

# HERITAGE PLACE

**NAME OF PLACE:** COFFEE PALACE (FORMER)

**ADDRESS/LOCATION OF PLACE:** McNicol Street BRANXHOLME

**STUDY NUMBER:** 219

**HERITAGE OVERLAY NUMBER:**

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**PRECINCT:** Branxholme

**LOCAL GOVERNMENT AREA:** Southern Grampians Shire

**ALLOTMENT:** 4 & 5 **SECTION:** 34 **PARISH:** PARISH OF BRANXHOLME

**ACCESS DESCRIPTION:**

CFA 473J C-12; VicRoads 233 R3; located on the east side of McNicol Street about 100m south of the intersection with Cox Street.

**SIGNIFICANCE RATING:** Local



Coffee Palace (former), McNicol Street, Branxholme.

**Image Date:** 26/03/02

**EXTENT OF LISTING:**

To the extent of: 1. All the of the building, to the extent of its exterior fabric, and all of the land.

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## PHYSICAL DESCRIPTION:

The former Coffee Palace is a single storey, slightly asymmetrical timber building with a timber verandah positioned on the street boundary. The date of construction is not known, but the building's construction methods and detailing suggests a date in the 1860s. There is evidence externally and internally that, although very early, the front two rooms were added to an even earlier structure. The front door has been replaced, but the original twelve-paned double hung sash windows survive. The roof is hipped and covered with corrugated iron. The plan is simple with rooms opening off a central passage. Some late nineteenth century detailing, such as four panelled doors and at least one timber mantelpiece survive. The second room on the south side is larger than the rest and is now used as a kitchen. There have been some minor additions at the rear.

## HISTORY:

Mr. and Mrs. W Price opened the former Branzholme Coffee Palace in 1890 although the building may well be older. It was, despite its rather grand title, no more than a simple boarding house which distinguished itself, through its name, from the accommodation provided by local hotels. The term 'coffee palace' had become popular and respectable during the teetotaler political climate of Victoria in the 1880s. Its use for such a humble building and in such a small township is of interest. The location, closer to the railway station than the early hotels on the main road, reflects the advent of the Portland-Hamilton railway line in 1877 and the branch line to Casterton in 1884. The first owners' daughter, Mrs. H Edwards carried on the boarding house after her marriage in 1912. Mr. J R Price opened his bakery and general store opposite in 1898. No architect or builder has been connected with its construction. The house is vernacular in its style and form. The establishment operated as a boarding house until at least the Second World War.

## THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies  
3.22 Lodging people

Theme 8 Developing Australia's cultural life  
8.12 Living in and around Australian homes  
8.14 Living in the country and rural settlements

## CONDITION:

The building is in good condition.

## INTEGRITY:

High degree of integrity externally and fair degree of integrity internally.

## STATEMENT OF SIGNIFICANCE:

What is significant?

The former Branzholme Coffee Palace was, despite its rather grand title, no more than a simple boarding house which distinguished itself, through its name, from the accommodation provided by local hotels. The establishment was opened by Mr. and Mrs. W Price in 1890. The term 'coffee palace' had become popular and respectable during the teetotaler political climate of Victoria in the 1880s. The Prices' daughter, Mrs. H Edwards carried on the boarding house after her marriage in 1912. It survives as a simple weatherboard cottage extended to the front and rear. By this time, most of its guests would have arrived by train with Branzholme acting as something of a railway junction. The building has been substantially altered internally, probably during the Interwar years. It is in good condition. The outbuildings are not significant and there are no significant plantings in the garden.

How is it significant?

The former Branzholme Coffee Palace is of historical significance to the Southern Grampians Shire and to the township of Branzholme.

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## Why is it significant?

The former Branhholme Coffee Palace is of historical significance as a demonstration of the simple boarding house accommodation provided to travellers such as itinerant workers, trade representatives and other genteel visitors in small country towns and as a comparison with the accommodation provided by hotels.

## COMPARISON:

212 Junction Hotel, Brown and McNicol Streets, Branhholme  
005 Boarding House, 77 Pilleau Streets, Coleraine

**ASSESSED BY:** tfh

**ASSESSMENT DATE:**

25-Mar-02

## EXISTING LISTINGS:

## HERITAGE STUDY RECOMMENDATIONS:

Include in VHR  Include in RNE  Include in Local Planning Scheme

No Recommendations for Inclusions

## REFERENCES:

Author	Title	Year	Page
Agnes V. Walter	Branholme 1843-1973	1973	11
Gwen Bennett	Watering Holes of the West, a study of hotels, inns and breweries etc	1996	10-14