



# Queen Street, Wolverhampton

A Journey from Croft to Georgian Splendour

Jackie Harrison and Patricia Hughes



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Splendour

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2018



CITY OF  
WOLVERHAMPTON  
COUNCIL

The research for this booklet was carried out by Jackie Harrison and Patricia Hughes on behalf of the Friends of Wolverhampton City Archives.

It was part of the Community element of a bid by the City of Wolverhampton Council to the Heritage Lottery Fund. The bid was for financial assistance in addressing some of the most needful repair issues faced by owners of various late Georgian and Victorian buildings in Queen Street, and presented an opportunity for the potential restoration of key architectural features.

The research focused on the origins and development of Queen Street and its people, and included studying photographs and architects' plans relating to the buildings. Many of these revealed the original appearance and structural changes that occurred over the past 150 years, which in turn helped inform the restoration works.

Ninety-nine percent of the sources used in the research for this booklet can be found amongst the rich store of deposits housed at Wolverhampton City Archives. The researchers would recommend any person interested in the local history of Wolverhampton and its wider area to take advantage of the resources to be found there.

All research connected to this booklet, which includes a detailed list of the owners and occupiers of each property in so far as they can be reasonably identified, has been deposited at the City Archives as part of its digital holdings. It is available to view for those who may be interested.

Thanks are due to Wolverhampton City Archives for permission to use their photos, and to all the staff who helped during the research.



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# Chapter One

## Origins and Early Developments 1750 to 1812

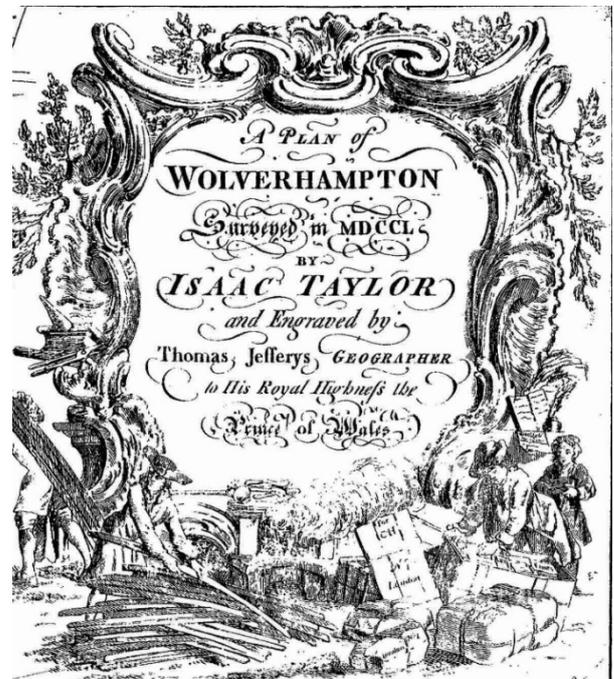
**I**N THE MID-18TH CENTURY a surveyor from Hereford named Isaac Taylor carried out a survey of the township of Wolverhampton. No-one knows why he came to Wolverhampton but as surveying constituted his living it is reasonable to assume that he was commissioned to do so. The resulting map carried the escutcheon shown below which verifies that the survey took place in 1750 and that the engraving of the details was the work of Thomas Jefferys, Geographer to his Royal Highness the Prince of Wales.

The map was published the following year as confirmed by the notation at the bottom:

*'Publish'd according to Act of Parliament by Thos Jefferys at The Corner of St. Martin's Lane, Charing Cross London, Aprl.8 1751'.*

Taylor's map is now very well-known and was the starting point for this

research into the history of Queen Street, not least because it clearly showed that Queen Street did not exist in 1750.



*Extract from Taylor's map 1750*

The map shows street names that have not changed between 1750 and now.



Property deeds held at the City Archives reveal that the triangular area to the north of the red fence line, enclosed by Lower Berry Street and part of Clarke's Lane and Piper's Croft, was known locally as Wooton's alias Langley's Croft.

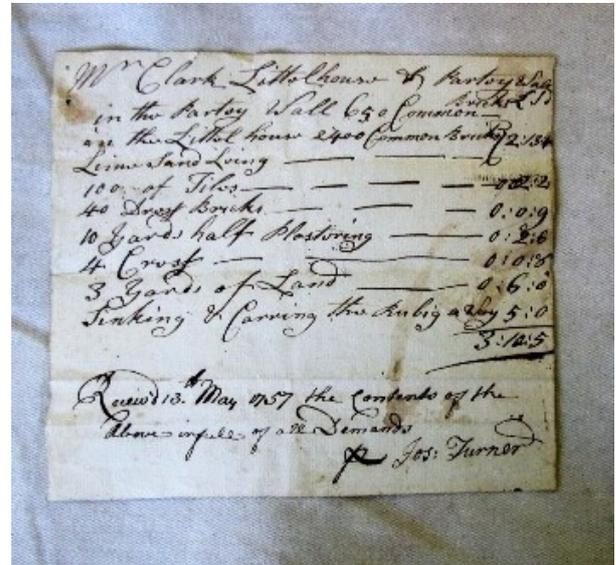
However, it appears to have excluded the then existing messuage edged in green (see left) which had its own development cycle. The area of the green line eventually became the present Princess Alley.

In 1750, Wooton's alias Langley's Croft was in the ownership of Thomas Tomkys of Neachells. Mr Tomkys died in the summer of 1753 and his last Will and Testament, proved in 1755, instructed his executors to "... sell and dispose for the best price that can be got ... all my ffreehold Lands Tenements Messuages Meadow Leasows and Hereditaments of what nature kind or quality the same are ...", in order to pay off his debts.

The land was duly staked out into plots, differing in size because of the triangular nature of the croft. The earliest deed in the City Archives concerning the sale of one of these plots is dated 2nd December 1756 and cites the Will of Thomas Tomkys as the reason for the sale. The plot was sold to William Clarke of Wolverhampton, who was a white tawer<sup>1</sup> by trade. It measured 123 square yards (103 square metres) and cost Mr Clarke thirteen pounds six shillings and eight pence (£13.34).

The deed discloses that there was already a newly built house belonging to Samuel Doleman adjoining the east side of Mr Clarke's purchase, and that a piece of land had been reserved in the south for a street – i.e. Queen Street. The deed also encloses an account for the building

of a small house on the corner of Queen Street and what is now Princess Street, together with a party wall linking to Mr Clarke's property. It gives details of the materials used and the quantities involved.



Deed from Wolverhampton City Archives

There were no property numbers in existence in Wolverhampton at this time so it is often difficult to locate a building within its environment, but by great good fortune a fire insurance policy of 1879 exists for this property and shows that the insured building was on the site of what is now 16 Queen Street. The fire policy also covered 14 Queen Street, (misleadingly recorded as 14 Princess Street) - a small house on the corner with Princess Street, which was demolished in the mid-1850s, when Princess Street was widened. Also demolished at that time was one half of No. 15 which itself then became the small corner property and is now subsumed into No. 16.

At this point it should be said that during the next phase of development in the early 19th century the buildings in the street were renumbered. This

<sup>1</sup> Sometimes spelled wittawer, it was someone who turns animal skin into white leather

booklet uses the new numbers - which are also the current numbers - to make it easier to visualise the growth of the area. The properties which are today numbered 14 to 42 were originally numbered 1 to 29 and they were the only properties in the street.

Research always depends on the sources available, which in turn is dependent upon documents having been lodged somewhere for preservation. Wolverhampton City Archives has only one more set of deeds covering original builds. These refer to two further properties whose buyers were, respectively, Samuel Doleman a whitesmith of Wolverhampton (this is the same Samuel Doleman as mentioned previously but a different property) and Thomas Higgs a toymaker<sup>22</sup>, also of Wolverhampton.

These plots of land were bigger than Mr Clarke's being 350 square yards (292 square metres) and 258 square yards (216 square metres) respectively, and they cost correspondingly more - thirty-five pounds and twenty-five pounds sixteen shillings (£25.80). Other documents in the same deed bundle

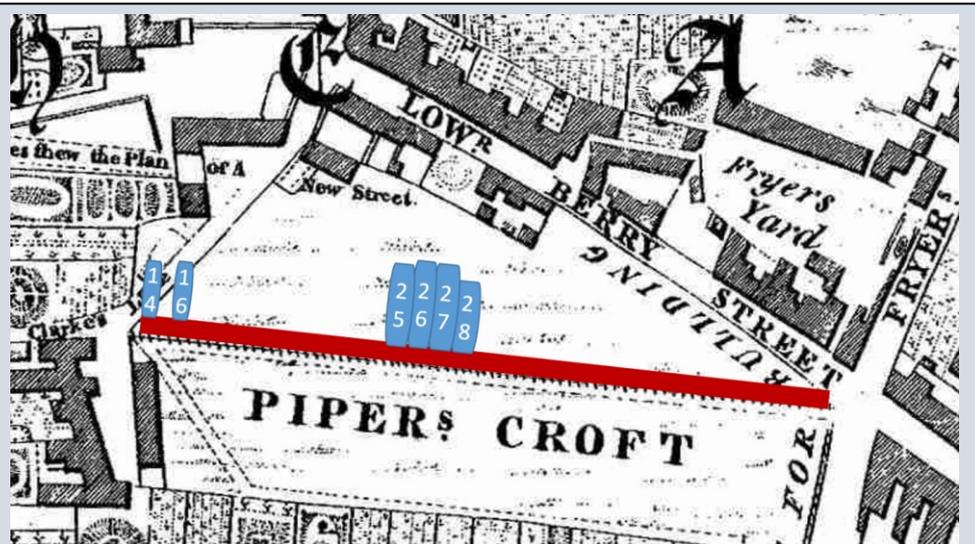
identify these two properties as the current 26 and 27 Queen Street. The deeds also show that Mr Doleman's purchase was bounded on the west a house of Thomas Hildicke, and Mr Higgs' purchase had a newly built, but at that time untenanted, house adjoining on the east.

Although there are no more deeds covering original purchases, the Sketchley's and Adam's Tradesman's True Guide of 1770 contains references to twelve people trading from Queen Street, suggesting that a further six developments had taken place by then. Seven years later, when the Town Commissioners levied an improvement rate against all properties in the Town, the records show that there were twenty-eight rateable properties in the street and very soon afterwards the full complement of twenty-nine.

Today, although some properties have been merged, the numbers along this section of the street run from 15 to 42; if we add back in the demolished No. 14 we get twenty-nine properties. The footprints of the original properties remain, even if the fabric and

With three original properties identified plus references to a few neighbouring properties, the 18th century map started to take shape.

*Extract from  
Taylors Map*



<sup>22</sup> Toymaking in this era usually refers to the production of ornamental buckles, buttons, hat pins etc

composition of some of the buildings has changed over time.

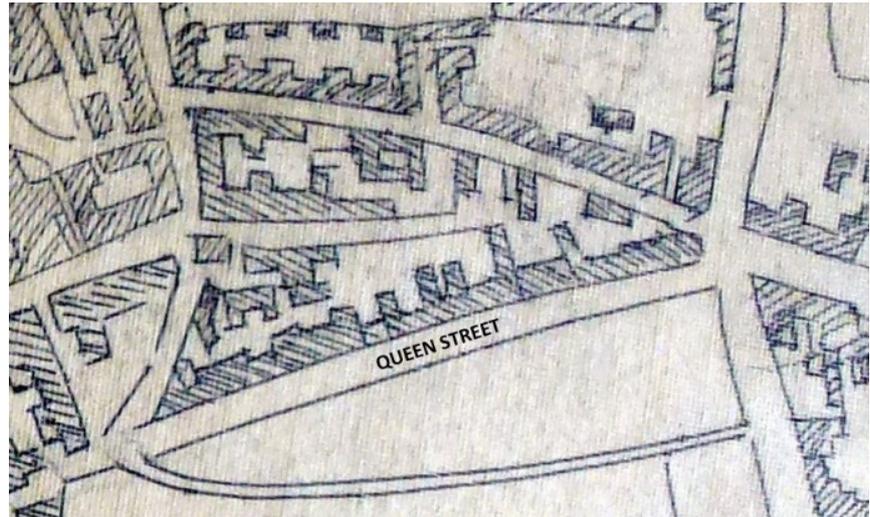
Of course, there is nothing in the documents that specifically points to where within the plots of land the buildings were situated, but by the time we get to 1788, Godson's map of Wolverhampton shows the north side of the top end of Queen Street not only completely built-up, but also built-up along the street line as it is today. In addition, old photographs confirm that this has been so for at least 150 years.

This top-end-north-side development phase was all that there was to Queen Street initially, largely because it arose from the disposal of a specific piece of land in one man's ownership. Confirmation of this interpretation of the data can be found in an article which appeared in the Illustrated Midland News on 5th March 1870 where it was said that:

*"Aged inhabitants of the town recollect the time when no building stood on the south side of the street ..."*

For around 55 years this original development existed entirely on its own, overlooking Piper's Croft from its frontages. The 1777 improvement rate referred to previously, valued the 29 properties at £299 per annum and the total rate applied in that year was £10. 0s. 2d. – more or less an even £10.

Fourteen years later, the 1791 Poor Rate levy for Queen Street records a number of rateable gardens, but they appear to have been located somewhere other than



*Extract from Godson's map 1788*

at the rear of the properties. Two of the houses, No. 16 (still in the ownership of William Clarke) and No. 23, carried an additional charge for having a 'new kitchen'. One wonders what happened to the old kitchen, or indeed exactly what a kitchen comprised in 1791.

In terms of water supply, the Constable's Accounts for December 1793 note a cost of £20, collected from subscribers, for

*"the Queen Street Well, sinking boring and putting down the pump and supplying a cylinder etc."*

It hasn't proved possible to locate this well on maps or other documents, but articles in the Wolverhampton Chronicle of 10th March 1852 and 10th June 1863 report fire-related accidents for which the fire service plugged into a water source on the corner of Queen Street and Princess Street. It seems sensible that this could be the site of the well.

Things improved in 1910 when on 28th July the Mayor, Aldermen and Burgesses of the County Borough of Wolverhampton contracted with Tarmac Limited to lay a new carriageway in Queen Street (and Berry Street). Those standing surety for the contract were

The work included: -

- horse hire,
- steam roller,
- scarifier
- workmanship,
- tools & implements,
- plant & machinery,
- fencing,
- watching,
- lighting etc.
- the excavation and removal of the surplus material of the then existing surface,
- the laying of 6 inches of slag pitching,
- the laying of 4 inches of tarmac (a patented material,
- all at 4s 2d per 'superficial yard nett',
- guaranteed against wear and tear for 3 years,
- work to be completed in 3 weeks and all cleared away

Edward Hickman, Ironmaster of Danescourt in Wolverhampton and Edward Barrett, Gentleman of Penbryn, Llanrhaedr, near Denbigh.

The Corporation agreed to the closure of the streets for the duration of the work and Tarmac undertook to allow access to private entrances and to provide temporary, planked roadways, if necessary. Tarmac employees were to observe the hours of labour as recognised by the Workman's Trade Union and the Association of Employers and if there were to be a strike, the Borough Engineer could appoint another deadline date, but Tarmac would incur a penalty if the date was not met.

A letter of 24th May 1910 from Tarmac to the Borough Surveyor, George Green, stated that 'the matter has been gone into very carefully and we can assure you that the price quoted is an extremely fine one and we fear will not bear reduction'. Clearly there had been some attempt to bring the costs down.

The pavements in the 1870 photograph below appear to have been quite wide judging by the width of the crinolines

Photo courtesy of Wolverhampton City Archives



The first street surface would have consisted of rammed earth and this was still the case in the late 19<sup>th</sup> century as evidenced by the rut marks left by cart and carriage wheels in this 1870 photograph.

This sketch appears to be based on the 1870 photo. It would appear however, that the artist took some liberties with his representation of the people and the width of the road.



*Sketch of Wolverhampton from the Illustrated Midland News*

worn by the ladies and were apparently of wood, these being sold off for firewood during later development in the early 20th century.

In 1935 an authorised plan of street works saw compulsory purchases by Wolverhampton Corporation of the forecourts of 44, 45, 47 and 48 Queen Street. Just how deep these forecourts originally were can be seen from the detailed sketch (see above) published much earlier in the March 3rd, 1870 edition of the Illustrated Midland News.

The purchase price of the forecourts was set at £4 per square yard and the work involved:

- taking out the existing brick vault and earth works over,
- taking down the existing boundary wall and fencing,
- taking out existing coal chutes and re-fixing them in a new position,
- constructing a reinforced concrete flat to carry the footway and forecourt, and
- rebuilding the boundary wall and fencing in new positions.

We know from the huge Nock and Joseland collection (Auctioneers, Surveyors, Valuers and Estate Agents of 48 Queen Street) deposited at the City Archives that Messrs Nock & Joseland themselves received £81 15s 6d for the loss of most of their forecourt. At £4 per square yard as cited above, this would make it approximately 20 square yards in area.

1936 saw a contract agreed between Henry Willcock & Co and Lloyds Bank for alterations to the forecourt of the Congregational Chapel/Church that used to stand on the corner with Market Street – currently the site of the Job Centre. The document covers plans of the then frontage, and proposed alterations to both the ground and basement floors, plus changes to the entrance steps. Willcocks proposed to remove the railings, re-lay the slab paving and alter the steps using fine white Hollington stone and York stone. The overall cost was evaluated at £954 and the work was to take 13 weeks.

Before leaving this section on the origins and early development of Queen Street it

is worth noting which Queen may have been referred to in its name. The street had its name by 1770 as it is referred to as such in Sketchley's and Adam's Tradesman's True Guide for that year. However, a deed of 1761 still refers to the area as Wooten's alias Langley's Croft. So, on the assumption that the street got its name between 1761 and 1770, the Queen at the time would have been the wife of King George III, Charlotte of Mecklenburg-Strelitz. She is pictured below firstly in 1761 when the street was

in its infancy and she had just married the King, and later in 1789 when the original phase of development was complete.



1761 – by Allen Ramsay (left)

1789 – by Sir Thomas Lawrence (right)

*Images courtesy of Wolverhampton City Archives*

# Chapter Two

## The Town Commissioners

**T**HE ACTIVITIES of the Wolverhampton Town Commissioners span both the first and second development phases of Queen Street.

At the time of Taylor's survey in 1750 many towns and cities up and down the land were in the mood for growth but were restricted by their essentially medieval layout. Old congested lanes and alleys and dilapidated buildings were an ever-growing problem for town planners. Wolverhampton did not have a charter of incorporation at this time and town governance was managed jointly between the Vestry of the parish church, i.e. St Peter's, plus the Manorial Courts.

We have already seen that Wolverhampton had two Manors butting up against each in the centre of the town. Added to the mix would have been the Manors of the six prebends of St Peter's, being there by reason of the collegiate nature of the church, not to mention a fair few freehold owners. None of these bodies, either separately or together, had sufficient power to enable the sort of

large scale clearance and associated structural change that was required for modernisation.

Before the mid-19th century the usual method of initiating large scale town improvement was for a town's Corporation, if it had one or (as in Wolverhampton's case) its chief inhabitants, to obtain a Private Act of Parliament. These Acts were specific to each town and created new bodies made up of locally selected Improvement Commissioners with powers to undertake particular projects. The scope of the projects varied enormously from town to town.

1776 saw the laying of the first Wolverhampton Improvement Act before the autumn session of Parliament. It was titled:

“An Act for widening, cleansing, and lighting the several Streets, Lanes, Alleys, Ways and other Publick Passages within the Town of Wolverhampton in the County of Stafford; and for taking down, altering, or rebuilding certain buildings therein mentioned, and for removing

**Nuisances and Incroachments, and for  
regulating Carts and other Carriages  
within the said Town”.**

The Act named 123 Commissioners, plus the Stewards of the Manors of the Deanery and Stowheath, and the Prebends of the Collegiate Church or King’s Free Royal Chapel in Wolverhampton<sup>3</sup>. Only 13 commissioners were required for a meeting to be quorate. To qualify as a Commissioner people had to fulfil one of two conditions, either: -

1. in their own right, or that of their wife, be possessed of or entitled to a house/houses, tenement/tenements, building/buildings within the Town with a yearly rent or value of £12 or above, or
2. be an inhabitant of the Town and rated not less than £12 per annum for his house/houses, warehouse/warehouses, shop/shops, or other buildings which shall be occupied by him within the Town and have real or Personal Estate to the value of £1,000.

These qualifications were not expected to apply to the Stewards of the Manors, who managed the business of their manors by appointment to the Lord of the Manor.

There was a schedule annexed to the Act whereby Commissioners had the power to:

“treat and agree with Owners and Occupiers of, and all other persons interested in, the houses, buildings, grounds and estates mentioned and described’ in the schedule”.

Of the buildings specified for demolition in the Act, none were in Queen Street,

being a new and modern street, but the Act was a necessary forerunner to a further Wolverhampton Improvement Act in 1814 which did affect the growth of Queen Street. Also, the 1776 Act brought about one change that helped with this research into the area. This change resulted from a resolution taken at the Commissioners second meeting in June 1777 when it resolved that:

“the Houses in the Town be numbered and figures placed or painted on the Doors. Likewise, names of Streets to be painted or otherwise described on a conspicuous part of some house or Building at or near the end or corner or each Street, passage or place”.

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<sup>3</sup> The Stewards and Prebendary were named ‘for the time being’, which mean whoever held those offices at any point in time

# Chapter Three

## Development 1812 Onwards

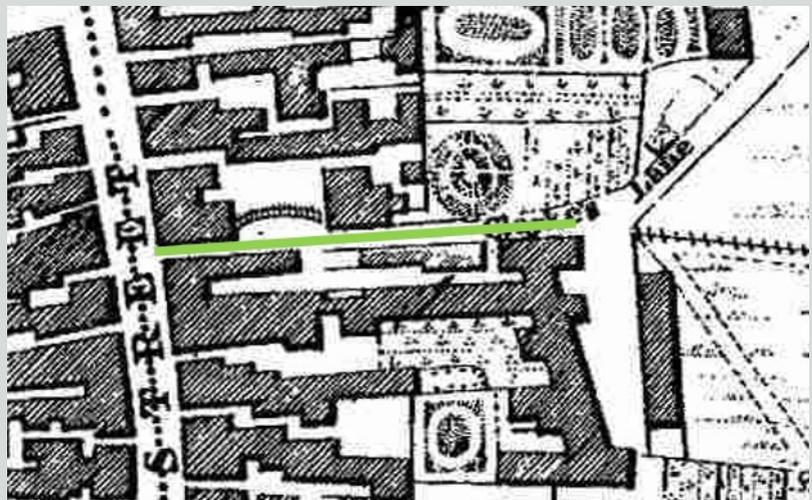
**F**ROM 1812 ONWARDS, the rest of the street as we know it today began to develop. The main driver for change was the 1814 Act referred to previously. This meant that:

- additional buildings were named for removal
- streets, lanes and passages were to be paved and watched (i.e. policed)
- the sale of cattle, pigs, butchers' meat, fish, fruit, vegetables and other articles of merchandise were to be prohibited in the present market places and public streets in the town
- a proper, regulated market area was proposed with full compensation to be made for all tolls, taxes and other rights and privileges belonging to the Lord of the

Manor of the Deanery of Wolverhampton, and his lessee, in respect of the markets now held in the town.

The removal of buildings was key for the development of Queen Street because it allowed for road widening and the removal of buildings at the lower end of Clarke's Lane to improve communication between the existing street and Dudley Street.

*Extract from Taylor's map 1750*



With regard to the removal of buildings, something of the process (of what amounted to early compulsory purchases) is known in respect of two of the ill-fated buildings

House and Warehouse

Owner James Winn

Occupier William Bedford

James Winn was prepared to sell his house in Clarke's Lane to the Commissioners but unfortunately the tenant, Mr Bedford, refused to give up his lease of the property. Commissioner Moreton was requested to prepare a valuation of Mr Bedford's interests.

The High Sheriff of Staffordshire was asked to empanel a jury to settle the dispute, using Commissioner Morton's valuation. Subsequently, Mr Winn was awarded £420 for the purchase of his property and Mr Bedford was awarded £30 in consideration of his lease.

House, Yard and Stable

Owner Daniel Fieldhouse

Occupier William Toy

Anticipating more potential trouble after Mr Bedford's refusal to give up his lease, Commissioner Moreton also made an evaluation of the interests of Mr Fieldhouse and Mr Toy with the threat of another jury if the evaluation was not accepted.

Toy agreed to the house being pulled down and re-erected in a more suitable position on a payment of £10 and £210 was accepted by Mr Fieldhouse. There were various provisions relating to a wall, stabling and a pump.

The first evidence of additional properties in Queen Street appears in the rate book of 1820, but at this stage the records have not been updated to reflect the new numbers. The additional records are just slotted in either before or after the original 29 properties as appropriate, one assumes, to their physical location. But the records became more accurate as the bottom end of the street connecting with Dudley Street and the south side of the original development area began to fill up.

The south side of the eastern end of the street took on a very different character from that of the original north side development, incorporating upper-middle class housing and grand buildings destined for philanthropic

endeavours. The western end of the street, both north and south sides, was devoted to trade and business. However, the various censuses confirm the presence of much 'living above the shop'.

# Chapter Four

## Trade and Business

**T**RADES REPRESENTED in the trade directories for early Queen Street up to 1811 include the usual production of a range of small metal objects, and as early as 1792 an attorney was recorded in the street, long before the rise of the more prestigious buildings on the south side of the street which later became one of the preferred areas in the town for the various

professions. By 1802 a bank clerk and a tax collector had joined the throng.

In the various trade directories covering the period 1834 to 1931, there were so many individual trade descriptions that the researchers have found it necessary to group them into categories to try to analyse them (see table overleaf).

The 1834 – 1956 table overleaf seems to suggest that trade of all sorts tailed off a

### Trades in Queen Street up to the year 1811

#### Small metal trades

- files,
- steel buckles,
- watch chains,
- rules,
- candle snuffers,
- corkscrews,
- thumb latches etc.,
- and a little later ironmongers to bring them all together in one place.

#### Other trades

- boot and shoe makers,
- haberdashers,
- hosiers and
- tailors.
- cabinet makers,
- brass founders and
- japanners
- brick layers,
- stone cutters,
- plumbers and
- glaziers.

	1834	1845	1855	1865	1884	1921	1931	1940	1956
Clothing	1	4	6	10	12	13	11	6	2
Accountants	1				1	2		2	1
Architects/ Surveyors				1	1	1	2		1
Auctioneers	1	3	2		2	2	1	2	3
Booksellers/Stationers			5	3	1	1	1		
Boots/Shoes			3	4	4	5	1	3	2
Chemist	1	1	1	2	1	1	2	1	2
Hairdressers		1	3		1	1	2	2	1
Legal	1	2	7	9	15	6	5	3	3
Medical	4	3	6	3	3	4	3	1	1
Printing			1		5	3	1		
Provisions	2		2	1	5	8	8	7	4

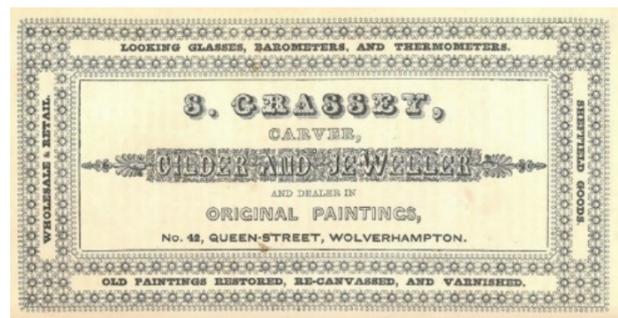
little during and after the years of WW2 but this puts us into the era of living history, and personal experience of shopping in the street would work against this suggestion. It is more likely to be that trade directories went out of fashion and other methods of advertising became preferable. By the 1970s of course, the UK had Yellow Pages and consumers were encouraged to 'let their fingers do the walking' and nowadays the internet gives world wide access to goods and services without the need to find storage space for bulky directories.

During the heyday of trade directories in the 19th and early-to-mid 20th centuries, entries were not just limited to simple listings. Many businesses placed third, half or full-page advertisements. These gave opportunities for illustrations, decorative borders and bigger typefaces, all of which would have drawn the reader's eye toward one's own business interests rather than that of one's competitors.

### 1838 – Bridgen's Directory

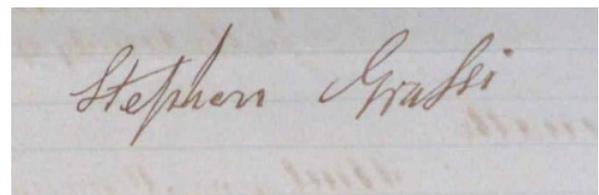
An advertisement appeared in this directory on behalf of Mr Stephen Grassi, a carver and guilder who came to England from Switzerland in 1826, aged 17. He was apprenticed to a Carver and

Gilder in Wolverhampton and applied for Naturalisation in 1847 in order to buy a piece of land in the town. In 1838 he was living and working from 42 Queen Street.



Advertisement from directory

It appears from the wording that Mr Grassi had probably succumbed to the local way of spelling his name. However, other documents, including the signature on his application for naturalisation, confirm the spelling to be 'Stephen Grassi'.



Extract from document at the National Archives

## 1851 - Melville and Co's Directory

This edition carried several large Queen Street promotions including Newell's for boots and shoes, Mr Hyatt the watch and clock maker, Mr Cooper the auctioneer and valuer and Mr Hickman the 'surgeon mechanical dentist' who could be found at the premises of My Hyatt, the watch and clock maker.

- remove the crust from port wine bottles
- clean paint, floors, counters, bottles and hands
- mix with black lead to polish stoves and grates

## 1861 – Directory & Gazetteer of Staffordshire

The hotel advertised below stretched from its site in the lower end of Queen Street across into King Street, but was very narrow at the Queen Street end and went around the corner into Princess Street.

**IMPORTANT !!**

**HARDY'S VOLATILE SCOURING LIQUID.**

By using the Volatile or Ammonical Liquor for Washing, a saving of soap, time, and labour is effected. It fastens, brightens and improves the colours of Prints and Stuffs, and may be used in all cases where soap or soda would be injurious. It dissolves grease, liberates dirt, softens water, scours clothes, and preserves their texture. It gives instant action to soap in washing, and has no milling property in the washing of Woollens. It will destroy every species of filth, moss, or insect on fruit trees, particularly the Aphis or American Bug on apple trees, when used with a brush. For gentlemen's carriage or other horses, it renders the hair of the skin and legs beautifully bright, clean, and soft. For cattle affected with vermin, or other complaints of the skin, it is found to surpass any other application. A spoonful instantly removes the crust from port wine bottles; and for general house cleaning, its active properties supersede every thing discovered.

A little of the Liquid in warm water, and used instantly, cleans Paint Frames, Wooden Floors, Tables, Counters, Carpets, Bottles, or any greasy whatever. A small portion with black lead polishes stoves, grates, &c. It discharges grease and dirt from the hands instantly. To discharge Grease or Paint from Apparel, cover the spot with the Liquid a few minutes, then use a sponge or brush in warm water; if the paint has become set, renew the application a time or two and it will then rub out.

SOLD BY  
**J. HARDY, FAMILY GROCER AND TEA DEALER**  
QUEEN STREET, WOLVERHAMPTON.

Also included was Mr Hardy, Family Grocer and Tea Dealer and although his advert does not state the number of his shop, other sources show it to have been 13 Queen Street.

Hardy's Volatile Scouring Liquid appears to have been a household dream. Mr Hardy assured his customers that it would:

- improve the colour of prints
- dissolve grease
- soften water
- destroy filth, moss or insects on fruit trees
- put a shine on the hair of carriage horses
- surpass any other product for treating vermin infected cattle

**Talbot Commercial Hotel**

**JOHN PURCELL,**  
PROPRIETOR.

**KING STREET & QUEEN STREET,  
WOLVERHAMPTON.**

**DINING AND REFRESHMENT ROOMS**  
OVER THE QUEEN STREET ENTRANCE.

**HOT JOINTS from Half-past Twelve till Four o'Clock.**

**WINES AND SPIRITS OF THE SAME QUALITY  
AS SUPPLIED IN THE HOTEL.**

**Tea, Coffee, Chops, and Steaks at any hour, until Eleven,  
P.M.. at Moderate Charges.**

**A REFRESHMENT ROOM FOR LADIES.**

Judging from the refreshments that were on offer and that could be had at 'any hour until eleven pm', it must have been very popular.

Note the separate refreshment room for ladies.



Under the Patronage of Her Majesty Queen Alexandra, and Distinguished Members of the British Court.

THE

# Imperial Serge & Tweed Emporium

Founded 1873.

Voluntary Support accorded to us by The Right Honourable Earl and Countess Stradbroke, Lady Hatherton, Mrs. Henry Ward, Dowager Lady Salt, Mrs. Pratt, Mrs. Sparrow, Mrs. Manby, Mrs. Kipling Cox, Countess of Warwick, Mrs. Marston, Mrs. Giffard, Mrs. Vernon, Lady Shaw, Mrs. Graham, Mrs. Downing, Lady Mander, Mrs. Crane, Baroness d'Aylva de Pallandt, Lady Henry Somerset, Lady Conyngham, Honourable Mrs. de Lisle, Mrs. Staveley Hill, Mrs. Lees, Miss de Burgh, Mrs. McBean, Mrs. Hickman, Mrs. Bruford, Mrs. Walker, Mrs. Gilbert, Mrs. Major, Lady Hope, Mrs. Gough Allen, Mrs. (Dr.) Millington, Mrs. Graham, Mrs. Underhill, Lady Alleyne, Mrs. Brewer, Mrs. Adams, Mrs. Plant, Mrs. Judith Jessop, The Honourable Evelyn Wrottesley, &c., &c.

THE RELIABLE (Woolen Manufacturers') WAREHOUSEMEN. No connection with any other firm (similarly trading) in the Midlands. Reference (No. 16621) Whittakers' Red Book of Commerce (London) or The "Who's Who" in Business. PURVEYORS TO ARMY OFFICIALS, &c. Comment is Superfluous. AGENCIES THROUGHOUT THE GLOBE. GOVERNMENT (ADMIRALTY) STANDARD.

## Rosser, Jones & Co. ('CLOTHS') Wolverhampton

Code A. B. C. used. ENGLAND.

Fair Trade House (Unlimited) — Central Distributing Stores for Newest Productions. — Local Recognised Depot for 'Cravenette,' Porous Rainproof and 'Pirle' Finish Unspotable Fabrics. 10 & 11, QUEEN STREET.

Bankers: The United Counties Ltd. Hours: Closed at 7; Thurs. 1 p.m.

Bonus!  
Melior!!  
Optimus!!!

Good!  
Better!!  
Best!!!

"Deeds  
Which  
Tell."

DISCOUNT ALLOWED (1/8 in £, or 1d. in each 1/-)  
— FOR PROMPT CASH OVER THE COUNTER. —  
RETAILING AT WHOLESALE PRICES.  
NUMEROUS UNSOLICITED TESTIMONIALS

SPECIALITIES  
Tweeds, Homespun, Cheviots, Own Brand  
Devonshire & 'Royal Marine' Pure Wool Serges  
Many thousands of yards already sold to advertise.

Prestige  
has left  
its Mark!

## 1871 – Visitors Guide to Wolverhampton

Wallpaper at 2½d per piece – roughly 87 pence today – sounds very reasonable. However, that depends on how long a piece of wallpaper was.

**WALL PAPERS from 2½d. PER PIECE!!**  
AT THE  
**NEW PAPER HANGING ESTABLISHMENT,**  
19, QUEEN STREET,  
WOLVERHAMPTON.  
**GEORGE LEWIS,**  
(Many years Decorator to the Late Mr. W. Tottey),  
HOUSE PAINTER & DECORATOR, PLUMBER, &c.  
A great variety of Paper Hangings of New Design  
at lowest prices.

Clearly the 'Late Mr W Tottey' referred to as an ex-patron of Mr Lewis, must have been a recommendation well worth publishing.

## 1912 – Souvenir of Wolverhampton & District

The business promotion above by Rosser Jones of 10 & 11 Queen Street speaks for itself, as a glance at the list of illustrious patrons indicates. It was around this time that the business was being sold.

In the 21st century, the most obvious aspect of trade in Queen Street relates to news and social eating and drinking. Both of these social activities were present in the street from quite early on.

### Printing and News

There were several printers/booksellers/newsagents etc. in Queen Street. The earliest known newsagent and bookseller was Sarah Adams, a widow, who came originally from Coleshill in Warwickshire. She is on record from 1850 onwards as the business owner at number 22 but disappears from the records sometime

between 1873 and 1881, to be replaced by her son Robert.

From the mid-1850s, and a little further down the street from Mrs Adams at no. 19½, James Hildreth, a printer and bookbinder was trading. Around the same time and in the opposite direction at 26 Queen Street, a printer named Joseph York appears in the records. In 1884, 26 Queen Street is occupied by Barford and Newitt, the well-known printers, who later relocated to no. 33. If the trade directories are to be believed, Barford and Newitt (along with a few other businesses) moved around the street quite a lot. It is not always easy to judge whether that is exactly what they did, or whether the directories contain printing/proofing errors.

In 1844, Mr Hildreth referred to above had been involved in a case of infanticide which was tried at the Stafford Assizes. The case against him and his fellow defendants was dismissed mainly due to the somewhat bizarre and unprofessional behaviour of the arresting officer.

In respect of newspapers, the Staffordshire Advertiser, published on a Saturday, had an office recorded in the street at 21 Queen Street from around 1855 to 1860. The agent and reporter was Thomas Hall. Various at nos.33, 36 and 51 could be found the offices of the Midland Evening News, the Midland Wednesday News, the Midland Weekly News, the Midland Counties Express and the Wolverhampton Chronicle.

No. 51 became, and still is, the business address of the Express & Star newspaper. The origins of the Express & Star lie in the coming together of two newspapers - the Evening Star, a liberal Wolverhampton newspaper founded in 1880 and the more conservative Evening Express, founded in 1874.

In 1882 the Evening Star was bought by wealthy Scottish philanthropist Andrew Carnegie, encouraged by his friend and fellow Scot Thomas Graham, a prominent Wolverhampton businessman and councillor. The combination of Carnegie's finance and Graham's organisational skills ensured that the paper would flourish and soon the Star had taken over the Express. It adopted its current name of Express & Star in 1889. As the business expanded it absorbed surrounding buildings and now covers the sites of 51 to 55 Queen Street, with 56 and 57 being the Star Employment Service.

## Pubs and Clubs

The first identifiable recorded instance of a victualler in Queen Street comes from the 1791 Poor Rate record and was that of Joseph Hill who lived at 38 Queen Street. The site of this building is currently occupied by Faulkner and Johnson, the shoe shop. Unfortunately, this is no longer the old or original construction but part of a much more modern, flat-roofed building. It occupies the same site though. It would also be true to say that the profession recorded in the rate record does not say *licensed* victualler. So, Mr Hill may have simply been a provision dealer.

The next identifiable victualler appears in the 1805 edition of the Wolverhampton Directory where he is named as John Davis of 30 Queen Street. Again, the description of the profession does not say *licensed* victualler. However, from 1805 onwards, other evidence supports a 125-year history of no. 30 providing a licensed trade to the people of Wolverhampton. Until about 1860-ish it is described as a wine and spirit vault but afterwards is described as the Queen's Arms, or from the 1890s the Queens Vaults. In the early 20<sup>th</sup>

century is became known as the Troccadero.



*Photo Authors Own*

Over time, 29, 30 and 31 Queen Street became incorporated into a single premises numbered 31, but the name 'Troccadero' is still retained above the central entrance to the building (see above) where the upper floors are dedicated to accommodation. This block is also one of the two terracotta properties in Queen Street, the other being nos. 19 to 21.

From the early 1900s to at least 1961, 68 Queen Street was the Angel Hotel – not to be confused with the Angel Inn that used to stand in High Street, formerly part of High Green, or any other Angel Inn/Hotel in Wolverhampton. It was a popular name for inns, hotels and public houses. No. 68 stood on the south side of the street very close to the junction with Dudley Street, next to where the Virgin Money store is today.

From time to time there were offices representing the Wolverhampton & District Licensed Victuallers Society at

45 Queen Street and Wolverhampton Race Course & Dunstall Park Club Co Ltd at no. 49.

A few doors away from 68 Queen Street at no. 65 were the premises of Benjamin Savage & Son, Hop Merchants, Maltsters and Wine & Spirit Merchants. The premises were later taken over by Webberleys, the wine and spirit dealers.

Sometime around the turn of the 20<sup>th</sup> century 55 Queen Street became a licensed retail outlet for W Butler & Co Ltd. This building had been the town's old main Post Office<sup>4</sup>.

In 1970 a license was granted to sell intoxicating liquor at a club called Frasers in the basement rooms of no. 46. The following year plans were approved by Wolverhampton Council for a show bar, restaurant and kitchen on the ground floor, with an entrance to a disco from Castle Street; the cellar, lounge and dance floor remained in the basement.

The 1970s witnessed the rise in popularity of the wine bar. In 1976 a license to retail wine was granted for the Press Wine Bar at 24 and 24a Queen Street. These premises now welcome customers as part of the Nando's restaurant chain.

No. 41 houses the Queens Cantonese Restaurant which was licensed in 1990 and last, but not least, the old County Court building at 50 Queen Street has, for quite a few years now, been used as a licensed nightclub.

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<sup>4</sup> There is a listed Victorian pillar box situated on the pavement very close to number 55 but it is not visible on the 1870 photograph or sketch on pages 6 and 7. Either it was a later addition, or perhaps the old Post Office was still at number 46 at the time but that is too far in the background of the photograph/sketch to determine. Today when we speak of the 'old' main Post Office we generally mean the building in Lichfield Street which is now empty and up for redevelopment, but Queen Street had two earlier versions of the 'old' main post office.

# Chapter Five

## Transport

**A**LTHOUGH CANALS had come close to Queen Street from the late 18th century onwards, horse-drawn coaches continued to operate

alongside them. Two of these carriers advertised their business addresses in the various directories as Queen Street.

1835	Richard Tranter Queen Street	Carrier (John Wallis) to: <ul style="list-style-type: none"> <li>• Shrewsbury every Sunday, Tuesday &amp; Friday (from Richard Tranter's, Queen Street)</li> <li>• Birmingham every Tuesday, Thursday &amp; Saturday (also from Tranter's)</li> </ul>
1838	Joseph Jackson Three Tuns Inn Queen Street	Station for Carrier to: <ul style="list-style-type: none"> <li>• Aberystwyth - Mon morning</li> <li>• Birmingham - Tues afternoon</li> <li>• Rushton &amp; Co to Madeley Mon &amp; Wed at 4 pm</li> <li>• Richard Higgitt to Rugeley at 9 am</li> <li>• Rushton's Omnibus to Shifnal, Madeley &amp; Ironbridge Mon and Wed at 3.30 pm</li> <li>• The Criterion to Dudley daily at 1.30 &amp; 6.30 pm;</li> </ul>
1845	Joseph Jackson Three Tuns Inn Queen Street	Criterion Coach to: <ul style="list-style-type: none"> <li>• Dudley via Sedgley daily at 2 &amp; 6 pm (exc Sun)</li> <li>• Omnibus To Birmingham via Bilston and Wednesbury daily at ¼ past 10 am</li> <li>• Omnibus to Ironbridge via Shifnal &amp; Madeley aily at ½ past 3pm (Sun exc)</li> </ul>
1850	Joseph Jackson Three Tuns Inn Queen Street	Criterion Coach to: <ul style="list-style-type: none"> <li>• Dudley via Sedgley daily at 2pm &amp; 6pm - exc</li> </ul>

Year	Building No	Name	Description
1851	5	Thomas Gibbons	an Assistant Railway Secretary from Essex – a lodger
1855	Railway Station	Edward A Hurst	Station Master
1855	45	Peto & Betts	Railway Contractors
1865	13	T Griffin	Agent - Great Western Railway Parcels Office
1869	14	T Griffin	Agent - Great Western Railway Parcels Office
1869	21		London & North Western Railway Parcels Office
1873	21		London & North Western Railway Parcels Office
1881	33	George & Albert Barratt	Railway Porters from Wolverhampton – lodgers
1881	50	Alfred Ingram	Railway Porter from Gloucestershire
1891	49	Alfred Ingram	Railway Porter from Gloucestershire
1892	Railway Station	Henry Smith	Coal Merchant & Iron Scrap Deale
1891	48	James Cartwright	Railway Carman from Shropshire
1911	18	Harold Boucher	Railway Clerk from Wolverhampton
1921	42	W A Thomas	Manager - L&MW Railway Goods Office

Queen Street played host to a number of railway employees during the latter half of the 19th and early 20th centuries as evidenced by the various censuses and trade directories:

The first railway line to serve Wolverhampton was the Grand Junction Railway which opened in July 1837. However, Wolverhampton Station was then situated at Wednesfield Heath - today the Heath Town area of the City - with horse-drawn cabs and omnibuses supplying the leg of the journey between the station and the town, and vice versa. The late 1840s and early 1850s witnessed the arrival of several railway companies to Wolverhampton town and the opening of the Wolverhampton General Station. A grand entrance building was constructed at Five Ways at the far eastern end of Queen Street (the area now known as Victoria Square) and initially it served as a ticket office and administrative centre for the station. The building, called the Queen's Building, has been Grade II listed since 1977 and is often just referred to

colloquially as the Arches although the 'arches' themselves are now closed in. In 1853 the station itself was renamed Queen Street Station and about thirty years later was further renamed as High Level Station.

The 1870 photograph on page 10 shows the signage for the London & North West Railway Parcels Office. The trade directories prior to and just after the date of the photograph (1869 & 1873) reveal that this service was operating from 21 Queen Street, so it is safe to assume that we are looking at No. 21.

By referring back to the larger photograph and counting back the window sets and chimneys this identification is supported.

A Wolverhampton Chronicle newspaper article of 12th June 1907, took a clear stance regarding what it saw as the once

beneficial relationship between the railway station and Queen Street. It told its readers that a dozen or more years previously the Town Council had 'induced' the directors of the LNWR to transfer the main entrance to the station away from the east end of Queen Street to Railway Drive. The author of the article was quite sure that:

*"by thus diverting the traffic from what was then one of the leading business thoroughfares in the town they were subjecting it to irreparable injury"*.

Between then and the date of the article, the readers were informed that:

*"One by one the majority of the once prosperous tradesmen ... from the junction with Princess-Street to the Five Ways<sup>5</sup> finding customers gradually dwindling away from them, have ended the struggle by putting up the shutters for the last time and relinquishing their occupancies, and no fresh tenants being found with sufficient courage to take their place, the several properties, being no longer rent-producing, have been permitted to fall into a condition of hopeless decay."*

Wolverhampton had a tram system from 1878 and by 1884 there were tram lines in Queen Street with regular services running seven days a week to Tettenhall, Willenhall and Bilston and Moxley. However, the services must have been withdrawn or redrawn at some point in the next twenty years because a letter dated 15th August 1896 from The Drug Dispensing Stores of 26 Queen Street to Nock and Joseland of 48 Queen Street concerning valuation of No. 26, regretted that "the Tram route being diverted ... must effect a decrease in traffic as well as business."

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<sup>5</sup> i.e. Victoria Square by the bus station

It was not long before the general public had the advantage of trolley buses in the town. The Five Ways/Victoria Square area at the east end of Queen Street was a turning circle for trolley buses for a long time as can be seen by the conglomeration of overhead cables in the 1964 photographs overleaf.



*Entrance to east end of Queen Street bottom left (top)*

*Entrance to east end of Queen Street bottom right (below)*

*Photos courtesy of Wolverhampton City Archives*

# Chapter Six

## Behind the Doors

**T**HE BUILDINGS erected in the original top-end-north-side phase of development were not meant to be huge and impressive. On the whole, they were of average size for the time, although a few do appear to have had double frontages. Over the years some of the narrower fronted buildings went through stages of merger to form larger premises and some of the double fronted

buildings have been divided into two. One of the latter (No. 32) had its roof replaced in the past with a flat one but then had the original gable-ended style roof restored.

Most of buildings in this stretch of Queen Street (Nos. 15 to 42) are thought to be Victorian and if this is so, then all the original 18th century building has disappeared.

The boarded-off gap in this 1967 photograph between the buildings at centre left covers numbers 33 & 34. Coming back up the street from the gap, the row of plain brick buildings, which all look as though they had seen better trading days, were:"



*Photo courtesy of Wolverhampton City Archives*

- No. 33 and 34 – Empty plot
- No. 35, Lance Stansfield (outfitters)
- No.36, the Home Colonial Stores
- No. 37, P H Davies (cycle shop)
- No. 38, Cyril Taylor (milliner)
- Nos. 39 & 40, Lance Stansfield

Some evidence of redevelopment can be seen in 20th century photographs showing major alterations taking place, but whether the buildings being replaced were Victorian or retained any Georgian features is not known.

## Nos. 33 & 34 (1967 photograph)

### 33 Queen Street

The early records for No. 33 reveal that from 1777 to 1801 the house was in the ownership and occupancy of William Parkes, a steel buckle maker. The rates records describe the property as a house and buildings, and as Mr Parkes was listed in several trade directories, the 'buildings' probably comprised, or at least included, his workshop.

Throughout the 19th century the house went through many different occupancies including (in chronological order) an accountant, a merchant & factor, a provision dealer, a dentist (who was keen to let patients know that nitrous gas would be administered daily between 11am and 5pm), a bill poster and the Midland Evening News offices.

In the 20th century, the Evening News offices were still there and the 1901 and 1911 censuses show caretakers and their families in residence. From the early 1920s to the early 1940s the building became the base of operations for Barford and Newitt, the printers. Electoral Roll records show that there were upper floor flats in the building from at least the 1930s up until the mid-1960s. During the decade prior to the date of the photograph and for some years afterwards, No. 33 housed Cine Equipments Ltd.

Two surviving Building Notices for the premises indicate alterations in the pipe line. In 1946 an intention to make

alterations to form temporary shops was lodged with the then Town Council. The Notice includes a plan showing a clear division into three premises: Nos. 33, 33a and 33b. It is possible that this work was not carried out because in 1949 another Notice was submitted detailing an intention to reconstruct 'fire damaged premises' into three temporary shops at a cost of £1,062.

### 34 Queen Street

The early records for No. 34 are sparser than for No. 33. Apart from a reference in the 1791 rate book stating that the property was in the hands of the executors of Mr Biggs, deceased, there is no other clearly identifiable reference until the census of 1851 when the house was occupied by Samuel Matthews, a furniture broker. Mr Matthews was a widower with two school-age daughters plus a live-in servant and sister-in-law, the latter either visiting or, as she was single, possibly helping with on-going care for the children. Various trade directories show Mr Matthews continuing to operate his business from the premises but by the time of the census on 7th April 1861 the property was recorded as unoccupied – although, as the census is mainly concerned with where people were dwelling on census night, it is quite possible that Mr Matthews could still have been trading from there.

For the ensuing sixty years up to around 1921 the building was both the home and business premises of a succession of confectioners and bakers. By the time of the 1911 census the resident confectioner/baker was John Jennings and around the early 1920s the business was also offering services as Refreshment Rooms. In the mid-1950s

the business became known as Jennings Restaurant and various members of the Jennings family remained in occupancy until the early to mid-1960s until it came under development for Boots the Chemist.

In reference to who owned the property, as opposed to who occupied it, not much shows up in the records. Prior to 1791 the property must have been owned by a Mr Biggs because as stated previously, the rate books for 1791 show the owners as 'the Executors of Mr Biggs'. This may have been a relative of Mr Andrew Biggs who is shown in the same rate records as being the occupant (but not the owner) of No. 37 and 35, the latter record stating that he paid the rate for 'a shop of his father's'. The next distinguishable owner occurs in 1916 during the Jennings' long term tenancy and is recorded as the Midland Press Association, who also owned No. 33. By 1933 the owner was recorded as the Meadow Dairy Company.

Nothing is left today of any Georgian or Victorian building relating to either Nos. 33 or 34 (unless there is cellarage not

visible to the casual observer) and the property is part of a mid-20th century redevelopment ranging over Nos. 33 to 42, No. 33 being Mail Boxes Etc. and No. 34 Harry's Cafe and Restaurant (formerly Mak's Fish Bar) – so some continuity of usage at No. 34.

#### Nos. 23 & 24 (1975 photograph)

No. 22 to the left of the covers in the photograph below can clearly be seen to be Hemington's the stationers, which coincidentally, puts it next door to the old L&NWR Parcels Office at No. 21 mentioned previously, which in the 1960s, was yet another part of the establishment of Lance Stansfield, the outfitter, also referred to previously.

The three-storey stuccoed building with the parapeted roof on the right of the covers is No. 26. The design of its upper floor frontage cannot have changed much, if at all, since at least 1870 as it is very recognisable in the photograph of that year referred to several times previously.

This 1975 picture shows redevelopment at numbers 23 and 24. Although difficult to make out clearly, it is not thought that number 25 was part of the redevelopment, but merely that the scaffolding stands proud of the buildings and somewhat masks the frontage of number 25 in the photograph.



*Photo courtesy of Wolverhampton City Archives*

## 23 Queen Street

In the 1790s No. 23 was owned and occupied by Joseph Barney, a japanner and tinplate worker. He was one of the two people referred to in the 1791 Rate Book as having his rates adjusted to take into account a 'new kitchen'. Mr Barney, or his family, continued to own the property until at least the late 1820s, but he must have gone to live elsewhere as during the first decade of the 19th century the rates became the responsibility of a new occupier – Abel Whitehouse, described as a 'Clark at [the] Old Bank'. For the rest of the 19th century the occupants of the house included an auctioneer, a factor, a surgeon, a maltster, a tailor/draper/hatter and a grocer.

The factor was Richard Lees and his household is listed on the 1841 census as containing twelve people – nine family

members and three servants. That was a lot of people to fit into a rather narrow building even if the ground floor was then residential rather than retail thus giving three storeys of living space.

## 24 Queen Street

During the first three decades of the 19th century No. 24 was occupied by the Scott family, the head of household being James Scott a brass founder. By the closing years of the 1820s both the rates records and the trade directories show Mrs Scott as being the 'founder'.

From the early 1830s to the early 1840s the occupancy had passed to Mr John Jones (a tailor and draper) and his family, and by the time of the 1861 census the resident family was that of Edward Hyatt, watch and clock maker – the same Mr Hyatt referred to below in Mr Beckett's newspaper advert. At the time of the advert Mr Hyatt had just

**NOW OPEN.**  
**QUEEN STREET, WOLVERHAMPTON,**  
*Adjoining Mr. Hyatt's, Watchmaker.*  
**W. B. BECKETT,**  
**TAILOR, &c.**

*For three years foreman to D. L. Davis and Co. and lately with T. J. Broadstock,*

**B**EGBS to inform the inhabitants of Wolverhampton and its vicinity that he has OPENED the above Premises with a NEW and SELECT STOCK. Having had many years' experience in London and Paris, and possessing a thorough practical knowledge of every branch of the trade, he flatters himself that all orders he may be favoured with will be executed in such a manner as to give entire satisfaction to his patrons. Every garment being made on the premises; under his own superintendence, first-rate work may be depended upon, which, combined with good materials, moderate charges, and punctuality, he trusts will insure for him a share of that patronage which it will ever be his study to deserve.

**LADIES' RIDING HABITS.**  
**SERVANTS' LIVERIES.**  
**HATS, COLLARS, NECK TIES, BRACES, &c.**

 Gentlemen wishing to provide their own materials may rely on having them cut and made in the best possible manner, and on the most reasonable terms, for cash.

From 1852 for about a decade No. 23 was the home and business premises of William Burman Beckett, a tailor-cum-drapery-cum-hatter who, during 1861 at least, was also an agent for London Union Insurance company. Prior to opening for business in 1852, Mr Beckett placed an advert in the Wolverhampton Chronicle notifying potential customers of his products, workmanship and reliability (see left) the advert helpfully confirming that he was to be found next door to Mr Hyatt, the Watchmaker.

relocated from 10 Queen Street and seems to have moved around the street quite a bit over the ensuing 23 years or so.

In 1861 the house appears to have been divided into two distinct residences, 24a and 24b, the latter being occupied by William Wilkinson and family. Mr Wilkinson was listed in the census as a master cabinet maker employing three men and two boys. He and Mr Hyatt both worked from their respective residences for the next four or five years before Mr Wilkinson apparently moved on and letterpress printing, drapery and ironmongery appeared at 24b, or 24½ as it was sometimes styled. The 1891 and 1901 censuses show no residents at all and this is explained by notes on the

1911 census stating that No. 24 was a 'lock-up shop'. From 1921 right up until the late 1960s it principally functioned as the retail business of Arthur Tudor, ironmonger. In the photograph below, you can just about see the bottom portion of a sign displaying the No. 24.

In the mid-1970s No. 24 became licensed as the Press Wine Bar and now, together with No. 23, is a branch of Nando's restaurant chain.

Information on the redevelopment of the newer parts of the street (Nos. 1 to 13 and 58-69) is also available in the records.

*Photo of 24 Queen Street courtesy of Wolverhampton City Archives*



## 63 Queen Street

The premises sheeted off in the early 1960s photograph below was part of the second Queen Street development phase and was numbered 63.



*Early 1960s photo courtesy of Wolverhampton City Archives*

Coming back down the street from left to right was:

- No. 64, Taylors (bakers)
- No. 65, John Bull (Army Stores)
- No. 66, either Probert's or Perks & Hawker (butchers)
- No. 67, Swears & Wells (furriers)

Edmund Allen is listed as the occupier of 63 Queen Street in White's Directory of Birmingham in 1869, where he is described as a Music Professor and Dealer. From then on until around 1960 his is the only occupancy and business referred to for these premises whether in a trade directory, a census or an electoral roll. In 1961, Swears and Wells the furriers appear to have traded from the premises until they moved up the street to No. 67 at which time No. 63 became a branch of the Home & Colonial Stores.



*Early 20<sup>th</sup> century photo courtesy of Wolverhampton City Archives, showing Allen's Pianos at no. 63*

## The Congregational Church

One building in particular which was a big part of the community was Queen Street Church, referred to as a chapel in its early days. It stood on the corner of Queen Street and Market Street, but has now disappeared altogether. The site is currently occupied by the Job Centre and up until the recent re-design of its brand, bore the name Chapel Court Job Centre in memory of the church/chapel. This reminder of Wolverhampton's lost past seems to have disappeared in the make-over process.

The church was the first building to be erected on the south side of the street and was the only one on that side of the street to pre-date the 1814 Wolverhampton Improvement Act.

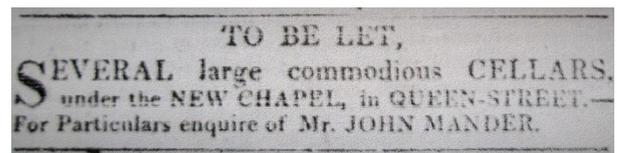
In 1812, John Mander, member of a prominent Wolverhampton family of the time, purchased a plot of land specifically to build a new Congregational Church, the congregation of which, including himself and his family, had outgrown its previous building. Henry May in his

1909 book about the Church<sup>6</sup> notes that at the time of the purchase:

*'All down Queen Street, on that side, was then garden ground. On the other side were private residences ...'*

The Church was licensed for worship by John Mander and his brother Benjamin in August 1813 and its original design can be seen below – plain but typical of its era, and purposeful and quite large.

Mr Mander (John) retained the cellar area for his own use and on the 14th June 1813, prior to the Chapel's opening for worship, he did a rather odd thing. He placed an advertisement in the Wolverhampton Chronicle for the lease of the cellars of the church:



The cellars were subsequently advertised as being available and were let to Mr Joseph Barber, a Wine & Brandy Merchant.



*The original 1812 Congregational Church*

*Photo courtesy of Wolverhampton City Archives*

The photograph shows how far down a rather muddy-looking Market Street the building stretched.

<sup>6</sup> This book is titled 'Queen Street Congregational Church, Wolverhampton: The Story of a Hundred Years 1809-1909'

A rolling way was constructed on the Market Street side of the Chapel to take his casks down into the cellars. One morning the following verse was found written on the cellar doors: -

*'There are spirits above and spirits below;*

*There are spirits of joy and spirits of woe.*

*The spirits above are spirits divine;*

*The spirits below are spirits of wine.'*

The church prospered and by 1862 was again considered too small for its congregation and so a new one was constructed.

The new building was designed by George Bidlake, a Wolverhampton architect, and had a much more ornate design than the original. The work took place between 1864 and 1866, the builders being Trow & Sons of Wednesbury.

During the period in which the work was carried out, the worshippers relocated to the Corn Exchange in front of the West End of St Peter's Church - where the gardens, War Memorial and statue of Lady Wulfruna now stand. The church re-opened on 9th January 1866.



*The new church, designed by George Bidlake - Photo courtesy of  
Wolverhampton City Archives*

## 50 Queen Street

March 1816 saw the opening of a brand new, purpose-designed, single-storey building at 50 Queen Street – a Subscription Library and Newsroom. By 1829 the enterprise was in a healthy financial position and an upper storey was added for use as Assembly Rooms. The design was by Lewis Vulliamy, a well-known London architect. It included a balcony at the rear of the building and as there was no corresponding structure below it on the ground floor for support, iron pillars were installed to bear the weight (see rear view below). By 1847 it required even more book space but expansion never got off the ground because of discord amongst the trustees. Despite this, the building was still prestigious enough to host the very first meeting of the newly incorporated Wolverhampton Borough Council in 1848. 1850 brought with it the Public Libraries Act which

severely challenged the viability of subscription libraries. In 1856 the trustees of the Queen Street library decided to sell the buildings to the Government for use as a County Court. Nowadays it is a nightclub.



*50 Queen Street - Photo courtesy of Wolverhampton City Archives*



*Rear of 50 Queen Street - Photo Wolverhampton City Council*

## 46 Queen Street

In April 1821, The Wolverhampton Chronicle published an article alerting people to an upcoming meeting of the inhabitants of the town and neighbourhood in support of setting up a public Dispensary, to be paid for by subscription.

By mid-May the fund had reached £483.4s.9d (£483.24) and a house was acquired and fitted with in-patient beds. Five years later a new purpose-built Dispensary was erected and that building is essentially the one now numbered 46 Queen Street.

The dispensary's purpose was to afford 'medical and surgical relief, with the benefit of vaccination to those poor persons who are unable to purchase medicine and advice for themselves'. Referrals for its services were made via a ticket system, the tickets being handed out to churches etc. for distribution to deserving cases.

By 1844 the Dispensary had proved to be very successful but its size was now insufficient for the needs of the town and on 1st January 1849 its services were transferred to the new South Staffordshire General Hospital and Dispensary in Cleveland Road, which later became known as The Royal Hospital, the site and buildings of

which are now destined for residential development.

Meanwhile, the Queen Street building spent a few years as an Orphan Asylum for children whose parents had died in the recent cholera epidemic. This institution also transferred to another part of the town in the mid-1850s being the origins of the Royal Wolverhampton School.

46 Queen Street then became the General Post Office until that service moved further up the street to No. 55 in the early 1870s, and then out into Lichfield Street in the mid-1890s.

The building is now home to various eating establishments.

*46 Queen Street - Photo courtesy of Wolverhampton City Archives*



## 43 Queen Street

In 1835, the Trustees of the Tradesmen's and Mechanics' Institute, then operating from a private house in King Street, purchased 299 square yards of land on the south side of Queen Street as a new site for their organisation. This was No. 43, known for many years now as 43a.

By 1836, the building was complete and contained a library, a lecture room and reading room, plus accommodation for a caretaker and a librarian.

Sadly, the Institute itself was not as successful in the long term as had been hoped. So, in 1847, and in the hopes of reviving interest, it amalgamated with the newly conceived Athenaeum which was an institute for literary and scientific study. This partnership was successful for a time but, by 1869, the joint venture was in financial difficulties and closed its doors.

The building had a number of uses over the ensuing years, both residential and business. It was the Workingmen's Conservative Club for a while at the latter end of the 19th century until around 1916 but about 1921 it became the home of the Army Recruiting Office and so it remains today, but with the more sensitive name of the Army Careers Office.

The City Archives holds many documents relating to the Athenaeum. They include the original deed of purchase for the land, shares, minute books, proposed developments, unpaid bills and a 1902 inventory of their book stock.

*43 Queen Street - Photo courtesy of Wolverhampton City Archives*



## 1 Queen Street

Meanwhile, development at the lower end of Queen Street was getting underway in that section of the street that connected to Dudley Street, previously the lower end of Clarke's Lane.

By 1825, a Savings Bank had opened at 1 Queen Street. Initially it only appears to have been open on a Monday for two hours around lunch time. That remained the case for a further 30 years or so, but it spread its wings a bit in the late 1850s by extending its lunchtime business period by a further hour and adding two and a half hours on a Saturday evening from six o'clock.

A book published in 1830<sup>7</sup> carried the following page for Wolverhampton:

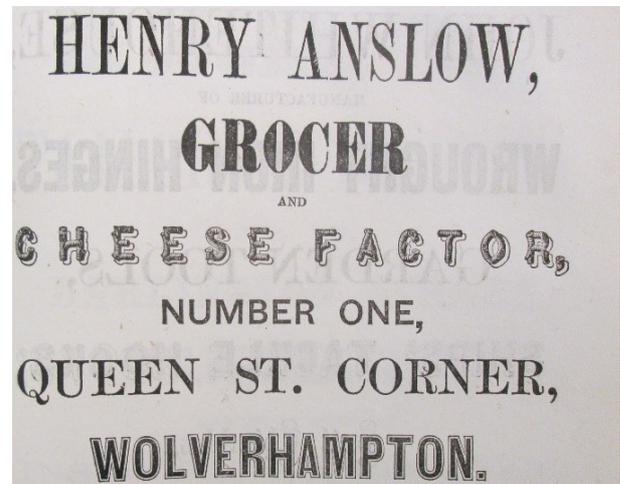
Depositors.	£.	s.	d.
467 under £. 20 each	3,178	11	11
156 — 50 —	4,760	2	3½
65 — 100 —	4,339	3	1½
11 — 150 —	1,255	9	9
2 — 200 —	308	2	7½
<b>701 Depositors*</b>	<b>£.13,841</b>	<b>9</b>	<b>8½</b>
1 Friendly Society	508	2	6
1 Charitable Society	80	-	-
<b>703 Accounts. Total</b>	<b>£.14,429</b>	<b>12</b>	<b>2½</b>

\* Average amount of each Depositor, £. 19. 14. 10¾.

Looking at the top line of the table this seems to show a fairly healthy approach to saving in Wolverhampton by small depositors. The bank closed in 1866.

It must have operated from an upper floor as there is a trading cross-over in 1861 with a certain Mr Anslow, Grocer & Cheese Factor, who also ran his business from 1 Queen Street, as revealed in the Directory and Gazetteer of Staffordshire for that year.

The advertisement below very helpfully tells us that the building is on the corner of the street, which it still is.



Throughout the 19th century, traders in this building varied and included wood and copper-plate engravers, tailors, a Prudential Assurance agent and the Victoria Tea Company.

At the start of the First World War in 1914, it became the long-term home of H Samuels the Jewellers, for which it is probably best known. In 1979 H Samuels also took over the building next door at No. 2, formerly part of Horne Brothers, gentleman's outfitters. Horne Brothers suffered some slight incendiary damage to their roof during WW2 and Samuels have now relocated to another area of the City.

<sup>7</sup> The History of Savings Banks in England, Wales and Ireland by John Tidd Pratt

# Chapter Seven

## Troublesome Valuations

SOME OF THE documentation regarding properties in Queen Street relates to rents, purchase prices and valuations. There are a few which indicate an on-going deterioration in both properties and local facilities with a consequent negative impact on property values.

### 10 and 11 Queen Street

In 1912/13, the Trustees of Rosser, Jones & Company were winding up the estate of the deceased proprietor. As the premises ran through into King Street, with frontages on both streets, the vendors were keen to promote its adaptability as an 'arcade'. The property was being sold along with 26 King Street and the Trustees informed their agents, Nock & Joseland of 48 Queen Street, that they had recently rejected an offer of £5000 from a London based firm. Their proposal was for the properties to be sold at Auction with a reserve price of £6000.

Only the Trustees' side of the correspondence survives so exactly what Nock & Joseland may have advised is not known. Certainly, one of the subsequent letters from the Trustees is a polite enquiry to Nock & Joseland as to a viable 'selling reserve', so it is assumed that £6000 did not meet with their approval. When the sale took place has not been ascertained but both the 1914 and 1916 rates records show 10 & 11 Queen Street as 'vacant'. This again could support the idea that the original asking price was too high to attract a purchaser.

Eventually the property must have been sold because by 1923 the joint premises were home to the Star Tea Company and by the mid-1930s underwent alterations for George Mason Ltd, the grocers. Dewhurst's, the butchers, operated from the same address for a while, to be succeeded by Kingston's the butchers.

## 25 Queen Street

In 1889 there was a case going through the Chancery Division of the High Court of Justice relating to the replacement of a two-storey warehouse with a three-storey warehouse at the rear of 24 Queen Street. It was thought that this development would both block out light and adversely affect the value of No. 25.

An affidavit sworn by the owner of No. 25 gave details of the property which was then occupied by Oliver Jones, a Milliner and Draper. The affidavit revealed that there were four small cottages adjoining the rear of the premises. The contention was that the new warehouse, destined to be about twelve feet (3.6 metres) higher than the old one, 'practically blocks out all light' from the two cottages nearest to the main building and 'seriously diminishes' the light coming through the back windows of No. 25. Supporting evidence in the form of photographs and plans was submitted to the Court together with affidavits from the then business tenant, the previous business tenant and one of the cottage residents. The latter wrote that the new warehouse 'towers up over my cottage and blocks nearly all light away. I am obliged very frequently now to use a lamp or candle in the day time.'

Unfortunately for the cottage occupant, Mr Benjamin Bowen, Nock of Nock & Joseland, bringing his knowledge and expertise of the area to bear, stated that he was well acquainted with both No. 25 and the warehouse at the rear of No. 24 and that in his opinion neither the rental value of No. 25 nor the letting value of the cottages would be affected by the new warehouse. He further stated that the cottage adjoining the rear of the premises had 'always been exceedingly

dark' and in consequence the weekly rent was less than the other cottages – 2s/3d (11p) as opposed to 2s/6d (12½p). Mr Nock went on to say that the current annual rental of No. 25 being set at £110 would be better set at £65, and supported his opinion by comparing the square footage of the shop and show-room area with that of Barford and Newitt next door at No. 26. No. 26 was 727 square feet (67.5 square metres) and No. 25 was 488 square feet (45.3 square metres). The rental of the former was set at £120 with a proposal to reduce it to £100.

The outcome of this case has proved to be elusive, but the final part of Mr Nock's statement is interesting and would seem to be in general agreement with the newspaper article cited earlier:

*"During the past 5 years, the value of business premises in Queen Street and more particularly between the Five Ways and Princess Street has been gradually decreasing in consequence of the diversion of traffic between the two Railway Stations and the centre of town and also between Horseley Fields and the centre of town. This has arisen from the construction of a new street by the Corporation and a new approach to the Railway Stations.*

*The old approach from the Railway Stations which opened directly opposite to the end of Queen Street is now closed up."*

## 26 & 27 Queen Street

In 1896 these properties were in a Trust for Mrs Julia French who lived in Rhyl. The properties were under consideration for purchase by The Drug Dispensing Stores – aka Martyn's Stores Limited. The Directors of the company valued the joint properties at £4000. Mrs French

believed that £5000 was a more realistic figure. In the end, the agreed sum was £4400.

In a similar vein to the situation at No. 25, the Drug Dispensing Stores advised that: -

*‘in arriving at our estimate, we have taken into consideration the probable effect on business by the removal of the Post Office and also the Tram route being diverted, such alterations must effect a decrease in traffic as well as business.’*

### 34 Queen Street

Much later, in 1933, Meadow Dairy Company (proprietors of Peark’s Stores) were trying to sell 34 Queen Street. They had paid £2850 for the premises in 1920 and wished to sell for ‘as near to this price as possible’. Various approaches were made to prospective buyers: -

- The tenant, Mr Jennings, declined to purchase the property at the asking price, despite the asset of an on-site bakehouse;
- Second Covent Garden Property Co Ltd were only prepared ‘to purchase properties in first-class trading positions leased to multiple concerns for long terms’;
- Hortons Estate of Birmingham were not interested at the price quoted;
- George Mason Ltd indicated that they were already sufficiently represented in Wolverhampton.

In March 1934, Mr Jennings (the Tenant) made an offer of £2000 and a disappointed Meadow Dairy Company accepted having successfully pushed the offer up by a further £50.

### 45 Queen Street

Two major issues for property owners are 1) the almost inevitable change of use that takes place over time as areas evolve and 2) the need for ongoing maintenance of older buildings. In particular adaptation to mixed use buildings which had originally been built for a single use in a previous era can cost a lot of money and often the money is not found and the building deteriorates. This was the case for 45 Queen Street.

Nock & Joseland were managing the property on behalf of its non-Wolverhampton based owners, the Johnson Family. The business tenants (Henry Marcus Brown, architect and surveyor, and Henry Howchin Norman, structural engineer) felt that the mixed-use situation was detrimental to the running of their businesses.

Starting in 1915 there was a stream of letters to Nock & Joseland from the various parties. Mr Brown and Mr Norman had the following complaints, mostly about the Perry family, who were residential tenants on the top floor:

- dirty water and tea leaves were being thrown out of the windows;
- the frequent passage of children up and down the stairs throughout the day made the place dirty;
- the carrying of water up and down stairs and through the Hall was often spilled;
- the office cleaner could not get any water without going down the outside steps (at the rear) which were unfit for use. The cleaner should have free access through the kitchen (this was the Perry’s kitchen, but the only one in the building);

- The W.C. seat needed to be repaired or replaced. It had been broken for a long time.

Mr Perry weighed in with his own concerns over a blocked drain and wrote to Nock & Joseland:

*I got a lot of water and tried to flush it with a rag and a stick but the quantity raised the manhole lid up due to the accumulation. I showed it to Mr Norman and he said to get someone to look at it ... perhaps you would like to see it yourself.'*

In January 1916, Mr E Borough Johnson acting on behalf of his family, and clearly favouring his commercial tenants above all, instructed Nock & Joseland to give Mr Perry one month's notice to quit. Mr Perry, however, worked as a messenger in a Bank and the Bank referred the issue to a solicitor. The solicitor drew attention to the 'Increase of Rent and Mortgage Interest (War Restrictions) Act 1915' which was designed to stop landlords from profiteering during the war years when housing demand was high and supply was low. Needless to say, Mr Johnson was far from happy with this, despite the advice from Nock & Joseland that they were strongly of the opinion that no attempt should be made regarding a notice to quit.

The years rolled by and Mr Brown and Mr Norman became increasingly disenchanted with the lack of care of both the building's interior and exterior

*- 'If paint for the exterior cannot be afforded a little soap and water would improve the appearance'.*

Mr Johnson made half-hearted concessions toward repair and maintenance only to reverse them on the grounds that it was too expensive and in

1918 Mr Brown wrote to Nock & Joseland that 'No one but an absentee landlord would dare to treat tenants as we are treated'. Mr Johnson finally conceded to decoration in 1919 but became annoyed with the decorator for taking too long. Later that year Mr Johnson offered to sell the property to Mr Brown for £650. Mr Johnson wrote that his family would prefer 'ready money' and that the asking price was 'very low, especially considering the times, as the value of a pound sterling is less than half' – presumably less than half of its pre-WW1 value.

In 1920, Mr Brown decided that he would buy the property for £650 as offered.

Nowadays our older buildings can be protected to preserve their heritage. Queen Street was designated as a conservation area as long ago as 1972, and this was incorporated into the wider Town Centre Conservation Area in 1991, which was renamed in 2005 to reflect the granting of city status. Councils must preserve and enhance the character and appearance of conservation areas through the provisions of the planning system. Where an individual building meets the necessary criteria, it can be listed at either a national or local level. Listing marks and celebrates a building's architectural and historic interest, and in the case of those appearing on the national statutory list introduces a wide range of additional controls designed to protect buildings from works that would affect their special interest. Many of the buildings on the southern side of the street, and some of the least altered buildings on the northern side of the street are nationally listed. Locally listed buildings include

the Express and Star and the Troccadero Buildings.

Conservation requirements create a problem for owners. To repair, renovate or develop a listed building requires the use of appropriate materials and skills. These can be costly, mainly because neither are in common use today and applying modern materials directly on top of historical materials can render a building more susceptible to deterioration than before. For example, lime mortars and plasters 'breathe' and the breathing process ensures that as much water as possible is exuded from mortar, brick and stone work. Using modern cements, which do not 'breathe' traps moisture in the fabric of a building and accelerates structural decay.

Hence the Heritage Lottery Fund's support for the City of Wolverhampton's Townscape Heritage Scheme. The generous levels of grant on offer will hopefully help to extend the useful life of Queen Street's older buildings, and sustain them into the future, whilst it is hoped that the reinstatement of traditional shopfronts, removed during the 1960 and 70's will create a much more attractive and reinvigorated retail destination.



**Appendix 1: 1777 Poor Rate Levy for Queen Street**

Name	Queen Street	Property	Ann Value	Rate	Notes
Smith, Thomas	No number	House	£7	2s 4d	
Fryer, John	No number	House (also a Malthouse & Oil Mill)	£27	£1 7s 0d	To appeal
Pendrill, Joseph	No number	House	£5	1s 8d	
Hill, John	No number	House & Shop	£9	4s 6d	
Blakemore, Joseph	No number	House	£7	2s 4d	
Stringer, Thomas	No number	House & Shop	£7	2s 4d	
Allen, Thomas	No number	House	£7	2s 4d	
Pinson, Nathaniel	No number	House	£7	2s 4d	
Parkes, William	No number	House	£7	2s 4d	
Henderson, Joseph	No number	House	£20	£1 0s 0d	
Molineux, Richard	No number	House	£18	18s 0d	
Mannix, John	No number	House	£8	4s 0d	
Grosvenor, Edward	No number	House & Shop	£14	14S 0d	
Thompson, William(?)	No number	House	£7	2s 4d	
Higgs, William	No number	House	£14	14S 0d	
Villers, Simon	No number	House	£24	£1 14s 0d	¾-mths.-18s
Best, John	No number	House	£11	5s 6d	
Hobson, John	No number	House	£10	5s 0d	
Kaye, William	No number	House	£10	5s 0d	
Jenkins, William	No number	House & Shop	£7	2s 4d	
Whitehouse, Richard	No number	House	£7	2s 4d	£6 To pay 2/-
Nock, Joseph	No number	House	£13	6s 6d	
Savage, James	No number	House	£14	14s 0d	
Holles, Edw	No number	House	£8	4s 0d	
Doleman, Samuel	No number	House	£7	2s 4d	
Astle, Daniel	No number	House	£7	2s 4d	
Stubbs, widow	No number	House	£7	2s 4d	
Turner, Joseph	No number	House	£10	5s 0d	
		<b>Total</b>	<b>£299</b>	<b>£10 0s 2d</b>	

**Appendix 2: 1791 Poor Rate Levy for Queen Street**

House No Original/Current	Occupier	Occupation	Proprietor	Property	Poor Rates (s d)	Notes
1 / 14	Edward Molineux	blank	Lane	House & Yard	5 0	Mrs Sidman(?) pays
2 / 15	Elizabeth Hubb__	blank	Lane	House & Yard	2 11	Mrs Sidman(?) pays
3 / 16	Samuel Thomas	Grocer	William Clark	House & Yard	2 11	
3 / 16	Samuel Thomas	Grocer	William Pulteny Esq	2 Gardens	0 3½	
3 / 16	Samuel Thomas	Grocer	William Clark	New Kitchen to House	0 5	
4 / 17	Samuel Doleman	blank	Samuel Doleman	House & Small Yard	2 11	

5 / 18	Clement Weston	Shoemaker	Joseph Barney	House & Small Yard	3 4	
6 / 19	John Best	Factor	Joseph Nock	House & Shop	4 7	
6 / 19	John Best	Factor	Randle Walker	Garden 560	1¼	
7 / 20	Joseph Nock	Plumber & Glazier	Joseph Nock	House & Buildings	5 3	
7 / 20	Joseph Nock	Plumber & Glazier	Richard Bennett Esq	Land 143	4 8¼	
8 / 21	Ann Whitehouse	blank	Richard Morris	House & Yard	3 1½	
8 / 21	Ann Whitehouse	blank	Mary Parkes	Land 441	10 11½	
9 / 22	Ann Green	blank	Richard Morris	House & Small Yard	3 1½	
9 / 22	Ann Green	blank	Rev J Hinckes	Garden 117	1½	this garden to Lamsdale
10 / 23	Joseph Barney	Jappanner	Joseph Barney	House & Buildings	4 7	
10 / 23	Joseph Barney	Jappanner	Joseph Barney	New Kitchen	10	
10 / 23	Joseph Barney	Jappanner	Mrs Petite	Land	6 8	
11 / 24	Void		Thomas Offley	House & Buildings	3 4	
12 / 25	Thomas Tyler	Jappanner	Hilddicke	House, Warehouse etc.	5 0	
12 / 25	Thomas Tyler	Jappanner	William Pulteney Esq	Garden 502	1½	
13 / 26	Isaac Scott	Factor	Samuel Doleman	House & Buildings	7 11	
14 / 27	Samuel Lilley	Attorney at Law	J Higgs	House, Office etc.	4 4½	
14 / 27	Samuel Lilley	Attorney at Law	William Pulteney Esq	Garden	1¼	
14 / 27	Samuel Lilley	Attorney at Law	Rev J Hinckes	Garden in Horseley Field	na	
15 / 28	Thomas Thompson	Bricklayer	Thomas Thompson	House & Shop	3 6½	
16 / 29	Edward Grove	Watchmaker	Edward Grove	House	5 0	
16 / 29	Edward Grove	Watchmaker	William Pulteney Esq	Garden 502	1½	
17 / 30	John Mansell	Rulemaker	John Mansell	House etc.	3 11½	
18 / 31	Benjamin Hazlewood	Factor	Mrs Edwards	House & Buildings	6 8	
18 / 31	Benjamin Hazlewood	Factor	William Pulteney Esq	Garden 502	1½	
19 / 32	William Wenman	Factor	William Wenman	House & Buildings	8 4	
19 / 32	William Wenman	Factor	William Price	Garden 271	3¼	
19 / 32	William Wenman	Factor	William Pulteney Esq	Garden 502	3	
20 / 33	William Parkes Jr.	Brickmaker	William Parkes	House & Shop etc.	4 4½	
20 / 33	William Parkes Jr.	Brickmaker	William Pulteney Esq	Garden 502	¾	
20 / 33	William Parkes Jr.	Brickmaker	Rev J Hincks	Garden in Horseley Field	na	
21 / 34	Biggs Executors	Filemaker	Biggs	House & Shop	3 9	
22 / 35	Andrew Biggs	Filemaker	Isaac Scott	House & shop of his father's	3 6 & 1 3	
23 / 36	Thomas Finney	Brass Founder	Isaac Scott	House	3 4	
24 / 37	Andrew Biggs	File Cutter	Henry Rollason	House	2 8½	
25 / 38	Joseph Hill	Victualer	Joshua Dodey	House	3 1½	
25 / 38	Joseph Hill	Victualer	Elizabeth Shaw	Garden 910	½	
25 / 38	Joseph Hill	Victualer	William Pulteney Esq	Garden 502	1½	
26 / 39	William Fisher	Locksmith	Joshua Dodey	House	2 8½	
27 / 40	Joseph Pendrill	Taylor	William	House	2 6	
28 / 41	Elizabeth Fryer Hadley	blank	Elizabeth Fryer	House	3 11½	Void
29 / 42	Mary Smith	Huxter	Elizabeth Fryer	House	2 11	

### Appendix 3: Sources

Archive Reference	Description
Census 1841-1911	Names, occupations, age
D-ATH/2-5	Wolverhampton Athenaeum - 1847-1902
D-BRA/10/6/1	Messrs F J Batchelor Ltd 9 Queen Street; plan of property - 1950
D-BRA/17/3	Lease of land in Queen Street - 1809
D-CON/1/74	Queen Street buildings of interest - 1988-1990
D-FIN-1/1/1/6	Poor and Improvement Rates Book St Georges Vol 5 - 1914
D-JSR/44/44	1792 Rates (John Roper)
D-JSR/44/45	Manorial and other owners from 1792 rate book plus correspondence
D-JSR/44/46	Copy of Godson's 1788 map with correspondence
D-JSR/44/85	Account for building a house at corner of Queen Street & Princess Street
D-JSR/44/89	Abstracts of early Town Deeds
D-JSR/44/155	Notes on Common Fields of W-ton
D-JSR/44/239 & 247	Notes from W-ton Town Deeds
D-JSR/44/310	W-ton Historical Statement of 1898. Sale catalogue with Old Dispensary Queen St - 1967
D-JSR/44/502	Sir Walter Leveson's Terrier - 1609
D-LEG/1910/13	Re-Laying of carriageway in Queen Street & Berry Street. Tarmac Ltd - 28/07/1910
D-LEG/1936/2-6	Alterations including Queen Street Congregational Chapel
D-NAJ/A/25	Re 48 Queen Street - 1882-1921
D-NAJ/C/1/CH3	Cheshire's Queen Street property; 1933
D-NAJ/C/1/EV1	sale of stock at 5 Queen Street; 1906; property sale; 1906.
D-NAJ/C/1/F12	Fire watching at Nock & Joseland's premises in Queen Street and Bilston Street 1941
D-NAJ/C/1/FE1	Fereday's Trustees: property at King Street and Queen Street; 1895.
D-NAJ/C/1/JO1	Rent and sale of 45 Queen Street, Wolverhampton; 1915-20.
D-NAJ/C/1/LA1	Lawrence vs. Horton: copy affidavits re 25 Queen Street, Wolverhampton, in the High Court of Justice, Chancery Division (1889.L.No.1312); 1887-89
D-NAJ/C/1/LA3	Includes valuation of effects at 53 Queen Street - 1890-1936
D-NAJ/C/1/LE6	G. & S. Lees: 32 Queen Street, Wolverhampton; 1903
D-NAJ/C/1/MA2	Martyns Stores (Mrs French's Trust): 27 Queen Street Wolverhampton; 1897-1907
D-NAJ/C/1/ME7	The Meadow Dairy Company: 34 Queen Street; 1933
D-NAJ/C/1/MI1	Midland Press (Evening News): re tenant William Potts, reassessment of rent of 33 Queen Street; 1893
D-NAJ/C/1/RO4	Rosser Jones & Co.: 10-11 Queen Street; 1912-13
D-NAJ/C/1/ST3	Steer: property Queen Street Wolverhampton; 1891-95
D-NAJ/C/1/1/R	Richards deceased: probate valuation of properties at Queen Street and Merridale Lane; 1912.
D-NAJ/C/23/4	Papers & Correspondence re shop and premises 61 & 61A Queen Street - 1897-1931
D-NAJ/C/23/4/1(&2?)	Re Home & Colonial Stores Queen Street 61 Queen Street - 1897-1919
D-NAJ/C/23/4/3	Re 61 Queen Street - 1920-1931
D-NAJ/C/23/4/4	61 & 61A Queen Street - Frank Myatt
D-NAJ/C/23/4/5	Tenancy agreements for 61 Queen Street
D-NAJ/D/1/14	J W Florance and Nock & Joseland, joint valuers of the Talbot Hotel - 1900
D-NAJ/D/2/68A	26 Queen Street estimates for alterations/repairs - 1890s
D-NAJ/F/20	Sales material incl. 61 Queen St - 1920
D-NAJ/F/56	Sale of shrubs and fruit trees at 48 Queen St
D-NAJ/F/1/71	Auction Flyers re 48 Queen Street
D-WOP/5/5	Poor Rates 1803
D-WOP/5/6	Poor Rates 1804
D-WOP/5/7	Poor Rates 1805
D-WOP/5/8	Highway Rates. Listing says 1806 but film looks like 1809
D-WOP/5/9	Poor Rates 1811
D-WOP/5/10	Poor Rates 1813
D-WOP/5/11	Poor Rates 1814
D-WOP/5/12	Improvement Rates 1814
D-WOP/5/13	Improvement Rates 1815
D-WOP/5/14	Poor Rates 1818
D-WOP/5/16	Poor Rates 1819
D-WOP/5/17	Poor Rates 1820
D-WOP/5/18	Poor Rates 1821
D-WOP/5/20	Poor Rates 1822
D-WOP/5/21	Poor Rates 1824
D-WOP/5/22	Poor Rates 1825
D-WOP/5/23	Improvement Rates 1825
D-WOP/5/24	Improvement Rates 1827

D-WOP/5/25	Poor Rates 1828
D-WOP/5/26	Improvement Rates 1829
DB-18	Account book for Alfred Preedy & Sons (Tobacconist) 15 Queen Street - 1936-1979
DEED/J122/1-10	Re plot of land once Wootons alias Langley's Croft, later to become property at 18 Queen Street backing onto 14 Princess Street 1756 to 1879
DEED/J134/1-8	Re property in Princess Street/Queen Street sold to Council by Mr & Mrs Worsley
DEED/J155/2	Re plot of land once Wootons alias Langley's Croft, adjoining Clarkes Lane and Berry Street - 1757
DEED/J176/1-12	Deeds re Duke of York pub (now The Tap and Spile)
DX-67/99	Re plot of land once Wootons alias Langley's Croft, adjoining Clarke Lane and Berry Street - 1758
DX-69/3	Release of piece of land in Queen Street - 1835
DX-69/4	Plan of proposed alterations to the Athenaeum, Queen Street - 1858
DX-96/1-11	W-ton Athenaeum & Mechanics Institute minute books and other papers - 1836-1870
DX-119/117	Inland Revenue Assessment on properties in Queen Street and Castle Street, Wolverhampton
DX-286/1	Acts for Improving the Town of Wolverhampton - 1777 & 1814
DX-286/6	Queen Street Congregational Chapel manual - 1876
DX-340	Queen Street Chapels manuals, includes list of members - 1860-1938
DX-341/2/1-2	Vols. 1 & 2 - Aid to Good Works - Mechanics Institute
DX-386/1	Order of Service re National United Order of Free Gardeners to Queen Street Chapel - June 1895
DX-409/1	Conveyance of land in Queen Street to be used as a library - 1816
DX-605	Queen Street Congregational Church - Mem Reg
DX-634/174	E F Allen & Son 63 Queen Street handbill - 19th century
DX-651/1-3	Deeds re property in Queen St 1761-1842
DX-651/2	Deeds re 2 messuages in Queen Street 1761 - 1842
DX-634/80	Queen Street Congregational Church - entry ticket to event
DX-808/1/1	Churchwardens Account 1699-1703 covering Stow Heath
DX-808/2/14	Transcript of Town Commissioners' minute books 1771-1813
DX-823/1	Transcript of Town Commissioners' minute books 1777-1848
DX-856/1/20	Conveyance of messuage & dwelling house 44 Queen Street - 1919
DX-863	W-ton Poor Rate evaluation re the Act to regulate parochial assessment - 1853-1854
DX-865/1	W-ton Title Deeds 1747-1919
DX-869/2/4	Public House and Inns: contains info on 'The Old Three Tuns' - 1983-1985
DX-882/5/10	Queen Street: showing office accommodation converted from private Georgian houses - 1963-1966
DX-894/8/4/1	E F Allen and Sons of 63 Queen Street, music salon.
DX-894/9/3/11	King's Tea Stores, 27 Queen Street - 19th C brochure
DX-894/9/3/31	Watts Bond Tea, 27 Queen Street - 1894 poster
DX-894/13/1/17	Re Queen Street - c1900
DX-894/14/1/44	W T M Snape Tea & Coffee Dealer - 1990s
DX-894/14/2/25	Re Home & Colonial Ltd - c. 1910
DX-894/14/2/29	Royal Orphanage - 20th century
DX-894/16/1/20	Re Queen Street Church - 1901
DX-894/16/1/52	Re interior of Queen Street Chapel
DX-894/18/2/5	Poster to rate payers of W-ton - 1831
DX-938	'Vote for Bird' flier printed by Barforde & Newitt 27 Queen Street - late 19th - early 20th century
FIN-1/1/1/2	Poor & Improvement Rate Book St Peter's Vol 1 (includes Queen Street) - 1914
JSR/44/44	List of trades from 1792 rate book (John Roper)
L027	Historical Sketch of the Literary Institutions of W-ton 1794-1897
L91/F9	Trades taken from Town Rate Book 1792 - prepared by John Roper
L905	The Wolverhampton Antiquary (Vol 1) 1915-1932 - (no all years)
L905	The Wolverhampton Antiquary (Vol 2) 1932-1945 - (not all years)
LS/0386	Cong. Church newsletter - no. 1. Jan 1904
LS/07EXP/251	Queen Street Congregational Church War Memorial - 1924
LS/0866	Queen Street Conservation Area - 1974
LS/L07CHR/7	Richard Weaver, Queen Street 14/04/1824
LS/L07CHR/60	20, 23 Mar 1858 Account of move of library from Queen Street to new building in Waterloo Road
LS/L07CHR/70	14/06/1813 Advertisement re cellars to let at Queen Street Chapel
LS/L07CHR/98	07/09/1853 Description Queen Street Post Office
LS/L07CHR/99	19/02/1896 Description of Queen Street Working Men's Conservative Club
LS/L07CHR/103	28/10/1812 Constables, Stowheath Samuel Shaw, Queen Street and Thomas Barnet
LS/L07CHR/118	3/03/1852 Proposed move of Post Office to library in Queen Street
LS/L07CHR/120	12/06/1907 Queen Street improvement

LS/352/92	Town Rate Book 1777
LS/L9/5	Contains ref to Three Tuns Queen Street
LS/L9p/35	W-ton the early town (John Roper) based on manuscripts of the Sutherland collection in Stafford County Record Office plus W-ton
LS/L28/17	Re nonconformists in W-ton 1848-1914
L324	Register of Electors 1833 - 1839
LS/L324/113	Register of electors St George's Book 1 - 1916-1917
LS/L324/122	Register of electors St George's Book 2 - 1916-1917
LS/L324/132	Register of electors St Peter's Book 2 - 1914-1915
LS/L324/204	Register of electors St George's Book 2 - 1914-1915
LS/L324/219	Register of electors St Peter's Book 1 - 1914-1915
LS/L334/114	Register of electors St Peter's Book 2 - 1916-1917
LS/L334/117	Register of electors St Peter's Book 1 - 1916-1917
LS/L346	Act for Widening, Cleansing, Lighting Several Streets - 1777 & 1813
LS/L352/89	Re Town Commissioners 1777/1848
LS/L352/90	Re Town Commissioners 1777/1848
LS/L352/92	Transcript of 1777 rate book
LS/L374/12	Athenaeum and Mechanic's Institute - regs & catalogue of the books contained in the library
LS/L2852 Q	Queen Street Congregational Church; Exhibition - 1913
LS/L2858 Q/2	Queen St Congregational Church, the story of a hundred years 1809-1909
LS/L2858 Q/3	Queen Street Newsletter - 1904 Queen St Record - 1909-1911
LS/L3627p	Royal Orphanage W-ton old scholars' magazine vol. iv no. ii - 1909
LS/S9293/14	Nonconformist registers 1726-1837 (incl. Queen Street Chapel)
LS/WM052	Queen Street, 5 Mar 1870
MAP/123B3	Steen & Blakett - 1871
MAP/129	Wolverhampton - 1855
MAP/136	Shows property belonging to the Deanery Manor, Prebends & Sacrist estates incl. St Peter's - 1848
MAP/244	Isaac Taylor - 1750
MAP/287	Land btw Dudley St/Bilston St/Market St/Queen St - Surveyor George Green 20th C
MAP/321	W-ton Tramways - sheet 6
MAP/554a	1788
MAP/555B1	1828
MAP/563	John Steen & Co- 1884
MAP/568	Alfred Hinde - 1894
MAP/569	Alfred Hinde - 1896
MAP/570	1899
MAP/571	Alfred Hinde - 1899
MAP/687	Plan of W-ton Town - 1881
MAP/689	Re Artisans & Labourers Dwellings Improvement Act 1875; W-ton Improvement Scheme 1877, provisional award of arbitrator
MAP/690	Re Artisans & Labourers Dwellings Improvement Act 1875; W-ton Improvement Scheme 1877, final award of arbitrator
MAP/758	Goad. Shows individual shops in town centre - 2004
MAP/777	Steen & Blakett's Plan of Town and Borough - 1871 (title page + 8 pages of maps)
MAP/804	Isaac Taylor's 1750 map with 2011 city layout superimposed
S6	Report on the employment of children often called the Horne report after its author R H Thorne.
T-LIC/P/192	Press Wine Bar (now Nandos) 24 Queen Street includes plans - 1976-2001
T-LIC/P/237	The Cobra Bar 31 Queen Street (formerly The Times Nightclub) - 1997-2003
T-LIC/P/284	Simpson's Wine Bar 46 Queen Street - 1993-2004
T-LIC/R/31	Habib India Cuisine 46 Queen Street (formerly The Tandoori Restaurant) Gurmits includes plans - 1987-2004
T-LIC/R/39	Queens Cantonese Restaurant 41 Queen Street includes plans - 1999-2004
T-LIC/R/72	TJs Bar & Restaurant 28 Queen Street includes plans - 2004
T-LIC/R/74	Fraser's Restaurant 46 Queen Street includes plans - 1970-1975
T-LIC/R/303	Tap & Spile Princess Street - 1995-2003
WOL-D-CE/4/1/8	Robert Thacker of Wolverhampton; Deed of Partition to land and property in King Street (an Inn called the Talbot), Queen Street, Princess Street
WOL-D-CE/5/9/142	Schedule of W-ton Tramways Co Ltd property - no date
WP/1809	20/21 Queen Street Daniel Reade & Sons: alterations to shop 1899
WP/209-56	Alterations and new shop front for W Butler & Co Ltd - 1956
WP/331-62	Queen Street/Market Street/Dudley Street proposed redevelopment; Horton's Estates - 1960
WP/372-46	33 Queen Street: temporary shops for Horton's Estates - 1946
WP/412-76	56 & 57 Queen Street; proposed redevelopment of Express & Star - 1976
WP/1067-61	King Street/Dudley Street/Queen Street proposed development; Hortons Estates - 1961

WP/2007	Daniel Reade & Sons party walls and shop - 1900
WP/2099	Queen Street shops, stores & houses for Horton's Estates (disapproved) - 1900
WP/2309	Boots, Queen Street - new shop front for Horton's Estates - 1901
WP/3892	29-31 Queen Street licensed premises, shops & offices for Horton's Estates - 1907
WP/5922	Home & Colonial Stores Ltd Queen Street shop premises - 1914
WP/7942	Star Tea Company Ltd 10&11 Queen Street new shop front - 1923
WP/9722	Foulkes Ltd Queen Street shop front - 1928
WP/A-26	Star Tea Company alterations -1929
WP/A-978	Martyns Stores Ltd alterations to warehouse - 1931
WP/B-888	MNA Queen Street: extensions -1933
WP/C-125	Boots Pure Drug Co Queen Street and King Street re shop - 1934
WP/C-796	Mason Ltd 10/11 Queen Street alterations to premises - 1935
WP/D-100	31A Queen Street shop front for Horton's Estates - 1935
WP/D-113	Pearks 13 Queen Street shop front - 1935
WP/E-55	Martyns 26 Queen Street shop front - 1936
WP/E-153	Home & Colonial Stores: stores and WCs - 1937
Trade Directory 1770	W-ton section of reprint of Sketchley's and Adam's Tradesman' True Guide
Trade Directory 1780	Wolverhampton Directory
Trade Directory 1781	Birmingham Directory - Wolverhampton Inhabitants
Trade Directory 1783	W-ton section of Bailey's Western & Midland Directory
Trade Directory 1792	Wolverhampton Directory
Trade Directory 1805-1807	W-ton Directory
Trade Directory 1809-1811	W-ton Directory
Trade Directory 1818-1820	Commercial Directory (W-ton section)
Trade Directory 1833	Bridgens Directory of Wolverhampton
Trade Directory 1834	White's Staffordshire Directory
Trade Directory 1835	Pigot & Co's Staffordshire Directory
Trade Directory 1838	Bridgens Directory of the Borough of Wolverhampton
Trade Directory 1839	Robson's London & Birmingham Directory
Trade Directory 1845	Kelly's Directory
Trade Directory 1849	Wolverhampton Directory
Trade Directory 1850	Post Office Directory of Birmingham, Staffordshire & Worcestershire
Trade Directory 1851	Melville & Co's Directory of Wolverhampton
Trade Directory 1855	Wolverhampton Directory
Trade Directory 1858	Dix's Directory of Birmingham
Trade Directory 1860	Post Office Directory of Birmingham, Staffordshire Warwickshire & Worcestershire
Trade Directory 1861	Directory & Gazetteer of Staffordshire
Trade Directory 1862	Trades Directory Wolverhampton
Trade Directory 1865	Iron District Directory
Trade Directory 1865	Visitors Guide to Wolverhampton
Trade Directory 1869	Wolverhampton Directory (from White's Directory of Birmingham)
Trade Directory 1871	Visitors Guide to Wolverhampton
Trade Directory 1873	Wolverhampton Directory
Trade Directory 1876	South Staffordshire Family Almanack
Trade Directory 1877	Wolverhampton Year Book & Trades Directory
Trade Directory 1878-1880	Red Books nothing relating to Queen Street)
Trade Directory 1884	Crockers Directory
Trade Directory 1884	History & Guide to Wolverhampton
Trade Directory 1885	District Almanack
Trade Directory 1887	Wolverhampton Year Book
Trade Directory 1887	Barkers Wolverhampton Trade Directory
Trade Directory 1889	The Family Companion Almanac (nothing relating to Queen Street)
Trade Directory 1890	Hindes Household Almanac & Advertiser
Trade Directory 1892	Staffordshire Directory
Trade Directory 1892	Family Companion & Almanac
Trade Directory 1896	Peck's Circular Trade Directory, Birmingham & District
Trade Directory 1906	Heart of the Midlands
Trade Directory 1921	Spennell's Wolverhampton Directory
Trade Directory 1924	Kelly's Directory of Staffordshire
Trade Directory 1928	Kelly's Directory of Staffordshire & Derbyshire
Trade Directory 1929	Cope's Staffordshire Directory & Buyers Guide
Trade Directory 1930	Cope's Staffordshire Directory & Buyers Guide
Trade Directory 1930	Wolverhampton Official Guide
Trade Directory 1931	Aubrey's Staffordshire Directory
Trade Directory 1931	Staffordshire Directory
Trade Directory 1932	Kelly's Directory of Birmingham, Staffordshire, Warwickshire & Worcestershire

Trade Directory 1932	Bridgen's Wolverhampton Guide
Trade Directory 1934	Wolverhampton Guide Book (nothing relating to Queen Street)
Trade Directory 1935	Book of Wolverhampton (nothing relating to Queen Street)
Trade Directory 1935	Wolverhampton Guide Book (nothing relating to Queen Street)
Trade Directory 1936	Industrial Development Association Wolverhampton Official Handbook (nothing relating to Queen Street)
Trade Directory 1936	Book of Wolverhampton (nothing relating to Queen Street)
Trade Directory 1936	Kelly's Directory of Staffordshire
Trade Directory 1940	Kelly's Directory of Staffordshire
Trade Directory 1948	Book of Wolverhampton (nothing relating to Queen Street)
Trade Directory 1949	Book of Wolverhampton (article re Express & Star p119)
Trade Directory 1952	Wolverhampton Classified Industrial Directory
Trade Directory 1953	Wolverhampton Official Handbook
Trade Directory 1954	Wolverhampton Official Handbook
Trade Directory 1956	Wolverhampton Official Handbook (nothing relating to Queen Street)
Trade Directory 1956	Birmingham and District Trades Directory
Trade Directory 1956	Wolverhampton County Borough Directory
Trade Directory 1958	Chambers Trade Register of the Midlands
Trade Directory 1961	Chambers Trade Register of the Midlands
Trade Directory 1961	Kelly's Directory of Wolverhampton
Trade Directory 1965	Kelly's Directory of Wolverhampton
Trade Directory 1965	Birmingham & District Trades Directory
Trade Directory 1967	Wolverhampton Services Guide
Trade Directory 1967	Wolverhampton Official Handbook (nothing relating to Queen Street)
Trade Directory 1968	Wolverhampton & District Green Guide
Trade Directory 1969	Wolverhampton Official Handbook (nothing relating to Queen Street)
Trade Directory 1977+	Wolverhampton Centre of Progress
Trade Directory 1980	Wolverhampton (nothing relating to Queen Street)
Trade Directory 1983	Wolverhampton (nothing relating to Queen Street)
Trade Directory 1985	Wolverhampton the Pace Setter (nothing relating to Queen Street)
Trade Directory 1985	Wolverhampton (nothing relating to Queen Street)





The Queen Street Gateway Townscape Heritage Scheme is supported by the Heritage Lottery Fund and the City of Wolverhampton Council.

The scheme provides grant assistance towards the cost of external repairs and enhancements to buildings of historic interest in Queen Street, and a programme of community engagement.

These booklets draw from research conducted by Friends of Wolverhampton Archives and Queen Street volunteers at Wolverhampton Art Gallery.

