

BUILDING TITLE **REID'S COFFEE PALACE**
 LOCAL GOVERNMENT AREA **CITY OF BALLARAT**

NATIONAL ESTATE PROJECT No.

DOCUMENTATION OF LISTED HISTORIC BUILDINGS IN VICTORIA

DESIGNATION H.B.P.C. REGISTER No. NATIONAL TRUST FILE No.

BUILDING TYPE **COFFEE PALACE / PRIVATE HOTEL**

BUILDING NAME **REID'S COFFEE PALACE**

STATE **VICTORIA**

LOCAL GOVT AREA **CITY OF BALLARAT**

STREET **LYDIARD ST. NTH No. 128**

SUBURB/TOWN **BALLARAT CBD**

CITY **BALLARAT** POSTCODE **3650**

RURAL

NEAREST CENTRE Km.

TITLE REFERENCE Vol Fol

DIRECTORY

NEGATIVE FILE **F2/12 (INTERIOR)** **FILM 6 /**
FRAME 35
(EXTERIOR)



PHOTOGRAPHIC ILLUSTRATION

DATE OF SURVEY/INSPECTION **JULY 1978**

OWNERSHIP ORIGINAL **J. REID**
 PRESENT **EAST MAIR PTY. LTD.**
 ADDRESS **CL- MRS J. KING 128 LYDIARD STREET NORTH**

ARCHITECT/PRACTICE **TAPPIN AND GILBERT**

BUILDER **TAYLOR AND ELLIS**

ARTISANS/TRADES

TENDERS

REFERENCE **ABCN 16.6.88**

DATE OF CONSTRUCTION **1886**

ESTIMATE/CONTRACT VALUE

ALTERATIONS/ADDITIONS **1888, TAPPIN GILBERT AND DENNEHY**

BUILDING CITATION

Reid's Coffee Palace was built by J. Reid on the site of his New York Bakery in two stages. The first was in 1886, architects being Tappin and Gilbert, and contractors Taylor and Ellis. The extensions were undertaken by Tappin Gilbert and Dennehy in 1888. The verandah would appear to have been built about ten years later again. This building remained extraordinarily intact, both internally and externally until the property was sold in 1977, the furniture sold off and the whole building redecorated internally and externally. Externally the two stages are clearly evident with two bracketted pediments surmounted by elaborate name plates and flanked by a balustraded parapet. The Edwardian balcony verandah with central gable, densely patterned frieze iron and matching unusual triangular brackets is of interest. Internally the stairwell with its wonderful hand painted ceiling and wall panels, clerestory, glazing and entrance arch are perhaps of greatest importance. The building is intact, other than recent re-painting and signs, and two shopfronts of the 1920's. Internally, only major items of interest have survived. The combination of the stairwell with the balcony verandah make this an important building of the Coffee Palace era, and unique on a statewide basis.

RECOMMENDATIONS

It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate, and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

DOCUMENTATION SOURCES

- 01 GOVERNMENT RECORDS
- 02 LOCAL GOVERNMENT RECORDS
- 03 ARCHIVES/CATALOGUES
- 04 ARCHITECTS INDEX
- 05 ARCHITECTURAL DRAWINGS/ILLUSTRATIONS
- 06 PHOTOGRAPHIC RECORDS
- 07 NATIONAL TRUST FILE/ HISTORIC BUILDINGS PRESERVATION COUNCIL FILE
- 08 PRIVATE RECORDS

06 BALLARAT AND DISTRICT 1901

PHOTOGRAPH P 199

PARTIAL ELEVATION, EARLY PHOTOGRAPH HELD AT
BALLARAT STATION.

BIBLIOGRAPHY

- 1. BALLARAT COURIER FEB 29. 1. 1886
- 2. AUSTRALASIAN BUILDERS AND CONTRACTORS NEWS 16. 6. 1888

ASSESSMENT OF LISTING

CONDITION/INTEGRITY OF BUILDING SUBSTANTIALLY INTACT.

SIGNIFICANCE OF BUILDING

LANDSCAPE/STREETScape/ENVIRONMENTAL SIGNIFICANCE PART OF RECOMMENDED
AREA A1.1

REID'S COFFEE PALACE, 128 LYDIARD STREET NORTH

BUILDING ANALYSIS AND DESCRIPTION

This building was built by J.Reid on the site of the New York Bakery. It was built in two stages, the first in 1886, adjacent to the original business. Architects for this stage were Tappin and Gilbert and contractors Messrs.Taylor and Ellis.¹ The frontage was 40 feet, the depth 80 feet. Reid intended to have a large room for the purpose of holding meetings in conjunction with the Palace.

The extensions were undertaken in 1888 with Tappin Gilbert and Dennehy as architects.² The verandah would appear to be a later addition, as was the case with the Old Colonists Hall and North Star Hotel nearby; if this is the case it was constructed by 1901.³ It remained in an extraordinarily intact state until its sale in 1977 when the building was sold by the Reid family. The furniture and fittings broken up, many going to Sovereign Hall, and the building was redecorated internally and externally. This must be one of the more significant losses in terms of intact interior and exterior finishes since the introduction of the Historic Buildings Act.

This is a hybrid building conspicuously divided into the two sections in which it was constructed. There are two bracketted pediments surmounted by name plates, lushly treated with flanking double pilsters and eclectic motifs above. There are sections of balustraded parapet on either side. The verandah is of Edwardian style with central gablet and densely patterned frieze iron, unusual triangular corner brackets and pendant drops. It has a panel and bar balustrade and a ground floor frieze, that is now obscured by a hoarding, supported by elegant decorative brackets. The windows have simple arched heads at first floor level. The ground floor retains only the arched entrance and two flanking windows. There are two shops adjacent which have later shopfronts of the 1920's with leadlight glazing

1. *Courier* 29.1.1886.

2. *A.B.C.N.* 16.6.1883.

3. *Ballarat and District* 1901, p.199 - photograph.

REID'S COFFEE PALACE, 128 LYDIARD STREET NORTH (contd.)

BUILDING ANALYSIS AND DESCRIPTION

above the splay windows and pressed metal ceilings. (The leadlight glazing has been painted charcoal grey, as has the whole of the rest of the building including all cement finishes, early signs, and face brick work, other than white trim areas.)

The interior still retains some items of interest in spite of the new furnishings and major redecoration. The entrance hall has intact encaustic tile flooring and double doors. There is another small length of hall before the main stairwell is entered through a second arch. This has a quite coarse ornamental cylindrical moulding, apparently made of cast iron, on the face of the piers and the soffit of the arch; the pattern consists of rosettes and alternating with very tiny bosses and a continuous pair of interesting bands turning in and out between them.

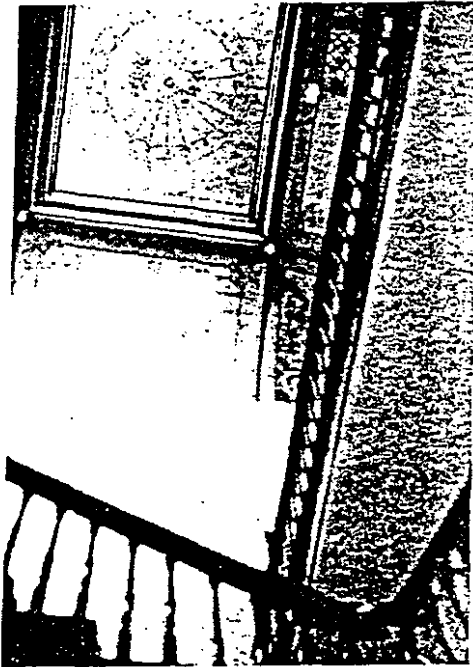
The main stairwell area has been also repainted, but 7 little, apparently handpainted, bands with quasi art nouveau surrounds have survived just below ground floor ceiling height; there is one smaller one where the stair rises. The stair has a continuous balustrade rising up quite elegantly to the upper landing. The 'piece de resistance' however is the wonderful painted ceiling of the stairwell. It has a clerestory light at the centre, with its own painted canopy motif. The coved ceiling around the clerestory has four corner panels, and is painted with Arabesques and four classical scenes. The glazing is also of some note, the clerestory and lights over the stair at each side divide into three panels of coloured leadlighted glass; this has a central motif of a disc containing a picture of a bird. In addition there is one conventional window opening at the back wall of the stairs with two sashes, each with a central bird motif surrounded by a grid of squares with floral motifs and then a band in amber and brown glass around the edges.

REID'S COFFEE PALACE, 128 LYDIARD STREET NORTH (contd.)

BUILDING ANALYSIS AND DESCRIPTION

The rest of the interior has little remaining evidence of the intact and original condition until its recent redecoration. This redecoration is rather unfortunate in the choice of colours, finishes and furnishings.

This building in spite of its recent drastic and unsympathetic redecoration still retains many elements of importance. The entry and stair hall is of great interest and warrants restoration to its original condition. The exterior is intact, except for its painted finish and is of interest for its unusual double pedimented parapet and its balcony verandah. The combination of interior and exterior make this an important building of the Coffee Palace era, unique on a statewide basis.



View of Ceiling in Stairwell