

**Locality:** BRIAGOLONG  
**Place address:** 39 FORBES STREET  
**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:** Coffee Palace (former)



**Architectural Style:** Federation Georgian  
**Designer / Architect:** Not known  
**Construction Date:** c1891

## 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 Coffee Palace at 39 Forbes Street, Briagolong, is significant. The original form, materials and detailing as constructed c1891 are significant.

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

### *How is it significant?*

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

### *Why is it significant?*

The former Coffee Palace is **historically significant at a local level** as it represents the boom period of Briagolong, after the second round of town lot sales, when the railway reached Briagolong and the town reached its peak population during the Federation period (c1890-c1915). William G. Cramer, Melbourne auctioneer, purchased the land east of Forbes Street in 1888, and subdivided it, selling lots from 1889. The current 39 Forbes Street comprises lots 31 and 32 of Cramer's subdivision. Elizabeth Whaley purchased lot 31 (upon which she built the Coffee Palace) in 1891 (and acquired lot 32 to the south in 1899). The existing building was constructed c1891 for the Whaleys, after which it served as a Coffee Palace. Under the Whaley's, the building also served as a general store, and undertakers for Mr Whaley, who was a cabinet maker and undertaker with his own mourning coach. In 1904, the Coffee Palace was advertised with nine rooms, a workshop and stables on one acre of land. A visiting doctor consulted from the front room of the Coffee Palace in the early 1900s. After the Coffee Palace closed (date not confirmed), the building served as a small goods shop, run by a Mrs 'Hardy', a bootmakers shop, and later as a residence. The Whaley's retained ownership until Elizabeth's death in 1926. Today the building serves as a private residence. The building is also significant for its association with the Temperance Movement. 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. (Criteria A & H)

The former Coffee Palace is **aesthetically significant at a local level** as a c1891 building remaining at the centre of the small township of Briagolong, built in the Federation Georgian style. The significant architectural elements of the building are the weatherboard cladding (some are locally steam milled or spot milled sawn timbers), corbelled brick (overpainted) chimney to the front section, the simpler brick chimney to the rear section, the verandah and posts, and the original openings to the facade, comprising the entrance with a timber panelled door with glazing to the top panels and a highlight (with plain glass), the one-over-one timber sash windows, including one with narrow double-hung sashes either side, and the second timber panelled door. The skillion-profile verandah clad with (recent) corrugated iron and timber (round-edged) palings to the sides, supported by early stop-chamfered timber posts with timber bases and a timber floor structure and boarding. Also notable is the main hipped roof clad in corrugated iron and the hoods to the openings towards the rear of the north elevation, which retain the same details as the verandah. (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 extent of the title boundary as shown on the map.

<b>External Paint Controls</b>	No
<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

**Coffee Palace (former)**  
**39 Forbes St, Briagolong**

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

## History

### Locality history

Briagolong was originally part of Angus McMillan's Bushy Park Run and was known as Top Plain. From 1865, Briagolong was part of the Avon Shire (Context 2005:38). In 1866, land was selected at Top Plain after the Amending Land Act of 1865 was passed; the 42nd section of the Act allowed selection of four 20 acre blocks provided the land was within ten miles of a recognised goldfield. As a result, miners moved into the area to prospect for gold in the Freestone Creek and its tributaries. By 1868, many of the claims had been taken out along Freestone Creek and its tributaries; 200 miners were located on Macmillan's Creek at one time. A small number of miners continued to prospect during the 1870s. In 1873, the area was named Briagolong, which is derived from the name of the Aboriginal group of the area, the Braiakaulung. Members of this tribe had been removed to Ramahyuck Mission Station in 1864 (Fletcher & Kennett 2005:61; Victorian Places).

By 1875, Briagolong was known as a rich agricultural district. Early crops in the area included fruit, wine grapes and maize, and wheat, oats and barley on the drier lands (Fletcher & Kennett 2005:61; Victorian Places). Hops was planted extensively and flourished in the Briagolong district on the river flats, particularly in the 1880s and 1890s, with a number of hop kilns built. However, there was infestation of red spider in the early 1890s which caused the crop to decline by 1913. Fruit orchards in the area exported to London in the 1890s and from the 1880s, several vineyards were planted. Several small cheese factories existed in the district and growth of the dairy industry was spurred by the opening of the Briagolong Cheese Factory in 1873 (Fletcher & Kennett 2005:61; Context 2005:14).

A quarry operated on Freestone Creek, north of Briagolong from the 1860s and timber milling also became an important industry in the area (Fletcher & Kennett 2005:61; Context 2005:14). "One of the first substantial red gum mills was William Forbes' Stratford Steam Saw Mill, that he established in 1865 at Murray's Corner, now known as Invermiech. In 1872, he relocated to a creek on Freemans Road at Briagolong, and named his significantly expanded enterprise the Victoria Saw Mill. The saw mill provided red gum weatherboards for buildings, had a significant contract with the Melbourne Tramways Trust to supply two million red gum blocks for street paving, made red gum fellows used in wagon wheels, and produced fencing and verandah posts. Another sideline was the production of kit houses. The red gum was quickly cleared from the plains and Forbes closed his mill in 1889. At the mill site today, the top of the well can still be seen, while in the Briagolong area, there are several Forbes' kit homes. One of the most notable buildings in Briagolong, the Briagolong Mechanics Institute, was built from Forbes' weatherboards" (Context 2005:20). A number of other mills have operated in Briagolong over the years, exporting timber via the railway (Fletcher & Kennett 2005:61).

The first township lots were sold in Briagolong in 1874, and by 1875 the population of Briagolong and the district was 200 (Fletcher & Kennett 2005:61; Victorian Places). Briagolong became part of the Shire of Maffra in 1875 (Context 2005:39). The town grew in the following years, to include two hotels, a school, a Mechanics Institute and library (the original library is retained today), and churches. In 1888 there was a second round of town lot sales. The railway arrived in Briagolong in 1889 and milk was transported twice daily to Maffra (Fletcher & Kennett 2005:61). In 1903, the *Australian Handbook* reported that the town comprised the 'Briagolong Hotel, wine hall, Presbyterian and Roman Catholic churches, coffee palace, a State School (No. 1,117), a creamery, wine and cider industries, three stores, bee farm, and police station'. In 1911, Briagolong's population was at a high 462 people (Victorian Places).

The population of Briagolong reduced from 462 people (in 1911) to approximately 300 people in the 1930s and 1950s. By 1976, the town had a population total of 216 people, until a number of people moved to the area who were interested in building stone and mud brick houses, in search for an alternative lifestyle (Fletcher & Kennett 2005:61). 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). In the 2000s, the population of Briagolong remains in the 500s (Victorian Places).

## 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

The former coffee palace is located on the main street of Briagolong, just south-east of the originally gazetted Township. The lot was originally part of James Smith's land that totalled approximately 152.75 acres (lot 32, Parish of Briagolong), which he purchased in February 1880 (Parish Plan; LV:V1172/F360). In July 1888, the land was sold to William G. Cramer, Melbourne auctioneer (LV:V2039/F703). Cramer subdivided the land, creating the grid that is bound by Forbes Street/Freestone Creek Road to the east, Victoria Street to the north, McMillan Street and Railway Parade to the south. He began to sell the lots individually from July 1889 (LV:V2039/F703). The current 39 Forbes Street comprises subdivided lot 31 (upon which is the former coffee palace) and lot 32 to the south. Lot 32 was sold to Edward Griffiths, Maffra chemist, in August 1890, before being sold to Emily Hardie, Maffra married woman in July 1892. In May 1899, the lot was sold into to the Whaley family, purchased by Margaret I. Whaley, spinster of Briagolong. Margaret Whaley remained the owner until her death in 1912, when it was passed to Elizabeth Whaley, who consolidated both lots (31 and 32) to form the current 39 Forbes Street (LV:V2288/F515).

Cramer sold lot 31 to Elizabeth Whaley, Briagolong, married woman, in May 1891. The narrow lot (upon which the former Coffee Palace was built) extended from Forbes Street to Landy Street to the west, at this date (LV:V2349/F563). The existing building is said to have been built c1889 for Mr Whaley, and served as a Coffee Palace (Context 2005; Manning 1994:92). However, as the Whaley's purchased the newly subdivided lot in 1891, which strongly suggests that the building was built c1891, after which it served as a coffee palace.

The building is clad with sawn timbers to the side elevations, as evident in the round-saw marks. While it is suggested that the building was originally a kit home from Forbes Saw Mill (in Briagolong from 1872-1889), the form and un-uniform plan of the building does not support this.

In June 1893, Mrs E. B. Whaley advertised that she would take in borders (Manning 1994:92). The building also served as a general store (Andrews 2015). Whaley was a cabinet maker and an undertaker, operating out of the building at 39 Forbes Street (the deceased were rumoured to have been stored in the cellar of the hotel opposite) (Manning 1994:92; Andrews 2015). In 1899, W. A. Whaley advertised as an undertaker in Briagolong, who advertised that he had a mourning coach (*Maffra Spectator*, 22 Jun 1899:3; 16 Nov 1899:3).

The *Australian Handbook* confirms that a coffee palace was located within the town in 1903 (Australian Handbook 1903). In June 1904, the Briagolong Coffee Palace 'with one acre of land, 9 rooms, workshop, stables, and all conveniences : in perfect order' was advertised for sale for Mrs Whaley (*Gippsland Times*, 27 Jun 1904:2). However, the coffee palace did not sell. Local newspaper articles in 1907 and 1908, reported that a doctor could be consulted in Briagolong 'at Mrs Whaleys Coffee Palace' (*Maffra Spectator*, 30 Dec 1907:3; 20 Feb 1908:3). The visiting doctor used the front room as a consulting room (Context 2005). By July 1909, the doctor could be consulted 'at Mrs Whaley's', no longer with a reference to the coffee palace (*Gippsland Times*, 22 Jul 1909:1).

After the Coffee Palace closed, the building served as a small goods shop, run by a Mrs 'Hardy' (probably of the Hardie's who owned lot 32 until 1899). Following this, Mr McDowell ran a bootmakers shop. Under the ownership of Mrs Alexander (Sandy) Bennett the building served as a residence and catered for special functions, with visiting doctors continuing to use the front room (Manning 1994:92, 94).

An early photo (date not known; Figure H1) showed the weatherboard building at a distance from the south. The photo showed the hipped roof and skillion-roof verandah, with cladding to the top of the sides, supported by posts. Painting on the south elevation of the front section read 'COFFEE PALACE'. The long section to the rear was evident, with two openings. At least one chimney was evident (MDHS).

The Whaleys retained ownership of the property (lots 31 and 32) until Elizabeth's death in 1926. In December 1929 the property was sold to Cyril J. Cruth, Briagolong hairdresser and in 1935 it was sold to George O. Bennett, a local sawmiller (LV:V2349/F563). From February 1934 it was owned by Edward A. Bennett, a local garage manager (LV:V2349/F563).

In 1994, the early stables were located near the rear boundary, adjacent to the modern cottages (Manning 1994:94). A recent aerial indicates that a gabled-roof building remains on the rear (east) boundary which may be the original stables (needs to be confirmed).

The building has been extended to the rear (east) at a later date. The smaller timber cottage to the south, on the front boundary, is a recent construction built c1993. Modern units have been built at the rear of the property.

### **Briagolong Redgum Weatherboards**

The following is extracted from a dissertation on Braigolong Redgum Weatherboards by Linda Barraclough of the Wellington Shire Heritage Network:

'Most of the weatherboards in Briagolong are red gum, the early ones from the Forbes sawmill (1870s-1880s), the later from other mills or spot mills. All were sawn by saw benches of various sizes, powered by steam engines.

Spot milling was where a traction engine would set up with a small saw bench, and cut the weatherboards on the spot, in the paddock. The best documented is the cutting of a house lot about 1918-1920 for the Mackinnon family. It is well-photographed, and used a contractor called Browne and his engine known as Old Sarah. Other redgum mills included Kelly and Bennett.

If a weatherboard came out of a spot mill or an established mill, both would have circular saw marks on a proportion of the boards. What proportion would depend on the mill – less from Forbes' big stationary engine, more from spot mills, as the smaller engines lost power more quickly as the steam was exhausted. When the steam was becoming exhausted, the saw blade ran slower, and chewed its way through the wood, leaving the rounded marks. The saw then had to be stopped while a head of steam built up again.'

So all lots of timber included at least some of these boards with the "chew" marks as the steam was running out. How many would depend on the size of the engine, but also how it was managed, and

how well it was stoked. There is no set rule. You do not get the marks on all boards in a lot – more the reverse. Timber with these marks could be described as ‘steam milled’ or ‘spot milled’ (not ‘hand sawn’) and examples of these timbers clad the Briagolong Coffee Palace.



**Figure H1.** An early photo (date not known) shows the weatherboard building in the background, at a distance from the south, with ‘COFFEE PALACE’ painted on the south elevation of the front section. The section to the rear had two openings (MDHS, ID. P03799VMFF).

### Sources

*Australian Handbook* (1903), as cited on Victorian Places.

Context Pty Ltd (2005), *Wellington Shire Heritage Study & Thematic Environmental History*, prepared for Wellington Shire Council.

Fletcher, Meredith & Linda Kennett (2005), *Wellington Landscapes, History and Heritage in a Gippsland Shire*, Maffra.

Hutchinson, Debra (2014), ‘Temperance and Melbourne’s grand coffee palaces’, at State Library of Victoria <<http://blogs.slv.vic.gov.au/>>, accessed February 2016.

Linda Barraclough, Wellington Shire Heritage Network, ‘A Short Dissertation on Briagolong Redgum Weatherboards’, generously provided April 2016.

Land Victoria (LV), Certificates of Title, as cited above.

Maffra & District Historical Society (MDHS) collection: historical information and photos generously provided by Linda Barraclough, Pauline Hitchins & Carol Kitchenn, provided Nov 2015.

Manning, Laurie (1994), *Discovering Briagolong*, Briagolong

Parish of Briagolong Plan

*The Maffra Spectator*

Victorian Places, ‘Briagolong’, <<http://www.victorianplaces.com.au/briagolong>>, accessed 16 Dec 2015.

## 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 weatherboard building is domestic in scale and is located on the east side of Forbes Street, at the southern extent of the main commercial centre of Briagolong, opposite the Briagolong Hotel. The building is set on the front title boundary. It was built c1891 in the Federation Georgian style, to serve as a coffee palace. The former coffee palace is in very good condition and retains a moderate level of integrity.

**Figure D1 & Aerial.** The building is L-shaped in plan, with the long section projecting to the rear (east). The front section has a hipped roof clad in (recent) corrugated iron, while the long section to the rear has a gabled roof, also clad with (recent) corrugated iron. The roof retains a corbelled brick (overpainted) chimney to the front section, and a simpler brick chimney to the rear section. The building is clad with red gum weatherboards which were cut on saw benches of various sizes, powered by steam engines. The asymmetrical facade has a skillion-profile verandah clad with (recent) corrugated iron and timber (round-edged) palings to the sides, supported by early stop-chamfered timber posts with timber bases. Underneath the verandah roof is a central entrance with a timber panelled door with glazing to the top panels and a highlight (with plain glass). To the left of the entrance is a single one-over-one timber sash window. To the right of the entrance is a larger one-over-one sash window with narrow double-hung sashes either side. At the southern end of the facade is a second timber panelled door, serving as a second entrance. The verandah floor is clad with (modern) timbers.

**Figure D2.** The north elevation has openings to the rear of the building, including three with skillion-roof hoods and round-edged cladding to the sides, like the verandah.

**Figure D3.** The south elevation has no windows to the original c1891 section. To the rear is a modern weatherboard addition.

**Aerial.** A large modern addition has been built to the rear (east) of the building. To the south of the c1891 building is a modern cottage of a similar style, positioned on the front boundary. To the rear (east) of the property are two more modern cottages. An early outbuilding appears to remain on the rear boundary, the date of which has not been confirmed.



**Figure D1.** The asymmetrical facade has a skillion-profile verandah clad with (recent) corrugated iron and timber (round-edged) palings to the sides, supported by stop-chamfered timber posts with timber bases. The facade has a central entrance, two different types of windows and a second entrance at the southern end.



**Figure D2.** The north elevation has openings to the rear of the building, including three with skillion-roof hoods and round-edged cladding to the sides, like the verandah. One has since been rectified by owner, due to severe rot (Feedback from owner 9 May 2016).



**Figure D3.** The south elevation has no windows to the original c1891 section. To the rear is a modern weatherboard addition.

### *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 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 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 currently undergoing renovations.

## 1. Setting

- 1.1. Retain clear views of the front section and side elevations from along the 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.
- 1.3. New interpretation storyboards should be placed to the side of the building not directly in front of it.
- 1.4. Paving
  - 1.4.1. For Federation era historic buildings, appropriate paving could be pressed granitic sand or asphalt or concrete. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Federation style.

## 2. Additions and New Structures

- 2.1. New structures should be restricted to the rear of the property as 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 the Street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable or hip 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 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
  - 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. Roofing, spouting and down pipes

- 4.1.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
- 4.1.2. Don't use Zinalume or Colorbond.
- 4.1.3. Use Ogee profile spouting, and round diameter down pipes. '

4.2. Remove the paint chemically from the brickwork on the chimney. Never blast it off, as that will blast out the lime mortar, weakening the chimney, and make the bricks porous

### 4.3. Fences

- 4.3.1. Reconstruct the timber paling side fences, not Colorbond.

## 5. Care and Maintenance

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

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

### 5.2. Roofing, spouting and down pipes

- 5.2.1. 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.
- 5.2.2. Do not use Zinalume or Colorbond.
- 5.2.3. Use Ogee profile spouting, and round diameter down pipes.

### 5.3. Joinery

- 5.3.1. 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. Water Damage and Damp

- 6.1. Always remove the **source** of the water damage first (see Care and Maintenance).
- 6.2. Water falling, splashing or seeping from damaged spouting and down pipes causes severe and expensive damage to the timber walls.
- 6.3. 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.

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

- 7.1. 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.

## 8. Signage (including new signage and locations and scale of adjacent advertising signage)

- 8.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

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



### KEY

- Recommended for Heritage Overlay
- Title boundary

### Coffee Palace (former) 39 Forbes St, Briagolong

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