
FORMER ALEXANDRA TEA ROOMS



Alexandria Tea Rooms - Film
1 / Frame 20 - Ballarat
Conservation Study, 1978

Location

26-34 LYDIARD STREET NORTH, BALLARAT CENTRAL - PROPERTY NUMBERS 2043673, 2020923, 2020922, 2020921, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Incl in HO area indiv sig

Victorian Heritage Register (VHR) Number

H0115

Heritage Overlay Numbers

HO72

Heritage Listing

Ballarat City

Statement of Significance

Last updated on - September 22, 2024

What is significant?

How is it significant?

Why is it significant?

Part of Recommended Area A1.1.

No SoS provided in this citation. Please refer to the Attachments section in this place record for further information.

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|---------------------------|---|
| Heritage Study/Consultant | Ballarat - Ballarat Heritage Precincts Study, Dr David Rowe and Wendy Jacobs, 2006; |
| Construction dates | 1883, |
| Architect/Designer | Matthews, Peter, |
| Other Names | Alexandria [sic] Tea Rooms, Ballarat Commercial Club, |
| Hermes Number | 177418 |
| Property Number | |

Physical Description 1

This building is an essentially mid-Victorian design, to which the elaborate street balcony verandah has been added. At ground floor level, the shopfronts are separated, into bays by Roman doric pilasters with fluted columns in antis flanking the entrance. These are repeated on the first floor level with triple windows. The facade is completed with a balustraded parapet containing a central triangular pediment. The balcony at both levels comprises paired slender Corinthian columns at the corners and flanking the entrance and gablet, with a connecting band to match the brackets. The broad balustrade panels of a radiating pattern are unusual. The central gablet is also of interest.

The building is externally intact other than the ground floor openings, and is in a sound condition. It is of importance because of the unusual design of the balcony street verandah and the facade of the building generally. The building forms an extremely important streetscape element, particularly because of its close relationship to 'two other balcony verandahs, and because of the combination of verandah and facade design, is of importance on a state-wide basis.

This building has many similarities with the adjacent Old Colonists Hall and with their double balconies they form a particularly important group. However, design of pediment and the fluted engaged columns at first floor level have similarities with the work of Gilbert Tappin and Dennehy, architects, of the adjacent Fine Arts Gallery and Reids Coffee Palace.

The ground floor facade has had the shopfronts modernised to varying degrees - the right hand side shop retains various Victorian elements, stall board mouldings and splayed recessed entrance. The shopfronts are divided into four bays by Roman doric pilasters with fluted columns, in antis flanking the entrance which has modern doors. The first floor is virtually intact, with triple windows in the four bays above the shops, and a repetition of the pilasters and columns of the ground floor.

Above the verandah roof is a dentillated cornice which projects at the continuation of the first floor pilasters. The parapet is balustraded in panels corresponding to the bays and contains a central triangular pediment containing a date plate. It would appear that surmounting urns have been removed. The verandah would appear to have been constructed at a later date, as indicated by the first floor pilasters continuing through the fixing line of the roof. At the ground floor, the balcony is supported by paired slender Corinthian columns at the corners and flanking the entrance bay, joined with a neat decorative panel above capital level, corresponding to the brackets. There is an enclosed decorative iron frieze above the brackets. The balcony itself is notable for the unusually broad balustrade panel of a radiating or sunburst pattern which is presumed to be of local origin. (There is another example at 708 Sturt Street.) The columns and brackets are of a matching design for the ground floor,

although the enclosed frieze is of a different pattern. The central gablet is also of interest; it echoes the parapet pediment and is penetrated by an arch which forms a trefoil motif with the adjoining brackets. Only the base remains of a central finial.

The building is basically intact externally, other than the shopfronts and central entrance to the former Clubrooms. Literally there are no remaining intact features of importance. The verandah was repaired and an air conditioning duct removed during the study period through a grant from the Historic Buildings Preservation Council.

The building is of importance because of the combination of an elaborate Victorian facade with a balcony verandah constructed over the street. It may be compared in some ways with its neighbour, and although Alexandria Tea Rooms are less intact, the balcony is of more interest in the paired columns, ornamental iron and gablet detail.

The building is of major importance as a streetscape element in a critical section of Lydiard Street, particularly in relation to the other two balcony verandahs, adjacent and opposite.

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/>