

ALEXANDRIA TEA ROOMS



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SOHE 2008



1 alexandria tea rooms
ballarat front view



alexandria tea rooms ballarat
detail lace



alexandria tea rooms ballarat
front elevation

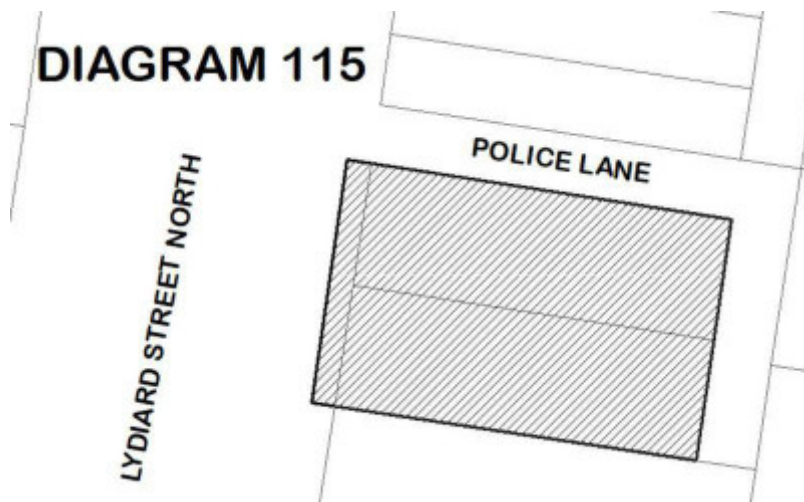


DIAGRAM 115

Location

26 - 34 LYDIARD STREET NORTH BALLARAT CENTRAL, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0115

Heritage Overlay Numbers

HO72

VHR Registration

October 9, 1974

Amendment to Registration

October 8, 2020

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 17, 2005

What is significant?

By 1885 this two storey building in Lydiard Street, Ballarat was let to the Commercial Club with the first floor used for their club rooms and the ground floor occupied by shops, in a similar manner to the adjacent Old Colonists Association of Ballarat building. Possibly constructed in 1875, this Lydiard Street frontage was purchased as an investment by trustees of the Juvenile Industrial Exhibition after a profitable exhibition was held in 1878.

A number of social men's clubs were formed in Ballarat in the later nineteenth century, the most exclusive being the Ballarat Club which drew members from the Western District and from such areas as law, banking and the public service. The Commercial Club appears to have been formed in the 1870s to serve as a social venue for merchants, manufacturers and other businessmen.

In 1924 this building became tea rooms operated by the Misses Brazenor, becoming known as the Alexandria Tea Rooms in 1936. This use continued at least into the 1970s and later became known as Alexandria Receptions in the 1980s and 1990s.

Designed in a Renaissance Revival style, this two storey building has a two storey verandah which appears to have been constructed at a later date. At ground level the shop fronts are divided into four bays by Roman Doric pilasters, with fluted columns flanking the central entrance, which led to the club rooms. This is repeated at first floor level, with four bays of triple windows. The facade is completed with a balustraded parapet containing a central triangular pediment. The cast iron verandah at both levels comprises paired slender Corinthian columns at the corners and flanking the entrance and gablet above. Friezes, of different design at each level, run between columns, and a balustrade of unusually broad panels, incorporating a radiating pattern, is possibly of local origin. The central gablet, which is penetrated by an arch, reflects the parapet pediment and emphasises the symmetry of the composition.

Shopfronts and the central entrance have been altered and few internal features remain intact.

How is it significant?

The Alexandria Tea Rooms, Ballarat is of architectural and historical significance to the State of Victoria.

Why is it significant?

The Alexandria Tea Rooms, Ballarat is of architectural significance due to the Classical Revival facade and the distinctive and intricate two storey cast iron verandah. This verandah, together with that of the adjoining Old Colonists Association of Ballarat building, provides an important element to the architectural streetscape of Lydiard Street.

The Alexandria Tea Rooms is of historical significance due to their use as club rooms for the Commercial Club in Ballarat. Representative of Ballarat's mercantile and business pursuits, the building illustrates the economic development in the city after gold discoveries in the 1850s, and therefore provides an historical link with the development of the city of Ballarat. The building is also of significance for its use over a long period of time as tea rooms, providing this facility from as early as 1924.

[Online Data Upgrade Project 2005]

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:

Notes

1. All works should ideally be informed by a Conservation Management Plan prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.
2. Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

3. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits where applicable.

General Conditions

1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works must cease and Heritage Victoria must be notified as soon as possible.

Specific Permit 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 external services such as plumbing, electrical cabling, surveillance systems, pipes or fire services which does not involve changes in location or scale, or additional trenching.

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 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

Works to maintain existing bathrooms and kitchens including installing new appliances in existing locations.

Maintenance and repair of light fixtures, tracks and the like.

Installation, removal or replacement of carpets and/or flexible floor coverings, window furnishings, and devices for mounting artworks.

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.

Outdoor areas

Repair and maintenance of existing footpaths.

Construction dates 1875,
Heritage Act Categories Registered place,
Hermes Number 74
Property Number

History

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The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2005. Sources were as follows:

Jacobs, Lewis, Vines and Aitken. *Ballarat: a guide to buildings and areas 1851-1940*. Melbourne 1981

Jacobs Lewis Vines *Ballarat Conservation Study* 1978

W. B. Withers. *History of Ballarat*. Ballarat 1887

Sands and McDougall, *Victorian Directories*, 1912 - 1970

Niven's Guide Book and Souvenir of Ballarat. Ballarat 1885

Ballarat and District in 1901: a concise history of its rise, progress and present

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: H0115 Category: Registered Place Place: Alexandria Tea Rooms Location: 26-34 Lydiard Street North, Ballarat Central Municipality: Ballarat City All of the place shown hatched on Diagram 115 encompassing all of Crown Allotments 59 and 60 Section 4A Township of Ballarat and part of the road reserve of Lydiard Street North to the extent of the land forming the footprint of the permanent verandah 8 OCTOBER 2020 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/>