

FORMER REID'S COFFEE PALACE



FORMER REIDS COFFEE PALACE SOHE 2008



1 reids coffee palace ballarat front view yellow facade



reids coffee palace ballarat side view feb1985



Before Photographs - Reference F3907 2014



Before Photographs - Reference F3907 2014



After Photograph - Reference F3907 2016



Before Photograph - Reference F3907 2014

DIAGRAM 469

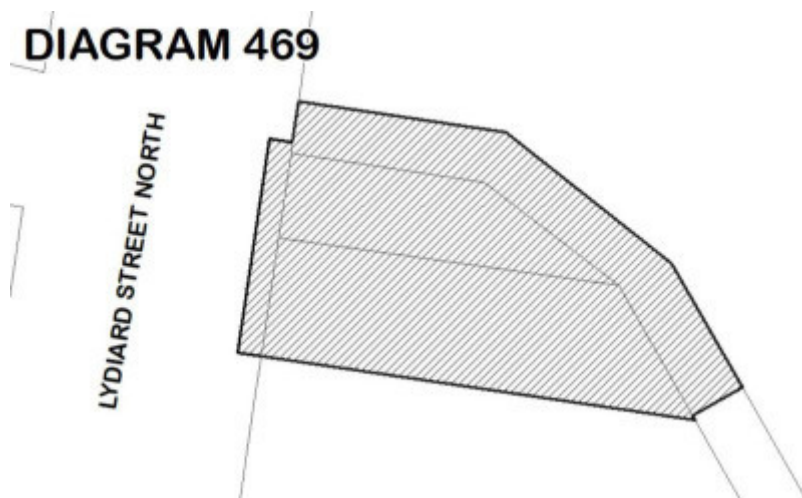


DIAGRAM 469

Location

128 LYDIARD STREET NORTH BALLARAT CENTRAL, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0469

Heritage Overlay Numbers

HO84

VHR Registration

June 25, 1980

Amendment to Registration

February 11, 2021

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - March 29, 2022

What is significant?

The Former Reid's Coffee Palace, a three and four-storey Victorian Free Classical boom style building (interiors and exteriors), which presents as a two-storey building to Lydiard Street, with two storey verandah.

How is it significant?

The Former Reid's Coffee Palace is of historical and architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places/objects.

Why is it significant?

The Former Reid's Coffee Palace is of historical significance as a rare surviving example of a purpose-built nineteenth century coffee palace in regional Victoria. Built in two primary stages in 1886 and 1888, the Former Reid's Coffee Palace reflects the growth of Australia's Temperance Movement in the late nineteenth century, and the resulting construction of coffee palaces. [Criterion A]

The Former Reid's Coffee Palace is a notable example of a Classical boom style building reflected in its three and four-storey composition and double storey verandah with cast iron lacework. Internally the stairwell with its hand-painted murals on the ceiling and wall panels, its clearstory glazing and entrance arch is a particularly fine space. [Criterion D]

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Maintenance, repair and replacement of existing services such as plumbing, electrical cabling, surveillance systems, vents, flues, exhaust fans, air-conditioning units, condensers, pipes or fire services which does not involve changes in location or scale.
- Repair to, or removal of items such as antennae; aerials; and air conditioners and associated pipe work, ducting and wiring.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted external and internal surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes. This exemption does not apply to areas where there are specialist paint techniques such as graining, marbling, stencilling, hand-painting, murals or signwriting, or to wallpapered surfaces, or to unpainted, oiled or varnished surfaces.
- Cleaning of external surfaces including the removal of surface deposits by the use of low-pressure water (to maximum of 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic (not wire) brushes.

Permit exemptions for interiors

Reid's Guest House

- Works to maintain or upgrade existing bathrooms, kitchens and laundries, including installing new appliances, in existing locations.
- Installation, removal or replacement of existing electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed.
- Maintenance, repair and replacement of light fixtures, tracks and the like in existing locations.
- Installation, removal or replacement of carpets and/or flexible floor coverings, window furnishings, and hanging devices for artworks in existing locations.
- Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.
- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.

Ground floor tenancies

- Works to maintain existing spaces relating to commercial uses including bathrooms, kitchens and internal signage.
- The interior design and fit out of retail tenancies including shelving, display units, associated furnishings and lighting design provided there is no damage to walls, floors and ceilings. This includes removal and replacement of fittings.

Outdoor areas

- Repair and maintenance of existing hard landscaping including paving, footpaths, driveways and carparks using like for like materials and where the scale and form is unchanged.
- Repair and maintenance of brick fence to the north-east and east of the Former Reid's Coffee Palace.
- Repair, maintenance and replacement of bird spikes, of the same size and in existing locations.

Theme

6. Building towns cities and the garden state

Construction dates	1890,
Architect/Designer	Tappin & Gilbert,
Heritage Act Categories	Registered place,
Hermes Number	76
Property Number	

History

The Former Reid's Coffee Palace was constructed in two main stages for J. Reid & Sons. The first stage, a three-storey brick coffee palace, was designed by the architects Tappin & Gilbert and constructed by contractors Taylor & Ellis in 1886. The second stage comprised a four-storey extension to the north of the existing coffee palace, designed by the architects Tappin, Gilbert & Dennehy and completed in 1888. The two-storey verandah was constructed c.1890-1900, replacing an earlier single-storey verandah. The single-storey extension to the east was added by 1911. The Former Reid's Coffee Palace was constructed in two main stages for J. Reid & Sons. The first stage, a three-storey brick coffee palace, was designed by the architects Tappin & Gilbert and constructed by contractors Taylor & Ellis in 1886. The second stage comprised a four-storey extension to the

north of the existing coffee palace, designed by the architects Tappin, Gilbert & Dennehy and completed in 1888. The two-storey verandah was constructed c.1890-1900, replacing an earlier single-storey verandah. The single-storey extension to the east was added by 1911.

Rowe, D. & Jacobs, W., 'Former Reid's Coffee Palace, 128 Lydiard Street North, Ballarat: Conservation Management Plan', September 2006, p. 11.

Extent of Registration

Heritage Act 2017

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0469

Category: Registered Place

Place: Former Reid's Coffee Palace

Location: 128 Lydiard Street North, Ballarat Central

Municipality: Ballarat City

All of the place shown hatched on Diagram 469 encompassing all of Crown Allotments 4 and 6E, Section 1A Township of Ballarat, Lot 1 on Title Plan 689481 and part of the road reserve of Lydiard Street North forming the footprint of the verandah

11 February 2021

STEVEN AVERY

Executive Director

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

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