways Buildings. The Clifton Hill cable tram from the city commenced in 1887. This was where it ended and there was a tram shed on this site. The details can be seen on the MMBW Detail Plan 1264 dated around 1901. Northcote tramway opened in 1890 and was originally independent of the rest of the system, ending on the other side of the Merri Creek. There was a refreshment room and waiting room where the railway overpass now is. Most cable trams came under the umbrella of the Tramway Board in 1919; Northcote joined in 1920 and was then connected to the Clifton Hill line. The last cable tram to run in Melbourne was this line, in October 1940. Note TB on building (Tramway Board). The substation was re-modelled in 1955 by M&MTB.

492 Queens Parade North Fitzroy: Terminus Hotel: 1888– PRESENT. PREVIOUS NAMES: Scotch Thistle 1854 -1870 & Roscrea 1871 - 1887

The Scotch Thistle Hotel was apparently built by John McLean in 1853-54, as there was an advertisement about stabling to let attached to the Scotch Thistle Hotel, Merri Creek, Northcote in May 1854. This area at the time was part of the 1852 government subdivision of Northcote township. Land was sold between 1853 and 1855. (See map in http://heritage.darebinlibraries.vic.gov.au/article/5.) This part of the old town reserve later became part of North Fitzroy. The Scotch Thistle Hotel was well situated, near both the junction of the Plenty and Heidelberg Roads, and the Merri Creek crossing, to serve the passing trade of farmers, gold miners, and workers on the Yan Yean Reservoir.

The hotel was owned and run by John McLean and the bluestone surrounds of the doors and windows are a distinctive architectural feature of the building, despite being obscured by paint. John Mclean owned other buildings in this area and may have let the hotel building to Dr Robert Bowie between 1864 and 1869. The rate books show Robert Bowie Surgeon renting a stone house of 12 rooms in Plenty Rd, owner John McLean. John McLean is shown as living in Heidelberg Rd. Bowie was the father of Dr Horne's wife (of 59 Queens Parade) and grandfather of Helen Bowie.The rate book of 1869 shows a James Hennessy, Publican, owner John McLean, Gentleman – renting stone hotel 10 rooms, Plenty Rd. By the 1871 rate book, the stone hotel in Plenty Rd was 20 rooms and rented by James Hennessy Licensed Victualler, owner John Mclean, Gentleman, living in Brennand St.

In 1871 the hotel was now called the Roscrea Hotel, North Fitzroy and Mr James Hennessy wanted a carpenter for a small job. In August 1872 the funeral of James Hennessy left the Roscrea Hotel, Northcote Rd – he was 39 years old. Mrs Johanna Hennessy applied for the license of the Roscrea Hotel, Northcote Rd in the town of Fitzroy; she would remain as publican until 1884, when in February 1884 she was fined for placing inferior spirits in bottles bearing the label and trade mark of James Hennessy & Co. On 23 December 1883 there was a fire at the Roscrea Hotel owned by Mrs Elizabeth McLean – it was deduced that the premises had been set on fire wilfully by person or persons unknown. By December 1884 Robert Rae was the publican of the Roscrea Hotel.

An auction notice in October 1880 provides a nice description of the Roscrea Hotel, Plenty Rd, North Fitzroy: a large stone building of two stories containing besides the bar, a large dining room, two sitting rooms, ten bedrooms, billiard room and two kitchens … a stone wall round the yard, stabling and other out offices, on land with 82ft 6in frontage to Plenty Rd, depth of 132ft to Brennand St being Crown Allotments 8, Section 15 next to the omnibus stables and opposite Merri Creek Bridge.
The hotel changed its name to The Terminus Hotel around 1887, the year the cable trams commenced and had their terminus at the Merri Creek with the tram sheds adjacent to the hotel.

Heritage rating:individually significant (**HO330**)

⇒ *You can finish the walk here, or walk west to look at two more sites*

470-474 Queens Parade North Fitzroy: Clifton Hill & Northcote UFS Dispensary, 1914. Friendly Societies played an important role in the days before social services. Workers paid a small weekly amount and were covered for medical costs and sometimes for unemployment and funeral costs.

Heritage rating:individually significant (**HO330**)

438 Queens Parade North Fitzroy: The Northcote Arms Hotel, 1853 - 1870

A building that for many years has comprised three conjoined two-storey bluestone houses has been identified as originally a hotel. In November 1853 contractors were required to build a bluestone hotel in Northcote, near the Merri Creek. (*The Argus*, 7 Nov 1853). It was to be a solid two storey building on Section 15 of the Northcote subdivision. It was built around the same time as The Scotch Thistle (now Terminus Hotel) not far to the east – obviously there must have been enough passing traffic to provide sufficient trade. In March of 1854 Charles Ritter was the owner and licensee of the hotel but by November 1854 there was a sale of the lease of the hotel following his death. The hotel was described as:
   containing fifteen large sized rooms and two spacious cellars, besides substantial stabling, bullock yards and gardens and would in consequence of the salubrity of its situation and the splendid scenery by which it is surrounded, stand unrivalled as a first class family hotel.

In December 1854 Angus McDonald was the publican and he didn't rely just on the passing trade but sought to attract Melbourne residents to his hotel on the outer reaches of Melbourne by holding a Grand Full Dress Ball on May 1855, with tickets costing 10 shillings including supper.

In April 1856 the Northcote Arms Hotel was for sale as a licensed house situated near the junction of the Plenty & Heidelberg Roads. It was described as being built entirely of bluestone both inside and outside walls and finished throughout with cedar and Spanish mahogany. It contained in all 18 apartments and an eight-stalled stable. The roof consisted of teak rafters and slates. It was further advertised at the end of April 1856 as being for sale where the spending of £20 would permit its being converted into 3 commodious dwelling houses.

In 1858 Samuel Brownlow was the new publican and he organised pigeon shooting as a drawcard for the hotel. But during his management the hotel had become so run down by 1859 that it was said to be only worth £1,700 and it had failed to sell at auction on three separate occasions. It had cost £6 -7,000 to build. Samuel appeared to like drinking the profits as he was sentenced to seven days in the Western Gaol for medical treatment for lunacy, superinduced by continued inebriety.

By 1860 the hotel was up for auction again but didn't sell. It was then robbed by three escaped convicts in March 1861. It had a name change to Egremont Hotel but this didn't help its reputation and it was for sale again in 1864. It must have sold because in 1865 tenders were called for masons and carpenters to work on the former hotel, now a house.

But it was to have a final flourish as a hotel when in 1868 Joseph Thomas applied for a license for the Northcote Arms Hotel. The hotel had disappeared from the directories by 1871.

Heritage rating:individually significant (**HO330**)

Sources

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Lewis, Miles 2017, 'Planning of North Fitzroy', Half-drowned or half-baked: essays in the history of North Fitzroy, Proceedings of a seminar at North Fitzroy, 3 December 2017: Fitzroy History Society, pp. 9-37. This essay has maps showing the position of the Scotch Thistle and Northcote Arms.
Northcote Arms http://heritage.darebinlibraries.vic.gov.au/article/5

Photos

Fire station   Service station
http://search.slv.vic.gov.au/MAIN:Everything:SLV_VOYAGER1652928 Detail of an oblique aerial photograph showing Baird's hay and corn store 7, 9 and 11 Queens Parade. Photograph by Charles Daniel Pratt , c. 1925-c. 1935).
Meldrum painting of Dr McKenzie   Architectural drawing for Campi
Postcard Main Street Clifton Hill postcard. C. 1906 (private collection)
Rain's Reserve   United Kingdom Hotel 1887
Tram terminus   Removing cable tram tracks
http://search.slv.vic.gov.au/MAIN:Everything:SLV_VOYAGER1653927 Aerial photo c. 1925-c. 1940 [Clifton Hill looking east with Merri Creek on left]
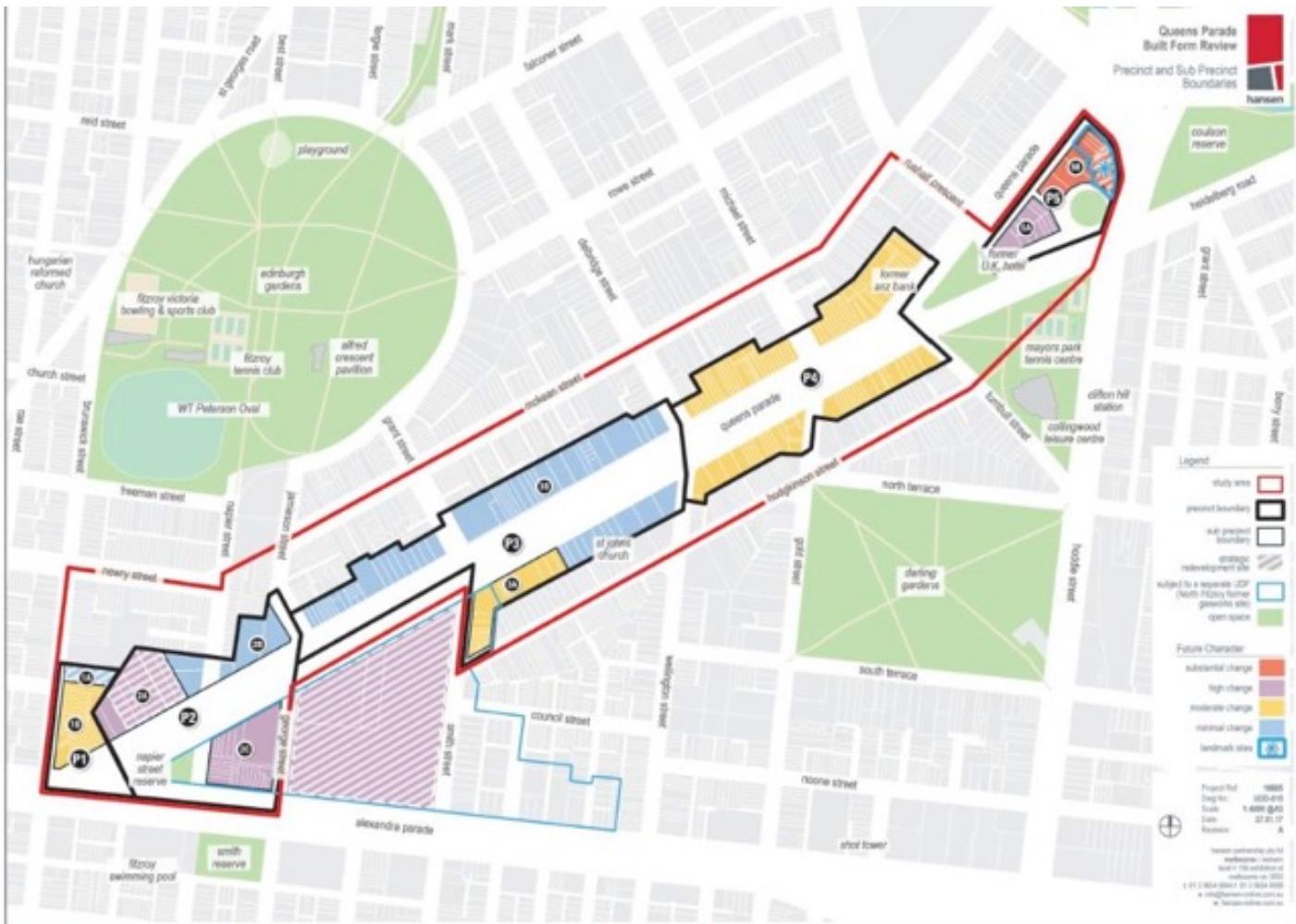
Figure 8: Study Area Precincts (© Hansen Partnership, 2017)