

# Royal Hotel, 34-38 King Street, Queenscliff



Royal Hotel, 34-38 King Street, Queenscliff



Leihy's Royal Hotel. c.1868 (Q.H.S.)



Royal Hotel, 34-38 King Street, Queenscliff



Royal Hotel, 34-38 King Street, Queenscliff



Royal Hotel, 34-38 King Street, Queenscliff



Royal Hotel, 34-38 King Street, Queenscliff



Royal Hotel, 34-38 King Street, Queenscliff



Royal Hotel, 34-38 King Street, Queenscliff



Leihy's Hotel SLV 1866



Royal Hotel, 34-38 King Street, Queenscliff

---

## Location

34-38 King Street QUEENSCLIFF, QUEENSCLIFFE BOROUGH

## Municipality

QUEENSCLIFFE BOROUGH

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO39

HO9

## Heritage Listing

Queenscliffe Borough

---

## Statement of Significance

Last updated on - October 1, 1982

## Statement of Significance as recorded under the Queenscliff Heritage Study 2009

The Royal Hotel is of local historical and aesthetic/architectural significance. The building is of historical significance as one of a group of substantial resort hotels erected in Queenscliff during the mid to late Victoria era, signifying the development of the township as one of Victoria's premier seaside resorts. The Royal Hotel site has been occupied by a hotel since 1854, with the earlier building being a key meeting place for the township in its early years, including a meeting place for the Borough of Queenscliffe. The Royal Hotel is of aesthetic (architectural) significance as a representative and highly externally intact example of a towered Victorian Italianate hotel of the 1880s, with additional interest deriving from its Italianate Renaissance references. The building is also of significance as a major landmark on the approach to the centre of Queenscliff. While not assessed in detail, as for all such public places, it is likely to be of social significance for locals and visitors to Queenscliff.

Heritage Study/Consultant	Queenscliffe - Queenscliffe Urban Conservation Study, Allom Lovell & Associates P/L, Architects, 1982; Queenscliffe - Queenscliffe Heritage Study, Lovell Chen, 2009;
Construction dates	1881,
Hermes Number	120698
Property Number	

---

### Physical Description 1

Like the old Royal Hotel, the present building consists of three bays, the central one being a colonnaded entrance and the two flanking bays being cussed in plan. Between these bays are two levels of open arcaded verandahs, and over the central portico is a viewing tower, with a balcony at its first level. The upper tower has grouped windows and a bracketed cornice, over which is a balustraded parapet. Arched elements occur on the four sides of the parapet which are adorned with stucco anthemions, as is the parapet itself. The facade of the Royal Hotel is near to original, although the once exposed grey cement render is now painted. It derives its location and first owner from the early history of Queenscliff whilst its architectural vocabulary is based on architecture at the Italian Renaissance. Although common in residential work this style is unusual in hotel buildings, particularly of this construction date, and is significant for this reason.

### Physical Description 2

An imposing 1881-82 slated roofed stuccoed brick hotel building with central tower and arcaded verandans. One of the most prominent buildings on the main road into the town.

Positioned on the route of the original telegraph line.

Extract from the 2009 study

*Note:* An internal inspection of the Royal Hotel was not carried out for Stage 1 of the Heritage Study. References to the interior and internal features in the following description derive from the 1984 study.)

The Royal Hotel is a two-storey, symmetrically composed rendered brick Victorian building, built on the north-west corner of King and Mercer streets. Like the old Royal Hotel (fire damaged in 1881), the present building consists of three bays, the central one being a colonnaded entrance and the two flanking bays. It is possible that part of the earlier building was salvaged and incorporated into the new structure.

The hotel's King Street elevation has two canted bays at each end with arched double-hung sash windows. In the centre is the main entrance to the hotel, which is flanked by Ionic columns, which support a balcony on the first floor, which in turn has Corinthian columns supporting a balcony of the first stage of the tower. This first stage of the tower has double-hung sash windows and the upper stage has a pair of double-hung arched windows. The top of the tower has a parapet with pressed cement balusters and an arched opening. A flagpole extends from the top of the tower. Between the base of the tower and the end bays are loggias with semi-circular headed arches on the ground floor and segmental arches on the upper levels, which complement the wall openings behind them.

Lamp standards are extant at the top of the walls of the entrance stairs, but their lamps have been removed. The building has a hipped roof clad in slate tile, with rendered brick chimneys. The Mercer Street elevation is more restrained in character with arched fenestration that is similar to that of the King Street elevation. Two wall openings of the upper level have been filled with concrete block.

The interior of the Royal Hotel contains many original elements including encaustic tessellated tiles in the entrance, an original timber staircase with moulded timber balusters and timber architraves and skirting boards in many rooms.

## **Intactness**

GOOD

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*