

# OLD COLONISTS ASSOCIATION



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h00116 old colonists club association ballarat front view



h00116 old colonists hall lydiard street north ballarat iron lace work she project 2004



h00116 old colonists hall lydiard street north ballarat death mask over front entrance she project 2004

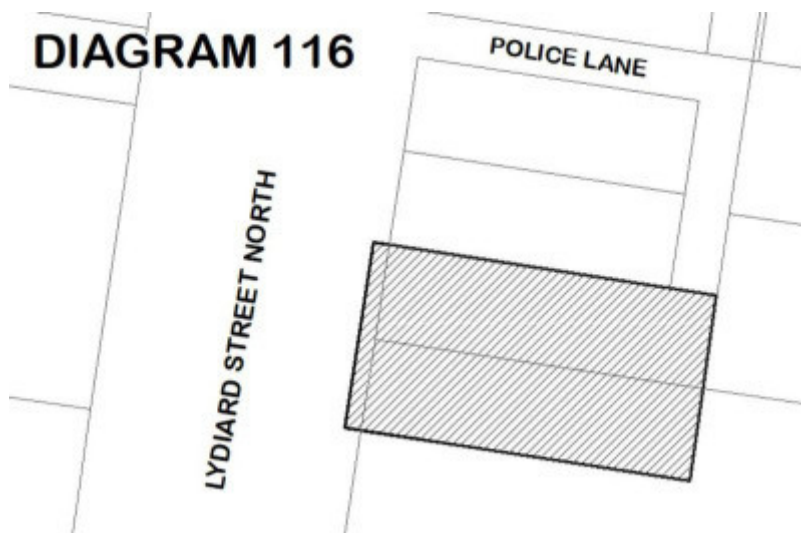


DIAGRAM 116

## Location

16-24 LYDIARD STREET NORTH BALLARAT CENTRAL, BALLARAT CITY

## **Municipality**

BALLARAT CITY

## **Level of significance**

Registered

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

H0116

## **Heritage Overlay Numbers**

HO69

## **VHR Registration**

October 9, 1974

## **Amendment to Registration**

December 10, 2020

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on - December 10, 2020

# **What is significant?**

The Old Colonists Association of Ballarat building was constructed in 1887-9 on the site of the barracks and stables of the gold escort in Lydiard Street. The Old Colonists Association was formed in 1869 by a group of prominent Melbourne identities, led by the philanthropist George S. Coppin, to assist elderly Victorians in needy circumstances. In Ballarat the Association represented the early pioneers in the vicinity, who came in search of gold from the 1850s. It was a benevolent body that aimed to specifically assist indigent miners. Foundation stones for this building, the Fine Art Gallery and the Mining Exchange building, all in this section of Lydiard Street, were laid on 21 June 1887, Queen Victoria's Jubilee Day.

It is a two storey building with symmetrical facade, designed in a Renaissance Revival style. The ground floor level is divided into four shop fronts with a central arched entrance which provides access to the club rooms at first floor level. Rusticated, rendered pilasters flank the entrance and divide the shop facades, and these continue as plain pilasters and engaged columns at the upper level. The arcaded window treatment of the first floor level is broken by a central aedicule window above the main entrance. A distinctive parapet, which contains urns and a central balustraded section above the two central bays only, incorporates relief lettering and an intricately modelled coat of arms within a broken pediment.

The two storey, cast iron verandah was added in two sections. Initially a single storey verandah was constructed, with architects Molloy and Smith designing the present double storey verandah, with central gable infill section, in 1901.

Internally, the entrance hall contains an elaborate skylight and stairs, with decorative iron balustrading, lead to the club rooms on the first floor. The billiard room at the rear is of particular note as it contains elaborate cornices, ceiling roses and original furniture, equipment and a rear balcony.

Three gabled outhouses, constructed 1887-88, are at the rear of the Old Colonists Association building.

## How is it significant?

The Old Colonists Association building, Ballarat, is of architectural and historical significance to the State of Victoria.

## Why is it significant?

The Old Colonists Association building, Ballarat is of architectural significance due to its distinctive Classical Revival facade, which incorporates an unusual stepped parapet with balustrading confined to the central bays, and a coat of arms which is indicative of the use of the building. It is also significant for its intact interiors with the billiard room in particular retaining original decoration and furniture. Together with the adjoining Alexandria Tea rooms, it is important for its intricate two storey cast iron verandah which remains intact.

The Old Colonists Association building is of historical significance as an important example of a nineteenth century philanthropic welfare facility. The Association was formed in Melbourne in 1869, and in 1883 the Association was established in Ballarat for the specific need of miners. The building therefore provides an historical link with the early goldmining era and illustrates its importance to the development of the city of Ballarat.

The Old Colonists Association building is representative of the peak of building in gold-rich Ballarat in the late 1880s, corresponding to the boom in Melbourne. The building forms an important element in the townscape of Ballarat and, together with surrounding buildings, forms an important nineteenth century streetscape in Victoria.

[Online Data Upgrade Project 2004]

## 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:**

### 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.
- . 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 external 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 or upgrade existing bathrooms and kitchens, including installing new appliances in the same location.
- . 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 concealed.
- . Installation, removal or replacement of carpets and/or flexible floor coverings, window furnishings, hanging devices for 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 paving and footpaths where fabric, design, scale and form is repaired or replaced, like for like.

Construction dates 1887,  
Heritage Act Categories Registered place,  
Other Names OLD COLONISTS CLUB,  
Hermes Number 72  
Property Number

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## History

The Old Colonists Association of Ballarat building was constructed in 1887-9 on the site of the barracks and stables of the gold escort in Lydiard Street. The Old Colonists Association was formed in 1869 by a group of prominent Melbourne identities, led by the philanthropist George S. Coppin, to assist elderly Victorians in needy circumstances. In Ballarat the Association represented the early pioneers in the vicinity, who came in search of gold from the 1850s. It was a benevolent body that aimed to specifically assist indigent miners. Foundation stones for this building, the Fine Art Gallery and the Mining Exchange building, all in this section of Lydiard Street, were laid on 21 June 1887, Queen Victoria's Jubilee Day.

### **The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2004. 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

## 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: H0116 Category: Registered Place Place: Old Colonists Association Location: 16-24 Lydiard Street North, Ballarat Central Municipality: Ballarat City All of the place shown hatched on Diagram 116 encompassing all of Crown Allotments 61 and 62, 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 10 DECEMBER 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/>*