

5.1 Queen Street, east side23 and 25 Queen Street (continued)

- Side and Rear Elevation – North elevation is of red-painted brick, and contains altered central window at ground floor, original 6/6 window at second floor, and two apparently more recent, smaller 1/1 windows at top floor. Projecting upper and lower bands at pitched and central parapet are attractive feature. Rear elevation resembles front, i.e. three storeys four bays wide, with cornice, roof, parapets and chimneys as described. Apertures have flat-arch lintels with simple, soldier voussoirs. Plastic conduit is something of a feature across this elevation. At ground floor, both addresses have modest, painted-brick, shed-roofed addition (with stepped parapet at no. 23) extending out from side and back walls. Elsewhere, steel, slab-type door at LH side occupies an original opening. Rear is dominated by wooden and metal stairs rising, respectively, to second-floor wooden deck at no. 25 and second- and third-floor metal landings at no. 23. At second floor, two original windows remain, and two have been replaced with modern, partly glazed doors. At third floor, windows at no. 25 are 6/6 replacements (with false muntins), while 6/6 originals remain at no. 23. No. 25 also has large, shed-roofed dormer clad in board-and-batten siding, and containing two, round-headed apertures each with pair of 6-pane, vinyl casements under arched transom windows (all with false muntins). Old wooden hydro pole, with utilitarian fittings, suits back-lane aesthetic.
- Comments – Tall brick building is a unique presence on Queen Street, and more in keeping with Walton, providing an indication of what has been lost along this road. Stucco at ground floor is assumed to hide alterations and possibly variety of brick types, whereas remainder of building is little altered, aside from various replacement windows. Only following careful investigation of the existing fabric, and ideally archival photographs also, might one be able to determine the original configuration here. Steel plates at front, second and third floor levels suggest former problems with front and rear walls spreading, now assumed to be inactive. Cement pointing and render at parapets and chimneys should be carefully removed and masonry repointed. At rear elevation, hodge-podge of old one-storey additions, wood and steel stairs, and even new dormer, give an appealing back-lane presence. Modern doors at second floor, especially “French” door with peripheral white vinyl frame, are out of keeping, as are long PVC electrical conduits.