

**Locality:** YARRAM  
**Place address:** 303-305 COMMERCIAL ROAD  
**Citation date** 2016  
**Place type (when built):** Coffee Palace  
**Recommended heritage protection:** Local government level  
Local Planning Scheme: Yes  
Vic Heritage Register: No  
Heritage Inventory (Archaeological): No

**Place name:** Federal Coffee Palace (former)



**Architectural Style:** Federation Free Classical  
**Designer / Architect:** Inskip & Butler (1901 section)  
**Construction Date:** 1901, c1905

## Statement of Significance

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria A-H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

### *What is significant?*

The former Federal Coffee Palace at 303-305 Commercial Road, Yarram, is significant. The original form, materials and detailing as constructed in 1901 and c1905 are significant. The early weatherboard stables and underground watertank/well are also significant.

Later outbuildings, and alterations and additions to the building are not significant.

### *How is it significant?*

The former Federal Coffee Palace is locally significant for its historical and aesthetic values to the Shire of Wellington.

### *Why is it significant?*

The former Federal Coffee Palace **is historically significant at a local level** as it illustrates the period of growth that followed the release of town lots by private landholders, when Yarram had firmly established itself as a commercial centre serving an extensive dairying and grazing district, and when Yarram was the seat of local government for the Alberton Shire. The first two-storey section of the Coffee Palace was built in 1901 for owner James Buckley, designed by architects Inskip & Butler. The Coffee Palace was run by proprietors. The northern two-storey section of the building (with the arches to Commercial Road) was built c1905. An underground well/tank was also built (date not confirmed). While serving as a Coffee Palace, accommodation was provided for travellers and boarders. During this early period, stables with four stalls were built to the rear, to serve both those staying at the Coffee Palace and the Royal Mail Line of Coaches. The building was leased by the Yarram Club from 1906, with a billiards room in the c1905 section. The Coat of Arms of Australia to the west elevation was probably made and installed prior to 1908, as in 7 May 1908 King Edward VII granted the first coat of arms for the Commonwealth of Australia, which had the kangaroo to the left of the crest (while on the Coffee Palace the emu is positioned to the left). In the 1930s, the building continued to serve as a boarding house, now called 'Yarram House'. The property remained in the Buckley family until 1946, after which it continued to serve as a boarding house. Throughout its history, the shop to the ground floor primarily served as restaurant or cafe. (Criteria A)

The former Federal Coffee Palace **is aesthetically significant at a local level** for its architectural details in the Federation Free Classical style, illustrated on both the original 1901 architect-designed building and c1905 section that reflects the same style. The Free Classical style is evident in the tall corbelled red-brick chimneys, parapet above a bold cornice moulding and two round-arched pediments (one retaining the date and initials of the owner; the second with a Coat of Arms of Australia), and the wide skillion-roof verandah to the corner entrance and shopfront. The skillion-roof verandah is clad with galvanised corrugated iron and is supported by stop-chamfered timber posts. The three large semi-circular arched openings to the ground floor are a dominant design element on the west elevation. Also notable is the brick construction using handmade tuck pointed red-bricks, creating triple-brick walls to the ground level and double-brick walls to the first floor. Also significant are the brick plinth, the timber-lined alcove entrance, timber paneled doors (most with bolection moulds; some with sidelights and highlights), the three large windows to the shopfront with multipanes to the top quarter, and the original one-over-one timber sashes with segmental-arched heads with radiating voussoirs and rendered sills. The highly intact, grand two-storey building is significant as a landmark at the southern end of the township, with a bold façade fronting two streets. (Criterion E)

## Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the boundaries as shown on the map.

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Outbuildings or fences which are not exempt under Clause 43.01-3</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	No
<b>Aboriginal Heritage Place</b>	Not assessed

## Map of recommended boundary for Heritage Overlay



### KEY

- Recommended for Heritage Overlay
- Title boundary

### Federal Coffee Palace (former) 303-305 Commercial Rd, Yarram

Project: Wellington Shire Stage 2 Heritage Study  
Client: Wellington Shire Council  
Author: Heritage Intelligence Pty Ltd  
Date: 12/2/16

## History

### Locality history

The Tarra Creek pastoral run was taken up in the 1840s, in the area that now encompasses the Yarram township. In the early 1850s, John Carpenter built a flour mill and sawmill near the Tarra River, upon which a bridge was soon built. A small township began to develop on private land on the west side of the River, which was first named Barkly, after Victorian Governor Sir Henry Barkly. However, the small township soon became known as Yarram Yarram; the parish name. Yarram is an Aboriginal word though to mean 'plenty of water' or 'billabong'. The town would be called Yarram Yarram until 1924 (Fletcher & Kennett 2005:79; YDHS website)

Yarram was part of the first Shire established in Gippsland – Alberton Shire established 1864 – where a District Road Board was formed in 1855 (Context 2005:38). In 1857, the first store was opened in the town of Yarram Yarram by Charles Devonshire. Soon other stores were established as the town grew, including a shanty on the site of the Yarram Hotel. The development was a result of the marketplace located in Yarram, which served local farmers who preferred the location over the more distant Port Albert (YDHS website). The first mechanics' institute was built in 1860 and a school opened in 1861. All communication during this period was via Port Albert to the south (Fletcher & Kennett 2005:80).

Yarram's growth was constrained by the release of private land for sale. Development within the town gained momentum from the 1880s, with town allotments purchased from private landholders (Fletcher & Kennett 2005:80). One such developer was James Nicol, who owned the land east of Commercial Road, between (just north of) Gipps Street and James Street. Nicol subdivided the land and sold town allotments from 1889. By the 1890s, Yarram had established itself as a commercial centre, servicing an extensive dairying and grazing district. The Yarram Butter Factory (1891) was a major component of the industry in this area of the Shire (Context 2005:12, 38). The township of Yarram Yarram was gazetted in 1893 and in 1897 the Alberton Shire offices were relocated to Yarram, establishing the southern town as a seat of Government (Context 2005:38; YDHS website).

From the early 1900s, large areas of land were selected in the Strzelecki Ranges to the north and west of Yarram for dairying, supplying cream to the butter factory. By 1903, Yarram Yarram also had a Shire hall, four churches, the Commercial and Yarram hotels, Masonic and Rechabite Lodges and a state school. At the centre of the pastoral district, Yarram remained the cattle market for southern Gippsland (*Australian handbook* 1903). The Yarram courthouse opened in 1908, the hospital was officially opened in 1914 and a higher elementary school was established in 1918. In 1921, the Great Southern railway Line from Melbourne reached Yarram (Context 2005:30, 41, 44). The Forests Commission established an office in Yarram in 1945 to manage the reforested lands in the region. From the 1950s, the Housing Commission and several housing co-operatives built many new homes in Yarram. However, the town was affected by the decline of rural industries in the 1970s. The milk factory and railway line closed in 1987 (Fletcher & Kennett 2005:80).

In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39). The town continues to serve as an important regional centre. It is also the location of the regional headquarters for the Department of Natural Resources and Environment (Fletcher & Kennett 2005:80).

### Thematic context

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

#### 9. Developing Cultural Institutions and Way of Life

The temperance movement originated in the 19<sup>th</sup> century and urged for the reduction or prohibition of alcohol. Temperance Societies were founded in the United States and England in the 1820s and during the 1830s they emerged in Australia. Active temperance groups in Australia were the



Independent Order of Rechabites, the Band of Hope and the Women's Christian Temperance Union. These groups aimed to educate about the dangers of drinking and campaigned for changes to the law, such as the introduction of six o'clock closing and the development of dry suburbs (Hutchinson 2014).

The movement saw the establishment of coffee palaces, which aimed to compete with hotels, providing all the amenities and conveniences of hotels but without the alcohol, such as bedrooms, a cafe, dining room, smoking room and billiard room. Many coffee palaces opened in Melbourne in the 1880s, with more than fifty existing by 1888 (Hutchinson 2014). They were also built throughout Victoria. Within the study area, coffee palaces were known to have opened at 39 Forbes Street, Briagolong (c1891) in a small weatherboard building, and at 303-305 Commercial Road, Yarram (1901) which was an impressive two-storey brick building.

## Place history

In June 1874, James Nicol, farmer of Woranga, purchased 328 acres in Yarram (crown portions 43, 44, 45 & 51, Parish of Yarram Yarram). Nicol subdivided the land, creating lots east of Commercial Road, between (just north of) Gipps Street and James Street. This included the lots on the east side of Commercial Road, lots on Nicol Street and Nicol Lane. Nicol sold lots from 1889, up until his death in 1922 when the remaining land was transferred to John Nicol, Robert P. Nicol and William J. Nicol (LV:V677/F323).

In July 1888, Joseph Hoy, grazier of Giffard West, purchased two prominent corner lots fronting Commercial Road, from Nicol. These were Lot 1 (the current 303 Commercial Road) and Lot 14 (current 211 Commercial Road) (LV:V2044/F614). The current 303 Commercial Road remained land under Hoy's ownership (RB).

Hoy sold Lot 1 (the current 303 Commercial Road) to James Buckley, grazier of 'Greenmount', Yarram, in November 1899. Buckley retained ownership of the property until 1910 (LV:V2044/F614). Buckley was the son of Edmund Buckley, a grazier with a large run in the district. James was also a grazier and became one of the district's leading citizens. He was elected a Councillor of the Shire of Alberton. Buckley died in St Kilda in 1923 (*Gippsland Standard*, 14 Dec 1923, as cited in Stone n.d.:24).

In 1901, the rate books indicate that James Buckley's lot in Yarram contained only store rooms and the property had a low Net Annual Value (NAV; approximately 10% of the total value) of 4 pounds. By 1902, Lot 1 comprised a 'premises', with a NAV of 80 pounds. The following year in 1903, James Buckley's Lot 1 was recorded with a 'Coffee Palace', with a NAV of 80 pounds. This indicates that the Coffee Palace was built for Buckley in 1901. The owner's initials and this date appear on the corner parapet which contains the words 'JB, A.D 1901' (RB).

In 1901, only the southern section of the two-storey building was erected (the extent of the building covered by the verandah, on the west elevation). The building was constructed with triple-brick walls to the ground level and double-brick walls to the first floor. The first floor also had Baltic pine floors. (Stone n.d.:45). An article that was published in the *Gippsland Standard* on 8 October 1901 (cited in Stone n.d.:6-8) stated that by September 1901 the construction of a new brick structure had been completed on the corner of Commercial and James streets (the current Commercial Road), referred to as Sale Yard Corner. The building was built for James Buckley, owner of 'Greenmount', and was the first two-storey store constructed in Yarram (the two-storey Yarram Hotel was located opposite). The building had a 32 ft (approx 9.75m) frontage to Commercial Street and a 76ft (approx 23m) frontage to James Street (which comprises only the south-west portion of the existing building). The article reported that Buckley initially intended to construct a large single-storey building on the corner lot, which he had designed by architects Inskip & Butler of Melbourne. Tenders for a single-storey building were called for, to be returned by 21 March 1901. However, due to the increasing value of land, Buckley decided to instead erect a two-storey building with eight additional rooms (Inskip & Butler presumably provided the drawings for this amended design). The tender for the two-storey building to be built at Sale Yard Corner was won by contractors John Casbolt and James Graham. The elevation was 24 ft from footpath to parapet, with a large floor space to the ground floor for stores, all

of which had 13ft walls. The first floor comprised eight rooms, all with 11ft walls. The apartments were reached by a substantial staircase and at this date the prospect of the building serving as a first class coffee palace was proposed. Buckley's 'commodious and substantial corner block' was considered 'an ornament to the town' (*Gippsland Standard*, 8 Oct 1901, as cited in Stone n.d.:6-8).

The Coffee Palace was opened in 1901 (Stone n.d.:18) and was run by proprietors, while Buckley resided in Dickens Street, St Kilda. The first occupants were James McGrory, followed by James Wood, and Caleb Keyte (RB). The building contained the commercial or cafe space at the front of the ground floor, with a residential entrance to the rear, providing access to the first floor residence (Stone n.d.:12). The first floor rooms on the north side were reportedly built with skylights instead of windows, anticipating the construction of an addition (Stone n.d.:46).

A photo dating to 1902 (Figure H1) showed people marching along James St, and the south elevation of the coffee palace (Stone n.d.:34). The two-storey section with verandah and the single-storey skillion-roofed section to the rear were built by this date (this rear section had an entrance door that has since been bricked up). The original iron frieze and round brackets to the verandah were visible in this photo (and Figure H3). A second early photo (Figure H2) showed the west elevation of the 1901 building, prior to the addition of the later section to the north (Stone n.d.:10). The photos show locations of signage to the verandah at this date.

The northern two-storey section of the building was then built; the section with arches to Commercial Road. Sources state that this northern half of the building was constructed in either 1905 or 1906 (YDHS; Stone n.d.:18). This is supported by early photographs (Figure H3) that show that the northern section had been built, prior to the construction of the substantial two-storey Yarram Club Hotel to the north, which was built in 1912. Contradicting this, the rate books indicate that the value of the property (which would have increased with such a substantial addition) remained the same throughout this period. It was in 1913 that the NAV of the Coffee Palace increased from 75 pounds in 1912, to 115 pounds (RB).

An early photo (Figure H3) of the coffee palace, now built to its full extent along Commercial Road, and shows the large shopfront window to James Street. The cast iron frieze and brackets of the verandah are visible (Stone n.d.:20). The two-storey addition comprised a billiard room at the ground floor and boarders' accommodation on the first floor (Stone n.d.:12). The large billiard room included a pressed metal ceiling, timber dado walls and Baltic pine floor (YDHS). In 2015, eight concrete stumps remain at floor level to support a full-sized billiard table. It is thought that the building was also intended to have a first floor balcony, which was never constructed (the bolts running along the centre of the facade were for this purpose; and that cables were later attached) (Stone n.d.:18-9).

The Coat of Arms of Australia to the west elevation was probably made and installed prior to 1908, as in 7 May 1908 King Edward VII granted the first coat of arms for the Commonwealth of Australia, which had the kangaroo to the left of the crest. Prior to this there was no official crest and could include any animals or insignia and be used on any private building; the coat of arms on the Coffee Palace has the emu positioned on the left of the crest (Stone n.d.:23). Further research into the coat of arms is required as to its origins.

During this early period, stables with four stalls were built to the rear to serve those staying at the Coffee Palace and the Royal Mail Line of Coaches (remain in 2015) (Stone n.d.:26). While serving as a Coffee Palace, accommodation for travellers and boarders was listed in the Sands & McDougall directories in 1905 and 1906 under proprietor J. S. Wood. A Ms Sherry ran the boarding house in the 1900s or 1910s. From 1906, the Union Bank of Australia conducted business at the Federal Coffee Palace (until the bank was built in 1914) (Stone n.d.:34). The building was leased by the Yarram Club from 1906, and is suggested to have been the first location for the club (YDHS; plaque on site). However, another history notes that the Yarram Club, with Jack Stockwell as secretary, moved to Buckley's building in 1906, having previously occupied Stockwell's Coffee Palace (the earlier 1892 building where Stockwell's Building is now) (Adams 1990; Stone n.d.:19).

In 1910 the property was transferred from James Buckley to Lily Buckley and Josephine Buckley, both spinsters, of 'Greenmount' and Dickens Street, St Kilda. The property remained in the Buckley family until 1946 (LV:V2748/F446). James Buckley's name continued to appear as the owner of the 'Coffee Palace' in the rate books (RB).

From 1916 to at least 1920, the Federal Coffee Palace was leased by proprietress Mrs Ellen Weir, who advertised 'first class meals and every comfort for boarders' (RB; Stone n.d.:35). Internal renovations were carried out in the 1920s, particularly to the downstairs shop space (as evidenced by materials uncovered in recent renovations) (Stone n.d.:48). In the 1930s, the Pykes ran the boarding house, called Yarram Boarding House (Stone n.d.:37). A photo dating post-c1914 (Figure H4) showed the west elevation which was face-brick, with the round-arches and return verandah to the ground floor. A 1930s photo (Figure H6) showed that by this date the building served as 'Yarram House', with the name painted in the parapet (Stone n.d.:30-1).

An 1950s oblique aerial showed the extent of the building at this date, which is very similar to that which remains in 2015. A number of tall brick chimneys projected from the roof (most of which appear to remain). Early outbuildings were located to the rear (east) of the building (Stone n.d.:44).

In June 1946, Lily Buckley, the surviving proprietor, sold the property to Angela Chenhall, married woman of Yarram Yarram (LV:V2748/F446). Angela Chenhall is known to have conducted the boarding house at 'Yarram House' from 1939, prior to purchasing it in 1946 (Stone n.d.:33, 37). In June 1957 the property was sold to the McConvilles, who also operated a boarding house, before it was sold to the Pykes, 'Yarram Boarding House Proprietors' in 1967 (LV:V2748/F446). The rooms were often occupied by people working in the district (Stone n.d.:37). Since 1974 the building has had a number of owners (LV:V2748/F446).

Throughout its history, the building has primarily served as a coffee palace, temporary or permanent accommodation for boarders or as leased flats, a veterinary clinic (c1987-c1997; in rooms since demolished), a restaurant or cafe, and one of the outbuildings (a lined shed) even reportedly served as a dentists room (Stone n.d.:33). The corner shop has served as a restaurant since 1997 and the billiards room currently serves as a space for music lessons (Stone n.d.:43). In 2015, the Federal Coffee Palace cafe occupies the corner shop, and a business occupies the first floor.

In the 1980s, the stairs behind the arches on the west elevation were constructed (Stone n.d.:38). In the 1990s, extensive internal renovation works were carried out under new owners, as well as the replacement of the roof cladding where necessary. In 1991-2 the exterior was painted and the name 'Federal Coffee Palace' reinstated on the Commercial Road parapet, and the fence and gate added to the recessed balcony (between the arches) on the west facade (Stone n.d.:49).

In 2015, an aerial shows that outbuildings (shed and carports) are located along the northern boundary. A timber outbuilding remains on the east boundary, which is an early stable (date not confirmed). The floor of the stables has since been concreted (Stone n.d.:12, 48). A large well/underground tank remains to the rear of the property (used for rubbish until the 1960s).

### **Inskip & Butler, architects**

Walter Richmond Butler (1864-1949) migrated to Australia from England in 1888, where he worked with some of the most important figures of the English Arts and Crafts movement, including architects William Lethaby, Ernest Gimson and the Barnsley Brothers. Butler retained the Arts and Crafts philosophy throughout his career in Australia. Butler's would design a variety of buildings, including residences, shops, warehouses, hospitals, banks, office buildings and ecclesiastical buildings. Two of Butler's major clients were the Diocese of Melbourne (as the Anglican Diocese Architect) and the Union Bank (Dernelley 2012:128; Pearce 1991:23). Between 1889 and 1893, Butler established a partnership in Melbourne with Beverley Usher.



Butler later formed a partnership with George H. Inskip (1867-1933) between 1896 and 1905, establishing Inskip & Butler. Butler had many residential commissions during this period, many of which favoured the design elements typical of the period, with Arts and Crafts references (Dernelley 2012:128).

Between 1907 and 1916, Butler formed Butler & Bradshaw with Earnest R. Bradshaw. In 1908 Butler notably designed the David Syme Tomb at Boroondara cemetery in Kew (Dernelley 2012:128). Butler's designs for the Union Bank during this period were designed to be easily identified, with similar designs often repeated throughout Australia (Dernelley 2012:128).

A later partnership formed was with his nephew Austin R. Butler as W. & R. Butler between 1919 and 1938. Butler's greatest impact on Australian architecture was through the papers he delivered, such as 'The prospect of the development of the arts among the handicrafts' (1893) and 'Garden design in relation to architecture' (1903), which engendered Butler's first-hand knowledge of English Arts and Crafts philosophy (Dernelley 2012:128).



**Figure H1.** A photo dating to 1902, with a parade marching (some wearing kilts) down James Street. The sign reads 'J. S. Wood with E. L. Grano, Gorcer and Ironmongery', referring to a tenant of the building (Stone n.d.:34).



**Figure H2.** At the right of the photo is the first section of the Coffee Palace, built in 1901. At this date the second northern section had not been built, nor had the Yarram Club Hotel been built to the north, dating this photo to pre-1912 (Stone n.d.:10).



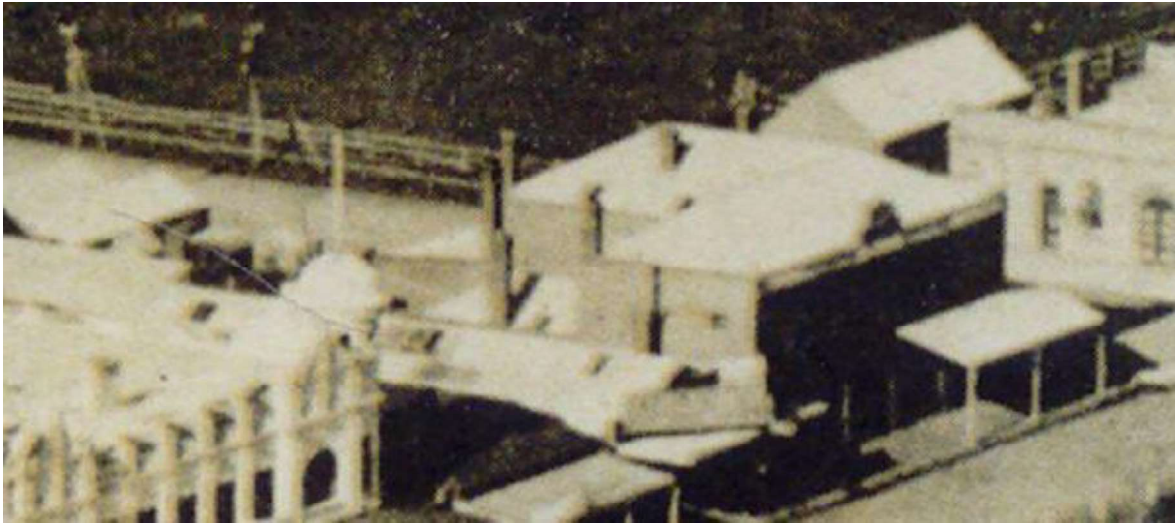
**Figure H3.** A photo of the Coffee Palace with both sections built. At this date the two-storey Yarram Club Hotel had not been built to the north (1912) which confirms that the second section was built pre-1912. On the west elevation of the coffee palace was a full length opening to the ground floor (for the anticipated balcony) (Stone n.d.:20).



Figure H4. A photo taken after c1914 (when the Strand Hall was built to the south) The full extent of the west elevation was evident, with the return verandah to the shopfront (Stone n.d.:31).



Figure H5. A photo of 'Yarram House' in the 1930s (cars date to 1934) showing the face-brick exterior and new name to the parapet (Stone n.d.:30).



**Figure H6. An oblique aerial photo from the 1950s showed the building from the north and the extent of the additions to the rear (Stone n.d.:44).**

### Sources

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## Description

This section describes the place in 2016. Refer to the Place History for additional important details describing historical changes in the physical fabric.

The substantial two-storey brick building is located on the corner of Commercial Road and James Street, at the southern end of the main street of Yarram. The building fronts both streets and is sited on the title boundary, with a verandah to the corner that projects over the pedestrian footpath. The building is a landmark building within the town. The first section was built in 1901, with a second large addition built c1905; the c1905 building is the two-storey section to the north with the arches to the ground level. The 1901 two-storey building was designed by architects Inskip & Butler in the Federation Free Classical Style, and the c1905 addition was built in the same style. The 1901 and c1905 fabric of the former Coffee Palace is in good condition and retains a high level of integrity.

**Figure D1 & Aerial.** The two-storey building has a hipped roof clad with corrugated iron, and is constructed of handmade tuckpointed red-bricks (overpainted), with a brick plinth. The roof retains a number of tall corbelled red-brick chimneys (unpainted). The building was reportedly constructed with triple-brick walls to the ground level and double-brick walls to the first floor. Both main elevations have a (overpainted) parapet above a bold cornice moulding; the southern elevation retains the urn at the end. The chamfered corner entrance has a round-arched pediment above the parapet, with consoles and urns either side. The face of the arch bears the words 'JB A.D 1901' in relief (Figure D2). At the ground floor, the chamfered corner has the main entrance with a highlight above an alcove. The alcove is timber-lined and entered through a pair of timber panelled doors with bolection moulds, before a second timber panelled door. A wide skillioned-roof verandah clad with corrugated iron covers the entrance and shop fronts on both elevations. The verandah is supported by stop-chamfered timber posts (on concrete bases).

The south elevation has a large window to the shopfront, with multipanes to the top quarter. Other openings to the elevation are single one-over-one timber sashes with segmental-arched heads with radiating voussoirs and rendered sills. An entrance towards the rear has a timber panelled door with sidelights and pair of highlights. A single-storey brick section (1901) to the rear of the east elevation has one window in the same style a door opening that has been bricked up.

**Figure D3.** The west elevation comprises the 1901 section (with the verandah) and c1905 section (with the round arches to the ground floor). The parapet contains the words 'Federal Coffee Palace' (installed in 1991-2) where the name was historically held. Above the centre of the parapet is a projecting section that holds a coat of arms in relief, stating on 'ADVANCE AUSTRALIA' on a 'ribbon' (dates to pre-1908). The windows to the first floor have the same details as those on the south elevation, and a taller opening at the southern end, which would have provided access to a balcony that never eventuated. The shopfront at the ground floor has two large timber windows with the same detail as the one on the south elevation (probably original). The north end of the verandah retains the vertical timber cladding to the side (top portion). North of the shop, the ground floor had three large semi-circular arched openings to a recessed space. The recessed section retains a six-panelled door with bolection mouldings and a highlight, a simpler timber panelled door, and single windows. In the 1980s, the stairs in the arched loggia were constructed and the fence and gate installed between the arches in 1991-2.

**Figure D4 & Aerial.** The rear (east) elevation has a small modern addition off the 1901 single-storey section (with a brick wall on the south boundary). Outbuildings (shed and carports) are located along the northern boundary to the rear (dates not confirmed).

**Figure D5.** The patriotic Coat of Arms of Australia, located on top of the parapet facing Commercial Road, in the c1905 section of the building. The coat of arms on the Coffee Palace has the emu positioned on the left of the crest, which probably dates it pre-1908 (as King Edward VII granted the



first coat of arms for the Commonwealth of Australia in 1908, which had the kangaroo to the left of the crest). Further research into the coat of arms is required.

**Figure D6.** Detail of brickwork with highly skilled (and expensive) craft of tuck pointing (the fine, thin, straight lines in the middle of the mortar joints). Some of the tuck pointing has come off over time. The mortar between the red brickwork would have been coated with a red oxide wash, and the white tuck pointing ribbons applied over the top to give a crisp and precise finish.

**Figure D7.** A timber outbuilding remains on the east boundary, which is an early stable (date not confirmed). It has a gabled roof and skillion additions off the long elevations. The floor of the stables has since been concreted (Stone n.d.:12, 48). From the public view, the stables appear to be in fair condition and retain a moderate level of integrity. However, the interior is suggested to have been damaged by a fire a number of decades ago. A large well/underground tank remains to the rear of the property (not sited).



**Figure D1.** The two-storey building has a hipped roof clad with corrugated iron, and is constructed of handmade tuck pointed red-bricks (overpainted), with a brick plinth. Both main elevations have a rendered (overpainted) parapet above a bold cornice moulding; the southern elevation retains the urn at the end.



Figure D2. The chamfered corner entrance has a round-arched section above the parapet, with consoles and urns either side. The face of the arch bears the words 'JB A.D 1901' in relief.



Figure D3. The west elevation comprises the 1901 section (with the verandah) and c1905 section (loggia with the round arches to the ground floor). Above the centre of the parapet is a projecting section that holds the coat of arms.

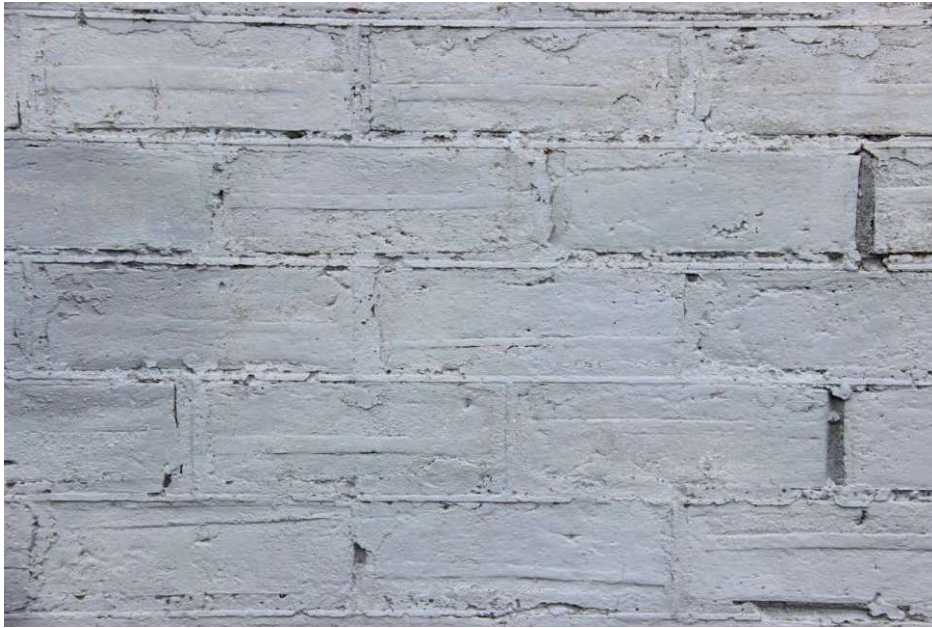




**Figure D4.** The rear (east) elevation has a small modern addition off the 1901 single-storey section (on the south boundary). Outbuildings (shed and carports) are located along the northern boundary to the rear.



**Figure D5.** The patriotic Coat of Arms of Australia, located on top of the parapet facing Commercial Road, in the c1905 section of the building, not long after Federation. The kangaroo is on the right and the emu on the left, which is opposite to the first coat of arms for the Commonwealth of Australia granted by King Edward VII in 1908).



**Figure D6. Detail of brickwork with highly skilled craft of tuck pointing (the fine, thin, straight lines in the middle of the mortar joints). Some of the tuck pointing has come off over time. The mortar between the red brickwork would have been coated with a red oxide wash, and the white tuck pointing ribbons applied over the top to give a crisp and precise finish.**



**Figure D7. A timber outbuilding remains on the east boundary, which is an early stable (date not confirmed). It has a gabled roof with a filled in opening in the gable end, and another one below, and skillion additions off the long elevations.**

### *Sources*

All photos taken in 2015 by Heritage Intelligence Pty Ltd as part of Wellington Shire Stage 2 Heritage Study.



## Comparative Analysis

There are only two purpose-built coffee palaces that are known to remain in Wellington Shire; these are located in Briagolong and Yarram.

The Coffee Palace (former) at 39 Forbes St, Briagolong was built c1891 and is a modest weatherboard building in the Federation Georgian style. It is constructed of sawn timbers and remains largely intact. Located near the main intersection, it forms part of the historic commercial centre of the town.

The Federal Coffee Palace (former) at 303-305 Commercial Road, Yarram was built in 1901 with an addition built c1905 along Commercial Road in the same style. The dominant two-storey brick building is Federation Free Classical in style, designed by Melbourne architects Inskip & Butler (1901 section). It is highly intact and retains the original verandah to the corner shopfront. It is a landmark building within the main street of Yarram.

Charles Stockwell opened the first coffee palace in Yarram in c1892 at 275-281 Commercial Road, which was integrated as part of the dominant two-storey Stockwell Terrace built c1908; some of the walls are said to remain within the later building.

## Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

This building is in very good condition and well maintained, however, there are some recommendations below especially relating to some guidelines for paint removal, the underground tank and heritage enhancement.

### 1. Setting

- 1.1. Retain clear views of the elevations that can be seen from Commercial Road and James Street.
- 1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views and the magnificent architecture of this building.
- 1.3. Paving
  - 1.3.1. For Federation era historic buildings, appropriate paving could be pressed granitic sand, or asphalt. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Federation style.
  - 1.3.2. Ensure the asphalt or concrete does not adhere to the building itself. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler around the plinth, to ensure concrete does not adhere to it, and to allow expansion and joint movement and prevent water from seeping below the building.

### 2. Additions and New Structures

- 2.1. New structures should be restricted to the area shown in the blue polygon on the aerial map below.
- 2.2. Sympathetic extensions are preferred. E.g. New parts that are in the same view lines as the historic building as seen from Commercial Road and to a lesser extent, from James Street,



should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, hipped and gabled roofs, with rectangular timber framed windows with a vertical axis. But the parts that are not visible in those views could be of any design, colours and materials.

- 2.3. Where possible, make changes that are easily reversible. E.g. The current needs might mean that a doorway in a brick wall is not used, or located where an extension is desired. Rather than bricking up the doorway, frame it up with timber and sheet it over with plaster, weatherboards, etc.
- 2.4. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic brick building.
- 2.5. Avoid hard paths against the walls. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and wall with very coarse gravel to allow moisture to evaporate from the base of the wall. See section 7.
- 2.6. New garden beds at the rear.
  - 2.6.1. These should be a minimum of 500mm from the walls, preferably further, and the ground lowered so that the finished ground level of the garden bed is a minimum of 250mm lower than the ground level which is under the floor, inside the building. Slope the soil and garden bed away from the building, and fill the area between the garden bed and walls, with very coarse gravel up to the finished level of the garden bed. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate and it visually alerts gardeners and maintenance staff that the graveled space has a purpose. The reason that garden beds are detrimental to the building, is by a combination of: watering around the base of the wall and the ground level naturally builds up. The ground level rises, due to mulching and leaf litter and root swelling, above a safe level such that it blocks sub floor ventilation, and the wall is difficult to visually monitor on a day to day basis, due to foliage in the way.

### 3. Accessibility

#### 3.1. Ramps

##### 3.1.1. Removable ramp construction

- 3.1.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor, which will allow the wall structure to evaporate moisture, reduce termite and rot attack to the subfloor structure and reduce rising damp in brick/stone walls.
  - 3.1.1.2. If it is constructed of concrete next to brick walls this may cause damp problems in the future.
  - 3.1.1.3. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.
  - 3.1.1.4. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.
- 3.2. Metal banisters may be installed at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefore they are a suitable design for an accessible addition.

### 4. Reconstruction and Restoration

If an opportunity arises, consider restoring and reconstructing the following.

- 4.1. Remove the pool-style fencing and the external staircase under the ground floor arched loggia, and if a fence is necessary, construct a simple picket or palisade fence. The fence

should not distract from the magnificent arched brickwork, so it should not be a feature, therefore it is recommend that it be the same colour as the wall behind it, so it visually blends in.

- 4.2. Chemically remove all the paint from the brick and rendered surfaces to reveal the original unpainted hand made red bricks and white tuck pointing, and original architecture (refer to sections 5.2 and 8 below).
- 4.3. Let the historic architecture and landmark building do the advertising, by using it on branding, and discretely install uplighting above the verandah to highlight the architectural features such as the parapet, and the Coat of Arms of Australia, and provide discrete lighting behind the arches of the loggia to highlight the round arched forms. Use more subtle atmospheric lighting under the verandah to highlight the architecture and original windows and doors.
- 4.4. Verandah
  - 4.4.1. Reconstruct the decorative cast iron verandah frieze and brackets onto the original verandah.
  - 4.4.2. When necessary, re clad the roof with galvanised corrugated iron, not Zinalume or Colorbond).
- 4.5. Underground tank/well
  - 4.5.1. Seek funding assistance to have an archaeological investigation of the contents of the underground tank/well. Most of these underground structures were enclosed brick tanks for storing water from the roofs, but some were wells, which were made of bricks and were tapping into nature underground water supplies. This structure has been used as a rubbish dump for some time and it and the ground around it may reveal interesting archaeological information. Once the material has been removed from the tank by an archaeologist, investigate whether it can be reused to store water off the roof.
- 4.6. Stables
  - 4.6.1. Record and document, in full, the extant fabric of the Stables prior to demolition or substantial alteration.

## 5. Brick and Stucco Walls

- 5.1. Mortar repairs: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 lime:sand. Take care not to remove remaining tuck pointing.
- 5.2. Paint and Colours (also see Paint Colours and Paint Removal)
  - 5.2.1. It is recommended to paint the exterior joinery of the building using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character. Refer to Figs H2 and H3 for guidance.
  - 5.2.2. Note, even though some paints claim to 'breathe', there are no paints available, that adequately allow the brick walls to 'breathe'.
  - 5.2.3. Paint removal: It is strongly recommended to chemically remove the paint from the bricks and render, except the Coat of Arms of Australia. This must be done chemically (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render. Never seal the bricks or render as that will create perpetual damp problems). Removal of the paint will not only restore the elegance of the Federation architecture, but it will remove the appearance of peeling and fading paint, and ongoing costs of repainting it every 10 or so years.
- 5.3. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, alerting you to a damp problem (also see Water Damage and Damp)
- 5.4. Modern products: Do not use modern products on these historic brick and rendered walls as they will cause expensive damage. Use lime mortar to match existing.

5.5. **Do not seal** the brick and rendered walls with modern sealants or with paint. Solid masonry buildings **must be able to evaporate water** when water enters from leaking roofs, pipes, pooling of water, storms, etc. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, painting, and sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

## 6. Care and Maintenance

6.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.

### 6.2. Key References

6.2.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen, Council maintenance staff and designers.

6.2.2. Further assistance is available from the Shire's heritage advisor.

### 6.3. Roofing, spouting and down pipes

6.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.

6.3.2. Do not use Zinalume or Colorbond or steel deck.

6.3.3. Use Ogee profile spouting, and round diameter down pipes.

### 6.4. Joinery

6.4.1. It is important to repair rather than replace where possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

6.4.2. The original external timber doors and windows require careful repair and painting.

6.5. Ivy. Ivy should be fully removed as the roots the stems increase in size and are so strong that they will create big cracks in brick walls and push timber buildings over. Ivy will cause very expensive damage to the buildings.

## 7. Water Damage and Damp

7.1. Signs of damp in the walls include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork, existing patches with grey cement mortar, or the timber floor failing. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance, inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.

7.2. Always remove the **source** of the water damage first (see Care and Maintenance).

7.3. Water falling, splashing or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.

7.4. Repairing damage from damp may involve lowering of the ground outside so that it is lower than the ground level inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty.

7.5. Damp would be exacerbated by watering plants near the walls. Garden beds and bushes should be at least half a metre away from walls.

- 7.6. Cracking: Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, or in the case of paint on brick, stone or render, the paint should be chemically removed, to allow the wall to breathe properly and not retain the moisture.
- 7.7. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they can breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.
- 7.8. Engineering: If a structural engineer is required, it is recommended that one experienced with historic buildings and the Burra Charter principle of doing 'as little as possible but as much as necessary', be engaged. Some of them are listed on Heritage Victoria's Directory of Consultants and Contractors.
- 7.9. Never install a concrete floor inside a solid masonry building, as it will, after a year or so, cause long term chronic damp problems in the walls.
- 7.10. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts for hundreds of years. When it starts to powder, it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.
- 7.11. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

## 8. Paint Colours and Paint Removal

- 8.1. A permit is required if you wish to paint a previously unpainted exterior, and if you wish to change the colours from the existing colours.
- 8.2. Even if the existing colour scheme is not original, or appropriate for that style of architecture, repainting using the existing colours is considered maintenance and no planning permit is required.
- 8.3. If it is proposed to change the existing colour scheme, a planning permit is required and it would be important to use colours that enhance the architectural style and age of the building.
- 8.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick, stone and rendered surfaces, revealing the original finish.
- 8.5. Chemical removal of paint will not damage the surface of the stone, bricks or render or even the delicate tuck pointing, hidden under many painted surfaces. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 8.6. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Never seal the bricks or render as that will create perpetual damp problems.

## 9. Services

- 9.1. Ensure new services and conduits, down pipes etc, are not conspicuous. Locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them, or enclose them behind a screen the same colour as the building fabric that also provides adequate ventilation around the device. Therefore, if a conduit goes up a red brick wall, it should be painted red, and when it passes over say, a cream coloured detail, it should be painted cream.

10. **Signage** (including new signage and locations and scale of adjacent advertising signage)
- 10.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.
- 10.2. Use external spotlights to light signs, not internally lit light boxes.

## Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

Download from their web site or ask Wellington Shire's heritage advisor to email a copy to you.

NOTE: The blue shaded area is the preferred location for additions and new development.



### KEY

- Recommended for Heritage Overlay
- Title boundary

### Federal Coffee Palace (former) 303-305 Commercial Rd, Yarram

Project: Wellington Shire Stage 2 Heritage Study  
 Client: Wellington Shire Council  
 Author: Heritage Intelligence Pty Ltd  
 Date: 12/2/16