



## CONSERVATION MANAGEMENT STRATEGY

The Coolamon Centre  
3-5 Tumbulgum Road  
Murwillumbah  
NSW

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Version C

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# The Coolamon Centre, Murwillumbah

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## Executive Summary

The Coolamon Centre is located at 3-5 Tumbulgum Road within walking distance of Murwillumbah town centre and with a frontage to the Tweed River. The building was originally constructed in 1923 for William and Annie Proudfoot to accommodate their family of seven children and a maid. The prominent site had earlier been occupied by Kelly's two storey Cosmopolitan Hotel, built circa 1885, to serve travellers crossing the Tweed River utilising the ferry service which ran from the site near the present mooring.

The building served as a country hostel for girls attending school in 1946 and was purchased by Council in 1951 and adapted into flats for staff. In 1986, Council launched the National Portrait Prize, instigated by businessman Doug Moran and by 1989 works were completed to the design of Gary Fidler Architect for the adaptation of the building to provide an art gallery and exhibition centre. A new workshop and amenities were added to the eastern side of the building using a sensitive design and sympathetic materials and junctions with the existing building.

By 2004, the gallery and exhibition activities had outgrown the site and a new facility was built on the Tweed River south of Murwillumbah. The site reverted to Council and has since been utilised to accommodate office functions related to Council business. Minor changes were completed in 2005 to adapt several of the gallery, office and service spaces in the northern portion of the building to provide contemporary standard offices. The spaces in the southern portion of the building have been retained to serve as meeting rooms and the 1989 extension continues to serve as workshop for events and exhibitions.

The Coolamon Centre is highly valued for the social role the site and building has provided as a gallery and related workshop, for the place in the historic development of Murwillumbah, the association with the Proudfoot family and the aesthetic character of the architecture

The building retains the original and distinctive exterior and internal features and is worthy of conservation. It has generally been well maintained and issues attended to on a regular basis. There are areas and elements where improved levels and regularity of maintenance including the gutters and stormwater could be provided. There are also opportunities for additional capital works to reinstate historic finishes and make better use of the range of spaces in the former gallery areas. The building does not have a useful or effective relationship with the external landscape spaces to the south west and North West and there is scope for improvement in these locations. The historic route and function of the adjoining Ferry Road is not well defined on the adjoining site and together both locations have potential for providing the building and associated site as a venue for special uses and events subject to appropriate undertakings being provided.

The Coolamon Centre generally retains the layout and many internal distinctive materials, details and finishes and is capable of accommodating a range of uses which would be consistent with the cultural heritage significance. These would involve minimal changes to the significant building fabric and setting next to the Tweed River and the historic Ferry Road, continue significant associations with the art and cultural community and provide appropriate public access. As a general guide to the adaptive re-use of the Coolamon Centre, physical changes should not prevent future conservation and works should be reversible with the original built fabric retained unless there is no reasonable alternative to removal. An appropriate use is likely to require a minimal level of adaptive works sufficient to support the conservation and historic significance while remaining financially viable and sustainable on a commercial basis.

## **Introduction**

This Conservation Management Strategy for the Coolamon Centre was prepared by David Scobie, Heritage Consultant and Architect for Tweed Shire Council.

## **The Study Area**

The Coolamon Centre is located at 3-5 Tumbulgum Road, Murwillumbah with a nominal southern boundary to the Tweed River and a nominal western boundary to the Nicholl Park Reserve which includes the former Ferry Road to the early crossing. The building dominates the site with an area of vehicle access and car parking to the street frontage

## **The Study Objectives**

The Conservation Management Strategy is intended to provide a practical working tool to guide the future development and conservation of the site, including the selection of new uses and any associated adaptation of the building and site which may be required.

Tweed shire Council anticipates relocating the current staff to other Council property and hence there is an opportunity for a suitable new use to occupy the site and building in accordance with the policies and guidance contained within the Conservation Management Strategy.

Conservation of the original and significant external and internal building fabric is a key objective as also are maintaining the broader community values associated with the historic and social aspects of the cultural heritage significance including the ferry crossing, the Proudfoot family and the art Gallery.

## **Methodology**

This report generally follows the format established in the document entitled *The Conservation Management Plan* by Dr James Semple Kerr (6<sup>th</sup> Edition, 2004). The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given to them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999*.

## **Limitations**

Fabric investigation and site photography was non-intrusive and undertaken throughout from the ground floor, finished floor and limited access to the visible sub-floor.

## **Author identification**

This report was researched and prepared by David Scobie with historical notes provided by The Tweed and District Historical Society and the Tweed Regional Museum.

## **Sources**

The main documentary sources consulted in preparation of the report are listed below:

- National Library of Australia – trove databases;
- NSW Land Property Information;
- NSW Heritage Division, OEH – Heritage databases

The early history included in the report was reproduced from *Caldera to the Sea A History of the Tweed Valley*, Joanna Boileau, Tweed Shire Council with NSW Heritage Office and NSW ministry for the Arts, December 2005

## ***Acknowledgements***

- Iain Lonsdale, Unit Coordinator Planning and Regulation, Tweed Shire Council
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- Kerry Innes, Administration Officer, Planning and Regulation, Tweed Shire Council
- Erika Taylor, Curator of Collections and Programs, Community and Natural Resources, Tweed Regional Museum
- Judy Kean, Museum Director, Community and Natural Resources, Tweed Regional Museum
- Gary Fidler, Architect

## Part 1 Investigation and Assessment

### 1.0 Historical Overview

Located in the north eastern corner of New South Wales, the Tweed Valley takes the form of a large eroded area known as a caldera surrounding Mount Warning (Refer to the map in Figure 1, below). The Bundjalung aboriginal people knew the sacred mountain as Wollumbin prior to European settlement. Joshua Bray was one of the initial pioneers who noted the name of Murwillumbah following the suggestion of Jonathan Harris. The name was derived from the aboriginal name for the tribal land between the Tweed and Rous Rivers.

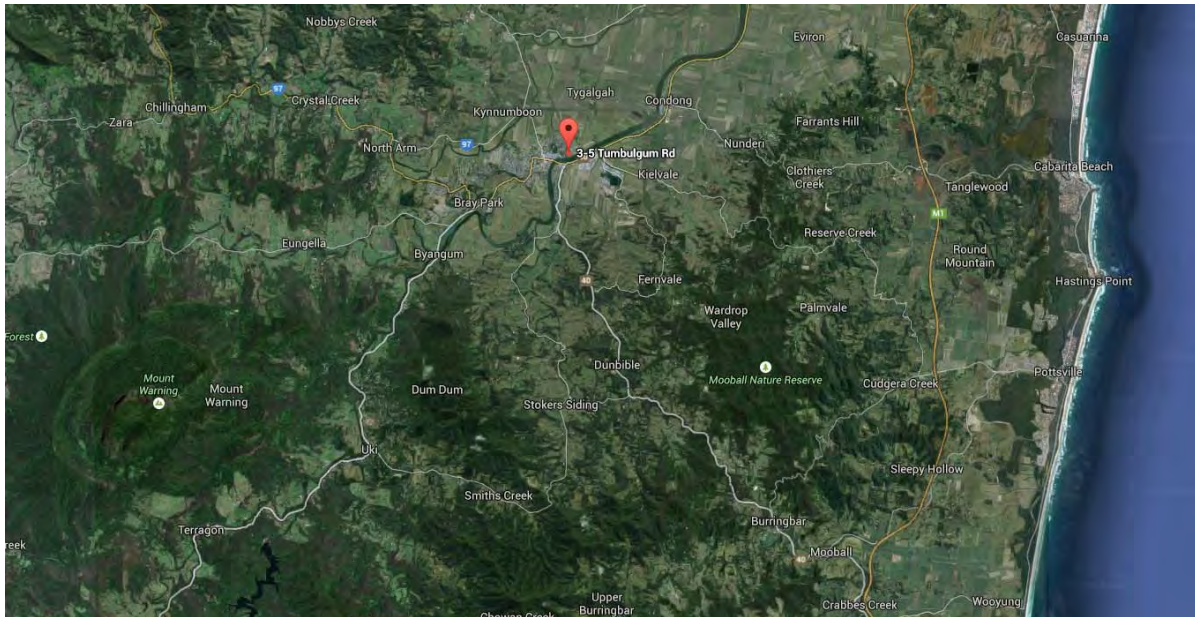


Figure 1 A map locating Murwillumbah, courtesy Google Maps, 2015

The rivers were central to the exploration and development of the area and maritime vessels first navigated the waters of the Tweed in 1868. The first changes in the landscape were the selective logging of the valued cedar trees from the rainforests in the period up to the depletion in the 1870s. This was followed by intensive agriculture based on dairying and the cultivation of sugar and bananas.

The site for Murwillumbah was surveyed by Surveyor Baring in December 1868 however the plan was left unmeasured until 1878 when Surveyor Donaldson re-designed the village to include strips along the eastern and southern water reserve with the balance on the west and north for pasture. The plan was issued in the Government Gazette of 31 March 1879 when the existing structures included the Bent Street Public School built in 1873, the Court House in Murwillumbah Street and the Post Office in Wharf Street from 1878. These institutions and Government service centres assured the future of the town as the commercial and administrative centre of the Tweed Valley.

By 1888 there were 23 buildings in the town, including the Commercial Bank, the Australian Joint Stock Bank, Alexander Easthaughffe's saddlery, William Wardrop's Store, Thomas Moore and Gus Gregory's Smithy, J.P. Christiansen's bakery, James Clear's clothing store, the c.1882 Australian Hotel and the Commercial Hotel.

In terms of services, there was a Post Office, Police Station, Government Roads Office, School of Arts, Court House, Church of England and Commonwealth Bank. Of interest to the Coolamon Centre is the regular river boat service between Murwillumbah and Tweed Heads run by the Skinner Brothers



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from 1888 and a hand operated ferry connecting the north and south portions of the town. The bridge was erected in 1901 upstream from the ferry crossing.



Figure 2 A location plan, indicating the importance of the river to the town and in relation to the Coolamon Centre, Courtesy Google Maps, 2015

In 1892, the press noted that the local population was some 200 with 100 children on the public school roll. Two years later the railway arrived from Lismore giving vital access from farmers and traders to markets via the port at Byron Bay. However the route was incomplete until the 1930s when the Sydney connection was made.

A key event from 1907 was a major fire which destroyed a large portion of the business centre and reconstruction lasted almost two years. The opportunity the fire provided to widen the main street was taken up while the delays prompted the growth of South Murwillumbah. Another benefit was the change from timber, then readily available locally, to brick for the main construction of the new premises and the use of the Federation style of architecture.

The location and climate have also influenced design, style and character with the use of verandahs, awnings and eaves dominant in both the commercial and residential building stock. The general dwelling stock is dominated by the traditional timber and tin materials based in southern Queensland during the period. The inter war era witnessed a boom with examples of the Art Deco style, the Functionalist style and the Californian Bungalow evident.

## 1.1 Historical Themes

Heritage items such as the Coolamon Centre, which may include landscapes, buildings, structures, relics, places and other works, are valuable cultural resources that are not renewable and are becoming increasingly scarce. They inspire our current and future generations and therefore need careful consideration by owners, managers and the community. An awareness of the importance and benefits of good heritage conservation practice has grown in recent times because of the community's concern about the loss of our heritage. An analysis of history, including the very recent past, is central to heritage assessment and management. The NSW Heritage Management System, outlined in the

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NSW Heritage Manual and Guidelines issues by the NSW Heritage Division of the department of Environment and Heritage (OEH), requires the historical context of an item to be investigated as a first step — so that its heritage significance can be understood, logically analysed and clearly stated.

The following themes were identified in the Tweed Shire Community based Heritage Study and described in the following detail by Joanne Boileau. (Boileau, 2005).

- Shaping the Land: The Tweed caldera is the key influence and dominant feature
- The Bundjalung: The aboriginal people managed their forested landscape and developed the main riverine and landscaped travelling routes
- The Settlers: Murwillumbah was the dominant service centre for agriculture, trade and administration
- The main formation periods were the Federation era, the inter war period and Post war years
- Travel was dominated by the Tweed River initially, followed by Roads, the Railway and finally the developed Highways
- Harvesting the land: the main enterprises were initially and briefly timber in the form of cedar, followed by sugar and bananas while dairying was a mainstay for family farms. Forestry was important from the 1930s to supply the housing market with valued restrictions through the reserves later evolving into National Parks
- Servicing communities: Churches were erected at the turn of the century with the Catholic, Anglican and Presbyterians erecting substantial buildings while the Sikh community came to be a major contributor. Government services and commercial services are dominated by the premises within Murwillumbah Street.
- Evolving communities: Entertainment was dominated by local Halls, the Showgrounds and Hotels while the Parks and Mount Warning attracted early naturalists and bushwalkers.
- Art and Culture: An important component has been the flow of artists into the region since the original Schools of Arts, including Elioth Gruner in 1921 and Herbert Simpson in the 1920s, through the establishment of an Arts Council to the Tweed River Art Gallery based on the Moran National portrait prize in 1986. The former Proudfoot House (the Coolamon Centre) was adapted with assistance funding from Governments and Doug Moran and opened by Doug Anthony in 1990 as the Tweed River Art Gallery. Growth and the collection lead to the transfer of the gallery to a new site in South Murwillumbah, opening in 2004 with extensions completed in 2006 and the Margaret Olley wing and collection was accommodated in 2014. The former Proudfoot building as adapted from 2004 to provide for a range of Arts, Museum and Arts and Cultural administration functions.

These historical themes provide the context within which the cultural heritage significance of the Coolamon Centre can be understood and compared. They explain how the building was developed on an important historic site where the early river crossing was made by a ferry service, the relationship with the Cosmopolitan and the provision of hospitality, the replacement with a substantial home for one of the key commercial retailers in Murwillumbah and then the major change in the arts and cultural life of the region through the National Portrait prize building upon the efforts of numerous local artists.



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Figure 3 The former Proudfoot building is indicated by the tan coloured roofs and associated car park. Note the alignment of the northern remaining portion of Old Ferry Road with the concealed southern portion now within the Nicholl Park reserve and the symbolism of the current floating mooring.



Figure 4 Site plan. The drawing shows the existing buildings, parking and access and river pontoon. A tone on the plan indicates the presumed location of the former Ferry Wharf access road (Refer Figure 6).

## 1.2 Site History

The land upon which the current Coolamon Centre is located was originally owned by Joshua Bray, as noted above, an early pioneer of the Tweed area. Bray sold the property to William Kelly on August 21, 1884. It appears that Kelly anticipated the increase in traffic due to the Railway which arrived on the southern bank in the same year.

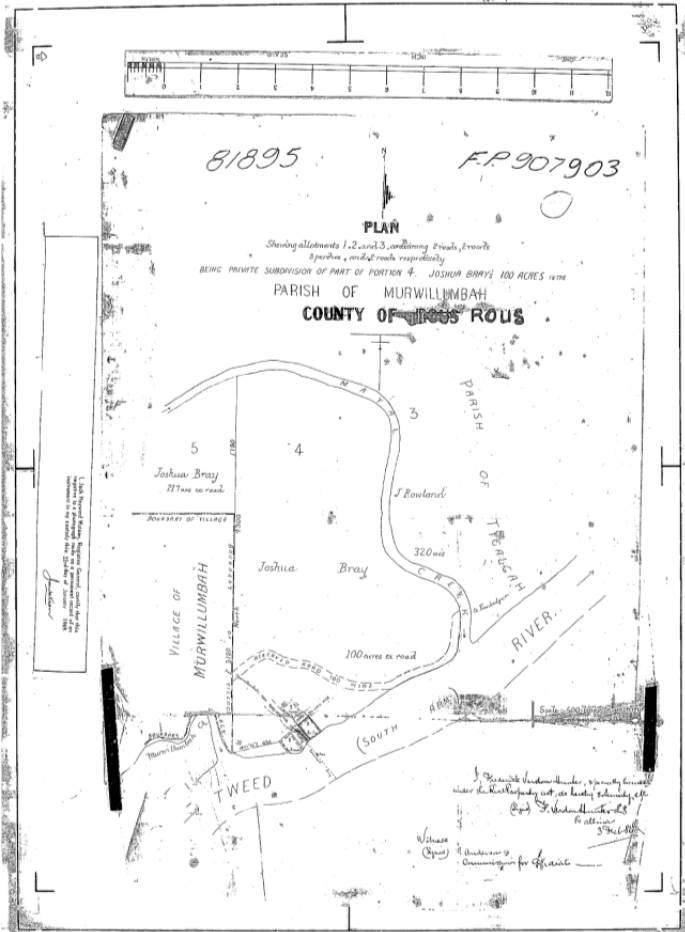


Figure 5 DP, Subdivision of 3 Lots from the Lands owned by Joshua Bray, 1882



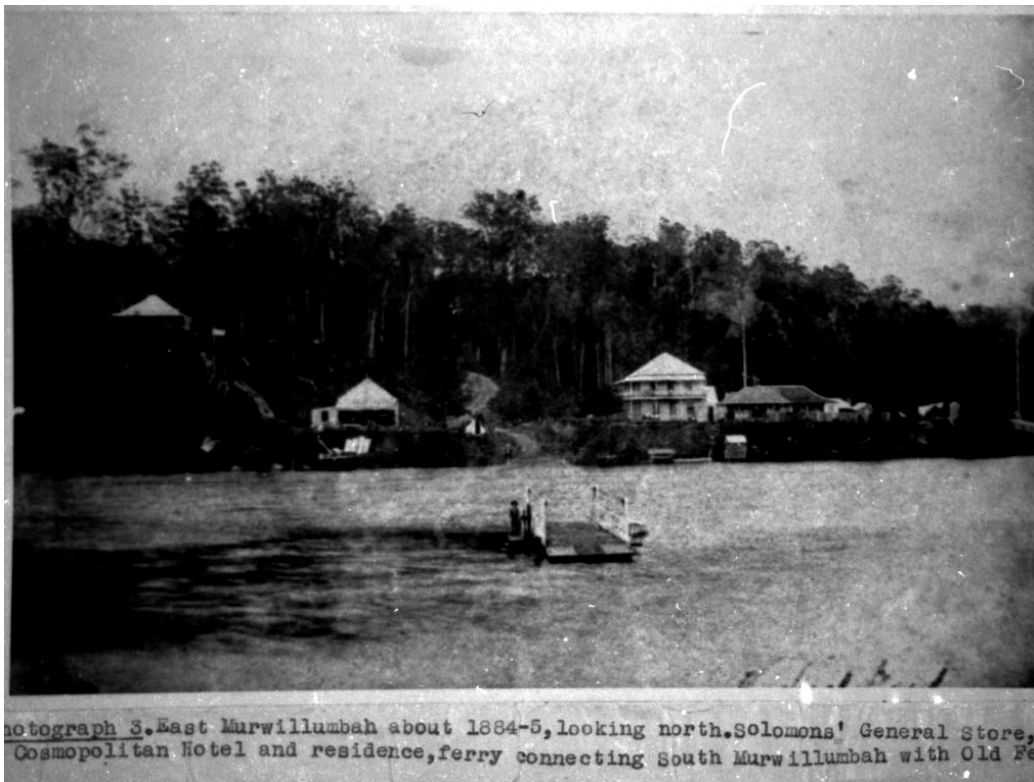
Figure 6 Enlargement of the above DP, illustrating the site, ferry route and Road

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Figure 7 Photograph circa 1900, Tweed Regional Museum Collection. The Cosmopolitan Hotel is the large two storey building to the far right in the photograph. The intense development on both sides of the Tweed River indicates the historic importance and value of the location given by the Ferry service and crossing point.



Photograph 3. East Murwillumbah about 1884-5, looking north. Solomons' General Store, Cosmopolitan Hotel and residence, ferry connecting South Murwillumbah with Old Fe

Figure 8 Photograph, Circa 1884-5, Tweed Regional Museum.

The prominent site was highly valued as it adjoined the original ferry crossing and hence became the location for Kelly's Cosmopolitan Hotel with an estimated 24 accommodation rooms. The local



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newspaper advertisements of the day indicated that the Cosmopolitan Hotel had a first class billiard room and bath house, first class horse stabling, the best fodder and a good paddock, and only the best brands of liquors were kept in stock.

The hand operated ferry continued in this location until 1901 and supported the Hotel, a Seafood restaurant, a Blacksmith and Solomon's General Store (Refer to figure 8 above).



*Figure 9 Photograph circa 1900, Tweed Regional Museum Collection.*

The Photograph, Figure 9 above, clearly indicates a range of important historical aspects of the site, including the Camphor Laurel trees to the left of the road near the Ferryman's tent. It is understood that the Hotel was destroyed by fire after it decayed. The neglect and decay was likely an inevitable result of the loss of custom when traffic moved away to the new timber bridge constructed downstream and the associated businesses relocated to the Main Street. Archaeological items found on the site from this period have included ash possibly from fireplaces and foundations and clay scotch and glass 'Skinner' bottles. The forerunner of Old Ferry Road is visible winding up the hill after crossing Tumbulgum Road.

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Figure 10 Photograph circa 1900, Tweed Regional Museum Collection.

The primary route to the village of Murwillumbah was Old Ferry Road as it appears that Tumbulgum Road had yet to be cut through the headland heading west and continue around the point (Refer to the Photograph in Figure 10 above).



Figure 11 Photograph, Circa 1930, Tweed Regional Museum Collection. A view of the house from the southern bank of the Tweed River. Note that the ferry service has been replaced after the construction of the new bridge and river banks are overgrown.

In March 1922 the land was purchased by Annie Jane Proudfoot and her husband William Alexander Proudfoot. In 1923, Proudfoot, a local store owner and merchant, had constructed a residence for his family, consisting of his wife, seven children and a maid. It is understood that Proudfoot supervised the works and procured local timbers for the building, including red gum cedar for joinery and shingles and beech, with the cedar coming from a single tree which was felled nearby and milled on site for



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incorporation into the building. A tennis court was built on the eastern side, presumably where the current adjacent house is located on a subdivided block. Photograph 11 appears to show a similar size Bungalow residence adjacent to and north east of the Proudfoot house however this building has been replaced (also Refer to figure 17).



*Figure 12 Photograph, Jarratt 1944, Tweed Regional Museum Collection. View from the waterfront garden looking east to the southern side of the Tweed River. Mooring posts remain on the riverbank presumably in a similar location to the embarkation ramp for the former ferry service.*



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*Figure 13 Photograph, Jarratt 1944, Tweed Regional Museum Collection. View from the southern side of the Tweed River looking North West to the bridge, Nicholl Park and the Proudfoot residence. The Coolamon Centre as renamed is the light coloured house to the left of the group with the tree canopy in Nicholl Park to the adjoining headland.*

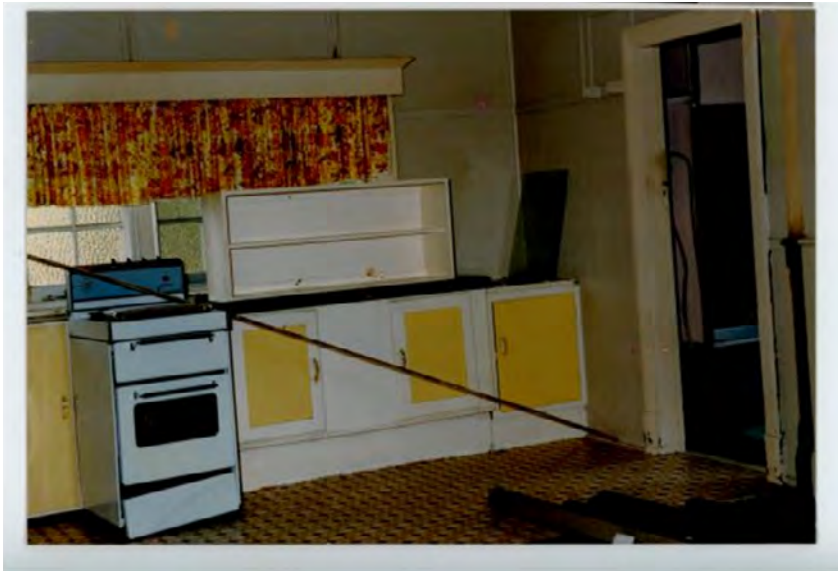
A.S.Loder purchased the property in 1946 and sold it on to the Country Women's association (CWA) in 1950 for use as a hostel for girls attending the Murwillumbah High School. School buses were introduced the following year and the Hostel closed after only 12 months.

In 1951 the Tweed Shire Council purchased the property and converted the Hostel into four residential flats to accommodate employees as an inducement for attracting new staff.

The following photographs indicate the nature of the building provided for the tenants

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*Figure 14* Two snapshots, supplied by the Museum, illustrating the state of the building when construction commenced on the adaptation for the Art Gallery. The remnants of the former flat conversion including a kitchen are evident.

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In November 1986, Council had launched the National Portrait Prize, and the initiative was then supported by businessman Doug Moran in 1988 in celebration of the bicentennial. The Tweed area had a long history of welcoming artists and the community had a range of art prizes for supporting and encouraging their work.

The Doug Moran National Portrait Prize set out to encourage excellence and creativity in contemporary Australian portraiture by asking artists to interpret the look and personality of a chosen sitter, either unknown or well-known with the stipulation that the artist and sitter were Australian. It was founded by Doug & Greta Moran and their family in 1988, and while it later transferred to Sydney after 2002, remains the richest portrait prize in the world at A\$150,000 supporting Australian artists and the wider arts community by holding the associated photographic prizes and the free annual Moran Prizes exhibition.

Doug Moran (*16<sup>th</sup> December, 1924 – 26<sup>th</sup> November, 2011*), emerged as a major businessman in Sydney in the 1960s. He returned from service in WWII and developed a real estate agency and diversified into property investment and development. By the late 1950s the investments were concentrated on building new nursing homes in outer Sydney. The major health care organisation allowed Moran to pursue arts philanthropy, initially in Sydney and later in Murwillumbah. Moran had established a prize for conventional portraiture and after several major galleries had declined the invitation to provide a home for the portraits after their Australia wide tour, he established a relationship with Tweed Shire Council. Council accepted a contribution from Moran of \$50,000 towards the adaptation works and set up the Gallery in the former Proudfoot residence and funded the publicity and administration of the Moran exhibition.

Council also received support and funds including \$54,120 from private donors for the adaptation of the building into a formal Art Gallery. The intention was to provide the primary spaces for accommodating gallery spaces for the entries, a small existing and permanent collection and support spaces for the preparation of exhibitions and delivery of the large items. These works consisted of changes to the existing building largely consisting of the removal of walls and partitions and an extension to the eastern side to accommodate the new support spaces and air-conditioning system. The design was prepared in 1988 by local Architect Gary W. Fidler (Refer to Figures 15-17 below). The works included the gallery spaces, a new additional wing for storage, tea rooms for visitors, a sculpture garden and a pontoon on the river. The completed site was opened in 1990 and cast bronze plaque on the western verandah marks the occasion. The permanent art collection and series of the Moran prize portraits are now accommodated within the Tweed Regional Gallery, South Murwillumbah.

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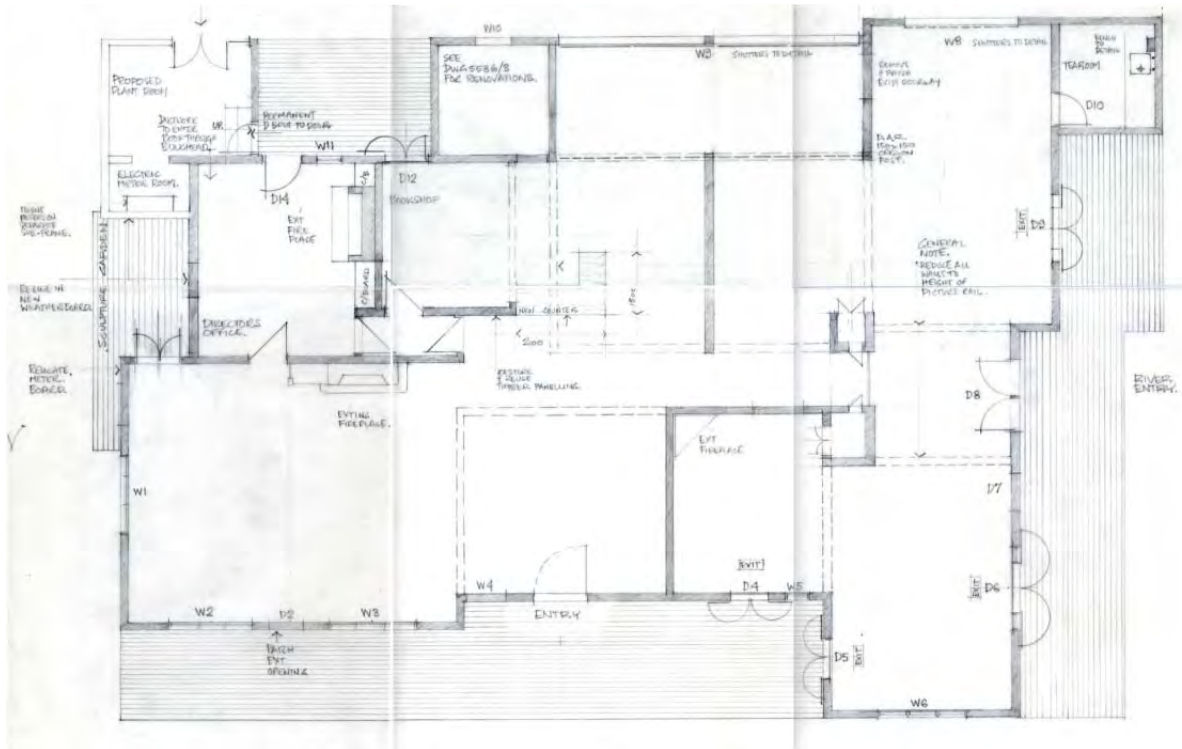


Figure 15 Floor Plan, Gary W. Fidler Architect, 1988. Plan shows walls to be removed for the Art Gallery

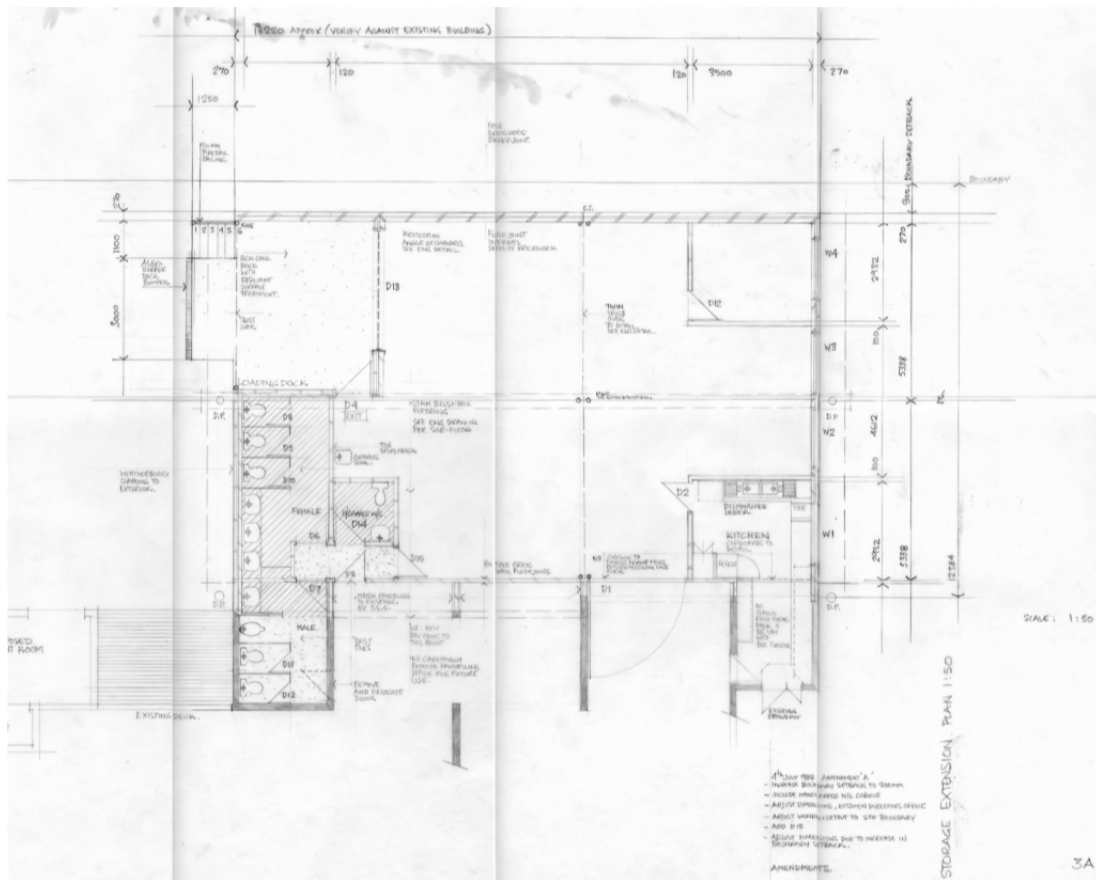


Figure 16 Floor Plan, Art Gallery Extension, 1988, Gary W. Fidler Architect



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Figure 17 Interior perspective, Gary W. Fidler Architect, 1988. The view from Rooms 4, 3 into 2, 10 and 11

The Doug Moran Portrait Prize was very successful as was the growing art collection and management of the community activities surrounding the major event. The new substantial facilities provided for a larger permanent collection, regional touring program, changing and visiting exhibitions and workshops. A small café served refreshments on to the riverfront verandah and provided the community with ownership and sense of occasion at the venue.

By 2004 the activities had outgrown the site and plans were developed to erect a new facility in South Murwillumbah on land donated by Doug and Margaret Anthony with a building designed by Brisbane Architect Bud Brannigan. <http://www.budbranniganarchitects.com.au/>

The Tumbulgum Road site then reverted to the provision of office accommodation for Council staff related to the Community, Arts and Cultural Planning activities without requiring major works although several lightweight partitions were erected to provide separate offices out of the former open plan gallery arrangement. The current layout indicates the partitions were reinstated similar to those that had been removed for the Gallery. These included the walls between Rooms 2, 3 and 4.

## Summary

Drawing 02 in this Report indicates the original portion of the house and the rooms which have been adapted initially for the residential flats and later for the Gallery and distinguishes this portion from the gallery addition. The physical evidence for the flats was entirely removed by the restoration and additions for the gallery. These works generally involved the removal of walls and fittings such as the kitchens and bathrooms plus the construction of partitions to provide the gallery spaces. The works were generally sympathetic with the earlier layout with the original walls generally being capable of identification through the retention in the gallery changes of bulkheads over the new openings. The additional partitions are generally capable of being identified by their plain character and the absence of cover battens. Some replication and re-use appears to have been undertaken through the use of the sculpted timber panelling at dado height around the main rooms.

The style adopted for the new works provided for the gallery would be categorised as Late Twentieth Century Late Modern, 1960-. The standard reference *Identifying Australian Architecture* provides the

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appropriate commentary. The relevant work emerged as a special strand of Australian modernism with the benchmark as the work of Glenn Murcutt. This can be seen as characterised by carefully detailed, minimalist, domestic scale, articulated expressed steel structure, rolled top ridges, and timber and corrugated sheet steel cladding. The distinctive features are as follows:

- 1. Shape of simple masses determined by simple geometry**
2. Three dimensional facade treatment
- 3. Steel framed barrel vault**
4. Rounded corner
5. Chamfered corner
6. Aluminium curtain wall
7. Reflective glass cladding
8. Patent glazing
- 9. Steel framed cladding panels**
- 10. Exposed colour finished steelwork**
11. Aluminium space frame behind glass
- 12. Exposed diagonal bracing**
13. Windows suggesting space-age technology
- 14. Steel pipe balustrade**

Elements which are evident in the Coolamon Centre are highlighted in bold type.



Figure 18 Kempsey Tourist Centre and Museum, Kempsey, NSW

The use of the Murcutt design language, evident in the above photograph has relevance through the similar environmental conditions experienced by Kempsey and Murwillumbah and the comparable gallery and Museum uses. The heritage significance of the additions is at a higher level than would normally be expected – additions are designed not to dominate the heritage significance of the earlier work, due to the aesthetic character they achieve in their own right and the sympathetic relationship they provide with the original Proudfoot building. A more detailed assessment of the physical elements of the addition is provided within the body of this Report. The addition does also demonstrate a level of heritage significance in Historic terms by marking the change of use to an Art Gallery.



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## 1.3 Chronology

- 1868 Exploration via the Tweed River with surveyor Ban identifying the village site
- 1878 Surveyor Donaldson re-designs Murwillumbah village site
- 1879 The village plan appears in the Government Gazette of 31<sup>st</sup> March
- 1884 Joshua Bray sells the subject site to William Kelly – The Railway arrives
- 1885 Kelly builds the Cosmopolitan Hotel on the subject site
- 1888 23 Buildings identified in Murwillumbah and Skinners operates the ferry service
- 1901 The upstream bridge replaces the ferry service
- 1907 Fire destroys a large portion of the business centre
- 1922 William & Annie Proudfoot purchase the site and build the house & tennis court (Coolamon Centre)
- 1944 A.S. Loder purchases the site
- 1950 The CWA purchases the site for a girls Hostel
- 1951 Tweed Shire Council purchases the site and adapts house for staff accommodation
- 1986 Council and Doug Moran launch National Portrait Prize
- 1987 Gary Fidler, Architect prepares designs to adapt the house for an Art Gallery
- 1988 The adapted building opens as the Tweed River Art Gallery
- 2004 The new Tweed Regional Gallery (formerly Tweed River Art Gallery) opens in South Murwillumbah
- 2005 The Coolamon Centre adapted from the Tweed River Gallery to provide Council offices and Community cultural meeting and workshop accommodation.

## 2.0 Comparable Items

The Tweed Shire Council has eight houses with a wide range of architectural styles and periods listed on the current schedule of heritage items within the Local Environmental Plan. Only the Coolamon Centre has been adapted from the former residential use to provide a publicly accessible facility. The Centre is also the only residential building in such a prominent and accessible location.

The Tweed Shire includes a number of Schools of Arts and Community Halls with heritage significance which has been utilised for cultural and community uses related to their original purpose.

The Shire includes a number of buildings with heritage significance which are utilised as Museums and premises for Historical Societies.

The standard references for Australian Architecture provide the following useful indicators when assessing and comparing building styles.

*A Pictorial Guide to Identifying Australian Architecture, Styles and Terms from 1788 to the Present*, Apperly, Irving and Reynolds, Angus and Robertson, 1994. Refer pp. 206-209

*Style indicators/Inter-War Californian Bungalow. C.1915-c.1940*

1. **Visually prominent low pitched roof**
2. **Wide eaves overhang**
3. **Exposed roof timbers**
4. **Street facing gable**

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5. **Gable ventilator**
6. **Bracketed purlin**
7. **Taper cut bargeboard**
8. Sleep out
9. **Flat top chimney**
10. **Shingling**
11. **Shingled skirt**
12. **Roughcast rendering**
13. **Tapered pylon with slab capping**
14. **Grouped posts**
15. River stones
16. **Projecting window frame**
17. Geometric pattern lead-light glazing
18. Glazed door

The bold highlighted items in the list above are prominent on the subject building.

*The Californian Bungalow in Australia, Origins, Revival, Source ideas for Restoration*, Graeme Butler, Flannel Flower Press pp.47-77 External Finishes

Butler provides a useful summary accompanied by detailed drawings of the materials such as the 'new' cement sheet product for the period, bay windows, corrugated iron roofing and timber finishing.

A review of the NSW Heritage Database indicates that there is a wide variety of buildings which have been adapted to provide Art Gallery functions. While many are in metropolitan Sydney and confined to precincts such as Paddington and the Rocks, many are also adapted residences and the following illustrate the building type and range of adaptations:



Figure 19 Former School residence, Courtesy Google.

*The Manning Regional Gallery at 12 Macquarie Street, Taree was previously a 1902 Head Masters Residence. The single storey brick and weatherboard building has a corrugated iron hipped roof with gable vents and deeply recessed verandahs in the bungalow style for a public school residence. Despite large brick extensions, it forms an appropriate group and is linked historically and aesthetically to the streetscape as a previous school building in an existing school precinct.*

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Figure 20 National Trust Norman Lindsay Gallery and Museum, Faulconbridge.

*In 1969 Norman Lindsay, artist and owner of the property died and is buried in the Methodist section of Springwood cemetery. In his will he left his art-works to the National Trust of Australia (New South Wales) on condition that the Trust acquires the estate, which was still owned by his wife, Rose. The Trust duly purchased the property and it was opened to the public on February 1973. The etching studio was not included in the sale but has recently been acquired by the Trust.*

*In the thirty years since the National Trust assumed management of the garden and grounds, modifications have been made. Essential repair or copying of some of the garden ornaments has been undertaken. Some of the earlier formal garden beds to the front of the house have been maintained as grass and the garden bed at the immediate base of the front verandah has been extended across the width of the front of the house.*



Figure 21 Grafton Regional Gallery, 158 Fitzroy Street.

*Prentice House was commissioned by surgeon Dr James Houison as a residence and surgery. In 1985 the Grafton City Council, with assistance from the Jacaranda Art Society, purchased Prentice House. This federation style residence, designed and built in 1880 by Grafton builder Alexander Fairweather, is a significant building. The design of the house is unusual with its central walls thrusting upwards, intersecting the roof, and creating the narrow first floor.*

*The Grafton Regional Gallery in Prentice House was officially opened in March 1988 with a gallery space, storeroom, library, meeting room, offices and volunteer and staff room, all administered by the Grafton City Council.*

*Stage II built in 1991 saw the addition of the Second Gallery, a Collection Room at the rear of the*



# The Coolamon Centre, Murwillumbah

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building and the Courtyard Café leasing the kitchen and courtyard area for day trading. Extensive additions of Stage III were completed in September 1999. The Second Gallery was converted into the Collection Room and the Main Gallery, the Loft Gallery, the Studio Space and new office spaces were centred on the courtyard. This significant refurbishment to the Gallery and its programs enabled the Gallery to offer a greater range of services. Georgie's at the Gallery leased the café and restaurant area offering day and night trading. The Gallery Foundation is actively fundraising to support the further development of the Gallery's collection and infrastructure.



Figure 22 The Hurstville Museum and Art Gallery, 14 McMahon Street, Hurstville.

Kenilworth is a significant listed heritage building. It provides evidence of the extensive Inter-War development in Hurstville and is associated with Dr. J.S. Crakanthorp, a prominent local doctor and civic resident, who constructed the place for use as a residence and surgery. It is an excellent example of the Inter-War Old English style of architecture, retaining most of the distinguishing characteristics of the style despite progressive interior modifications. It is an important element in the historic streetscape along McMahon Street. It is associated with the St George District Rugby Union Football Club, who used it as a clubhouse between 1962 and 1978. The building is rare in the Hurstville town centre with no other examples of the style and it is representative of the Inter-War Old English architectural style. The site was sold to Hurstville City Council in 1978.

During Council's ownership it has been leased for use as a restaurant, café, a reception centre and an art gallery. It was converted into the St George Regional Museum, opening to the public on 3 February 2004. The museum operated from two terraces on Forest Road from 1994 and was run by the Hurstville Historical Society, but was taken over by Council in 1998. Originally known as the Centennial Bakery, the name was changed in 2002. Council tenants have included: Tramonto Restaurant; McMahons Manor (theatre restaurant); a coffee shop and art gallery; and Fanarias Restaurant (closed 2003). (Hurstville City Council Local Studies Collection).

## 2.1 Associated Items

The following are the known associated listed heritage items. These are places which have cultural associations with the former Proudfoot house and the Gallery. They also have levels of Cultural Heritage Significance worthy of review when development is under consideration.

# The Coolamon Centre, Murwillumbah

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The immediate site with associated heritage significance is the adjacent Reserve known as Nicholls Park which includes the former Ferry Wharf Road. This former road was the prolongation of the original and current Ferry Wharf Road across Tumbulgum Road down to the riverside. It provided access to the landing point for the ferry and the associated businesses in the vicinity. An interpretive marker is located on the site near the river bank and public walkway while the raised level within the land form reflects the presumed road alignment. Given the associations and proximity, this site is likely to meet the criteria for heritage listing on the LEP. It is recommended that Council consider a review of the significance and a nomination for Nicholls Park when a review of the heritage listings is next considered. In the short term any works to this site including the landscaping and potential relocation of the public toilet block should consider the heritage significance as noted within this Report.

The substantial trees within Nicholls Park appear in the early photographs and provide a strong visual appeal to the site.

The contemporary Tweed Regional Gallery at South Murwillumbah has inherited the Gallery functions and the core of the original art collection including a series of Moran competition portraits. The collection which was last exhibited in the Coolamon Centre in November 2003 has a level of cultural heritage significance for the association with the former Proudfoot residence and its use as a gallery.

The Tweed Regional Museum maintains the cultural history of the Shire and Murwillumbah in particular through the auspices of the Murwillumbah Historical Society and is therefore associated with the former Proudfoot site.

There is a network of 18 galleries and artist's studios in Murwillumbah with associations through the previous functioning of the Coolamon Centre as the Art Gallery. These places are likely to have historic value and social value to the community through their role in providing the original impetus for a local Art Gallery.

## **3.0 Curtilage**

The NSW Heritage Division identifies four types of heritage curtilages: Lot, Reduced, Expanded and Composite. Reduced heritage curtilage is where the heritage curtilage is less than the property boundary. The challenge is to identify the heritage curtilage which is sufficient to maintain the property's heritage significance. Expanded heritage curtilage is where the heritage curtilage required is greater than the property boundary. In defining an expanded heritage curtilage the prominent observation points from which the item can be viewed, interpreted and appreciated must be identified.

The curtilage of the Coolamon Centre property can be defined by the property boundary, which consists of Tumbulgum Road to the North, the western boundary to Nichols Park – Waterfront Reserve, the Tweed River to the South and the eastern boundary to the residence at 7 Tumbulgum Road. A composite curtilage would extend to include Nicholl Park given the views to and from the site are partly dominated by the rising point or bluff and the large trees on this headland.

An expanded curtilage includes significant views to and from the site to the South across the Tweed River and to the West to Nicholls Park.

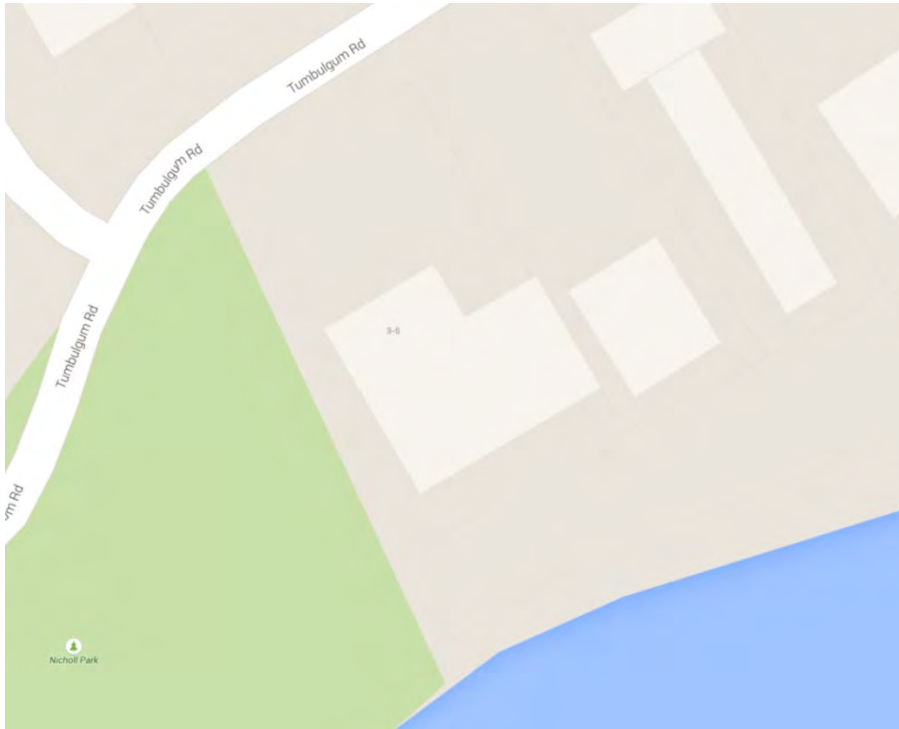


Figure 23 The Site at 3-5 Tumbulgum Road, with boundary and property locations, courtesy Google maps, 2015. It would appear that the smaller two properties to the right in above plan replaced the original tennis court which was part of the Proudfoot site.

## 4.0 Physical Description

- The rolling front lawn produces a fine visual introduction and apron to the western elevation and serves to blend the building with the large trees in Nicholls Park and assists in directing surface water clear of the building
- A concrete barrier for the Tweed River floodwaters sits across the southern boundary and divides the landscaped setting from the river bank and public pathway however the height and simple design are not major elements in the visual setting.
- The access ramp across the front north western corner of the site required minor changes to the verandah and altered the original and dramatic entry sequence.
- The vehicle access and car park is located between the north elevation and Tumbulgum Road and landscaper planting effectively reduces the visual impact of the surface and the vehicles.
- The delivery vehicle service access to the gallery additions is located on the eastern end of the North elevation and is subdued within the gable end elevation and so does not unduly detract within this setting given retention of the original northern verandah and the modified laundry element.
- The front elevation of the building is to the West with a secondary elevation to the Tweed River on the South. The asymmetrical massing is consistent with the style of the period where a projecting villa style element - in this case the south western corner, balanced the extensive linear verandahs to the west and south.
- The original room layout is unknown however the drawings made available by Gary Fidler Architect, indicate the walls which were removed for the Art Gallery adaptation and the current layout illustrates that several of these have been reinstated for the staff office accommodation. The rooms were provided to run off the central entry hall and then a subsidiary north south passage.



# The Coolamon Centre, Murwillumbah

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- Two substantial fireplaces remain with a third probably remaining from the laundry and kitchen at the north eastern corner.
- The external verandahs are an extension of the main roof form which runs north south and separate due to the gables on the north and south elevations. A minor rear verandah remains partially enclosed on the east elevation.
- The extensions have been added to the eastern side using a box gutter to retain the original rear verandah form. They take the form of two parallel rounded roofs with expressed box gutters and gable ends. In adopting the style and materials evident in the early work of Glenn Murcutt, the changes remain suitable for the scale and detailing of the Bungalow while keeping the integrity of their time and function.
- The sole detracting external element is the large air-conditioning installation which is located on the south eastern corner of the building and takes away from the riverfront views and the practicality of the internal layout.

## 5.0 Assessing Significance

*The New South Wales Heritage Act 1972 provides for the protection of places that are determined to be of State or Local Significance. **Local Heritage significance** in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item. An item identified as being of Local heritage significance is determined to meet with at least one of the following criteria:*

- a) an item is important in the course, or pattern, of Tweed Shire Council's cultural or natural history;*
- b) an item has strong or special association with the life or works of a person, or group of persons, of importance in Tweed Shire Council's cultural or natural history;*
- c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Tweed Shire Council;*
- d) an item has strong or special association with a particular community or cultural group in the Tweed Shire Council for social, cultural or spiritual reasons;*
- e) an item has potential to yield information that will contribute to an understanding of Tweed Shire Council's cultural or natural history;*
- f) an item possesses uncommon, rare or endangered aspects of Tweed Shire Council's cultural or natural history;*
- g) an item is important in demonstrating the principal characteristics of a class of Tweed Shire Council's
  - cultural or natural places; or
  - cultural or natural environments.*

*An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.*

*The Coolamon Centre is entered in the Local Heritage Register as it meets with the following criteria:*

## 5.1 *Historical significance SHR criteria (a)*

An item is important in the course, or pattern, of the cultural or natural history of the local area);

The site demonstrates an important connection with the historic first ferry crossing of the river and the use of the adjoining former Ferry Wharf Road;

The Coolamon Cultural Centre, formerly Proudfoot residence, marks the development of a prime waterfront site for a substantial family home, indicating the mature growth of Murwillumbah up to and including the inter war period;

The Coolamon Cultural Centre, formerly Proudfoot residence, is important within the cultural history of the Tweed Shire as the first Municipal Art Gallery and home to the internationally renowned Doug Moran National Portrait Prize 1986-2000.

## 5.2 *Historical Association significance SHR criteria (b)*

An item has strong or special association with the life or works of a person, or group of persons, of importance of the cultural or natural history of the local area);

The Coolamon Cultural Centre, formerly Proudfoot residence, is associated with Joshua Bray, a pioneer of the Tweed Valley, as the original land owner and is associated with William Proudfoot, store owner, merchant and developer of the current building as his family home.

The Coolamon Cultural Centre, formerly Proudfoot residence, has an association with the CWA as a girls Hostel and an association with Tweed Shire Council as residential accommodation for staff.

The Coolamon Cultural Centre is associated with William Proudfoot as the builder of the house and a member of the Proudfoot family, known as Merchants and Store owners in Murwillumbah in the period 1898 – 1972.

## 5.3 *Aesthetic significance SHR criteria (c)*

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area;

The Coolamon Cultural Centre, formerly Proudfoot residence, is a good example of a timber Californian Bungalow built during the Inter war period and retaining the riverfront and park setting, the distinctive architectural features such as the roofs, weatherboard cladding, fenestration, verandahs and associated decorative details.

The Coolamon Cultural Centre, formerly Proudfoot residence, complements the setting and in particular the streetscape on Tumbulgum Road, the views to and from the adjoining Nicholls Park and the views to and from the adjoining Tweed river to the south.

The Coolamon Cultural Centre, formerly Proudfoot residence, is complemented by significant elements in the vicinity in particular the former ferry location, the associated ramped access to and from the riverbank and the current ferry wharf and the significant trees which contribute to the setting immediately opposite in Nicholls Park.

## 5.1 *Social significance SHR criteria (d)*

An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons;

# The Coolamon Centre, Murwillumbah

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The Coolamon Cultural Centre, formerly Proudfoot residence, is important to the Arts community as the original meeting place and provider of community arts and education workshops within the premises then known as the Art Gallery.

## 5.4 *Technical/Research significance SHR criteria (e)*

An item has potential to yield information that will contribute to an understanding of the cultural or natural history of the local area;

The Coolamon Cultural Centre, formerly Proudfoot residence, has potential archaeological significance in relation to the former ramp and ferry service on the land between the building and Nicholls Park. It is presumed that the former tennis court associated with the residence has been removed with the provision of the car park off Tumbulgum Road.

## 5.5 *Rarity SHR criteria (f)*

An item possesses uncommon, rare or endangered aspects of the cultural or natural history of the local area;

The Coolamon Cultural Centre, formerly Proudfoot residence, is unique within the Shire in relation to the design of the original building as a residence and then the sympathetic adaptation as an Art Gallery and it retains the distinctive architectural features associated with both these uses.

## 5.6 *Representativeness SHR criteria (g)*

An item is important in demonstrating the principal characteristics of a class of the local area's cultural or natural places; or • cultural or natural environments:

The Coolamon Cultural Centre, formerly Proudfoot residence, is representative of buildings with architectural significance which have been successfully adapted for cultural purposes, such as Galleries and Museums and retains the distinctive elements which made it suitable for these functions.

## 5.7 *Integrity*

The Coolamon Cultural Centre, formerly the Proudfoot residence, retains the key elements to distinguish it as a Californian Bungalow including the external form and detailing, the primary room layout and the internal finishes including the wall panelling and ceilings while the additions for the Art Gallery use have a separate identity and integrity which do not detract from the former residence. The loss of building elements such as the original internal walls, the changes to the external doors, the gallery 'white' colour scheme and the gallery display lighting installation detract from the integrity but not the extent that the significance is lost. Many of the changes, as noted in the body of this Report are capable of restoration, reinstatement and interpretation.

## 5.8 *Gradings of Significance*

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition of building elements may diminish the significance. In some cases it may be useful to specify the relative contribution of an item or its components.

# The Coolamon Centre, Murwillumbah

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While it is useful to refer to the following table when assessing this aspect of significance it may need to be modified to suit its application to each specific item.

<b>Grading</b>	<b>Justification</b>	<b>Status</b>
EXCEPTIONAL	Rare or outstanding element directly contributing to an item's Local significance	Fulfils criteria for local listing.
HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local listing.
MODERATE	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local listing.
LITTLE	Alterations detract from significance Difficult to interpret.	Does not fulfil criteria local listing.
INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local listing.

The following table has been prepared for the building. It relates to the drawing 02 provided within the Report through the use of Room numbers and matching categories for significance. The level of significance is then utilised to inform the recommended actions for each item.

## The Coolamon Centre, Murwillumbah

Room No.	Name	Element	Existing	Significance	Proposals/maintenance/restoration/reinstatement
1	Front West Verandah	Floor	Hardwood Boards	Exceptional	Replace worn varnish with decking oil applied two yearly
		Walls	Weatherboards	High	Maintain
		Ceiling	Sheet lining	Detracts	Consider replacement/reinstate lining boards
		Joinery	Balustrade	Exceptional	Maintain
		Details	Wall lights	Detracts	Relocate to verandah soffit
2	Entry	Floor	Carpet on hardwood?	Little	Replace as required Exposed timber hardwood flooring recommended
		Walls	Varies Plasterboard infill Sheeting above dado panels	Little Exceptional	Adapt as required: Reinstate eastern wall to the lines of the bulkhead Note northern partition reinstated circa 2006 Note original pressed metal vents in external walls
		Ceiling	Sheeting with cover battens and canted cornice	Exceptional	Maintain
		Joinery	Dado panels Picture rails Modified entry door Skirtings & architraves	Exceptional Exceptional Little Exceptional	Restore finish to painted dado panels Maintain Maintain as sympathetic and meets compliance Remove paint and restore finish to timber
		Details	Lights	Detracts	Replace with sympathetic fittings such as the Heritage

## The Coolamon Centre, Murwillumbah

			Dropped bulkheads Exposed surface conduits	Exceptional Detracts	Old school house range and lamps Maintain as these represent original walls Relocate and conceal
3	Formal Room	Floor	Carpet on hardwood?	Little	Replace as required Exposed timber hardwood flooring recommended
		Walls	Varies: Sheeting with battens and original unpainted dado panels below and plasterboard partitioning	Exceptional  Exceptional  Little	Maintain  Maintain  Note: The southern partition circa 2006 replaces an original wall removed for the 1988 Gallery works. Adapt as required
		Ceiling	Coffered form with dropped beams and infill sheeting and cover battens	Exceptional	Maintain
		Joinery	Skirtings & architraves  Built in writing desk and cupboards	Exceptional  Exceptional	Remove paint and restore finish to timber  Maintain
		Fireplace	Face brick with clear finished	Exceptional	Maintain



## The Coolamon Centre, Murwillumbah

			mantlepiece		
		Details	Lights	Detracts	Replace with sympathetic fittings such as the Heritage Old school house range and lamps
			Window blinds to the triple casement window	Detracts	Remove: Timber venetian blinds are the appropriate window dressings
4	Formal Room	Floor	Carpet on hardwood?	Little	Replace as required Exposed timber hardwood flooring recommended
		Walls	Sheeting with battens, picture rail and original unpainted dado panels The south wall	Exceptional  Little	Maintain Note that the room retains the original unpainted timber dado panels on the north and western walls Consider reinstatement of the southern partition to align with the ceiling bulkhead and retained cedar panels: poorly constructed circa 2006 after the Gallery relocated
		Ceiling	Coffered form with dropped beams and infill sheeting and cover battens	Exceptional	Maintain
		Joinery	Skirtings & architraves French doors to side verandah	Exceptional  Exceptional	Remove paint and restore finish to timber  Maintain
		Details	Lights	Detracts	Replace with sympathetic fittings such as the Heritage Old school house range and lamps

## The Coolamon Centre, Murwillumbah

			Window blinds	Detracts	Remove: Timber venetian blinds are the appropriate window dressings
5	Kitchen (former) and passage	Floor	Carpet on hardwood?	Little	Replace as required Exposed timber hardwood flooring recommended
		Walls	Varies: Sheeting with vertical timber boarding below Surface mounted conduit and services	Exceptional  Detracts	Maintain Provide appropriate paint colour for boarding based on paint scrapes  Relocate, conceal and make good
		Ceiling	Sheeting with cover battens	Exceptional	Maintain
		Joinery	Administration door and valence screen above Dado panels in passage Skirtings & architraves Built in cupboards(2) with hardware Original door with toplight and casement window	Moderate  Exceptional  Exceptional  High High  High	Adapt as required  Restore finish to original panels Remove notice board and make good wall Remove paint and restore finish to timber  Maintain Maintain  Maintain

## The Coolamon Centre, Murwillumbah

		Details	Lights	Detracts	Replace with sympathetic fittings such as the Heritage Old school house range and lamps
		Fireplace	Rendered brick with mantelpiece and hearth		Remove shelving and provide new finish based on paint scrapes
6	North Verandah	Floor	Hardwood	Exceptional	Replace worn varnish with decking oil applied two yearly
		Walls	Weatherboards	High	Maintain
		Ceiling	Sheet and cover battens	Moderate	Maintain
		Joinery			
		Details	Light	Detracts	Replace wall light with soffit light
7	Office (former enclosed Verandah)	Floor	Timber beneath carpet		Reinstate former open verandah
		Walls	Weatherboards	High	Maintain verandah and remove enclosure and make good
		Ceiling	Presumed sheeting	High	Maintain verandah and false ceiling and make good
		Joinery	Fittings	detracts	Remove contemporary fittings and fixtures including blinds and make good
		Details	Lights	Detracts	Replace with sympathetic fittings such as the Heritage Old school house range and lamps
8	Store room (former Laundry)	Floor and steps	Concrete	Exceptional	Maintain
		Walls	Expressed stud	Exceptional	Maintain (original fabric)

## The Coolamon Centre, Murwillumbah

			frame (original) Infilled door Damaged brick walls	Detracts Detracts	Reinstate door in southern wall to verandah (office) Stabilise damaged brickwork
		Ceiling	Exposed rafters	Moderate	Maintain
		Joinery	External doors	Exceptional	Maintain and paint scrape to determine appropriate colour scheme
		Details	AC Unit  Unused elements	Detracts  Exceptional	Relocate and conceal services where possible however the electrical and other essential services are acceptable if accommodated with minimal impact on original fabric Retain unused doors and utilise the space for a heritage materials store Note door with early significant paint colours: Service Brown and Cream
9	Office (former presumed bedroom)	Floor	Carpet on hardwood?	Little	Replace as required Exposed timber hardwood flooring recommended
		Walls	Note vertical timber boarding to dado level on north and west walls  Lost wall	Exceptional  Detracts	Maintain  Provide appropriate paint colour for boarding based on paint scrapes
		Ceiling	Sheeting with cover battens and canted cornice	Exceptional	Maintain

## The Coolamon Centre, Murwillumbah

		Joinery	Original French doors and toplight with hardware  Original door opening and painted toplight with hardware  Skirtings & architraves	Exceptional  Exceptional  Exceptional	Maintain  Maintain Consider reinstatement of door Remove paint from brass hardware  Remove paint and restore finish to timber
		Details	Lights  Bulkhead defining former passage	Detracts  Exceptional	Replace with sympathetic fittings such as the Heritage Old school house range and lamps  Reinstate partition and passage on southern side
10	Office (former presumed bedroom)	Floor	Carpet on hardwood?	Little	Replace as required Exposed timber hardwood flooring recommended
		Walls	Varies: Sheet with cover battens	Exceptional	Reinstate the missing western partition to the bulkhead line
		Ceiling	Sheeting with cover battens and canted cornice	Exceptional	Maintain
		Joinery	Skirtings & architraves	Exceptional	Remove paint and restore finish to timber
		Details	Lights  Bulkhead defining	Detracts  Exceptional	Replace with sympathetic fittings such as the Heritage Old school house range and lamps  Reinstate partition and passage on the western side

## The Coolamon Centre, Murwillumbah

			former passage		
11	Office with original built in cupboard	Floor	Carpet on hardwood?	Little	Replace as required Exposed timber hardwood flooring recommended
		Walls	Varies Plasterboard infill  Sheeting above dado panels	Little  Exceptional	Reinstate door from passage into Room 22 Reinstate western wall to form passage Remove eastern wall to reinstate original room from room 20 Maintain
		Ceiling	Sheeting with cover battens and canted cornice	Exceptional	Maintain
		Joinery	Built in cupboards (3) and hardware Dado panels Skirtings & architraves	Exceptional Exceptional Exceptional	Maintain Restoration of finish  Remove paint and restore finish to timber
		Details	Lights	Detracts	Replace with sympathetic fittings such as the Heritage Old school house range and lamps
12	Office (presumed former bedroom with fireplace)	Floor	Carpet on hardwood?	Little	Replace as required Exposed timber hardwood flooring recommended
		Walls	Varies Plasterboard infill Sheeting above	Little Exceptional	Adapt as required Note southern partition reinstated circa 2006 Note original pressed metal vents in external walls

## The Coolamon Centre, Murwillumbah

			dado panels Surface conduit and service box	Detracts	Relocate and conceal where possible
		Ceiling	Sheeting with cover battens and canted cornice	Exceptional	Maintain
		Joinery	Built in cupboard and hardware	Exceptional	Maintain
			Dado panels	Exceptional	Restoration of finish
			Skirtings & architraves	Exceptional	Remove paint and restore finish to timber
		Details	Lights	Detracts	Replace with sympathetic fittings such as the Heritage Old school house range and lamps
			Window blinds	Detracts	Remove: Timber venetian blinds are the appropriate window dressings
			Pressed metal wall vents	Exceptional	Maintain
		Fireplace	Face brick and timber mantelpiece	Exceptional	Maintain
13	Male toilets (Gallery addition 1988)	Floor	Terra cotta tile	Little	Maintain/adapt as required
		Walls	Off white and decorative tile to dado level	Little	Maintain/adapt as required
		Ceiling	Plasterboard and canted cornice	Little	Maintain/adapt as required

## The Coolamon Centre, Murwillumbah

		Details	Vitreous china Sanitary fittings	Little	Maintain/adapt as required
14	Female toilets (Gallery additions 1988)	Floor	Terra cotta tile	Little	Maintain/adapt as required
		Walls	Off white and decorative tile to dado level	Little	Maintain/adapt as required
		Ceiling	Plasterboard and canted cornice	Little	Maintain/adapt as required
		Details	Vitreous china Sanitary fittings	Little	Maintain/adapt as required
15	Accessible toilet (Gallery additions 1988)	Floor	Terra cotta tile	Little	Maintain/adapt as required
		Walls	Off white and decorative tile to dado level	Little	Maintain/adapt as required
		Ceiling	Plasterboard and canted cornice	Little	Maintain/adapt as required
		Joinery	Vitreous china Sanitary fittings	Little	Maintain/adapt as required
		Details		Little	Maintain/adapt as required
16	Loading dock (Gallery additions 1988)	Floor	Concrete	Moderate	Maintain/adapt



## The Coolamon Centre, Murwillumbah

		Walls	Weatherboard and face brick	High	Maintain
		Ceiling	Sheet and battens	High	Maintain
		Joinery			
		Details	Roller shutters (2)	Little	Maintain/adapt
17	Goods receipt, store and workshop (Gallery additions 1988)	Floor	Hardwood	High	Maintain
		Walls	Face brick		Maintain/adapt as required
		Ceiling	Board and steel batten	High	Maintain
		Joinery	Cleaner's sink/store	Detracts	relocate
		Details	Expressed structure	High	Maintain
18	Museum store (Gallery additions 1988)	Floor		Little	Maintain
		Walls	Partition	Detracts	Remove and make good
		Ceiling	Hardboard	Moderate	Maintain
		Joinery	Door	Little	Remove and make good
		Details	Shelving	Little	Remove and make good
19	Kitchen and verandah	Floor	Tile on sheet/board		Adapt as required

## The Coolamon Centre, Murwillumbah

	servery(Existing room modified for Gallery and extended into new room 17 as an addition 1988)				
		Walls	Varies: Sheeting to original and face brick to extension	Exceptional	The original extent to the west is to be maintained Adapt the eastern portion as required
		Ceiling	Sheet and canted cornice		Adapt as required
		Joinery	Door from gallery appears to be original	Exceptional	Maintain
		Details	Kitchen fitout	Little	Adapt as required
20	Display Gallery (Gallery additions 1988 from former eastern verandah)	Floor	Hardwood Note colour variations according to age Note rare metal cover plates	Exceptional/High  Exceptional	Maintain  Maintain
		Walls	Dado panels with sheeting and battens above Post possibly original from rear wall	Moderate  Moderate	Removal the western partition and reinstating the original room layout to room 11 (Refer Room 11 notes) Review the integrity of the eastern wall where the dado details remain but may have been relocated from those walls which were removed. Reinststate where feasible to the reinstated walls.

## The Coolamon Centre, Murwillumbah

			Note original post incorporated into wall and substituted skirtings for former entries		Maintain Maintain
		Ceiling	Sheeting with battens	Moderate	Maintain
		Joinery		Exceptional	Maintain: Consider restoration of timber dado areas to match the original, noting that paint appears damaged and to come away easily
		Details	Lights	Detracts	Replace with sympathetic fittings such as the Heritage Old school house range and lamps
21	Display Gallery (Gallery additions 1988 and presumed former bedrooms)	Floor	Hardwood	Exceptional	Maintain
		Walls	Original: Timber dado panels with battened sheeting above Gallery partitions	Exceptional  Moderate	Maintain  Maintain/adapt as required
		Ceiling	Sheeting with battens	High	Retain and restore
		Joinery	Dado wall panels		Maintain: Consider restoration of timber dado areas to match the original, noting that paint appears damaged and to come away easily

## The Coolamon Centre, Murwillumbah

		Details	Lights	Detracts	Replace with sympathetic fittings such as the Heritage Old school house range and lamps
		Door			
22	Display gallery (Gallery additions 1988 and presumed formal Living room)	Floor	Hardwood	Exceptional	Maintain
		Walls	Original: Timber dado panels with battened sheeting above  Gallery partitions  Eastern sliding door/wall   Partition infill on the northern wall	Exceptional  Little  Little  Detracts	Maintain  Restoration of original timber dado areas and skirtings to match the original  Maintain or adapt  Consider reinstatement of the eastern partition, removed for the 1988 Gallery works, on the original line indicated by the bulkhead  Reinstate door in the northern partition, infilled in 1988 for the Gallery works
		Ceiling	Coffered plaster with bosses and decorative central panel and special convex perimeter cornice  Separate decorative plaster	Exceptional  Exceptional	Maintain  Maintain

## The Coolamon Centre, Murwillumbah

			ceiling in the eastern portion		
		Joinery	Dado panels Set of double hung sliding sash windows, top sashes in panes French doors and toplight	Exceptional Exceptional Exceptional	Restore finish Maintain Maintain
		Details	Lighting	Detracts	Replace with sympathetic fittings such as the Heritage Old school house range and lamps
23	South Verandah	Floor	Hardwood	Exceptional	Replace worn varnish with decking oil applied two yearly
		Walls	Weatherboards	High	Maintain
		Ceiling	Sheeting	Detracts	Remove, inspect and reinstate original after review Remove sundry rail on rafters
		Joinery	Balustrading	Exceptional	Maintain
		Details	Wall light	Detracts	Replace with soffit light
24	South east verandah, steps to landscape	Floor	Hardwood	Exceptional	Maintain and provide oil finish two yearly
		Walls	Weatherboards	High	Maintain
		Ceiling	Sheets and moulds	High	Inspect, review and reinstate original after review
		Joinery	Posts and details	Exceptional	Maintain
		Details	Concrete steps and details	Exceptional	Restore and score paint to determine appropriate colour scheme

## The Coolamon Centre, Murwillumbah

Element	Distinctive features	Detracting elements	Changes and Recommendations
<p>The West Elevation Nicholls Park and the original Ferry Road</p>	<p>Four rows of scalloped cedar shingles in a bell cast form and infilled timber boarded eave</p> <p>Barge roll and capping to roof</p> <p>The verandah has paired timber posts and central decorative timber slats, a boarded waist high balustrade. A vertical slat balustrade and rounded handrail and shaped top board. A fascia board and flashing over the face brick base and terra cotta vents</p> <p>A timber slatted eave and batten sheeted verandah lining</p> <p>Top lights to two remaining doors</p> <p>A notice board, plaque and two painted signs</p> <p>The main western gable with projecting room and awning</p> <p>Barge details and timber propos</p> <p>The only double hung sliding sash window set in the building</p>	<p>The set of contemporary timber steps</p> <p>The wall lights</p> <p>The gutters appear to be full of leaf litter and debris</p> <p>Downpipes are not architectural features and incorrectly painted – traditionally they are painted to match the wall colour so as not stand out.</p> <p>Treated pine garden beds</p>	<p>The access ramp is an addition but generally sympathetic</p> <p>The main entry door appears contemporary to comply with access width requirements</p> <p>The roof sheeting is Colorbond long sheeting replacing the original 6foot sheet lengths</p> <p>The eave lining is fitted to the underside of the rafters while traditional eaves were timber lining boards on top of the rafters</p> <p>The brick base may have replaced original timber stumps as the foundation</p> <p>Replace the garden beds with a 1000mm wide gravel surround to all brick walls to remove the elements and better protect the walls from rising salt damp.</p>

## The Coolamon Centre, Murwillumbah

<p>The South Elevation The Tweed River and public walkway</p>	<p>The gambrel detail on the main roof Cedar shingles to the gable The timber boarded eave lining The expressed rafters with scalloped ends The set of concrete steps and balustrade walls and piers The canted sides to the verandah and weatherboards The sympathetic gable details to the 1988 extension The sympathetic use of weatherboard cladding to the external walls of the 1988 extension Generally the foundation has been enclosed with face brick, possibly during the Council flat conversion or later for the Gallery. The brick is not significant but does not detract.</p>	<p>The treated pine logs used for the landscaped garden beds detract from the aesthetic significance. The wall lights Full gutters with leaf litter and debris The large air-conditioning equipment installation at the eastern end. The large downpipe at the north end drains on to the ground and not to the sump. An original verandah at the north west corner next to the former Laundry has been enclosed to provide an office and while the verandah details including the balustrade has been retained the aluminium windows and principle detract from the heritage significance of the external space. Downpipes are not architectural features and incorrectly painted – traditionally they are painted to match the wall colour so as not stand out.</p>	<p>Replace the garden beds with a 1000mm wide gravel surround to all brick walls to remove the elements and better protect the walls from rising salt damp.  Replacement French style glazed doors to the verandah indicated by the larger glass pane size  The 1988 extension</p>
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## The Coolamon Centre, Murwillumbah

<p>The East Elevation Adjoining property</p>	<p>The external face brick wall defines the fire requirement for the 1988 extension</p>	<p>Full gutters with leaf litter and debris</p> <p>The fence arrangement applies to the frontage but not to the limited space between the two buildings, leaving the boundary undefined.</p>	<p>The 1988 extension</p>
<p>The North Elevation</p>	<p>The three chimneys with brick capping details, terra cotta chimney pots and roughcast rendered finish</p> <p>The gambrel roof detail on the main roof, the projecting corner room with propped eave bracket ends and cedar shingle gable cladding</p> <p>The weatherboard cladding and eave lining boards</p> <p>The decorative barge board ends, mouldings and barge roll flashing detail</p> <p>The paired verandah posts with central slat, canted clad waist high balustrade and rendered and painted lower foundation wall</p> <p>The timber casement windows</p>	<p>While the laundry element is generally sympathetic, the scale of the large louvred openings are not sympathetic with the scale and proportion of the traditional openings</p> <p>The cars park hard up against the external wall and there are no wheel stops to prevent incidental damage</p> <p>The treated pine log garden bed at the north western corner detracts from the character of this prominent corner of the building.</p> <p>Planting should never be placed next to buildings as this leads to watering, damp and movement</p> <p>The prominent external wall lights</p> <p>The exposed external services</p>	<p>The 1988 extension at the eastern portion of the elevation. The design and materials are generally in keeping with the Burra Charter principles in that they are distinctive while remaining visually recessive and sympathetic – steel and timber.</p> <p>The modification to the corner laundry</p> <p>Replace the garden beds with a 1000mm wide gravel surround to all brick walls to remove the elements and better protect the walls from rising salt damp.</p>

## The Coolamon Centre, Murwillumbah

		<p>and conduits art ground level</p> <p>Markings from former applied wall signs – parking issues!</p> <p>Downpipes are not architectural features and incorrectly painted – traditionally they are painted to match the wall colour so as not stand out.</p>	
<b><i>The Context and Setting</i></b>	<b>Significant Elements</b>	<b>Detracting items</b>	<b>Changes and Recommendations</b>
West: Nicholls Park	<p>The views towards Nicholls Park across the green lawn, the former Ferry Road and into the dense historic grove of trees.</p> <p>There are opportunities to physically interpret the former Ferry Road and the presumed entry path to the front steps</p> <p>There are opportunities to interpret the former Cosmopolitan Hotel and other buildings in the vicinity</p>	<p>The lawn fails to thrive understandably against the brick walls and needs replacing with a 700mm wide cement stabilised decomposed granite path/edge</p> <p>The treated pine garden bed at the south western corner detracts from the traditional setting</p> <p>The treated pine garden beds along the built elevation and concrete slab at the steps</p> <p>A brick service building – public toilets, in the north western corner of the site is a major detraction despite being partly concealed by trees and shrubs</p>	<p>The provision of the ramp occupies part of the setting in the prominent corner location. The special bricks within the ramp pavement appear to have community social significance.</p>

## The Coolamon Centre, Murwillumbah

<p>North: Tumbulgum Road</p>	<p>The open nature of the car park allows good views of the building</p>	<p>The grey-black character of the car park detracts from the visual appearance while a sandstone coloured exposed gravel within the hotmix would mitigate this issue.</p> <p>While the perimeter boundary planting is green, the boundary lacks a traditional fence typical of the period.</p> <p>A random large lamp post has been provided possibly relocated from elsewhere and it is not sympathetic with the Californian Bungalow design or period.</p>	<p>The 1988 car park allows for 17 vehicles, 1 accessible space and for deliveries to the service entry and loading dock – currently unused.</p>
<p>South: The Tweed River</p>	<p>The open space allows excellent views to and from the residence.</p> <p>The tree groupings (12 tall natives) generally reflect the early site photographs despite the lower level treatments noted elsewhere</p> <p>There are opportunities for marking the highly significant Old Ferry Road and producing an appropriate gravel or similar treatment</p>	<p>The sweeping lawn removes the traditional boundary definitions between house, park and riverfront</p> <p>The Air-conditioning equipment is major visual distraction within the landscape affecting views to the site</p> <p>The 2006 concrete flood wall is worthy of a simple pressure clean annually given its prominence in views to the</p>	<p>The pontoon has been renewed as 'Skinner Lowes Wharf', possibly as part of the 1988 project however it remains unused or infrequently used. The pontoon is an asset with great potential</p> <p>The 2006 concrete flood wall is reasonably unobtrusive in the overall context</p> <p>An informal walking path leads</p>

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		<p>building.</p> <p>The concrete steps and pad from the verandah are worthy of an annual pressure clean</p>	<p>to a dead end at the fence line</p> <p>An inclined interpretation panel marks the Ferry crossing</p>
East: Adjoining residence	The narrow 2m planted access space allows for site inspections		Maintain

## **4.9 References**

Apperly, Irving and Reynolds, *A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present*, Angus and Robertson, 1994

Boileau, Joanna, *Caldera to the Sea A History of the Tweed Valley*, Tweed Shire Council, 2006

Butler, Graeme, *The Californian Bungalow in Australia Origins, Revival, Source ideas for Restoration*, Lothian Books, 1992

Gary W. Fidler, Architect, *Architectural drawings*, Tweed Art Gallery Project, 1988

Heritage Council of NSW and The Royal Australian Institute of Architects, *New Uses for Heritage Places Guidelines for the Adaptation of Historic Buildings and Places*, 2008

Johanson, Ron, *Tales of our Times, The Proudfoot Story*, Tweed Historical Society, Vols.1/64 and 8/46

Schardin, A., *Coolamon Cultural Centre History*, Tweed Shire Community based Heritage Study, 1989

Tweed Regional Museum, *Sundry supplied typed notes and photographs*

## Part 2 Conservation and Management

### 2.1 General Statement of Conservation Approach

As the property owner, Tweed Shire Council should adopt the Conservation Management Strategy (CMS) and implement the recommendations. Any roles or tasks which are to be implemented by a future tenant should be clearly established.

A copy of the CMS should be made available to parties with a related interest including the Tweed Historical Society and Tweed Regional Museum and comment invited.

The treatment of the site, building and components should be in accordance with their levels of significance, as established in Section 3.

#### 1 Exceptional Significance

Conserve, preserve, restore, and maintain all items. Record all works and processes carried out. If adaptation is essential for the continued use, then minimise intervention, removal of significant elements and do not obscure significant fabric. All intervention should be discussed with the appropriate expertise; works should be reversible and archivally recorded.

#### 2 High Significance

Conserve, preserve, restore, maintain all items and record all relevant processes. Opportunities for adaptive reuse should be adopted where essential for supporting the continued viability of the place provided that all significant fabric is retained or revealed. All intervention and alternatives should be thoroughly investigated and discussed with the appropriate expertise; all interventions should be archivally recorded.

#### 3 Moderate significance

Aim to conserve, preserve, restore, and maintain most items and fabric and record relevant processes. There is opportunity for adaptive reuse or partial removal to preserve the continued viability of the place, particularly if it reveals significance of a higher level. Following more detailed assessment there is potential for removal of Moderate items if the impact on the heritage value is not significantly affected. All interventions should be archivally recorded.

#### 4 Little Significance

Where possible, retain, recycle, add compatible new elements and or removal as necessary for adaptive reuse, continued viability, or in order to reveal significance of a higher level. Demolition does not require further assessment. Retain, recycle, modify or remove elements or fabric regarded as being of neutral significance.

#### 5 Intrusive

Modify or remove, in order to reduce the adverse impact and enhance the heritage significance.

### Conservation of Built form

- 6 The primary significance of the Coolamon Centre is the architectural aesthetic significance of the building. To conserve this significance, the building and its setting should be retained. In sourcing an appropriate use, some changes will be required and the facilities upgraded to ensure operational feasibility. There are important secondary aspects of the heritage significance

# The Coolamon Centre, Murwillumbah

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including the associations with the Proudfoot family and the development of the site as the initial Tweed Art Gallery. To conserve these aspects, a comprehensive interpretation strategy should be developed in conjunction with future uses.

- 7 Future development should preserve the significance of the building, in particular the exterior facades, presentation of the setting and the significant internal features. Original internal details, remaining materials and finishes in the residential portion should, be maintained and conserved and where applicable restored, reinstated, reconstructed or interpretively reconstructed.
- 8 All identified significant built and landscape elements assessed as having Exceptional and High significance should be retained and conserved. There is the potential for places and elements to be preserved, restored and reconstructed.
- 9 There is potential for places assessed as having "Moderate" significance to be preserved, adapted, reused or removed subject to further assessment.
- 10 There is potential for places assessed as having "Little" significance to be preserved, adapted, reused or removed without further assessment.
- 11 The significant internal spaces of the Coolamon Centre should be conserved and any future development should ensure the spatial characteristics be retained where significant original spaces are discernible. Any future division of these spaces should retain or interpret the significant original spatial characteristics and original fabric.
- 12 There is the potential to recover original spaces and materials. Where possible, remove materials that are currently hiding original spaces should be removed and reconstruct original fabric using archival and physical evidence.
- 13 Any new development on site should have regard to the heritage values of the place.
- 14 Any new services necessary for the ongoing use of the buildings should be installed, both internally and externally, without adverse impact to significant fabric.
- 15 Adaptive re-use works should respect, and where appropriate reflect, reconstruct or reinstate the architectural style of the original interiors. There is the potential to recover the significant spatial qualities of the original principal rooms that date to 1926. This should be undertaken in any new development.
- 16 The original rooms were generally finished with expressed timber dado panels and battened sheeting above. There is the potential to expose and conserve the original walls and their finishes in the principal original rooms as part of any future development
- 17 The original ceilings to the main rooms were finished with plaster while the secondary rooms were finished with battened sheeting and a canted cornice. There is the potential to expose and conserve the original ceilings and their finishes in the principal original rooms as part of any future development.

## **Curtilage**

- 18 The curtilage of the Coolamon Centre should provide a setting for built and landscape elements of Exceptional and High heritage significance. The curtilage should retain plantings, drive layouts and significant historic and present views and vistas. The curtilage should be in accordance with the curtilage diagram.
- 19 The extended curtilage relates the southern bank of the Tweed River and to Nicholls Park and any works to these areas proposed by Council or other parties should be consistent with retaining the landscaped character of the setting.



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Figure 24 Extended curtilage

Relevant views to the site are indicated with arrows. The nominal boundary of the extended curtilage is indicated with white circles. The importance of the views for the extended curtilage is that the landscape setting defined by the riverbank and Nicholls Park should be developed in a manner consistent with maintaining the level of tree planting to allow clear views of the building, for screening out the adjoining building to the east, for relocation of the toilet block, for replacing inappropriate planting with planting consistent with the period up to circa 1945 and interpreting the former Ferry Wharf Road.

## Landscaping

- 20 Any landscaping associated with new development should be sympathetic in style and species to the existing Inter war period style landscape setting of the Bungalow design.
- 21 Council should be encouraged to modify the landscape in Nicholls Park to reflect the heritage significance of the location,
- 22 Council should be encouraged to modify the landscape in the vicinity of the Old Ferry Road alignment and the waterfront so as to reinstate the alignment and include a surface reflected in the early photographs, suitable for functions and associated activities.
- 23 Retain the main vehicle access and car parking area to serve the site and the delivery area associated with the extension.
- 24 Provide additional tree planting within the car park to screen the views of the vehicles in the setting from Tumbulgum Road
- 25 Provide barrier improvements within the car park to improve safety and protect the building and landscape from vehicle damage.
- 26 Retain and manage the tree plantings and lawn setting between the Building and Tweed River to protect and enhance views to and from the site, in conjunction with Council.

## The South and West Elevations – Exceptional significance

- 27 The Building, an Inter war Californian Bungalow in a single-storey timber and tin construction with replacement Colorbond roof, was purpose-built in 1926 to provide a substantial family residence for William Proudfoot. The Building should continue to be recognised as the principal building on

# The Coolamon Centre, Murwillumbah

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the site that forms the character of the site in conjunction with the 1988 sympathetic extension serving the Art Gallery.

- 28 Ensure any future use of the building is compatible with the significance of the place and does not compromise the spatial qualities and details of individual rooms of the former residence. Future development for functions and services should not compromise any significant internal spaces and fabric.
- 29 Significant window joinery associated with the original facades of the Building has been assessed as having High significance and should be preserved, restored or reconstructed.
- 30 The original entry to the Building was probably constructed in rendered masonry similar to that on the South elevation and was removed circa the 1970s. Using photographic and archival material, there is the potential to reconstruct the main in materials and style similar to the original.
- 31 The external air-conditioning installation on the South Elevation is to be relocated from the exterior and the new location is to be screened from view from the three main elevations.

## **The North Elevation – Exceptional/High significance**

- 32 Conserve evidence of the original verandah and external walls and recover the enclosed verandah on the north eastern corner which has been enclosed
- 33 Modify the louvres in the two plant rooms to better reflect the traditional window proportions.

## **The Elevations generally – Exceptional/High significance**

- 34 Replace the wall mounted lights with traditional fittings mounted to the verandah soffit and make good any damage to the weatherboard walls.
- 35 Complete the range of works provided in the detailed room by room and Elevation assessment

## **Archaeology**

- 36 An archaeological assessment has not been prepared for the site. There is little archaeological potential where building exists however there is anecdotal evidence of localised finds in the vicinity of Nicholls Park and environs related to the former Hotel and the Old ferry Road and stores.
- 37 Care should be taken therefore in areas of archaeological potential. In the event of uncovering sub-surface finds an archaeologist should be engaged to investigate.

## **New Works**

- 38 The significance of the Building is in part reliant on the character and quality of its surviving fabric. Wherever the issue of removing or altering significant fabric from its original form and location arises, a carefully considered study of the effects that such action will have on the overall significance of the place needs to be undertaken.
- 39 New internal and external work should aim, as far as possible, not to obscure a visual understanding or original/ significant functional relationships and spaces.
- 40 New work may be carried out in selected areas of the eastern 1988 extension designed and built for the Art Gallery.
- 41 Reinstated or reconstructed fabric should be 'date stamped' in discreet ways, to indicate the work is of this nature.
- 42 Ensure any new work located within the site harmonise with the architectural and landscape character of the place. Architects should be required to study the physical context include the architectural expression, materials, scale and proportion of the existing elements, materials and details. The following design guidelines should be incorporated in briefs for any changes at the site:

### ***Character:***

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- New work should respect and compliment the architectural style of the existing heritage building and the 1988 s without mimicking heritage detailing. Contemporary design is to be encouraged in particular where it complements the 1988 extension.
- New work should respect the Californian Bungalow character of the place and not seek to dominate it or add competing styles.

### **Scale and Massing:**

- New building elements should be compatible in scale, form and mass to the existing heritage-listed building.
- No new independent building or structure is anticipated

### **Materials and Details:**

- Generally materials selected should harmonise with those already on site, e.g. well-detailed weatherboard, steel and pitched roofs, timber window and timber door joinery.

### **Colour:**

- Colour selections should be made after careful study of the existing heritage building. Colours for new work should be visually recessive so as to ensure the elevations and elements of the heritage building are given prominence.

- 43 Development within the landscaped area west of the alignment of the Building should be avoided while activities and functions temporarily within the landscape would be supported

## **Interpretation**

- 44 The Cultural heritage Significance of the Main Building should be enhanced through interpretation.
- 45 An interpretation strategy should be prepared and implemented to explain the history and significance of the Coolamon centre to users of the building, visitors and members of the public. The interpretation strategy should be professionally developed and subtly incorporated into the building, the landscape and the vicinity.
- 46 Key interpretation themes for interpretation of the former use of the Building should be developed and implemented to inform the public of its heritage significance. The significance and former functions of the building including residence, gallery and Community space should be appropriately interpreted on site and concentrated in publicly accessible spaces.

## **Conservation Advice**

- 47 The approach to the conservation of the historic building fabric should be based on a respect for the existing significant fabric. The Burra Charter principles should provide the guide to all works. Competent direction and supervision should be maintained at all stages, and any maintenance work should be implemented by professionals and/or tradespeople with appropriate conservation experience and knowledge or traditional building skills.

## **Maintenance and Repair**

- 48 Current maintenance at the site is not maintaining the fabric and services to the level which will reduce the risk of decay and damage. A regular maintenance schedule should be implemented. Regular inspections should be carried out and remedial actions taken to minimise deterioration of building fabric due to the effects of weathering and use. An On-going Maintenance Schedule should be prepared to assist in the care and maintenance of the Building.
- 49 No maintenance or repair work should negatively impact on the significance of the fabric.

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50 Conservation works are to redress current degradation such as the drainage: gutters, sumps and downpipes, with new and more sympathetic elements to replace the existing deteriorated fabric. Key elements in deteriorated condition should be replaced with matching.

## 2.2 Owners Requirements

The Building at the Coolamon Centre site is owned by Tweed Shire Council.

Council and the managers of the building consider the building to be no longer required to meet the needs of Council. A new Regional Museum and Art Gallery have been constructed in recent years. Consideration of the owners and managers includes the implementation of best practice conservation strategies for the general care of the building and to undertake this in a sustainable manner.

Generally, the Building is in a sound condition. There are a range of maintenance requirements and issues.

- There are opportunities to recover and reinstate some of the original fabric, finishes and design features.
- There opportunities to substitute many of the elements installed as part of the Gallery adaptation assuming that is not the long term adaptive re-use option.
- There are opportunities within the 1988 extension to adapt the space for the provision of new facilities including a commercial kitchen, air-conditioning plant and other services.
- There are further opportunities within the landscape setting to make better use of the landscape within the site as extensions of the building spaces.
- There could be opportunities to utilise portions of the adjoining reserve on the former Ferry Access Road including the River pontoon landing for special events subject to appropriate arrangements.

The benchmark document for advising on adaptation projects is *New Uses for Heritage Places Guidelines for the Adaptation of Historic Buildings and Sites*, Heritage Council of NSW and The Royal Australian Institute of Architects, 2008

(<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/NewUsesforHeritagePlaces.pdf>) and a review of the publication is highly recommended as part of any consideration of the site.

The following table provides a broad indication of the range of uses which could be appropriate subject to detail and impact and has been developed to assist proponents consider the best fit for their concepts with the building and its cultural significance. The table provides an indication of the potential impacts which the specific changes could have on the significance of the elements. Further consideration would require the use of an experienced architect with heritage experience with the role of preparing a suitable design. Early consultation with Council planning, heritage and health and building officers would be recommended with an agreed proposal to be accompanied by a statement of heritage impact.

The following general comments are provided for typical adaptations to guide considerations:

- Office, consulting rooms and clinic
  - The building is currently utilised well for office use with a variety of cellular offices and open plan offices and spaces to provide services for back office printing tea room and meeting rooms
  - Generally the building could provide a suitable office environment with minimal change to the original building. The former workshop space could be adapted to provide additional open plan office with the use of additional windows to the north and south elevations
- Restaurant
  - The provision of a substantial commercial kitchen could be undertaken within the 1988 workshop space with deliveries and stores located at the accessible northern elevation

# The Coolamon Centre, Murwillumbah

- The post 1988 partitions reintroduced for the recent office use could be removed to reinstate the more open gallery spaces to allow for an open dining area with a set of more private dining spaces. The open plan would be limited by the need to retain the original walls.
- The external verandahs could be utilised for outdoor dining. Enclosure would alter and detract from the integrity and this would limit their use to the appropriate season
- The river front portion of the 1988 workshop could be glazed to provide protected enclosed waterfront dining
- Gallery
  - The removal of the recent partitions for the office use would reinstate the open and flexible gallery environment
  - While the current track lighting is not sympathetic it could be modified with current standard fittings to illuminate an appropriate gallery environment
  - A combination of gallery and café/restaurant would require minimal adaptation given the previous uses
  - The modifications noted above for the restaurant use would also apply
- Café
  - The modifications noted above for the restaurant use would also apply specifically to the accommodation of a suitable kitchen and the use of extended landscape uses
  - Refer to the following notes on the provision of a retail use in combination with the catering use
- Gymnasium
  - The provision of equipment is likely to require a review of the floor structure for the live loads and constant vibration
  - The removal of the 1988 partitions and office partitions to reinstate an open gallery scale would be acceptable
- Retail
  - The removal of the 1988 partitions and office partitions to reinstate an open gallery scale would be acceptable
  - The existing or replacement of similar lighting to suit a retail environment would be acceptable in the gallery spaces with the mitigation of the reinstatement of traditional fittings to the exceptional spaces
- Function centre
  - Refer to the introduction of a substantial commercial kitchen in the former 1988 workshop space
  - The use by arrangement and negotiation of the extended landscape in the vicinity of the former Ferry Road and the use of the Pontoon for river travel would be supported

For all the above options, the requirements of the Planning issues within the LEP and DCP would apply and require negotiation. Of specific concern would be any intensification of the vehicle access and parking on the site which is currently marked as 18 spaces. The parking intrudes on the north elevation where there is evidence of some damage to the building caused by vehicle movements.

Change	Impact	Commentary
Alter internal fittings/fixtures - post 1988	Policy	<i>Original fittings and fixtures pre-1988 to be retained</i>
	Impacts	<i>Fittings and fixtures installed as part of the 1988 conversion can be adapted</i>
Modify partitions - post 1988	Policy	<i>When removing later partitions retain original bulkheads</i>
	Impacts	<i>Later partitions can be removed</i>
Modify kitchen	Intrusive	<i>The current kitchen is intrusive and could be removed</i>
	Impacts	<i>Restore the verandah</i>
Carpet, window furnishing and track lights	Policy	<i>Restore and reinstate original flooring materials and finishes where possible, remove all track lights and window furnishings</i>
	Impacts	<i>Reinstate traditional lighting and window treatments</i>

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Internal air-conditioning	Policy	<i>Retain distribution if system life is sustainable and relevant</i>
	Impacts	<i>Confirm that system relates to proposed use</i>
External air-conditioning	Policy	<i>Replace and relocate new units away from river frontage</i>
	Impacts	<i>Install on roof or within north or east elevations</i>
Modify walls – post 1988	Policy	<i>Retain bulkheads and retain selected gallery walls for interpretation</i>
	Impact	<i>Wall removal provides the greatest flexibility in the building for a new use requiring open spaces</i>
Modify ceilings - post 1988	Policy	<i>Retain all original ceilings and replace post 1988 as required</i>
	Impact	<i>Retain as much as possible to minimise project cost</i>
Modify concealed building structure	Policy	<i>Retain as much as possible to minimise project cost</i>
	Impact	<i>Concealed modifications are generally acceptable</i>
Modify external doors and windows – post 1988	Policy	<i>Retain as much as possible to minimise project cost</i>
	Impact	<i>Confine changes to post 1988 doors and windows</i>
Modify existing toilets	Policy	<i>Retain as much as possible to minimise project cost</i>
	Impacts	<i>Changes are generally acceptable</i>
Modify external verandahs	Policy	<i>Retain original and sympathetic exteriors and confine changes to post 1988 exteriors</i>
	Impacts	<i>Limit scope of external change due to significance</i>
Provide additional toilets	Policy	<i>Retain as much as possible to minimise project cost and confine changes to existing plumbed areas</i>
	Impacts	<i>Changes are generally acceptable to post 1988 areas</i>
Modify soft landscape	Policy	<i>Maintain landscape setting and extend interpretation and use</i>
	Impacts	<i>Substantial opportunity for project on the north-west and south-west spaces</i>
Modify hard landscape	Policy	<i>Maintain balance of soft landscape as screening in vehicle areas</i>
	Impacts	<i>Scope for change is limited by site area and access points</i>
Modify parking and vehicle access	Policy	<i>Scope for change is limited by site area and access points</i>
	Impacts	<i>Change in vehicle surface and additional planting could mitigate alternate layout</i>
Modify the interior of the 1988 extension	Policy	<i>Develop the 1988 workshop space for new services and uses</i>
	Impacts	<i>Limited scope for change to original rooms</i>

## 2.3 Items and fabric to be conserved

The following built elements have Exceptional/High levels of significance and should be conserved:

- The North, West, East and South Elevations
- The roof form and detailing
- The original internal residential room layout
- The original internal walls and joinery
- The original ceilings and details
- The original timber floors and joinery

## 2.4 Items and fabric which may be altered

The following built elements have Moderate level of significance and there are opportunities to conserve and adapt these structures to allow for an appropriate adaptive reuse subject to detailed design and assessment:

# The Coolamon Centre, Murwillumbah

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- The interior fittings of the 1988 extension
- Elements of the partitions installed as part of the 1988 works to the original building
- The interior of the kitchen

The following elements have a Little level of significance and there are opportunities to modify or remove them without further assessment:

- The current office fitting out including carpets, window furnishings and track lighting
- Elements noted in the detailed assessment as having a Little level of significance.

The following elements have an Intrusive level of significance and there are opportunities to modify or remove them without further assessment:

- The external and internal air-conditioning installation
- Landscape details noted in the detailed assessment as being Intrusive

## **2.5 Exemptions from the EP&A Act**

The site is a listed item within Schedule 5 of the Tweed Shire Local environmental Plan. All works require an assessment by council of their heritage impact and therefore require a Development application and Construction Certificate

## **2.6 Archaeology**

- 2.6.1 The landscape area to the west of the front elevation has potential to reveal elements related to the former Old Ferry Road
- 2.6.2 Early site photographs do not indicate former structures within the car park area and the area has been subject to considerable work and thus area has a low potential for revealing relics. Previous commentary supplied by the Historical Society indicates that previous works have recovered bottles and similar artefacts

## **2.4 Knowledge Gaps**

Consultation with Council staff, in particular Planning, Health & Building, Engineering (Traffic & Flooding) and Heritage officers is recommended prior to embarking on detailed considerations or actions.

The Guidance notes produced by the NSW Heritage Office, available on line, are recommended for general advice on works to heritage buildings.

Gary W. Vidler Architect, Murwillumbah has a good knowledge of the site and documents relating to the 1988 extension.

## **2.5 Use of the Document**

The document is to be used in conjunction with other related documents and reports including Technical References.

Copies are to be made available on site and at the offices of the Tweed Regional Museum (Tweed Historical Society inclusive) and Tweed Shire Council, once reviewed and approved.

The document should be reviewed upon completion of any major works on and in the vicinity of the site and in any event after 7 years, whichever is the sooner.

## **3 Architectural drawings**

Site Plan



# The Coolamon Centre, Murwillumbah

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Illustrates the roof design, presumed property boundaries, main building axes and earlier Ferry Road alignment

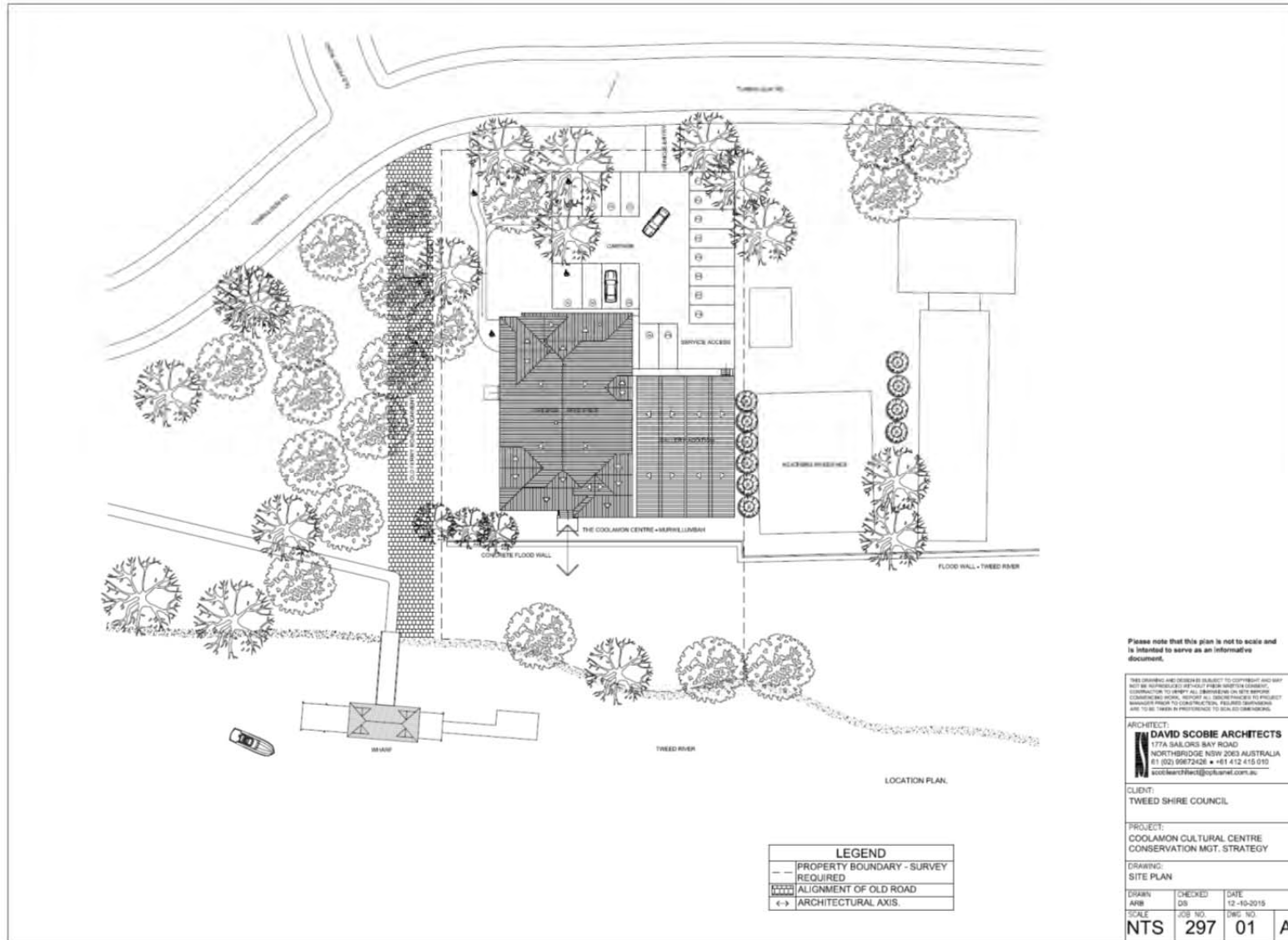
## Floor Plan

Illustrates the room layout and the significance levels for each of the rooms

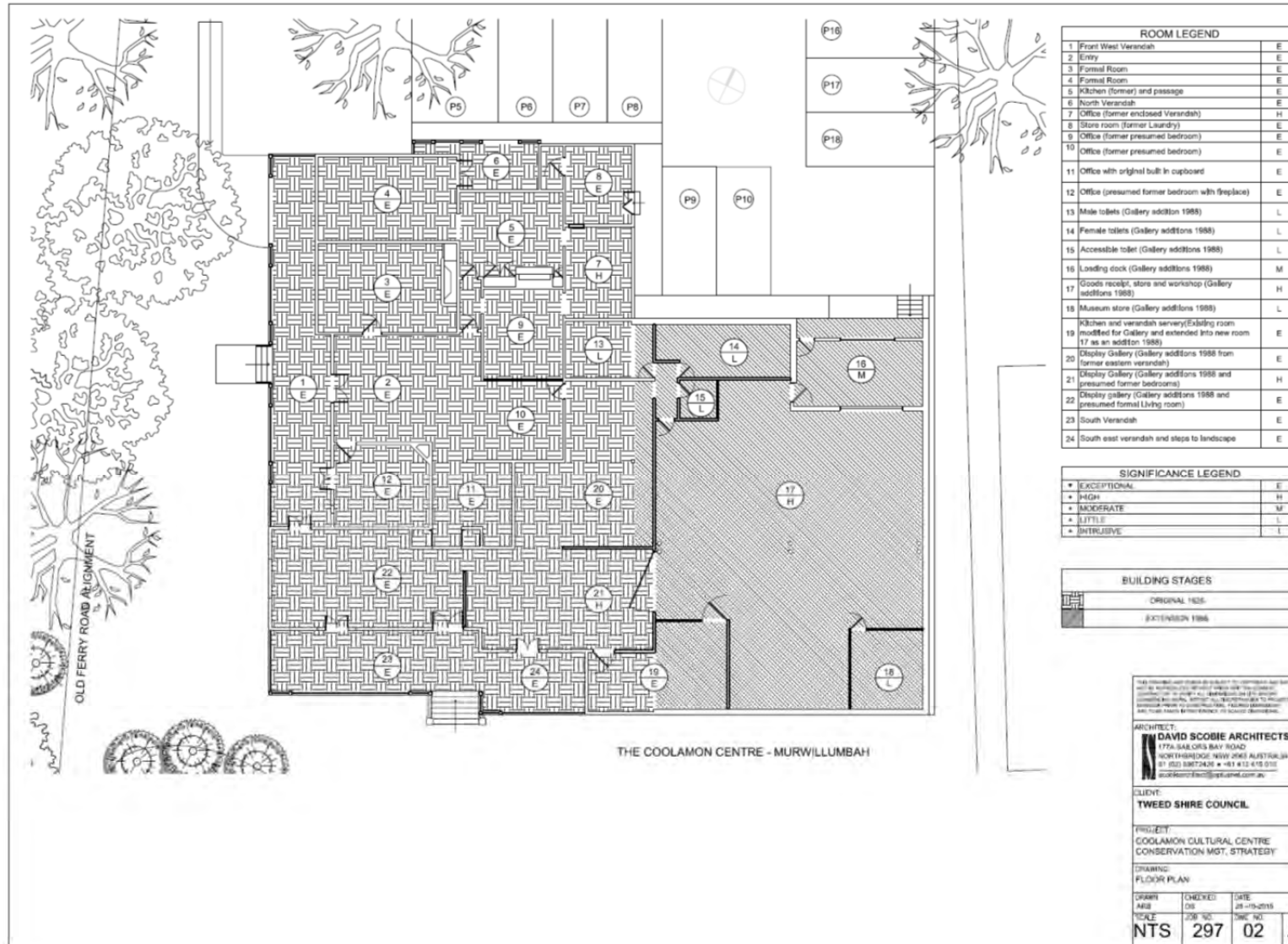
## Reflected Ceiling Plan

Illustrates the ceiling design and detailing with significance levels for each of the ceilings

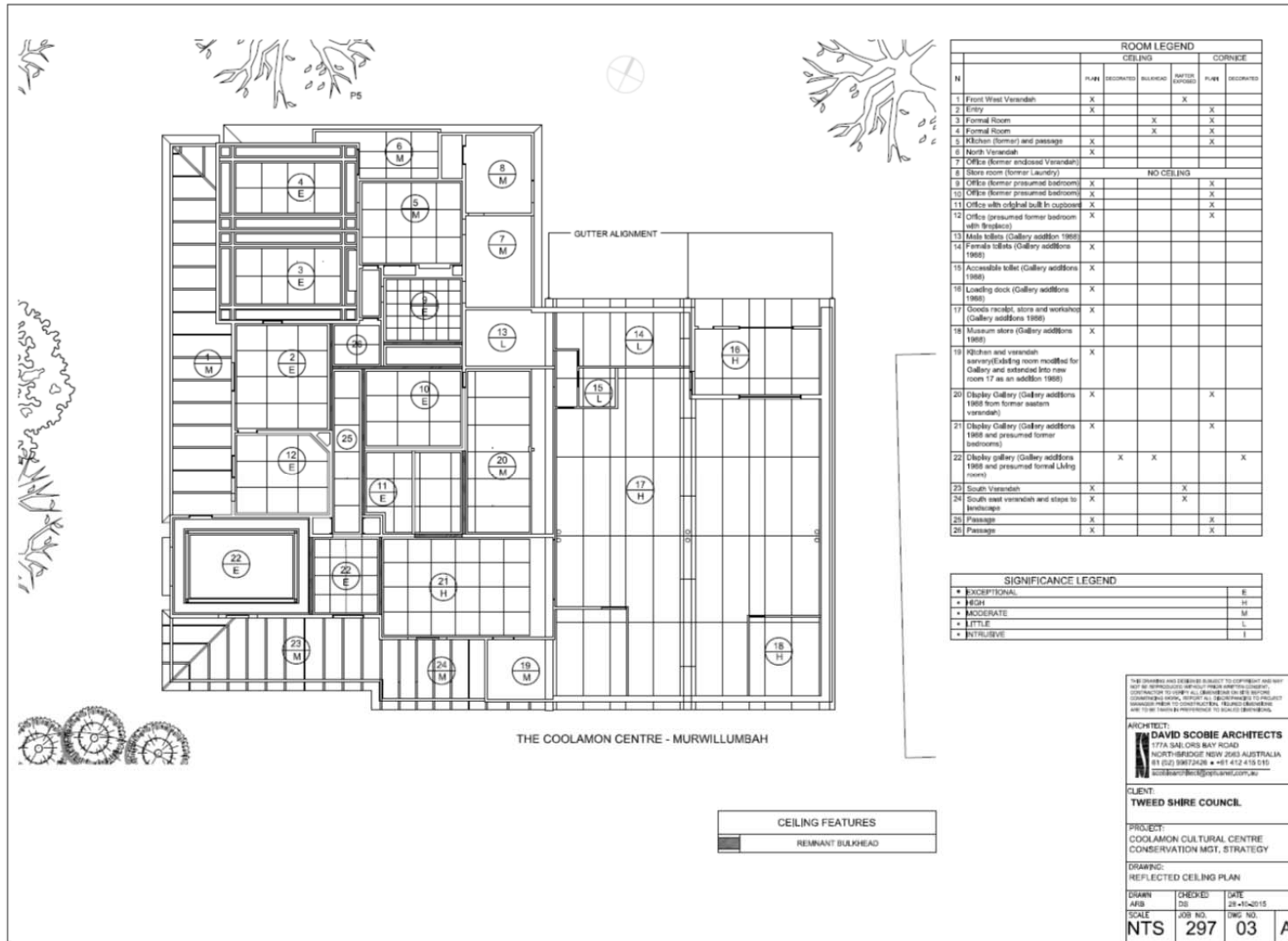
# The Coolamon Centre, Murwillumbah



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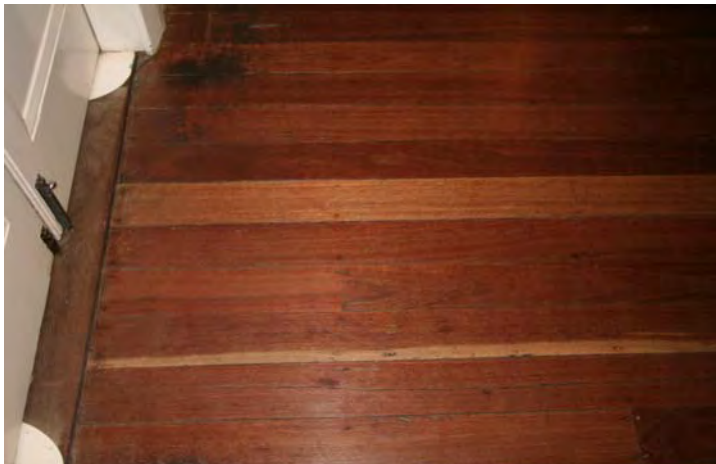
# The Coolamon Centre, Murwillumbah



### Part 3 Photographic Condition Assessment



Photograph 1 The original ceiling – exceptional significance



Photograph 2 Original timber flooring – exceptional significance



Photograph 3 original waist high panels and modified elements – High level of significance

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Photograph 4 Original windows and panelling – Exceptional significance



Photograph 5 Modified side walls – moderate level of significance



Photograph 6 Little level of significance for removed internal walls





Photograph 7 Exceptional significance for the waterfront elevation – original portion



Photograph 8 Original rimlock door hardware – exceptional significance



Photograph 9 Sub-floor view indicating generally sound conditions

# The Coolamon Centre, Murwillumbah

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Photograph 10 Original doors – High level of significance



Photograph 11 Modified store-room roof – Moderate significance



Photograph 12 Original store – former laundry – Exceptional significance



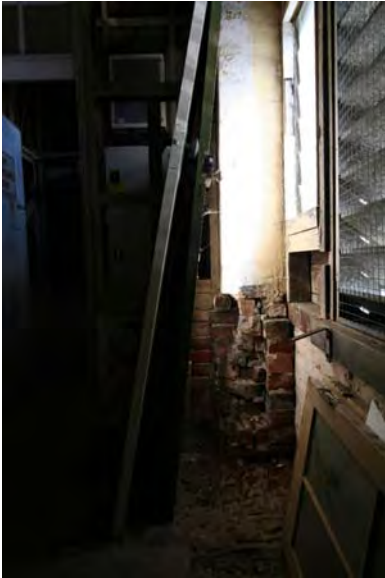
Photograph 13 Former laundry – modified and High significance



Photograph 14 Former laundry – modified and High significance



Photograph 15 Former laundry – modified and High significance



Photograph 16 Former laundry – modified and High significance



Photograph 17 Former laundry – modified and High significance



Photograph 18 Former laundry – modified and High significance



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Photograph 19 Former laundry – modified and High significance



Photograph 20 Front verandah– modified but original fabric and Exceptional significance



Photograph 21 Front verandah – modified but original fabric and Exceptional significance

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Photograph 22      Landscape setting - modified but original fabric and Exceptional significance



Photograph 23      Former laundry – Modified and Moderate significance



Photograph 24      Former laundry and verandah – Modified and Moderate significance



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Photograph 25 Side verandah – Modified and High significance



Photograph 26 Front verandah – Modified for ramp and High significance



Photograph 27 Front landscape setting – Exceptional significance

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Photograph 28 Services on riverfront elevation - Intrusive



Photograph 29 Modified as extension – Moderate significance



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Photograph 30 Original fabric and details – exceptional significance



Photograph 31 Original fabric and details – exceptional significance



Photograph 32 Original fabric and details – exceptional significance (PVC Downpipes excepted)



Photograph 33 Original fabric and details – exceptional significance



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Photograph 34      Plaque on front elevation – Moderate significance



Photograph 35      Interpretive bricks – Moderate significance and social value for the local community



Photograph 36      Original fabric and details – Exceptional significance

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Photograph 37 Original fabric and details – Exceptional significance



Photograph 38 Original fabric and details – Exceptional significance



Photograph 39 Original fabric and details – Exceptional significance

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Photograph 40 Original fabric and details – Exceptional significance



Photograph 41 The extension: Fabric and details – Moderate significance



Photograph 42 The extension: Fabric and details – Moderate significance



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Photograph 43      The extension: Fabric and details – Moderate significance



Photograph 44      The extension: Fabric and details and car park setting – Moderate significance



Photograph 45      For information



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Photograph 46  
significance

The original fabric and details: Waterfront elevation – Exceptional



Photograph 47

The extension: Fabric and details – Moderate significance



Photograph 48

Waterfront setting - independent of the site

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Photograph 49      Dividing fence – Little significance & Intrusive



Photograph 50      The extension: Original fabric and Extension fabric and details – Moderate & Intrusive significance



Photograph 51      The Pontoon





Photograph 52 Waterfront interpretation



Photograph 53 View looking East at the waterfront setting and Pontoon access – Moderate significance.



Photograph 54 The view looking North at Nicholls Park to the left and the historically significant Old Ferry Road alignment – Moderate/Exceptionally significant

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*Photograph 55      The prominent North West corner – Random landscaping and no front fence*



*Photograph 56      Community project brick pavement and adjoining toilet block*



*Photograph 57      Exceptionally significant front western verandah – lost front steps*



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Photograph 58 Community project with accessible entry



Photograph 59 Exceptionally significant front western verandah – lost front steps



Photograph 60 Exceptionally significant front western verandah – lost front steps

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Photograph 61 *Setting looking west across the building frontage and AC installation - Intrusive*



Photograph 62 *The north eastern corner behind the flood wall*



Photograph 63 *Exceptional significant and exposed conduit and cables*



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Photograph 64      The Laundry enclosure



Photograph 65      The sensitive 1988 extension – North eastern corner



Photograph 66      The complete North Elevation and car park



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Photograph 67 The exceptional South Elevation and verandah



Photograph 68 Verandah detail showing the sheet clad piers



Photograph 69 View East of the Southern verandah, western end

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Photograph 70 Contemporary but sympathetic door set to verandah



Photograph 71



Photograph 72

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Photograph 73 Kitchen servery to the Southern verandah from early room modified for kitchen



Photograph 74 The northern verandah adjoining the former laundry



Photograph 75 The original finish on the wall dadao panels

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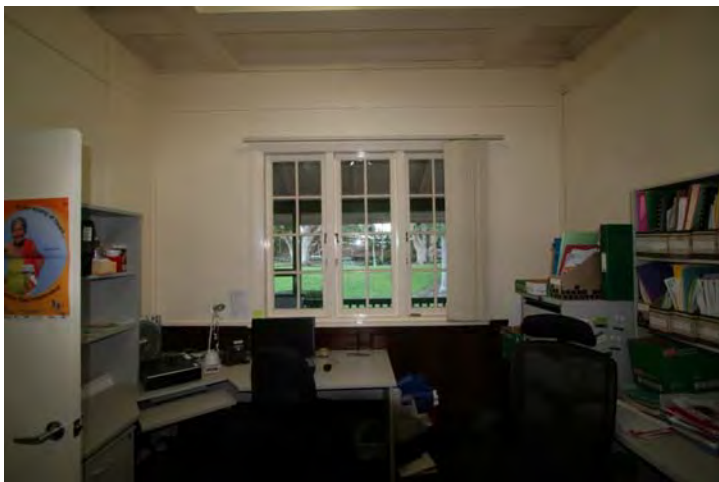
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Photograph 76 Original face brick fireplace and dado wall panels



Photograph 77 The existing Exceptional ceiling with distinctive bulkhead and the former gallery track lighting which detracts from the heritage significance and is not efficient for the current use



Photograph 78 The original dado level wall panels





Photograph 79



Photograph 80 Brick fireplace details



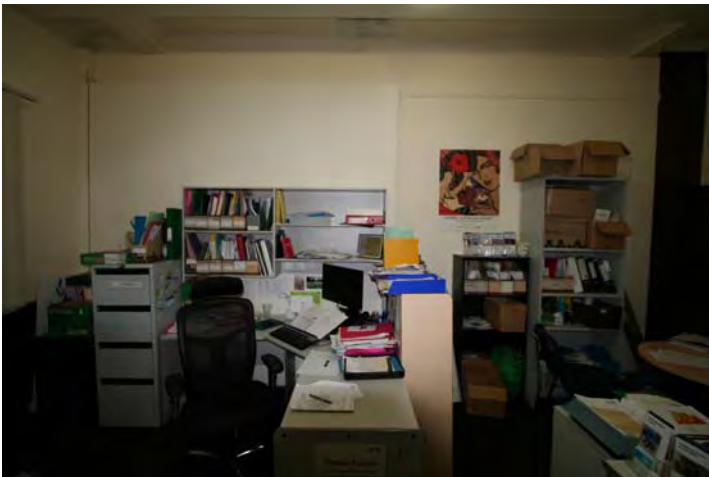
Photograph 81 Retained Exceptional writing desk with original finish

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Photograph 82 Retained dado wall panel with original finish and Exceptional writing desk



Photograph 83



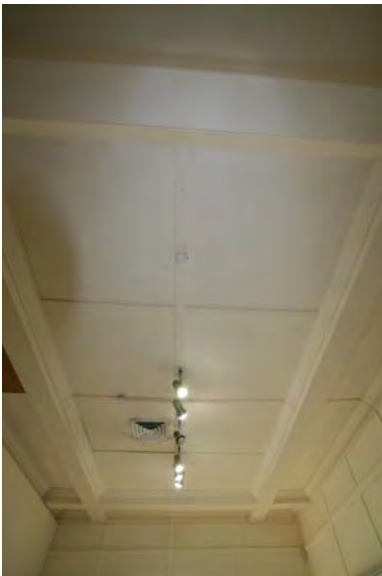
Photograph 84 Retained dado wall panel with original finish



Photograph 85 Retained dado wall panel with original finish



Photograph 86 Rare and Exceptional cedar wall panel



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Photograph 87



Photograph 88      A replaced partition wall after Gallery moved out does not quite meet the ceiling.



Photograph 89



Photograph 90      Exceptional built in cupboard

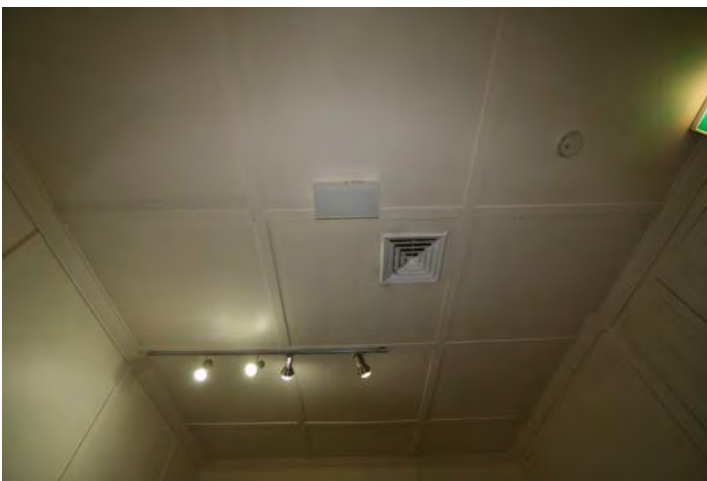




Photograph 91



Photograph 92 Unusual half timbered dado area within the secondary and service areas of the former residence



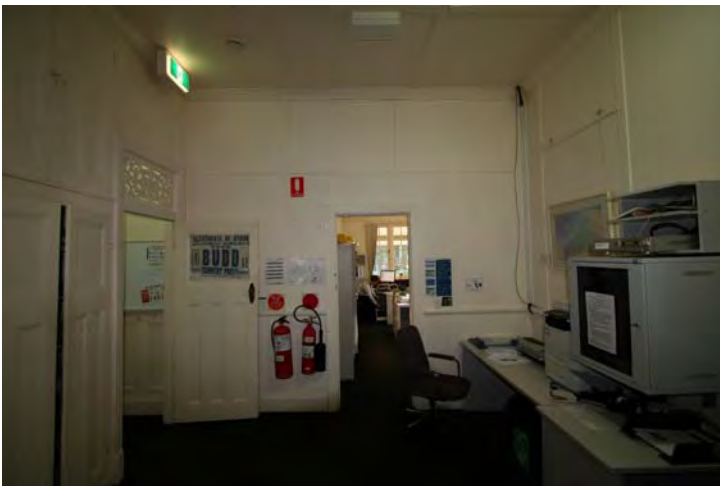
Photograph 93 Original ceiling, cornice and track lighting

# The Coolamon Centre, Murwillumbah

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Photograph 94



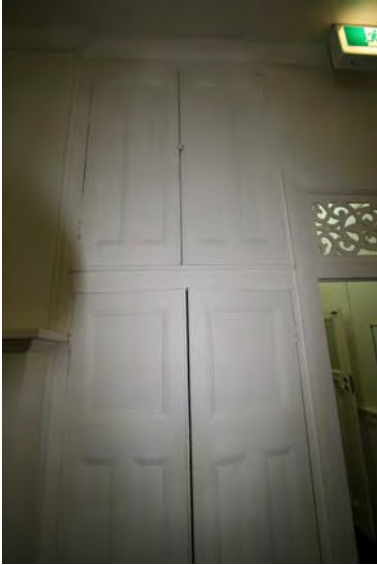
Photograph 95      The origins of the fretwork fanlight above the door are unknown



Photograph 96      The stove element as fireplace remnant

# The Coolamon Centre, Murwillumbah

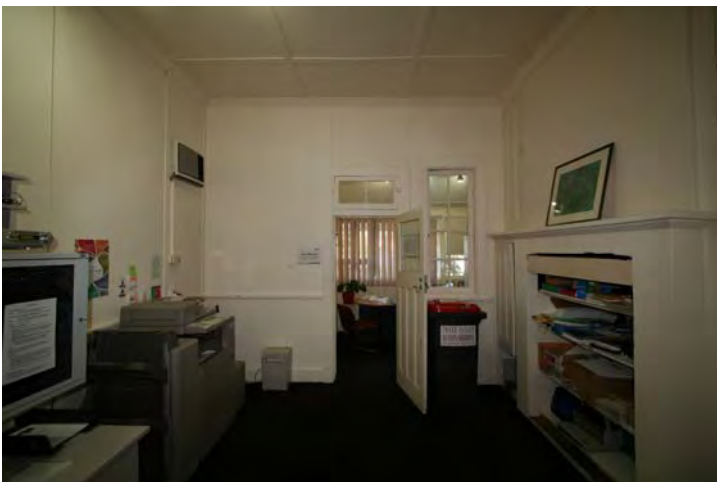
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Photograph 97      Exceptional built in cupboard



Photograph 98      The kitchen stove area and Exceptional built in cupboard



Photograph 99      The former litchen looking east to enclosed verandah



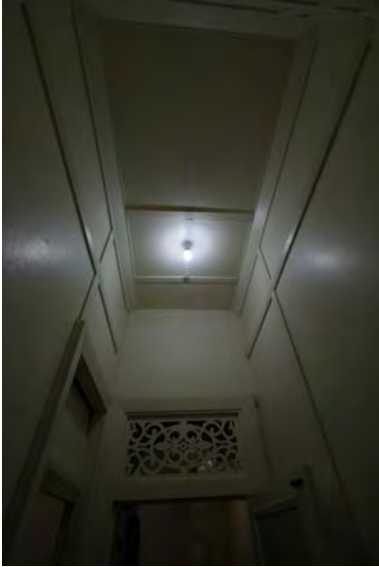
Photograph 100 Rare original working hardware



Photograph 101



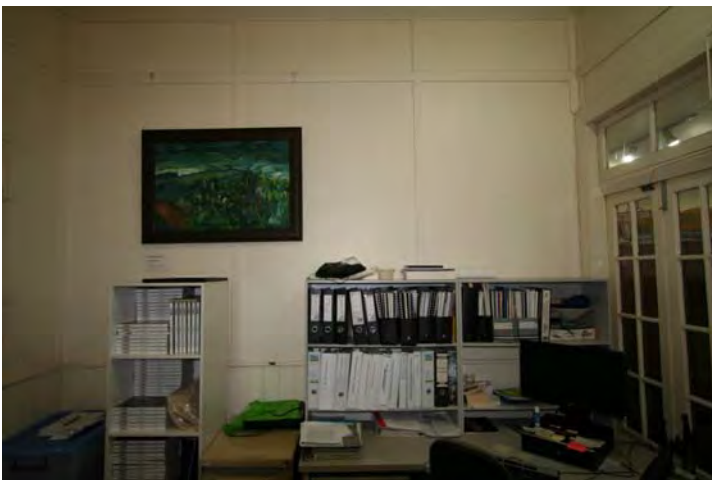
Photograph 102



Photograph 103



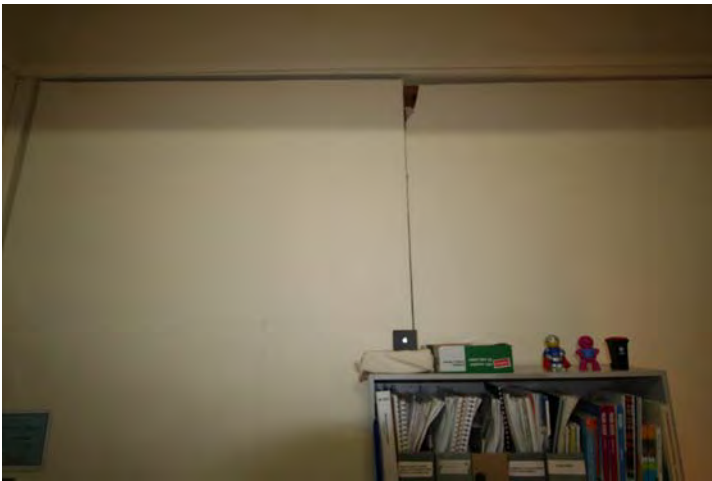
Photograph 104 Original door and toplight with hardware



Photograph 105



Photograph 106 Room layout altered and bulkhead remains



Photograph 107

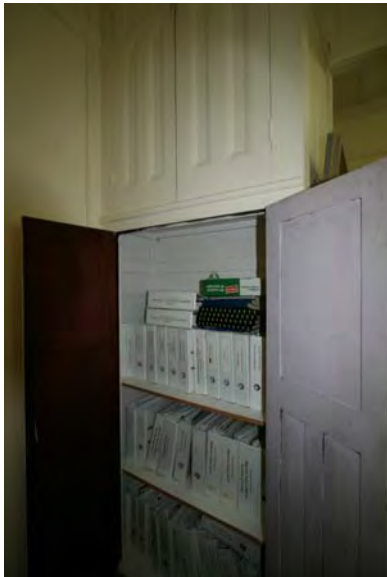


Photograph 108





Photograph 109      The distinctive ceiling, cornice and bulkhead and the ineffective former gallery lighting



Photograph 110      Exceptional built in cupboard



Photograph 111      Exceptional built in cupboard



Photograph 112      Exceptional built in cupboard



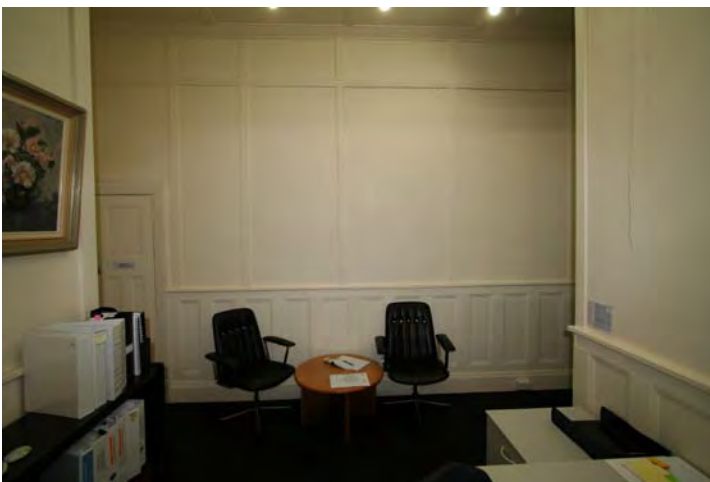
Photograph 113      Exceptional built in cupboard



Photograph 114      Exceptional built in cupboard



Photograph 115      Exceptional built in cupboard and removed wall with retained bulkhead



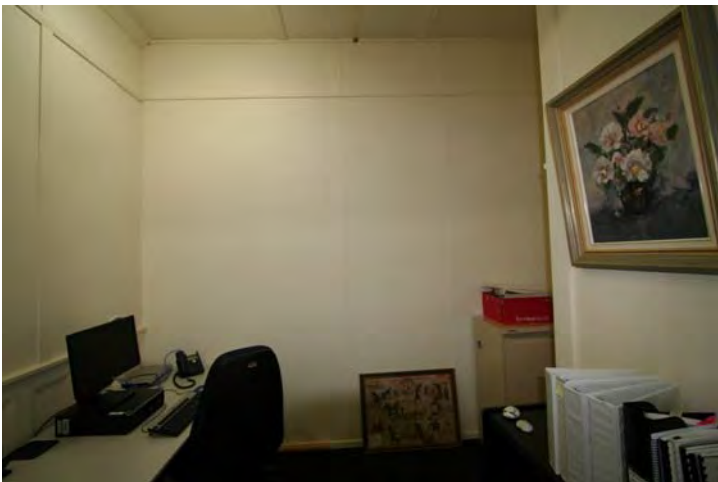
Photograph 116

# The Coolamon Centre, Murwillumbah

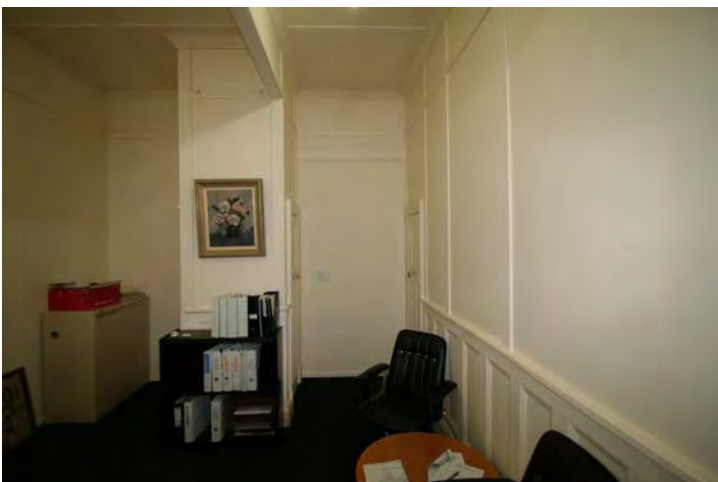
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Photograph 117 Retained bulkheads define the former central passage of the residence. Note partition in plasterboard without dado panels



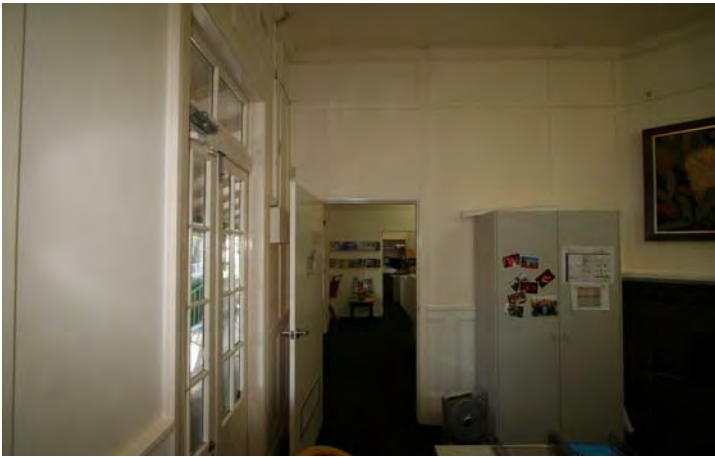
Photograph 118



Photograph 119 Exceptional built in cupboard



Photograph 120



Photograph 121

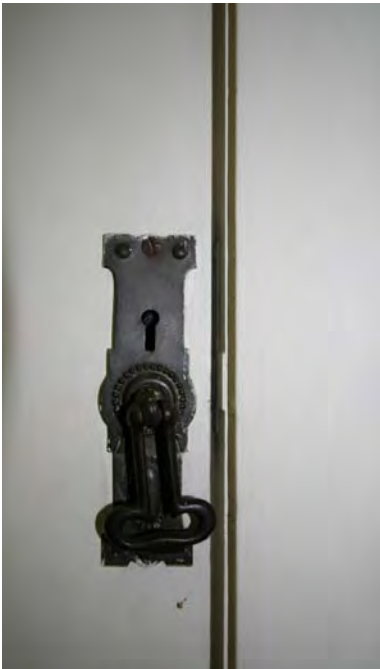


Photograph 122

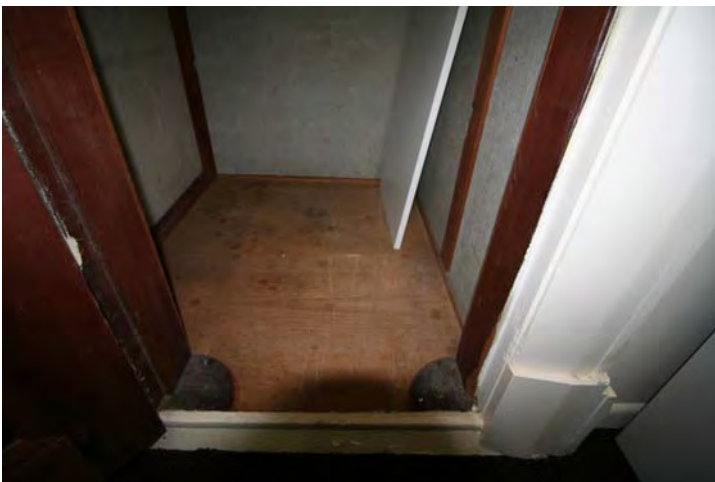




Photograph 123



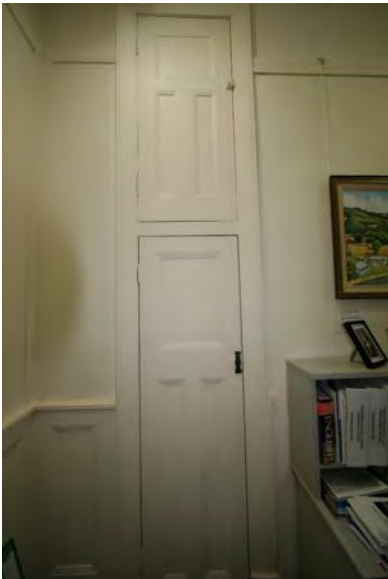
Photograph 124      Exceptional built in cupboard hardware detail



Photograph 125      Exceptional built in cupboard



Photograph 126      Exceptional built in cupboard



Photograph 127      Exceptional built in cupboard



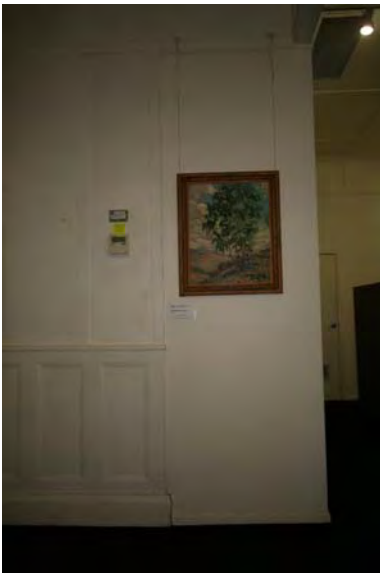
Photograph 128      Rare pressed metal wall vent and exposed conduit/wiring

# The Coolamon Centre, Murwillumbah

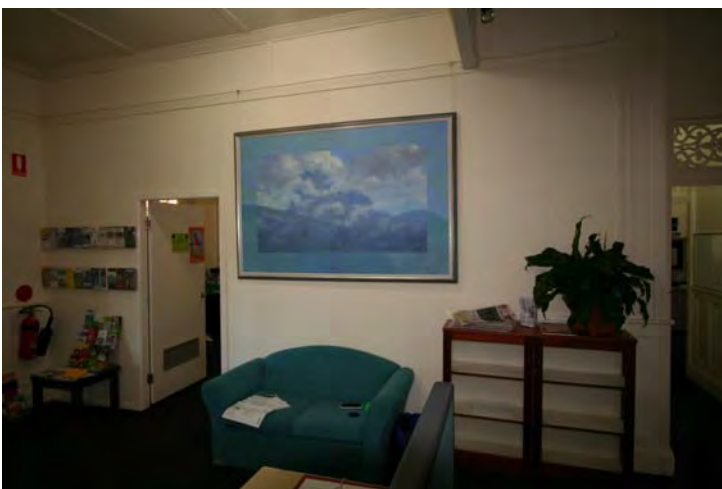
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Photograph 129



Photograph 130



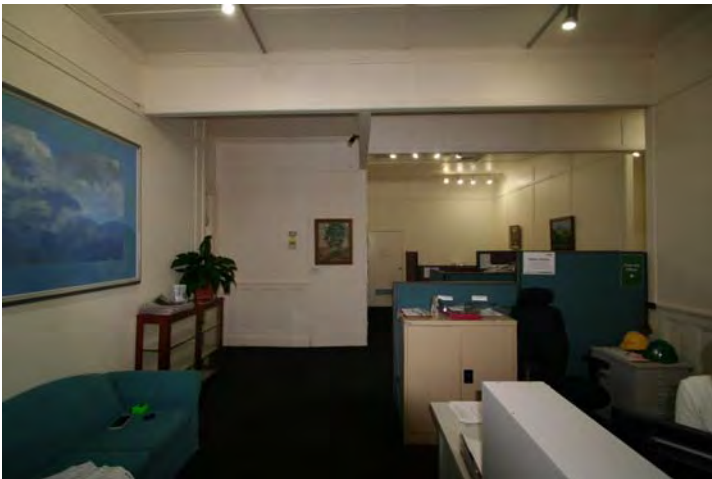
Photograph 131

# The Coolamon Centre, Murwillumbah

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Photograph 132



Photograph 133



Photograph 134      Kitchen as the original and modified portion



Photograph 135      Accessible toilet



Photograph 136



Photograph 137      Male toilets

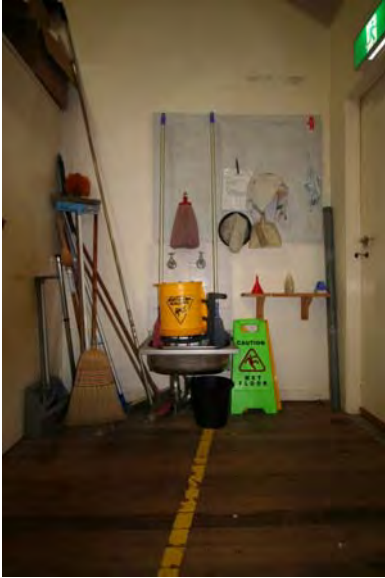




Photograph 138      Loading dock area



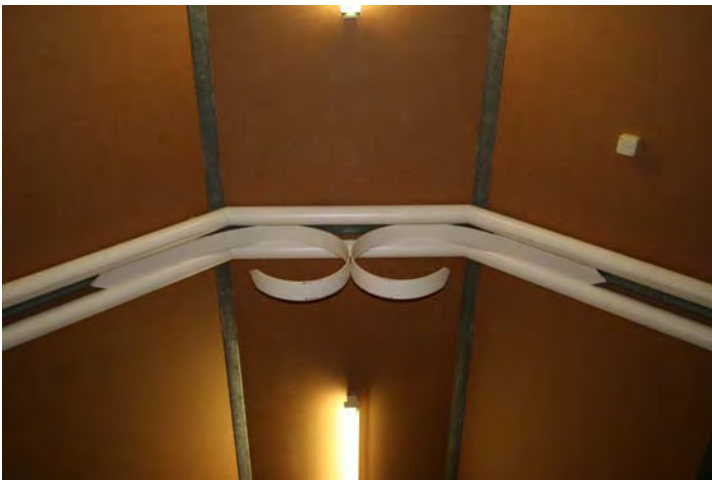
Photograph 139      Enclosed loading dock



Photograph 140 Ad-hoc cleaning arrangements



Photograph 141



Photograph 142 Exceptional detail



Photograph 143      The 1988 Store and work area



Photograph 144      Door removed



Photograph 145      Post enclosed in modified wall treatment

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Photograph 146 A rare metal traditional covering piece with three in the room.



Photograph 147 The former rear verandah with bulkheads and post retained and relocated dado panels



Photograph 148 Modified room layout

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Photograph 149 Note paint removal from rare cedar joinery



Photograph 150



Photograph 151 Modified walls and rooms noting bulkhead



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Photograph 152 Original kitchen portion



Photograph 153 Wall removed



Photograph 154 Modified wall



Photograph 155      Blocked door



Photograph 156      Rare and Exceptional ceiling

## **Bibliography**

Boileau, J. (2005). *Caldera to The Sea*. Murwillumbah: Tweed Shire Council.