

2.3 Conservation Areas:

A1 Queens Parade Precinct

(i) Boundary Definition

Area on North side of Queens Parade between National Bank (270 Queens Pde, corner Delbridge Street) and 376 Queens Parade, north of Michael Street. Within this area the following consistent streetscapes were noted:

Bank and two storey shops 270 - 294 Queens Parade.

Two storey shops 308 - 322 Queens Parade.

Two storey and single storey shops 336 - 356 Queens Parade.

Bank and two storey shops 370, 376 Queens Parade.

(ii) Area Description

It is believed that the significance of the area derives from :

- a. The two bank buildings No. 270 Queens Parade to the west and No. 370 Queens Parade to the east which define the ends of the precinct and frame the mostly two storey shop buildings between.
- b. The consistency of height, setback and building form, being predominantly two storey with rendered masonry facades, built to the boundary.
- c. The intactness and diversity of 19th and early 20th Century facades above the verandah line providing a variety of Victorian and Edwardian window and decorative elements. The continuity of parapets and pediments of first floor level is accentuated by the consistent verandah form.
- d. The remaining 19th Century cast iron column supported verandahs which provide a sense of scale and enclosure to the footpath as well as continuing the proportions of the building facade.
- e. The established street trees which provide contrast and shade against the building facades as well as extending the enclosure of the footpath.

(iii) Building Schedule

The following buildings and their particular elements are considered to contribute to the character of the area

- Queens Parade - north west side
- 270 facade, cement render, with bluestone plinth, parapet, balustrade, decorative cast iron.
- (Delbridge Street- cross street)
- 280 verandah and decorative cast iron, parapet.
- 282 verandah and decorative cast iron, facade, cement render, parapet
- 284 facade, red brick cement render; and trim, signwriting on side walls,
- 286 facade, parapet.

A1 Queens Parade Precinct (CONTD.)

- 288 verandah, facade, parapet.
- 290 facade, cement render, parapet.
- 292-4 facade, cement render, parapet.
- 298 verandah and decorative cast iron, facade, cement render, . part of timber profile shop front, parapet.
- 300-2 verandah and decorative cast iron, parapet.
- 308 verandah and decorative cast iron facade, cement render, , parapet.
- 310 verandah and decorative cast iron facade, (boarded over), cement render, parapet
- 312 verandah and decorative cast iron, facade, cement render, parapet.
- 314 verandah and decorative cast iron, facade, cement render, stucco trim, parapet.
- 316 verandah and decorative cast iron, facade, cement render, parapet.
- 318 verandah and decorative cast iron, facade, cement render,
- 320 verandah and decorative cast iron, facade, cement render, parapet.
- 322 verandah and decorative cast iron, facade, cement render, parapet.
- 330 facade, cement render, parapet.
- (Michael Street - cross street)
- 336 verandah and decorative cast iron, facade, cement render, parapet.
- 338 verandah and decorative cast iron, facade, cement render, parapet.
- 340 verandah and decorative cast iron, parapet.
- 342 verandah and decorative cast iron, facade, cement render, parapet.
- 344 facade, cement render , parapet.
- 346 verandah and decorative cast iron, facade, cement render, parapet.
- 348 verandah and decorative cast iron, facade, cement render, parapet.
- 350 facade, cement render, parapet.
- 352 facade, cement render, parapet.
- 354 facade, cement render, parapet.
- 356 facade, cement render, parapet.
- 362 facade, cement render, parapet.
- 370 facade, red brick, cement render, trim, slate roof, dormers, high pitched roof.
- 376 facade, cement render, timber profile shop front, parapet.