

## MIDLAND PRIVATE HOTEL



MIDLAND PRIVATE HOTEL  
SOHE 2008



1 castlemaine coffee place  
templeton street castlemaine  
front view



2019.jpg



Photo 2-4-19, 12 35 16  
pm.jpg



1970 (2).jpeg



1970.jpeg



1970 (3).jpeg

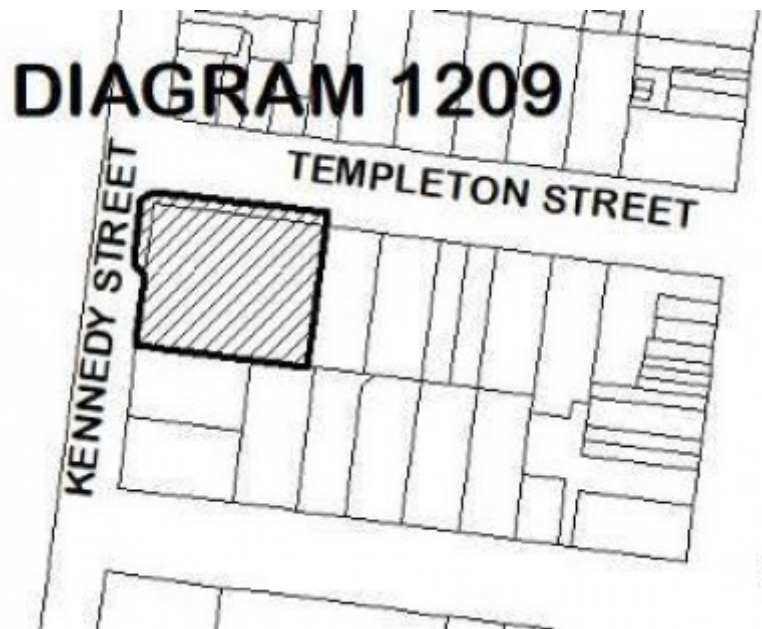


Diagram 1209.jpg



2019 (2).jpg



download (7).jpeg

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### **Location**

2 TEMPLETON STREET CASTLEMAINE, MOUNT ALEXANDER SHIRE

### **Municipality**

MOUNT ALEXANDER SHIRE

### **Level of significance**

Registered

### **Victorian Heritage Register (VHR) Number**

H1209

### **Heritage Overlay Numbers**

HO659

### **VHR Registration**

October 24, 1996

### **Amendment to Registration**

August 15, 2019

### **Heritage Listing**

Victorian Heritage Register

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## Statement of Significance

Last updated on - August 15, 2019

### WHAT IS SIGNIFICANT?

The Midland Private Hotel including the building (interiors and exterior), verandahs and associated land. This includes the double-storey hotel building plus all extensions and additions. The single-storey former garage on Templeton Street is of lesser significance but contributes to the cohesion of the overall place. The awning of the former garage is of no significance.

### HOW IS IT SIGNIFICANT?

The Midland Private Hotel is of architectural and historical significance to the State of Victoria. It satisfies the following criteria for inclusion in the Victorian Heritage Register:

#### Criterion A

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

#### Criterion B

Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

#### Criterion D

Importance in demonstrating the principal characteristics of a class of cultural place and objects.

### WHY IS IT SIGNIFICANT?

The Midland Private Hotel is significant at the State level for the following reasons:

The Midland Private Hotel is historically significant for its clear association with changing modes of travel and accommodation in Victoria in the nineteenth and twentieth century. Its 1870s elements, and prominent position directly opposite Castlemaine Railway Station, have a clear association with the expansion of the regional rail system and the popularity of rail travel. Its later association with the Temperance movement can be seen in the grand dining room, second-storey balcony and tea rooms which were added during the era of the building's use as a Coffee Palace. Through these elements the building demonstrates the influence and popularity of the Temperance movement in Victoria in the late nineteenth century and the requirement to provide amenities and accommodation free of alcohol for travellers. The 1930s modifications to the building, including Art-Deco features, show how the building was changed to reflect a more modern sensibility and the adaptation required to continue to attract patrons. [Criterion A]

The Midland Private Hotel contains a rare remaining example of a grand dining room associated with a Coffee Palace. The dining room is spacious, visually impressive and substantially intact with a high coved ceiling, detailed ceiling decoration and roof lantern. Dating from the 1890s, the dining room is rare as one of a small number of surviving places in Victoria that demonstrates the grandeur of Coffee Palaces. [Criterion B]

The Midland Private Hotel is a Classically styled building which is architecturally significant as a notable example of a Regional Railway Hotel and Coffee Palace. It displays a large range of elements added during the era of the building's use as a Coffee Palace - including the grand dining room and extensive balcony. The dining room is particularly fine. [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:**

It should be noted that Permit Exemptions can be granted at the time of registration (under s.38 of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.92 of the Heritage Act).

#### General Condition 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.

#### General Condition 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 shall cease and Heritage Victoria shall be notified as soon as possible.

#### General Condition 3

All works should ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan and permits must still be obtained for works suggested in any Conservation Management Plan.

#### General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

#### General Condition 5

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

Under s.38 of the Heritage Act 2017 the Executive Director may include in his recommendation categories of works or activities which may be carried out in relation to the place or object without the need for a permit under Part 5 of the Act. The Executive Director must not make a recommendation for any categories of works or activities if he considers that the works or activities may harm the cultural heritage significance of the place or object. The following permit exemptions are not considered to cause harm to the cultural heritage significance of the Midland Private Hotel.

### **SPECIFIC PERMIT EXEMPTIONS**

#### Exterior

- Removal of items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc and making good in a manner not detrimental to the cultural heritage significance of the place.

- Painting of previously painted surfaces in the same colour provided that preparation or painting does not remove earlier paint finishes or other decorative schemes or use a paint type that causes harm to the building.
- Minor patching, repair and maintenance which replaces like with like without large-scale removal of or damage to the existing fabric or the large-scale introduction of new materials. Repairs must maximise protection and retention of fabric and include the conservation of existing details or elements. Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance.

#### Public Safety and Security

- All works required to maintain, secure and make safe buildings and structures including the removal of broken glass, the temporary shuttering of windows and covering of holes providing this work is reversible and does not have a detrimental impact on fabric.
- Emergency building stabilisation (including propping) necessary to secure safety where a site feature has been damaged or destabilised and represents a safety risk. Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional. The Executive Director, Heritage Victoria, must be notified within 21 days of this work being undertaken.

#### Garden and landscape

- All the processes of gardening, including mowing, pruning and removal of dead shrubs.
- Construction, maintenance or removal of temporary structures such as sheds and pergolas.
- Establishment, repair or removal of landscape elements such as paving, paths, stairs and garden walls.
- Removal or lopping of trees.
- Maintenance and repair of existing fences and gates.
- Works associated with the management of possums or vermin.

#### Interiors

##### *Double-storey hotel building (other than the dining room)*

- Painting of previously painted walls, ceilings and other elements provided that preparation or painting does not remove evidence of earlier paint or other decorative schemes. No stained timberwork is to be painted.
- Removal of paint from originally unpainted or oiled surfaces including ceilings, joinery, doors, architraves and skirtings by non-abrasive methods.
- Installation, removal or replacement of safety devices such as detectors, alarms, emergency lights, exit signs, luminaires and the like.
- Installation, removal or replacement of carpets and window furnishings.
- Works to maintain or update existing bathrooms and toilets, including installing new appliances, retiling and the like.
- Installation, removal or replacement of devices for hanging artwork and the like.
- Replacement of existing services such as cabling, plumbing, electrical wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric.
- Works to maintain or update the existing kitchen, including installing new appliances and floor coverings.

##### *Former tea shop*

- All general maintenance, repairs and minor works to the interior provided they do not have a detrimental impact on the cultural heritage significance of the place.

Former garage

All alterations, general maintenance and repairs to the interior.

## Theme

3. Connecting Victorians by transport and communications 6. Building towns cities and the garden state

Construction dates 1879,  
Heritage Act Categories Registered place,  
Other Names CASTLEMAINE COFFEE PALACE, MIDLAND HOTEL,  
Hermes Number 2487  
Property Number

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## History

German immigrant William Kort established Kort's Dining Room on the site in 1879. Including a tobacconist, wine store and accommodation, the premises serviced travellers to the region, particularly those travelling via the Melbourne-Echuca rail line established in the 1860s. Kort retired in 1889 and left the business to his son-in-law William Corbel. Corbel was also a master plasterer and was responsible for the building's decorative rendered detailing. Corbel enlarged the building substantially in the 1890s, adding the dining room, verandah and balcony. He also converted the premises to the Castlemaine Coffee Palace, providing alternative dining and accommodation facilities to hotels in the town. This change reflected the influence and popularity of the Temperance movement during the period. Corbel retired in 1908, having sold the business to Robert Bailie. Bailie made further improvements and renamed the premises Bailie's Coffee Palace. The building was converted again in 1938 to a private hotel and retains Art-Deco style detailing from this time. The current owners purchased the building in 1981 and it operates as accommodation, shops and a bar.

## Key References

'A Stranger in Town' accessed 3 May 2019.

'Castlemaine and Maryborough' *Leader* (1 January 1901).

'Death of an old resident' *Mount Alexander Mail* (26 January 1897).

'Valedictory Social for Mr and Mrs F Corbel' *Mount Alexander Mail* (23 October 1908).

Perrott Lyon Matheson, *City of Castlemaine Architectural and Historical Survey* (1981).

## Assessment Against Criteria

### Criterion

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Criterion D]

## Extent 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 amending the following place in the Heritage Register:

Number:H1209

Category: Heritage Place

Place:Midland Private Hotel

Location:2 Templeton Street Castlemaine

Municipality:Mount Alexander Shire

All of the place shown hatched on Diagram 1209 encompassing all of Crown Allotments 3, 4 & 5, Section 3, Township of Castlemaine and the land forming the footprint of the verandahs to Kennedy and Templeton Streets.

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*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/>*