

# QUEENS PARADE SHOPPING PRECINCT

CLIFTON HILL • NORTH FITZROY



Nomination of Queens Parade Shopping Precinct  
for inclusion in the Victorian Heritage Register

# CONTENTS

Application for inclusion in the Victorian Heritage Register (VHR)	3	<b>SECTION 2</b>	27
<b>Queens Parade shopping precinct</b>	11	Maps and nominated buildings	
– Map		AREA 1	29
<b>SECTION 1</b>	12	– Delbridge Street–Michael Street	
Nomination Report		AREA 2	43
– Introduction	13	– Michael Street–410 Queens Parade	
– What is significant?	14	AREA 3	59
– Heritage Council Criteria	15	– Wellington Street–Gold Street	
– Statement of Cultural Heritage Significance	17	AREA 4	68
– How is it significant?		– Gold Street–Turnbull Street	
– Why is it significant?		References	79
– Comparison to similar places recorded in the VHR		<b>SECTION 3</b>	82
– Historical background to Queens Parade	18	Owner, land and title details	
– Associated people	20		
References	26		

Cover images:

Top: Queens Parade, North Fitzroy, c.1920.

Source: Coyl, City of Yarra Library, identifier: FL69.

Bottom: Same view of Queens Parade, North Fitzroy, May 2019.

## Acknowledgements

This nomination has been prepared by Virginia Noonan, Tim Gatehouse, Terence Nott, Nola Read, David Young and Linda Young.

Queens Parade Heritage, Planning and Traders Group.

Design by Anna Wolf.

Copyright © Queens Parade Heritage, Planning and Traders Group 2019

# Application to nominate a place or object for inclusion in the Victorian Heritage Register

Regulation 5

## Instructions to complete form

### What does inclusion in the Victorian Heritage Register mean?

The Victorian Heritage Register (VHR) is administered under the *Heritage Act 2017*. It includes places and objects which are considered to have State-level cultural heritage significance. Anyone can nominate a place or object to the VHR, but only a small percentage of them will meet the criteria of the Heritage Council of Victoria as having State-level significance. Many heritage places are locally significant and it is often more appropriate that they be protected by inclusion in local council Heritage Overlays. Registration in the VHR does not prevent places or objects from being sold, altered or employed for different uses.

### What are the criteria for registration? What is 'State-level' cultural heritage significance?

The VHR includes places and objects which meet at least one of the Heritage Council of Victoria's criteria for State-level significance. This means that their cultural heritage significance relates to the wider Victorian community – not just the local area. **It is strongly recommended that nominators read the *Victorian Heritage Register Criteria and Threshold Guidelines* available on the [Heritage Victoria website](#) before completing this form.** Separate Guidelines for Landscape nominations and Social Significance (Criterion G) guidelines are also available online.

### Please call Heritage Victoria to discuss your nomination prior to its lodgement

Telephone: (03) 9938 6891

Email: [heritage.registrations@delwp.vic.gov.au](mailto:heritage.registrations@delwp.vic.gov.au)

Web: [www.heritage.vic.gov.au](http://www.heritage.vic.gov.au)

### Nomination forms may be submitted in one of the following ways:

By email to: [heritage.registrations@delwp.vic.gov.au](mailto:heritage.registrations@delwp.vic.gov.au) OR

By post to: Executive Director, Heritage Victoria, PO Box 500, MELBOURNE VIC 8002

Please note: Incomplete applications will be returned to the applicant which may result in delays.

#### Office use only

Place/object name

Date received

Date accepted

Hermes number

# Application to nominate a place or object for inclusion in the Victorian Heritage Register

All fields are required. Anonymous nominations will not be accepted.

## 1. Nominator details

Title:	Mr
First Name:	David
Surname:	Young
Address:	PO Box 203 Clifton Hill VIC 3068
Email address:	david.young@netspeed.com.au
Telephone:	0417 773 724
Is this nomination on behalf of a company or organisation?	Yes
What is its name?	Queens Parade Heritage, Planning and Traders Group
What is your position title?	Member

## 2. Owner details (where known)

Title:	Ownership details are provided in Sections 2 and 3
First Name:	
Surname:	
Business or organisation name:	
Address:	
Email address:	
Telephone:	

## 3. Nomination type

<input checked="" type="checkbox"/> Place
<input type="checkbox"/> Place with objects intergral to it (please provide list)
<input type="checkbox"/> Object
<input type="checkbox"/> Archaeological place

# Application to nominate a place or object for inclusion in the Victorian Heritage Register

## 4. Place or object details

Place or object name:	Queens Parade Shopping Precinct
Address or GPS location:	Queens Parade, Clifton Hill and Fitzroy North, 3068
Local Council or Shire:	City of Yarra

## 5. Land details (for places or objects)

### 5.1 Extent of nominations

**Note:** It is usual for place extents to accord with title boundaries or fence lines.

For a place:	Please see maps in Sections 1 and 2
How much land do you wish to be included in the registration?	

For an object:	
How much of the object do you wish to nominate?	

Please attach a simple and accurate extent diagram clearly showing the extent (boundaries) of your nomination. This may take the form of a copy of an existing map or plan with a clear hand drawn line around the extent showing the land, buildings and other key features you are nominating.

Is the place located on Crown Land?	Part of the place is Crown Land
What are the title details of this land?	Title details are provided in Attachments 2 and 3

**Note:** You must provide a Certificate of Title for places not on Crown Land. This should be dated within one month of making this application. You can search for a title online at: [www.landata.vic.gov.au](http://www.landata.vic.gov.au)

### 5.2 Local Heritage Overlay Information

Does this place have a Local Heritage Overlay (HO) within a planning scheme?	Yes
What is the HO number?	HO330 in the Yarra Planning Scheme

# Application to nominate a place or object for inclusion in the Victorian Heritage Register

**5.3 Photographs** Please see Section 1.

Please attach recent photographs of the place or object; you may include historical photographs as well.

**5.4 Conservation Management Plan** N/A

Please include copies of any guiding documents for the conservation and management of the heritage place or object (Conservation Management Plan(s)) if they exist for this place or object.

**5.5 Inventory (for collections of objects)** N/A

If you are nominating a collection of objects, you will need to provide an inventory. Please contact Heritage Victoria to discuss the most appropriate format for your inventory.

## 6. Heritage Council criteria

---

Which Heritage Council criteria does A, B, D, E, H this place meet?

---

For a place or object to be included in the Victorian Heritage Register it must be of State-level cultural heritage significance based on at least one of the Heritage Council criteria. Please address only the relevant criteria. It is usual for a place or object to meet 2 or 3 criteria. Further explanation about these criteria can be found in the Victorian Heritage Register Criteria and Threshold Guidelines.

---

## 7. Statement of cultural heritage significance

Please describe the place or object in the sections below using 1 to 2 paragraphs, naming the most significant elements.

**7.1 What is its significance?**

**7.2 How is it significant?**

**7.3 Why is it significant?**

**7.4 History of the place or object.**

**7.5 Comparisons to similar places recorded in the Victorian Heritage Register.**

Please see Section 1 (Nomination Report) for a description of what is significant, its history, statement of significance, and comparison to similar places in the Victorian Heritage Register.

Section 2 (Maps and nominated buildings) contains datasheets for each of the properties included in this nomination. These include: the street number, a current photograph, owner and title details, historical information and a description.

Section 3 (Owner, land and title details) contains a list of owners and title numbers, together with recent copies of the titles.

# Application to nominate a place or object for inclusion in the Victorian Heritage Register

## 8. Aboriginal cultural heritage values (where known)

Who are the Traditional Aboriginal Owners of this place or object?

Wurundjeri

Does this place or object have Aboriginal cultural heritage values in addition to non-Aboriginal cultural heritage values (shared values)? Please provide details below.

Not known

**Note:** If the place or object is of cultural heritage significance only on the grounds of its association with Aboriginal tradition, Aboriginal traditional use, or Aboriginal archaeology, it may be more appropriate for registration in the Victorian Aboriginal Heritage Register. Please contact the Office of Aboriginal Affairs Victoria.

## 9. Condition

The condition of the place is generally:

Excellent

Good

Fair

Poor

Is there any damage to the fabric (the materials from which the place/object is made)?

Most of the properties included in this nomination are in good condition. Some are in fair condition, requiring conservation work such as repairs to cast iron verandahs and to rendered copings and parapets.

# Application to nominate a place or object for inclusion in the Victorian Heritage Register

If yes, please specify which materials and the extent of damage:

## 10. Intactness and integrity

How much of the original form or appearance remains?

Of the 94 properties shown in the maps, 76 (81%) are surviving buildings from the late nineteenth and early twentieth centuries.

43 of the buildings on the north side of Queens Parade have verandahs, 28 are original, or reconstructions that are at least sympathetic. Only 15 are later cantilevered awnings.

On the south side most verandahs were removed (at the direction of the then City of Collingwood) in the 1950s. Some have been replaced with cantilevered awnings.

Shop fronts have been variously altered and updated. Some original shop fronts remain.

What alterations are present and why was the place altered?

Redevelopment, particularly in the 1960s and 1970s has seen the replacement of earlier buildings and infilling of sites on which no substantial building existed. Some shop fronts have been updated.

Is it still possible to read the heritage values of the place or object if it has changed or been altered?

Yes, it is still possible to clearly read the heritage values of the place.

# Application to nominate a place or object for inclusion in the Victorian Heritage Register

## 11. Threat

Is the place under imminent threat of demolition or development?	*Yes
Has a demolition permit has been issued under the <b>Building Act 1993</b> ?	*No
Has a planning permit been issued by the responsible authority for the redevelopment of the land?	*Yes in part
Is there evidence of plant and equipment being mobilised to demolish the place?	*No
Is there evidence of an imminent proposal to destroy, remove or disassemble the object (or group of objects) or elements of the place?	*No
Are there any known proposals to relocate buildings or the object(s) to another location?	*No
Is the deteriorating condition of the place/object posing a threat to its intactness or integrity? If yes, what form does the threat take?	*No

Please provide any additional details about the threat:

388 Queens Parade has a current proposal to add a sixth storey to an already approved five storey development (VCAT ref. P703/2019, Yarra PLN17/0705).

Further development applications are anticipated in the Precinct, given the current 6-storey height limit allowed under an interim DDO.

## 12. Books and other references

Please name books and other sources that may provide historical information about this place.

A reference list of books, reports, old photographs and architectural drawings is provided in Section 1 (Nomination report).

# Application to nominate a place or object for inclusion in the Victorian Heritage Register

## 13. Nomination checklist

**I have completed all sections of this application form as follows:**

- Local Heritage Overlay information
- Heritage Council criteria
- Statement of cultural heritage significance (including history and comparisons)
- Aboriginal cultural heritage values
- Condition
- Integrity/intactness
- Threat

**I have attached:**

- A copy of recent Certificates of Title (not necessary for places on Crown Land)
- Recent photographs of the place or object
- An extent diagram clearly showing the extent (boundaries) of the nomination
- A copy of the Conservation Management Plan(s) for this place (if applicable) N/A

## 14. Nominator statement

I state that the information I have given on this form is correct to the best of my knowledge.

Name: David Young on behalf of the  
Queens Parade Heritage, Planning and Traders Group

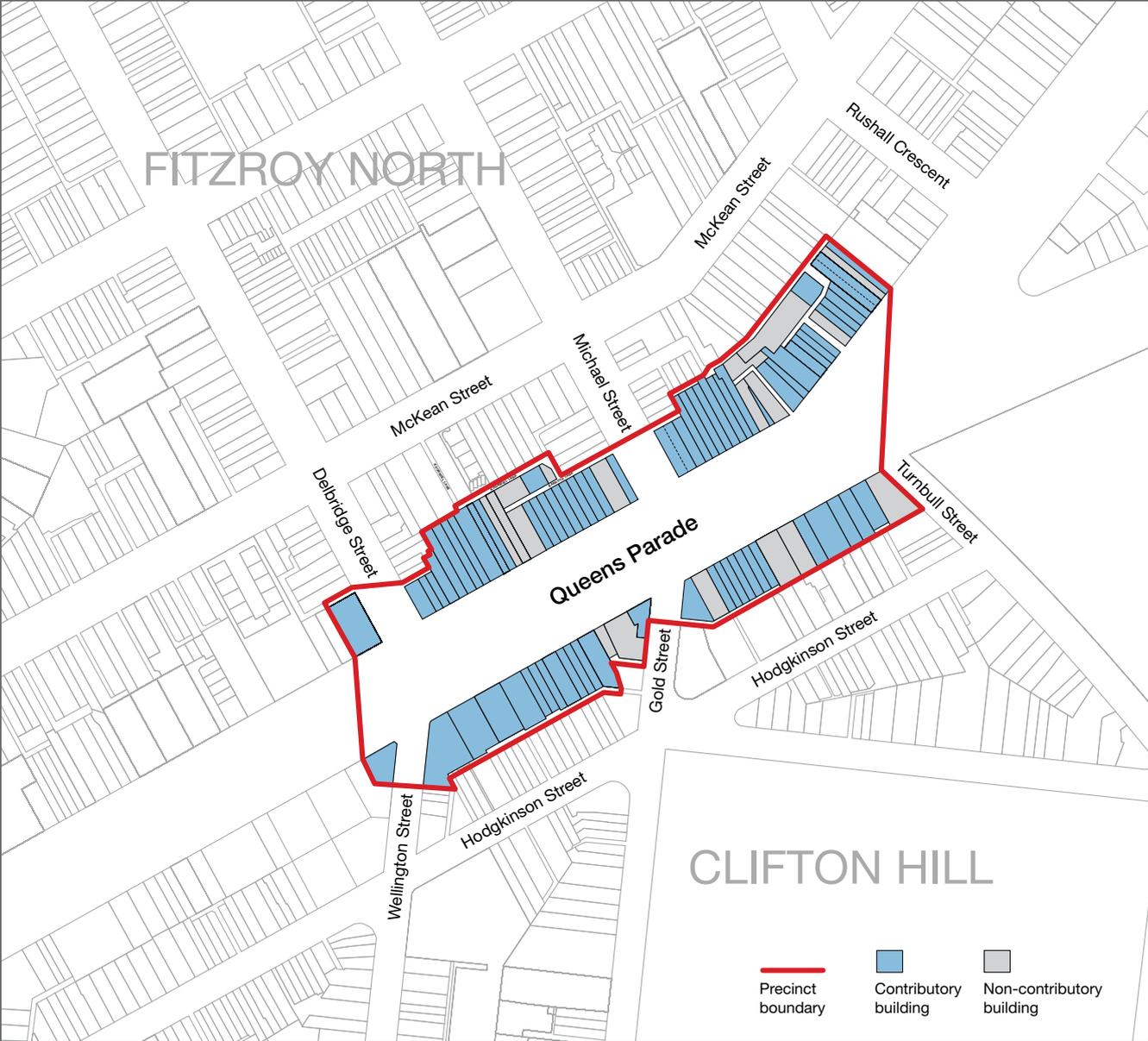
Signature:



Date: 27 May 2019

\* delete if not applicable

# QUEENS PARADE SHOPPING PRECINCT



# QUEENS PARADE SHOPPING PRECINCT

## SECTION 1



### Nomination Report

Raines Reserve, c. 1907–1925.  
(Detail)

Source: Coyl, City of Yarra Library,  
identifier CL13.



# INTRODUCTION



This is a nomination for inclusion in the Victorian Heritage Register (VHR) of the Queens Parade Shopping Precinct, Queens Parade, Clifton Hill and Fitzroy North, 3068. This document contains the location, statement of cultural heritage significance and history of the Parade and associated people and forms Section 1 referred to in the Assessments Form (Nomination to VHR) which is lodged concurrently. Sections 2 and 3 contain detailed maps and data sheets for each building, and ownership and title details.

This nomination is made on behalf of the Queens Parade Heritage, Planning and Traders Group which is a coalition of groups that are concerned about inappropriate development along Queens Parade, in particular in the shopping precinct. A request for an Interim Protection Order is being submitted concurrently.

Queens Parade is the only Hoddle boulevard in Melbourne with a shopping precinct. There are no shopping strips on the VHR. Queens Parade with its 60 metre boulevard width, rows of surviving Victorian and Edwardian buildings, and fine streetscapes and vistas, warrants inclusion on the Register as a representative example of a late nineteenth and early twentieth century shopping precinct.

The proposed boundary of the Queens Parade Shopping Precinct is shown on the map that followed the nomination form.

Main Street, Clifton Hill, looking south. No publisher details, postcard c.1906.  
Source: unknown.

# WHAT IS SIGNIFICANT?

The proposed Queens Parade Shopping Precinct heritage place at Clifton Hill and Fitzroy North extends from just west of the junctions of Delbridge and Wellington Streets with Queens Parade in an easterly direction as far as Turnbull Street on the southern side and to 410 Queens Parade on the northern side.

The proposed area forms part of Heritage Overlay 330 in the Yarra Planning Scheme.

Significant elements include:

- Queens Parade boulevard — including tramlines, service lanes and medians, trees and other plantings, footpaths.
- Bluestone crossings, kerbs and channels.
- Victorian and Federation era buildings on both sides of the street — with glazed shop fronts, and original face brick or rendered upper façades and decorated cornices, parapets, pediments and chimneys.
- The predominant built form (which is related to use) — generally two-storey single-fronted shop-houses, with narrow deep shops on the ground floor and accommodation above.
- Three rows of contiguous shop-houses — Campi's (7), Ryan's (9 remaining of an original 12) and Sallery's (4).
- The continuing use of some of the buildings — despite changes of ownership and tenancy, three shops have had the same use since the 1880s.
- Remaining cast iron supported early verandahs on the north (Fitzroy) side.
- Original and early shop fronts, recessed entries and associated details.
- Surviving original interior details, including stairs, pressed metal ceilings and fireplaces.
- The streetscape — the remarkably original streetscape with regular patterns of two-storey buildings, with repetitive fenestration and strong horizontal lines created by parapets, cornices and string courses, amplified by long runs of verandahs on the north side.
- Views — of the buildings from across Queens Parade, from Mayors Park and from the street intersections, with parapet and roof details set against a wide open sky.



- Views of corner buildings on all four corners of both intersections — including the side views of buildings that face Queens Parade.
- Views to landmark buildings — including the former ANZ bank (VHR H0892), corner shop-houses at 336-338, the former National Australia Bank, and St John's School and Church and the former United Kingdom hotel (VHR H0684) (both outside the precinct).
- The laneways — paved with bluestone pavers, which provide access to shops and houses.

Section 2 — *Maps and nominated buildings* contains photographs, historical details and descriptions for all contributory buildings. Laneways are shown in yellow on the detailed maps in Section 2.

# HERITAGE COUNCIL CRITERIA

The following assessment criteria are considered relevant to this nomination.

- (a) Importance to the course, or pattern, of Victoria's cultural history.
- (b) Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
- (d) Importance in demonstrating the principal characteristics of a class of cultural places and objects.
- (e) Importance in exhibiting particular aesthetic characteristics.
- (h) Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

This section considers the Queens Parade Shopping Precinct against each of these criteria.

**(a) Importance to the course, or pattern, of Victoria's cultural history.**

Queens Parade, which began as a road to the bush, was transformed by the long boom of the 1860s–90s into a spine of the new suburbs of Clifton Hill and Fitzroy North, in an early and typical dynamic of Melbourne's pattern of urban growth. Consolidating around the turn of the 20th century thanks to tram and train connections, its development was subsequently overtaken by suburbs further north and east. This left Queens Parade with its well-formed but now 'old-fashioned' shopping strip. Due to its location between the city and the suburbs of the northeast, Queens Parade Shopping Precinct is today a significant representation of colonial Victoria's history of urban form and expansion.

**(b) Possession of uncommon, rare or endangered aspects of Victoria's cultural history.**

Queens Parade is the only Hoddle boulevard, with its spacious 60m width, to have developed into and sustained a suburban shopping precinct.

Rapid redevelopment across inner suburban Melbourne now endangers the survival of intact examples of characteristic residential-shopping zones.



**(d) Importance in demonstrating the principal characteristics of a class of cultural places and objects.**

Queens Parade is a remarkably intact late Victorian-early Federation era shopping precinct, composed of characteristic shop-houses, commercial and civic buildings (banks, post office), and corner hotels. The predominant built form of two-storey single-fronted shop-houses, with narrow deep shops on the ground floor and accommodation above, provides clear evidence of the typical uses which continue today. Land utilisation was maximised by constructing narrow terraces which, though relatively small, were highly decorated with stucco mouldings and cast ornaments — typical of the smaller investor who benefited from the long boom, rather than the 'big end of town'.

More than 80% of the buildings in the precinct are from Victorian and Federation eras, while on the north side there are long rows of remaining cast iron supported verandahs.

View over Raines Reserve looking southwest towards St Johns Church in the background.

Raines Reserve, c.1907–1925.

Source: Coyl, City of Yarra Library, identifier CL13.

## HERITAGE COUNCIL CRITERIA



### (e) Importance in exhibiting particular aesthetic characteristics.

The limited time and style range of Queens Parade buildings produces a cohesive streetscape with a rhythmic pattern of two-storey buildings with verticals defined by pilasters and narrow windows, and strong horizontal lines created by parapets, cornices and string courses, amplified by long runs of verandahs on the north side. The fine streetscape of Queens Parade Shopping Precinct offers vistas from across the wide boulevard, and from street intersections, of the rows of parapets and pediments set against a wide open sky. Mature elm and plane trees punctuate the views, and with the verandahs provide shade and shadow that contrasts with the mainly light-toned masonry.

The community's valuing of the aesthetics of both sides of Queens Parade was recently demonstrated by hundreds of objections to the City of Yarra's proposal to allow six-storey development behind and above the street frontage.

### (h) Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Many of the shop-houses of Queens Parade were built by men and women who had made some, but not a lot of money on the goldfields. Their tenants were traders who lived above the shop; directories show they also took in boarders. The resulting picture of late 19th–early 20th century inhabitation is typical of the petit bourgeois-skilled artisan population who fuelled the long boom. Of these, seven individuals and their extended families have been identified as investors in and inhabitants of Queens Parade in its formative decades (see *Associated People* later in this report). Their connections to the buildings they funded



demonstrate the variety of trades and callings by which entrepreneurs made money out of booming Melbourne – though they didn't always keep it.

Key amongst them are:

Jeremiah Ryan, an Irish farmer who made a tidy fortune supplying diggers with produce. In 1881 he began to invest the profits in real estate in Clifton Hill and Fitzroy North. Among other projects was a terrace of 12 shop-houses in Queens Parade, built in 1883–84; the central unit was surmounted by a raised pediment declaring it to be 'Ryan's Buildings/1884.' Today it marks the empire of 'the King of Clifton Hill.'

Abbondio Campi was the third of three brothers who established a specialist business in gilt-framed mirrors, pictures and bevelled glass in 1868. The demand for luxury fittings in booming Melbourne funded his investment in the terrace of 'Campi's Buildings', which began on the corner lot of Gold St with a privately-funded post office in 1883; seven shop-houses followed until 1887.

Thomas Dowd, native of Collingwood, founded a tailoring business in Queens Parade in 1907; in 1909 he had new premises built with his name 'Thom. J. Dowd & Co/Tailors' moulded in the pediment (no. 402). The business grew further and moved to Fitzroy in 1929; it survived, thrived and went international in 1938 with Dowd's brother Arthur and others, as the Hickory Foundation Garment Co.

Top left to right: Prominent 1899 shop-houses at 336–338 Queens Parade, corner of Michael Street. Early cast iron supported verandah returns the corner.

348–356 Queens Parade. The four shop-houses were built in 1883 by John Sallery, a stonemason.

# STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE



## How is it significant?

The Queens Parade shopping precinct, Clifton Hill and Fitzroy North is of State historical, aesthetic and associational significance to Victoria.

## Why is it significant?

The significance of Queens Parade Shopping Precinct lies in its (endangered) survival as a highly representative and materially intact (80+%) site of late Victorian-early Federation era Melbourne suburban development. The road was laid out as a 60 metre wide boulevard by Surveyor Hoddle, marking the northeastern entry to town from the bush. Building construction funded by the long boom of the gold rush created the typical Melbourne form of tightly-packed terraces of two-storey shop-houses, shaping the rhythmic streetscape that still exists. Its vistas, punctuated by landmark civic and commercial buildings, continue to be framed by rare lines of original verandahs on the north side, and mature trees. The total assemblage generates an unusually spacious aesthetic for a Melbourne shopping strip, and a representative specimen of colonial suburban design.

## Comparison to similar places recorded in the Victorian Heritage Register

There are no similar shopping strips included on the VHR. There are numerous such centres covered by Heritage Overlays and there are a number of single retail premises in shopping areas included on the VHR, including the former ANZ Bank building in Queens Parade. However, in this case the whole precinct presents as a largely intact shopping strip dating principally from the late Victorian period. It embraces buildings on both sides of the large and 60 metre wide boulevard that is Queens Parade.

These characteristics were identified 40 years ago in one of the very first heritage studies — the North Fitzroy Conservation Study by Jacobs Lewis Vines, Architects, 1978.

Queens Parade street scene,  
North Fitzroy looking east,  
c.1890.

Source: Coyl, City of Yarra Library,  
identifier: FL142.

## HISTORICAL BACKGROUND TO QUEENS PARADE

Queens Parade was known as Heidelberg Road until 1887 when it was renamed to commemorate Queen Victoria's Golden Jubilee. It has been the road to Heidelberg since the 1840s, when Heidelberg was the home of many of Melbourne's gentry and an important farming area. The same alignment of the road was followed by Robert Hoddle when in 1853 he planned it as one of Melbourne's grand boulevards, along with Victoria, Royal and Alexandra Parades. When later in the decade surveyor Andrew Clarke prepared a visionary plan for a new suburb to be called Merriville based on James Craig's plan of the New Town of Edinburgh, Heidelberg Road was incorporated as its main axis. Clarke's plan did not eventuate, but when North Fitzroy was surveyed and subdivided in the 1860s by Clement Hodgkinson, he too used Heidelberg Road as the main axis, from which the major streets were laid out at right angles, and retained Hoddle's width of 60 metres for Queens Parade.

North Fitzroy was one of the first new suburbs where crown land was sold after the streets were surveyed, in order to provide an orderly street pattern and a spacious, attractive and healthy environment. This policy replaced the earlier practice of allowing property owners to carry out their own subdivisions, which resulted in narrow, uncoordinated streets and cramped, unsanitary living conditions, as in Fitzroy and Richmond. The wide boulevard of Heidelberg Road / Queens Parade became the centrepiece of the spacious new suburbs of Clifton Hill and North Fitzroy. Their popularity was enhanced by the extension of the cable tram to Queens Parade in 1887. The increasing population required more shops, banks, tradesmen's and other commercial premises to serve them. These were established along both sides of Queens Parade. The spiralling cost of land led to the maximizing of its use by the construction of shop-dwellings abutting each other, the most striking being those built as terraces by Jeremiah Ryan, Abbondio Campi and John Sallery. Their florid ornamentation reflected the affluence and confidence of the land boom era.

Apart from mild recessions in the 1870s, Victoria enjoyed uninterrupted growth since the discovery of gold in 1851, aided by the protectionist policies of all Victorian governments. Tariffs allowed Victorian manufacturers like the Thwaites family of furniture manufacturers (inter-married with the Raven family of undertakers of Queens Parade) to flourish. To house the rapidly increasing working population speculative builders built thousands of terrace



cottages funded by building societies, which when well run, like those founded by George Langridge, succeeded in their aim of enabling the working classes to own their own homes. One of Langridge's building societies remained in business until 1972.

The rapid growth of the city led to speculation in land, exacerbated by the Victorian building societies legislation, which, unlike the English legislation on which its other provisions were modelled, permitted them to buy, sell and mortgage land. This allowed the societies' directors to speculate in land with money paid to them by the public for quite different purposes, or frequently on their directors' own account. Finance companies, which were enabled by lax legislation to call themselves banks, were set up specifically to speculate in land. As one example, the Fitzroy Junction Estate was bought by a syndicate in 1887 for £18000 and sold a few months later for £28000. It was against this background that Jeremiah Ryan and Abbondio Campi had built their shop terraces at the height of the boom.

Eventually the price of real estate and the interest rates charged exceeded the amount that could be covered by tenants rent. As confidence and property values declined, calls for payment on partly paid shares could not be met. When money could not be borrowed on assets worth only a fraction of the nominal value, the land finance companies collapsed. Their confidence in Australian investments being shaken by these events, British investors refused to renew

J.H. Cooke, Butcher, 378 Queens Parade, Clifton Hill, c.1900

Source: Coyl, City of Yarra Library, identifier: FL36.

## HISTORICAL BACKGROUND TO QUEENS PARADE

their deposits in Australian banks which amounted to £43 million. Strikes in the pastoral and maritime industries were a further blow to the Victorian economy. In 1892, 120 public companies were wound up, and there were over 500 individual bankruptcies.

The fortunes of Queens Parade property and business owners varied considerably as the boom subsided into depression. Having a sound capital base, Jeremiah Ryan was able to ride it out and retain his properties. Abbonio Campi lost his when he could no longer pay his debts to the London Chartered Bank. Thomas Flintoff, a cordial manufacturer had succumbed in an earlier recession, but his attempts at recovery were ruined by the onset of the depression, as was Thomas Kimpton, a grain merchant. George Langridge's estate agency and building societies managed to weather the storm.

After the collapse of the boom it took almost a decade for confidence in the economy to return. The population of Melbourne decreased, the banks and other financial institutions which survived were not trusted, and British investors were not prepared to risk their capital in Australia. The gradual recovery was evidenced in Clifton Hill and North Fitzroy by the building up of vacant house blocks, and in Queens Parade by the construction of shops on the remaining empty sites. This was stimulated by the extension of the railway to Clifton Hill in 1901 and the replacement of the cable tram system by electric trams in the 1920s. A notable local success of the post boom recovery was Thomas John Dowd. He transformed a single tailor's shop into the world wide Hickory Foundation Garment Corporation. His shop at 398 Queens Parade was one of the early twentieth century buildings which completed the streetscape. Others were the doctor's surgery and residence at no.105 and the shop and residence on the corner of Queens Parade and Delbridge Street.

The first emigrants from places other than Britain and Ireland settled in Queens Parade in 1892, when an Italian greengrocer commenced trading. By 1912 many Italian traders had purchased their premises, and since then have been a continuing presence in the shopping strip. Many of the properties are still owned by their descendants.



In the early twentieth century the worldwide City Beautiful Movement, which conceived cities as works of art and attempted to beautify ugly utilitarian townscapes, manifested itself in Australia. It coincided with the emergence of modernist urban planning. The movement advocated the creation of parks and grand vistas, which incorporated extensive tree planting. The Hoddle boulevards lent themselves to this vision. The existing grand vistas were enhanced by tree planting on footpaths and median strips. In Queens Parade the plantations separated the tramlines and faster moving traffic from the slower local traffic in the service lanes. The trees on the footpaths enhanced the shelter to pedestrians already afforded by the shop verandahs.

The depression of the 1930s and the subsequent recovery and post war prosperity resulted in the new outer suburbs becoming favoured choices of residence. Clifton Hill and North Fitzroy became backwaters of relatively poor Australian born residents and of migrants still struggling to establish themselves. There was little economic pressure to replace the existing Victorian and early twentieth century buildings, and even today some shops still provide the same services that they did in the 1880s, for example, the fishmonger at no.320, the news agent at no.316 and the grocer at no.292.

Queens Parade, North Fitzroy, c.1920.  
Source: Coyl, City of Yarra Library,  
identifier: FL69.

## ASSOCIATED PEOPLE

The people whose money built the shop-houses of Queens Parade typify the small colonial investors who engaged so enthusiastically in Melbourne's land boom. The following short biographies show that most were motivated by the gold rush, though gold finds did not become their major source of wealth. They parlayed their futures via existing trade skills, family connections, some initial capital, and optimistic entrepreneurship. The surging population of Victoria required accommodation, and demand for terrace housing with built-in business opportunities in the downstairs shops made precincts like Queens Parade a model investment. When the bubble burst, these small capitalists shared the usual range of consequences. A few rode out the crash; others crashed sooner or later, and their families with them.

People with early associations with Queens Parade include:

- **Dowd Family**
- **Abbondio Campi and Jeremiah Ryan (shop-house terraces)**
- **Thomas Flintoff**
- **George David Langridge**
- **Raven Family**
- **Thomas Kimpton**

Essays on these people are incorporated here.

### **The Dowd Family**

The Dowd tailoring and corsetry manufacturing business which grew into the worldwide Hickory Foundation Garment business was established in Queens Parade in 1907. In that year Thomas John Dowd and another tailor named Smith established a tailoring business in rented premises at 380 Queens Parade. Thomas Dowd was born in Collingwood in 1884. In 1908 he married Gertrude Alice Germer, who was born in North Fitzroy in 1891. The Germer family lived in Kneen Street, North Fitzroy. Gertrude's brother Charles Germer was also a tailor, with a business in Smith Street, Collingwood. In 1909 Dowd purchased 398 Queens Parade, where he erected a new building financed by the Extended Star Bowkett Building Society. The title was transferred to Dowd's wife in 1915.

The business prospered and by 1920 Dowd was employing his brother-in-law Charles Germer. He had also extended his business to 402 Queens Parade, where Gertrude Dowd

and her sister Theodora Germer operated a ladies drapery. It is at these premises in 1929, that the business of Dowd, Newport and Co. Pty. Ltd. was founded and, shortly afterwards, Thomas Dowd opened new premises in Victoria Street, Fitzroy. Until 1937, the firm of Thomas H. Dowd was registered at 398 Queens Parade. In 1938 it became an international entity

when it merged with corset manufacturers A. Stein of New York and the Kabo Corset Company of Chicago to form the Hickory Foundation Garment corporation. This was organised by Thomas Dowd's brother Arthur Sydney Dowd, who since 1912 had been the manager of the Kabo Corset Company.

Thomas Dowd lived at Healesville in his later years and died in Queensland in 1955. His wife Gertrude and two sons Maurice and Bernard survived him. He was a generous donor to charities, as were his descendants. In 2002 Carl and Wendy Dowd established the Dowd Foundation for the benefit of three main subjects of philanthropy: the arts, education and medical research, each area managed by a family member. One of the major beneficiaries is the Florey Institute for research into neuroscience.

The Dowd family prospered in the economic recovery which gradually emerged from the catastrophic depression of the 1890s. Of all the business owners in Queens Parade, they achieved the most striking success. From small beginnings they built a thriving business not only on the local and national level, but internationally, a rare achievement for a family operated Australian enterprise at that period, and in the timespan of one generation. The success of the family continues to benefit the community through its charitable foundation.



398 Queens Parade

## ASSOCIATED PEOPLE

### The two major shop-house terraces

The Queens Parade Shopping Precinct was largely built in the decade of the land boom, preceding the depression of the 1890s. Shop-house terraces were a common form of development in the expanding inner suburbs at this period, and two, Campi's Buildings and Ryan's Buildings, one on either side of Queens Parade, form major components of the streetscape. Both were built by investors using wealth generated in the aftermath of the gold rush.

### Abbondio Campi

On the Clifton Hill side of Queens Parade, the building on the corner of Queens Parade and Gold Street, 141 Queens Parade, and the shops at 149-167 Queens Parade were built progressively between 1883 and 1886 by Abbondio Campi, who arrived in Melbourne on the ship *General Wyndham* on 17 March 1860.

His two brothers Giovanni and Angelo had arrived in Melbourne earlier, Giovanni on 17 November 1852 on the *Earl of Derby* and Angelo on 16 November 1853 on the *Mobile*. They established a business manufacturing gold framed mirrors, picture frames and bevelled glass at 122 Russell Street, Melbourne. Abbondio joined the partnership on 1 December 1868. He was naturalised on 17 April 1871. Amongst their commissions were the mirrors above the mantel pieces at Government House, completed in 1876.

Like many landlords of the boom period, Abbondio Campi lived in close proximity to his tenants. In order to accommodate his large family, eleven children having been born between 1875 and 1893, of whom two died at birth, he occupied two adjoining houses, 173 and 175 Queens Parade. He purchased a two-storey brick house located at no. 173 from Christopher Snowden in 1876, which he called 'Brompton', and built a two-storey house at no. 175 in 1881. Like many property investors of the period, Abbondio Campi overreached himself in the boom and was ruined in the depression which followed. Following Campi's death in 1896 his assets were seized by his creditors, but his widow Jane was allowed to occupy the houses until 1903, when she moved to Alphington. She died at Northcote in 1935.

The Campi brothers are examples of the cosmopolitan nature of the wave of emigration to Victoria during the gold rushes, which was not equalled until after World War II. Utilising specialised skills acquired in their homeland the Campi brothers took advantage of the flourishing economy to establish a business catering to the luxury goods market. Having invested their profits in real estate, they were ruined when the boom collapsed.



Elevation of two shop-houses designed for Abbondio Campi, 1886.

### Jeremiah Ryan

The North Fitzroy side of Queens Parade between Delbridge and Michael Streets is dominated by the shops constituting Ryan's Buildings. These originally ran from no. 304–326. No. 304–312 were built in 1883, and those from nos. 314–326 in 1884. The shops numbered 304, 306, 324 and 326 were demolished in the second half of the twentieth century.

Ryan's Buildings were part of the extensive property holdings of Jeremiah Ryan, a gold rush colonist. Born in Ireland in 1830, he emigrated to Victoria in 1854. After establishing a small farm at Bacchus Marsh he prospered by selling provisions to miners at Ballarat and travellers on the road to the diggings. Ryan expanded the farm to 1200 acres and in 1880 won the prize awarded by Sir William Clarke for the best managed farm in Victoria.

In 1881 Ryan sold the farm to the banker and landowner Henry 'Money' Miller, investing the proceeds of the sale, £18,000, in real estate in Clifton Hill and North Fitzroy. He purchased existing buildings as well as vacant land on which he constructed terraced shop-houses. All were named after his family or in commemoration of his native Ireland. So extensive were his holdings that he was referred to in the press as 'the king of Clifton Hill'. Unlike Campi, Ryan weathered the depression of the 1890s, mainly because his investments were made with his own, rather

## ASSOCIATED PEOPLE

than borrowed money. When Ryan died in 1896 his properties were inherited by his son Dr. Timothy Bernard Ryan, who from 1887–1889 operated his medical practice from a brick house on the corner of Queens Parade and Michael Street owned by Mrs. Mary Goodrich. Timothy Ryan sold all the shops at auction in 1916. A small property behind the shops remained in the Ryan family until 1937.

As with Campi, Ryan lived close to the properties he owned. Before retiring to Bacchus Marsh, where he still owned extensive property in the town, Ryan lived in various houses he owned in North Fitzroy in order to supervise the construction of further buildings. The close association of landlords and tenants was a common occurrence in the land boom years, and contributed to the sense of community which subsisted until the depression, when the properties of many landlords were foreclosed on by the banks, and many tenants could not afford the rent. Ryan was a gold rush emigrant who was shrewd enough to realise that wealth was more likely to be found by providing for the needs of the miners and the rapidly expanding population, than by digging for gold. When he subsequently took advantage of the Melbourne property boom by selling the farm and investing the proceeds in real estate, he did so with his own money, and avoided the temptation of borrowing. This enabled him to survive the depression.

### Thomas Flintoff

As with Jeremiah Ryan and Abbondio Campi, Thomas Flintoff benefitted from the goldrush by providing for the needs of the miners, rather than seeking gold himself. Flintoff was born in 1827 into a well to do farming family in Yorkshire England. He was the only member of his family to emigrate. He was educated at a grammar school and later assisted his father in managing the farm. In 1854 when he was 28, he and his 18-year-old wife Margaret landed in Sydney, but moved to Melbourne later that year.

By 1856 Flintoff was working in conjunction with an early Fitzroy manufacturer named George Wilson in a cordial manufacturing business. In 1860 they built a three-storey brick factory at 97 Webb Street, Fitzroy. Flintoff also established an import and commission agency at 13 Market Street in Melbourne. When George Wilson died in 1869



Nos.304–326 Queens Parade Clifton Hill – Ryan Buildings.  
Sydney Arnold, Best & Co., Auctioneers brochure. June 1916.

Source: The University of Melbourne, Sydney, Arnold & Co.,  
Accession No 1968.0012, 1916.

Flintoff became the sole proprietor, trading as Flintoff & Co. dealing in a variety of beverages which included wines, liqueurs, cordial and malting vinegar.

In 1868 Flintoff purchased from Theodore Sabelberg allotments 6 and 7, section 16, North Fitzroy, a block measuring 200 by 250 feet, with a frontage to Queens Parade. It was mortgaged to Messrs. Cutts, Masterton and Webb. On it he built a substantial slate roofed brick house with extensive outbuildings, as a home for his family. He refinanced the mortgage in 1871. By the date they moved to Queens Parade the Flintoffs had five daughters. This can be seen as part of a widespread movement of many residents from the overcrowded and, being before the date of the sewage system, insanitary conditions of Fitzroy, to the more spacious and salubrious conditions of the well planned new suburb of North Fitzroy. James Greenlaw and William Fergie were amongst other prosperous Fitzroy business owners who emulated Flintoff.

By the 1870s Flintoff's business declined, and in 1874 he was declared bankrupt. This may have been partly caused by a mild recession that occurred in those years, but more likely by Flintoff's lack of business acumen. The Insolvency Court attributed his financial collapse to an accumulation of bad debts and to the depreciation in the value of the freehold property. This became apparent when in 1875 the Queens Parade property and the cordial factory, which by that date had been converted into the Shamrock Brewery and leased to a brewer, were auctioned. There was a shortfall between his assets and liabilities of £475.

## ASSOCIATED PEOPLE

After leaving Queens Parade in 1876, Flintoff moved back to Fitzroy, living at 10 Westgarth Street and operating a vinegar and cordial factory and a hay and corn store at 366 Brunswick Street. He later became an agent for the Mutual Fire Insurance Company. In 1887 Flintoff's wife Margaret was also declared insolvent. They lived at various addresses in Brunswick Street. He subsequently became an auctioneer, and lastly an ironmonger. Flintoff died in 1895. As with Abbondio Campi and other businessmen in the booming economic times that followed the gold discoveries, Flintoff succumbed to an earlier recession, which preceded the bursting of the boom in the 1890s, contributed to by an apparent lack of financial acumen on his part.

### George David Langridge

George Langridge was born in England in 1829. He was a carpenter by trade and after emigrating to Victoria in 1853 became a building contractor. In 1869 he established a business as an auctioneer in Smith Street, Collingwood. In the 1880s he extended his business of selling land and houses to assisting purchasers to buy them, by founding three building societies, one of which remained in business until the 1970s.

In the 1860s Langridge began buying land in North Collingwood (later renamed Clifton Hill) including a large block in Queens Parade where he built a seven room stone house for himself and lived there until 1874. In 1885 the Langridge Permanent Building Society purchased the sites of 278 and 280 Queens Parade, constructed buildings on them, and sold them the following year to Thomas Edward Jones, a bootmaker.

Langridge also had a distinguished public career. In 1866 he was elected to the Collingwood Council and was mayor for two terms. From 1874 to 1891 Langridge represented Collingwood in the Legislative Assembly, and was for a time the Acting Premier. He was also at different periods a Commissioner for Public Works, Vice-President of the Board of Works and Chief Secretary. Langridge used his influence to encourage the growth of friendly societies, which provided sick pay and funeral benefits to workers.

Langridge was an example of colonial enterprise, who succeeded from humble beginnings but did not forget his origins. He used his commercial success and political influence to benefit those who were not as successful as him. Although the dishonest practices of the directors of many building societies were major contributors to the land boom and ultimately to the depression of the



278 and 280 Queens Parade.

1890s, the societies had initially been founded with the philanthropic object of providing affordable housing for the rapidly increasing population of Melbourne. Langridge was amongst those early building society founders who envisaged a community of responsible, industrious workmen whose ambition to own their own homes was fulfilled by the building societies.

### The Raven Family

The undertakers firm of W.G.Raven (now Lonergan and Raven Funerals) was established in 1856 by William George Raven (1830–1892). Raven had emigrated to Melbourne in 1841 with his parents William and Mary Raven and three other siblings, sailing on the ship Frankfield. They had previously lived at Hampton-on-Thames in England.

In England, William Raven had been a painter and glazier and established himself in that business in Little Collins Street, moving to Smith Street, Collingwood in 1856. One of the Ravens' neighbours in Little Collins Street was the furniture manufacturer George Thwaites, who operated his business with his three sons George junior, John and Thomas Henry (1826–1912). The furniture and undertaking businesses were related through the making of coffins. The dining room furniture of Como House in South Yarra was made by a Richmond undertaker in 'slack periods'. The Thwaites family conducted funerals in a limited capacity as a sideline to their furniture business. In 1856 they acted as undertakers for the funeral of one of their Little Collins Street neighbours, a butcher named Henry Crossley.

In 1851 Thomas Henry Thwaites married Eliza Raven (1831–1907), the eldest child of William and Mary Raven,

## ASSOCIATED PEOPLE

and the sister of William George Raven. The proximity of the two families businesses and residences in Little Collins Street probably accounts for the marriage. The close association of the families and of the furniture making and undertaking trades make it likely that William George Raven learnt the undertaking trade in the employment of the Thwaites family. A further link between the Thwaites and Raven family businesses was established when Eliza Raven's younger sister Frances married Angus McLean, a wood carver employed by the Thwaites firm.

In the 1860s Thomas Henry Thwaites bought out his brothers' shares in the firm and conducted it on his own. He became one of Victoria's leading furniture manufacturers. Amongst the houses he furnished were Mt. Noorat homestead for squatter Niel Black, Woodlands homestead for John Wilson, and with James McEwan (not to be confused with the hardware merchant), Government House. He also made the pulpit of St. James's Old Cathedral, the speaker's chair in Parliament House and provided the furniture for many other government buildings and banks.

William George Raven married Sarah Keyes, whose family were land owners at the present suburb of Keyesborough. Trading as W.G. Raven, his undertakers business prospered. In 1869 he carried out the funeral of John Pascoe Fawkner. Number 177 Queens Parade was one of six branch offices of the firm in the 1880s, the others being at Parkville, Carlton, Fitzroy, Northcote and Hawthorn. The firm opened business at no. 177 in 1887, in a rented wooden shop built in 1874 which then occupied the site. When the Ravens purchased the shop in 1889 they built the present building (which was re-faced in the 1920s), which they occupied until 1983.

William Raven senior died in 1892 at the home of Thomas Henry and Eliza (Raven) Thwaites. Four months later William George Raven also died. Of the 10 children born to William George and Sarah Raven, only one survived childhood. The loss of so many children led Sarah and William George Raven to join the campaign for a sewerage system for Melbourne. Their surviving child, Ophelia and her husband Thomas McMahan took over the undertakers business. Thomas was the first registered embalmer in Victoria and was also a mayor of Fitzroy. However, Ophelia was the driving force, and besides running the business, was active in charitable activities.

Ophelia and Thomas McMahan had three children, Amy, William and Hartley, who inherited the business after their parents' deaths. Amy Raven-McMahan (married name

Raven-Ogier) sold her share to her brothers, and Hartley inherited William's share when he died in the 1950s. Max Raven, the last direct descendant of William George Raven, the founder of the firm, died in 2011.

The Ravens are an example of an entrepreneurial family that established itself in the earliest years of Victoria, adapting its business model to enable it to survive into the late twentieth century. Its early connection through business and family ties with the Thwaites family of furniture manufacturers continued an English tradition of the association of the furniture manufacturing and undertaking trades.

### **Thomas Robinson Kimpton**

Thomas Robinson Kimpton was born in Cambridgeshire, England, in 1829. He was one of nine children of a farmer and grain merchant. His father lost the farm through financial misfortune, and at the age of 20, Thomas emigrated. He arrived in Adelaide in 1851, but moved to Victoria later that year after the discovery of gold. He enjoyed modest success on the Forest Creek and Ballarat goldfields.

By the date of his marriage to Ann Eleanor Anderson in 1862 Thomas was farming at Strangways in the Loddon Valley. In 1872 he and his wife and their first five children left Strangways and settled in Queens Parade, Clifton Hill. Between 1872 and 1887 a further six children were born there. Initially he rented from Matthew Devenish a weatherboard house at 185–187 Queens Parade. Here he established a hay and corn store. In 1881 he purchased the property and built a brick house on it, which is now occupied by Lonergan and Raven, undertakers.

Thomas's decision to establish his business in Clifton Hill may have been influenced by two of his younger brothers, who had emigrated in 1853 and established businesses in Fitzroy, Edward as a grocer and William as a baker. William was particularly successful, owning a number of bakeries, and by 1880, as a member of the partnership of Chamberlain and Kimpton, established the Union Flour



177 Queens Parade

## ASSOCIATED PEOPLE

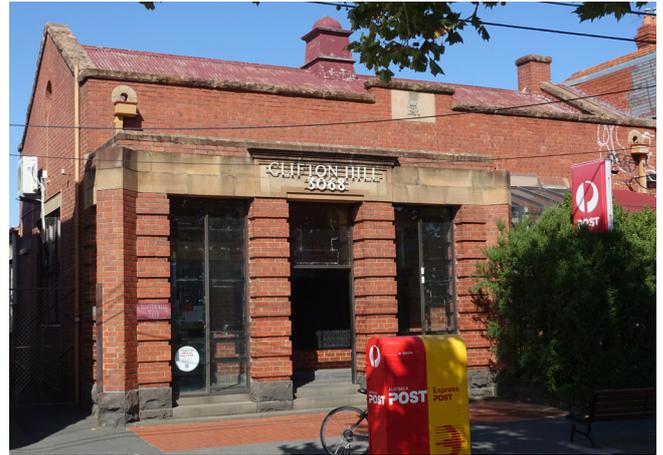
Mill in Fitzroy, which in time became one of the largest flour milling businesses in Australia.

In 1881 Thomas Kimpton purchased 181 Queens Parade, now the site of the Clifton Hill Post Office, from Matthew Devenish and in 1883 purchased nos. 328 and 330 from Mary Ann Goodrich. He sold them in the same year to John Christopher. In 1886 he purchased no. 376 from Mary Ann Goodrich, selling it in 1889 to George Langridge. In 1886 Thomas also purchased 370-372 Queens Parade which was mortgaged to the London Chartered Bank. However, in 1888 the bank purchased it from him as the site for its Queens Parade branch which was built the following year. In 1887 Kimpton purchased a double storey brick house at 189 Queens Parade from Matthew Devenish. In 1889 it was also mortgaged to the London Chartered Bank and in 1908 was sold to Joseph Cooke.

In 1888 Kimpton purchased two lots in Cunningham Street, Northcote, and in 1889 built a brick house for his family there. The property having been mortgaged to the London Chartered Bank, in 1894 the bank foreclosed, and thereafter Kimpton rented it from the bank until 1897, when his wife opened a grocery store in Heidelberg Road, Fairfield.

In 1895 the hay and corn store at 185-187 Queens Parade was rented to Mr. G. Bambridge. He continued to rent it until 1917, although the building was sold to Joseph Cooke in 1909. Cooke sold it in 1917 to Ruby Florence Hayes, an undertaker.

Thomas Kimpton died in 1899. His wife continued to operate the grocery store in Heidelberg Road, Fairfield until 1905. From 1910 she lived at 67 Gillies Street, Fairfield, where she died in 1934.



181 Queens Parade



185-187 Queens Parade



328 Queens Parade



370-372 Queens Parade



376 Queens Parade

# REFERENCES

## Reports, books and archived materials

Albert Hall completed, 20 February 1886. Source: Public Record Office Victoria, Department of Health, Public Building Files, VPRS 7882/P1, Unit 468, Item 2925.

Allom Lovell & Associates, City of Yarra Heritage Review: Heritage Overlay Precincts, Vol 3 1998.

Allom Lovell & Associates, Fitzroy Urban Conservation Study Review. Prepared for The City of Fitzroy, November 1992.

Andrew C Ward & Associates, Architects & Planners, Former Dainton's Family Hotel, Normanby Hotel, 1988.

Cannon, Michael, *The Land Boomers; The Complete Illustrated History*. Pub: Melbourne University Press, 1995.

City of Fitzroy, Application for Permit. Builder AV Jennings Construction P/L, 6 May 1957. Source: Public Record Office Victoria, VPRS 16127/P/0003 Unit 000042.

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

Collingwood Notables Database, William Holgate. Freemasons or Albert Victor Lodge No.117 (Clifton Hill, Vic.), Albert Victor Lodge No.117: an historical record: centenary 1886-1986. Source: Collingwood Historical Society, accessed 2/4/2019.

Fitzroy City Press, 5 April 1889, p2 (3), Melbourne Savings Bank – 'The Clifton Hill Branch is now open for business in new building'.

GJM Heritage, Queens Parade Built Form Heritage Analysis & Recommendations, 11 December 2017.

Heritage Council of Victoria: Victorian Heritage Database, <https://vhd.heritagecouncil.vic.gov.au>

Historical newspapers. Source: National Library of Australia, Trove database, [www.trove.nla.gov.au](http://www.trove.nla.gov.au)

Jacobs Lewis Vines, North Fitzroy Conservation Study, commissioned by the Historic Buildings Society and the Australian Heritage Commission for the Fitzroy City Council, 1978.

Land titles 1884–2018. Source: LANDATA, [www.landata.vic.gov.au](http://www.landata.vic.gov.au)

Lewis, Miles, 'Bricks', ed., Goad, Philip and Willis, Julie, *The Encyclopedia of Australian Architecture*, 2012.

Plans submitted to Clifton Hill Land Office 1 August 1885. Public Record Office Victoria, Department of Health, Public Building Files, VPRS 7882/P1, Unit 468, Item 2925.

Probate and Will documents. Source: Public Record Office Victoria.

Queen's Parade, North Fitzroy shops – building addition files. Source: Public Record Office of Victoria.

Sands & McDougall Directory 1860-1930.

Schmeder, Natica; Briggs, Jessie and Helms, David, *People Place Heritage Context – Heritage Gap Study: Review of 17 Heritage Precincts – stage 2 Report*. Prepared for City of Yarra. Version 4, August 2014, revised October 2016.

Tonkin, Ray, 113-115 Queens Parade, Clifton Hill; Heritage Assessment (draft), February 2012.

Twentyman & Askew, *Tenders*, 24 July 1883. Source: State Library Victoria, Tender book, 1881-1898 (manuscripts) Accession No. H12249

Victoria, Australia, Council Rate Books 1880-1900.

Source: Ancestry, [www.ancestry.com.au](http://www.ancestry.com.au)

Vines, Gary and Churchward, Matthew. *Northern Suburbs Factory Study*. Pub: Melbourne Living Museum of the West Inc., 1992.

## Old photos

Main Street, Clifton Hill, looking south. No publisher details, postcard c.1906.

No.181 – Clifton Hill Post Office. Series: Post Offices in Victoria, 1917-1930. Source: State Library of Victoria, Accession No. H89.105/55.

No.270 – National Bank of Australasia, 270 Queen's Pd. Clifton Hill. Source: J.T. Collins collection, La Trobe Picture Collection, State Library of Victoria.

No.282 – Office of R.D. Hooper, Auctioneer, Property and Financial Agent Clifton Hill. Series: Alan K. Jordan photographic collection, c.1890-1900. Source: State Library Victoria, Identifier H2010.106/199.

No.378 – J.H. Cooke, Butcher, 378 Queen's Parade, Clifton Hill. Source: Fitzroy Library, identifier: FL 36 c.1900.

Nos.304-326 – Queen's Parade Clifton Hill – Ryan's Buildings. Sydney Arnold, Best & Co., Auctioneer's brochure. Source: The University of Melbourne, Sydney, Arnold & Co., Accession No. 1968.0012, 1916.

Queen's Parade, Clifton Hill. Source: Fitzroy Library, identifier: FL677, c.1905.

Queen's Parade, North Fitzroy, looking south-west along the cable-tram route. Source: Fitzroy Library, identifier: FL70, c.1920.

Queen's Parade, North Fitzroy, the north side. Source: Fitzroy Library, identifier: FL69, c.1920.

Queens Parade street scene, North Fitzroy looking east. Source: Fitzroy Library, identifier: FL142, c.1890.

Queens Parade, Clifton Hill, drawn from St. John's Church north-west. Source: Artist and source unknown.

Rain's Reserve. Source: Coyl, identifier CL PIC 13, c.1907-1925.

## Architectural drawings

Alterations & Additions to 306 Queens Parade, Clifton Hill for Frank H. Jackson Esq. Architects: Clegg, Morrow & Cameron. Source: Public Record Office Victoria, VPRS 016127/P/001, unit 1, 1927.

Proposed shop and dwelling at Clifton Hill for A. Campi, Esq. Architects: Twentyman & Askew. Source: State Library Victoria, gift from Faculty of Architecture, Building and Planning, University of Melbourne; 2002. Accession No. WD/SHO/27/1, 1884.

Shops & Dwellings at Clifton Hill for A. Campi Esq. Architects: Twentyman & Askew. Source: State Library of Victoria, gift from Faculty of Architecture, Building and Planning, University of Melbourne; 2002. Accession No. WD/SHO/28/1, 1886.