

# **CONSERVATION MANAGEMENT PLAN**

**CAPITOL THEATRE,  
HAYMARKET**

**3-21 CAMPBELL STREET,  
HAYMARKET**

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Project Code	SH1372		
Report Number	01	50% CMP Draft for Client Review	12.03.2019
	02	90% CMP Draft for Client Review	17.05.2019
	03	100% CMP Final	12.07.2019

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# EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) was prepared for the City of Sydney Council to manage the significant elements of the Capitol Theatre at 3-21 Campbell Street, Haymarket. The purpose of this CMP is to guide the conservation and management of the significant elements of the site. It is also intended to assist the property owners and lessee to manage maintenance and new works to the site. The CMP provides a careful analysis of the site in terms of heritage significance and context. Based on this analysis, conservation policies appropriate to the subject site have been provided.

## What is the heritage significance of the site?

The subject site is listed as an item of state heritage significance on the *Sydney Local Environmental Plan 2012* and the NSW State Heritage Register. The following is the summary Statement of Significance.

The Capitol Theatre is of state significance for its historic, associative, aesthetic and representative values, and for its rarity.

The Capitol Theatre has a faceted history of adaptation, reconstruction and restoration. The building was originally constructed as the New Belmore Markets in 1893 designed by George McRae. The building was dismantled and reconstructed as Wirths Hippodrome alongside the redevelopment of the Manning Building in 1914-1915 following the cessation of market-uses. In 1916, the Hippodrome was redeveloped as an atmospheric theatre for the silver screen by Henry Eli White. The Capitol Theatre opened in 1927, one of only five within Australia. Despite the downturn in the theatre following the depression, the Capitol Theatre was redeveloped as a first-class lyric theatre from 1993 to 1995. This reinvigorated the theatre as a place to show world class productions within the conserved atmospheric theatre. The site and Capitol Theatre building demonstrates the continuous use of the site as a place of public entertainment and further reflects the development of public entertainment from the 1860s through to the present day.

Capitol Theatre is associated with the work of three prominent architects of the late nineteenth and early-twentieth centuries in Sydney and New South Wales. First designed by George McRae as the New Belmore Markets (1891-1893), redeveloped by Robert Brodrick as Wirths Hippodrome (1914-1916) and again as the Capitol Theatre by Henry Eli White in 1927, the building remains as an example of their works. The most recent redevelopment of the site as a lyric theatre was the work of award winning Peddle Thorp and Walker Architects (1993-1995).

The site has associations with the Wirth Brothers Circus, Australia's largest and most prestigious circus company. The Wirth Brothers first established themselves as small circus at the Haymarket Reserve in 1882. Their association with the site continued through the redevelopment of the site as Wirths Hippodrome (1914-1916) until the site's redevelopment as the Capitol Theatre in 1927.

The Capitol Theatre, internally, is a rare and exceptional example within New South Wales and Australia of an atmospheric theatre designed by Henry Eli White under the influence of John Eberson. The atmospheric foyer, gallery and auditorium, were carefully restored between 1993 and 1995 recreating the Venetian style of the theatre designed to represent a public square in an old Italian town. The combination of electric blue ceilings, representing the night's sky, side walls penetrated by gates, arches, temples, balconies and gables, along with reproduction statuary and friezes and other decorative elements such as lights, banners, mirrors and artificial foliage, collectively create the atmospheric theatre experience.

Externally, the Capitol Theatre is representative of a Federation Free Style building, designed by George McRae and adapted by Robert Brodrick, Henry Eli White and Peddle, Thorp and Walker Architects. Together with the Manning Building and the collection of largely nineteenth century surrounding buildings, including the Corporation Building and Haymarket Library, makes a precinct of considerable townscape quality.

The Capitol Theatre is socially significant as a public entertainment venue in Sydney which, in its various incarnations, illustrates the changing nature of public entertainment from the nineteenth to twenty-first centuries. The theatre is of social significance to special interest groups.

The Capitol Theatre is rare as one of five atmospheric theatres constructed in Australia, only three of which remain. It is the only atmospheric theatre to survive in New South Wales and is the only example of an atmospheric theatre designed by Henry Eli White.

## How should the site be conserved?

Sections 7 and 8 of this CMP provide an overview of heritage opportunities and constraints specific to the property, as well as conservation policies and guidelines to assist in the management of the site's heritage values. The property is of high significance, and any proposed modifications to it must take into consideration identified significance and must have regard for the total resource.

Change should also be considered with a goal of conserving and enhancing the identified heritage values of the subject property, wherever possible. The minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977*, and as specified in Section 6.2.2 of this report, must be adhered to in order to ensure the long-term conservation of the Capitol Theatre.

When undertaking works to the site, assessment under relevant legislation (Section 6) should consider whether the works are likely to impact on the site's heritage significance and/or nominated significant fabric, as identified in this CMP. Reference should be made to the site's statement of heritage significance (Section 5.2) and schedule of significant elements (Section 5.7). A heritage impact statement or archaeological assessment should be prepared by a suitably qualified consultant in accordance with guidelines of the NSW Office of Environment and Heritage, Heritage Division (formerly Heritage Office).

To assist the property owners and lessee in managing the heritage significance of the subject property, as well as its functional requirements, schedules of conservation and maintenance works (Section 9) are provided. These schedules should be adopted and implemented.

# 1. INTRODUCTION

## 1.1. BRIEF

Urbis has been engaged by the City of Sydney Council to prepare the following Conservation Management Plan (CMP) for the Capitol Theatre, located at 3-21 Campbell Street, Haymarket, as part of a Heritage Floor Space (HFS) Application. The Capitol Theatre is owned by the City of Sydney Council and leased and operated by Foundation Theatres.

The purpose of this CMP is to assess the significance of the Capitol Theatre and submit to the City of Sydney Council as part of an application for Heritage Floor Space. The CMP provides a careful analysis of why the item is significant, policies on how to retain its significance, and conservation strategies to ensure its long-term viability.

## 1.2. SITE LOCATION

The subject site, known as Capitol Theatre, is located at 3-21 Campbell Street, Haymarket and is legally described as Lot 20 of Deposited Plan (DP) 1014952 (Figure 1). The subject site is located in the southern end of the Sydney CBD near the area known as Chinatown. The Capitol Theatre is located in the centre of the block bound by Campbell Street to the north, Pitt Street to the east, Hay Street to the south and George Street to the west. The building has two frontages to the north on Campbell Street and to the south on Hay Street.

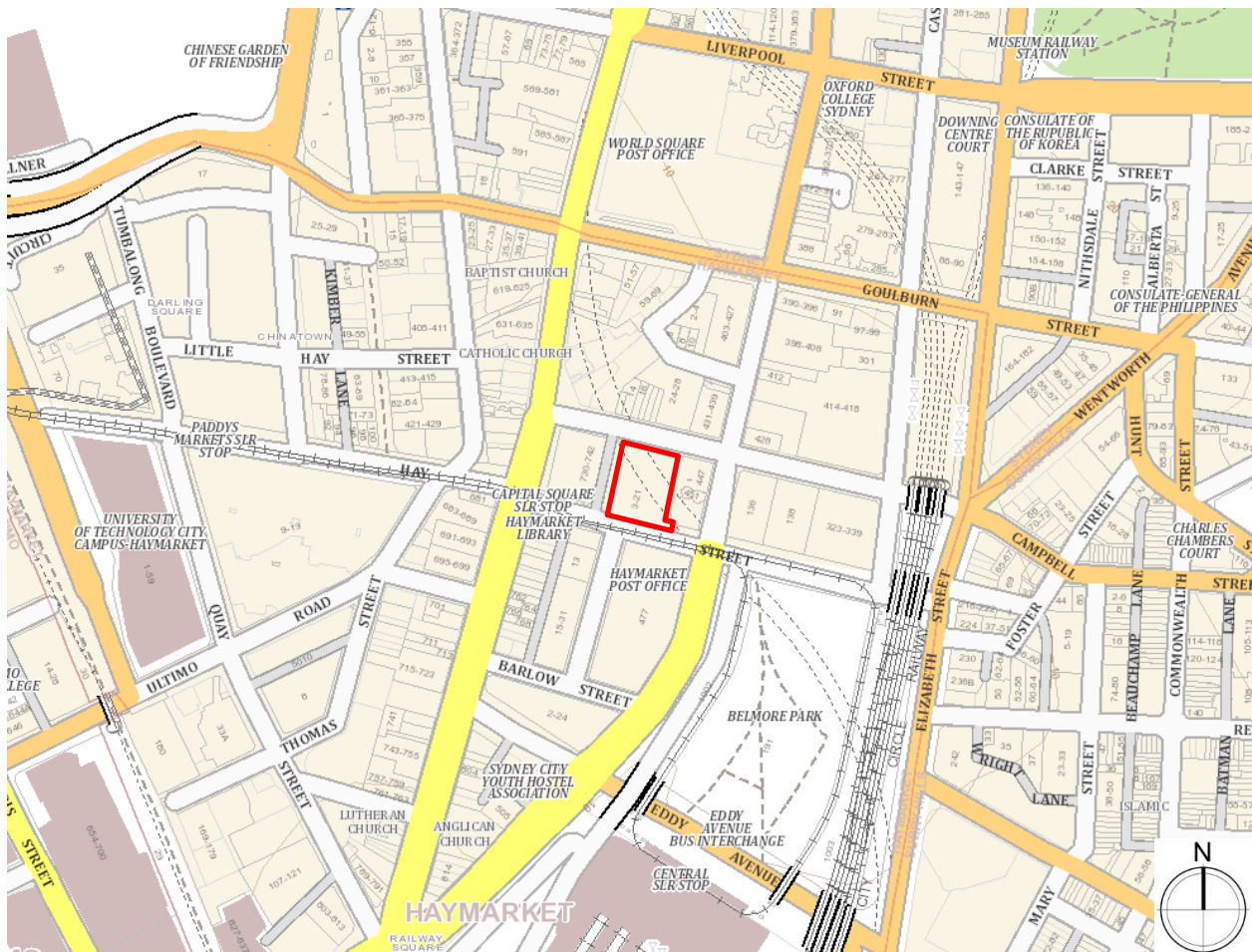


Figure 1 – Location Plan with the Capitol Theatre outlined in red.

Source: NSW LRS, SIX Maps 2018

## 1.3. METHODOLOGY

This Conservation Management Plan has been prepared in accordance with the *NSW Heritage Manual* (1996), the *Australia ICOMOS Burra Charter* (2013) and *The Conservation Plan* by James Semple Kerr (2000).

This Conservation Management Plan has been prepared with reference to the below reports:

- James Semple Kerr, *The Haymarket and the Capitol: A conservation plan for the area bounded by George, Campbell, Pitt and Hay Streets, Sydney* (May 1990).

This CMP is structured as follows:

Table 1 – Report Structure

Section	Subsection
1. Introduction	Project brief, methodology, limitation, author identification and acknowledgements
2. Site Description	Site location, asset and site description, use and operation, curtilage and condition assessment
3. Historical Overview	Historical overview of the heritage item and relevant historical themes
4. Comparative Analysis	Comparative assessment of the building considering the works of George McRae, Robert Brodrick, Henry White and atmospheric theatres located in Australia.
5. Heritage Significance	Assessment and statement of heritage significance, identification of significant elements and archaeological potential
6. Heritage Listings and Statutory Obligations	Statutory heritage listings, obligations under relevant legislation
7. Opportunities & Constraints	Constraints and obligations as part of the process for developing conservation policies
8. Conservation Policies	Policies to manage the item's significance and implementation strategies for the policies
9. Cyclical Maintenance Plan	Cyclical Maintenance Plan for guidance for the ongoing maintenance to maintain the condition of the building
10. Bibliography	Bibliography of all references referred to throughout report
Appendices	Appendix A Movable Heritage and Atmospheric Theatre Details
	Appendix B The Burra Charter
	Appendix C Standard Exemptions for Works Requiring Heritage Council Approval
	Appendix D Minimum Standards of Maintenance and Repair
	Appendix E Heritage Inventory Listing – Capitol Theatre including interior
	Appendix F State Heritage Register – Capitol Theatre
	Appendix G Condition Assessment

## 1.4. LIMITATIONS AND EXCLUSIONS

This report notes the potential for original fabric and finishes that were not able to be investigated as part of the brief for the provision of the CMP, for example foundations, roof cavities or floor structures, or areas not provided access to. This report follows several site inspections conducted during December 2018 to February 2019. All inspections of the Capitol Theatre were general and non-invasive. This CMP makes recommendations with regard to the management of original fabric.

## 1.5. AUTHOR IDENTIFICATION & ACKNOWLEDGEMENTS

The following report has been prepared by Keira De Rosa (Heritage Consultant), Alida Eisermann (Heritage Consultant), and Léonie Masson (Historian). Lynette Gurr (Associate Director - Heritage) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

The authors would like to thank the following people for their assistance with the compilation of this plan:

- Scott Young, Property Strategy Planner, Development & Strategy, City of Sydney;
- Paul Rigby, Director of Operations, Foundation Theatres; and
- Nick Cook, Head of Technical Operations, Foundation Theatres.

## 1.6. ABBREVIATIONS & DEFINITIONS

Common abbreviations and definitions used throughout the report are provided in the table below:

Table 2 – Abbreviations

Abbreviation	Definition
BCA	Building Code of Australia
CMP	Conservation Management Plan
EMP	Environmental Management Plan
LEP	Local Environmental Plan
HAMS	Heritage Asset Management Strategy
HMF	Heritage Management Framework
REF	Review of Environmental Factors
RNE	Register of the National Estate
S170R	Section 170 Heritage and Conservation Register (under the <i>Heritage Act 1977</i> )
SEPP	State Environmental Planning Policy
SHR	State Heritage Register of New South Wales (under the <i>Heritage Act 1977</i> )
TAMP	Total Asset Management Plan

Table 3 – Terms &amp; Definitions

Abbreviation	Definition
Aboriginal object	A statutory term meaning any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non- Aboriginal extraction, and includes Aboriginal remains
Aboriginal place	A statutory term meaning any place declared to be an Aboriginal place (under s.84 of the <i>National Parks and Wildlife Act 1974</i> ) by the Minister administering the NPW Act, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions
Archaeological potential	The degree of physical evidence present at an archaeological site, usually assessed on the basis of physical evaluation and historical research
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence
Australia ICOMOS	The national committee of the International Council on Monuments and Sites
The Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance. Although <i>The Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide
Heritage and Conservation Registers	A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with section 170 of the Heritage Act
Heritage assets	Items of heritage significance identified in a State Government Agency's Heritage and Conservation Register, including items of cultural and natural significance

Abbreviation	Definition
Heritage Asset Management Strategy	A strategy prepared by a State Government Agency to document how the principles and guidelines outlined in the <i>Management of Heritage Assets by NSW Government Agencies</i> will be implemented in the management of heritage assets
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations
Heritage value	Often used interchangeably with the term 'heritage significance'; there are five nature of significance values used in heritage assessments (historical, historical associations, aesthetic, social and technical/research) and two comparative significance values (representative and rarity)
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction
Relics	Relic is defined under the <i>Heritage Act 1977</i> (NSW) as any deposit, object or material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of state or local heritage significance
Scar trees	Scarred trees have scars where a section of bark was removed by Aboriginal people in order to make canoes, shields or baskets; footsteps were also cut into the tree trunk to gain access to possums or honey in tree tops; scar trees are different to carved trees
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting
Shell middens	Term is referred to in Australia as an archaeological deposit in which shells are the predominant visible cultural items; shells are principally the remains of past meals; some middens also consist of bones, stone and other artefacts
Total Asset Management Policy	Total Asset Management is a NSW Government policy introduced to achieve better planning and management of the State's assets. Total Asset Management is the strategic management of physical assets to best support the delivery of agency services. It is part of a planning framework in which the Government's social, ecological and financial service outcomes are achieved by the most efficient means and within the resource limits of the community. It provides a structured and systematic resource allocation approach to infrastructure and physical asset management so that resources are aligned with the service objectives of State agencies. This approach achieves reduced costs and best value for money.

Abbreviation	Definition
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place



## 2. SITE DESCRIPTION

### 2.1. SITE LOCATION

The subject site, known as the Capitol Theatre, is located at 3-21 Campbell Street, Haymarket and is legally described as Lot 20 of Deposited Plan (DP) 1014952 (Figure 1). The subject site is located in the southern end of the Sydney CBD near the area known as Chinatown. The Capitol Theatre is located in the centre of the block bound by Campbell Street to the north, Pitt Street to the east, Hay Street to the south and George Street to the west. The building has two frontages, one to the north on Campbell Street and the other to the south on Hay Street.



Figure 2 – Aerial image with approximate boundaries of subject site outlined in red.

Source: SIX Maps, 2019

### 2.2. SITE SETTING

The Capitol Theatre is constructed to the lot boundaries. The building directly abuts the Manning Building to the east and Capitol Square to the west. In close proximity to the site is the Corporation Building (to the south), the Palace Hotel (to the west) and three storey terrace buildings and commercial towers on the north side of Campbell Street. The light rail line runs directly to the south of the Capitol Theatre along Hay Street. The City Circle railway line runs directly underneath the site.

The Haymarket area, particularly along Hay, George and Sussex Street, generally retains its historic fine-grained subdivision patterns, narrow frontage, informal public space and generally low scale building heights, typically around three storeys in height, which date to the late nineteenth and early twentieth centuries when the area was predominantly associated with markets. However, directly to the north at Campbell Street and to the south-east toward Central Station, are of high density, mixed-use developments.





Figure 3 – Looking north-west along Hay Street, with the Haymarket Library on the left and the Palace Hotel on the right.



Figure 4 – Looking south-west from the intersection of Hay and Pitt Streets, with Capitol Theatre on the right



Figure 5 – Looking south-east from corner of Hay and George Street, with Haymarket Library and the Corporation Building (right of centre)



Figure 6 – Manning Building adjoining the site, viewed from the corner of Pitt and Campbell Streets



Figure 7 – Looking west along Campbell Street, with terrace buildings located on the right



Figure 8 – View of Hay Street elevation with Capitol Square (centre) and Capitol Theatre (right)



## 2.3. SITE ACCESS

Separate access points into the Capitol Theatre are provided for the public and staff. The public entries into the Capitol Theatre are located on Campbell Street and provide entrance into the Box Office, within the north-east portion of the building and also into the theatre foyers. At the corner of Hay and Pitt Street is the loading dock and stage door. No public access is provided from Hay Street.

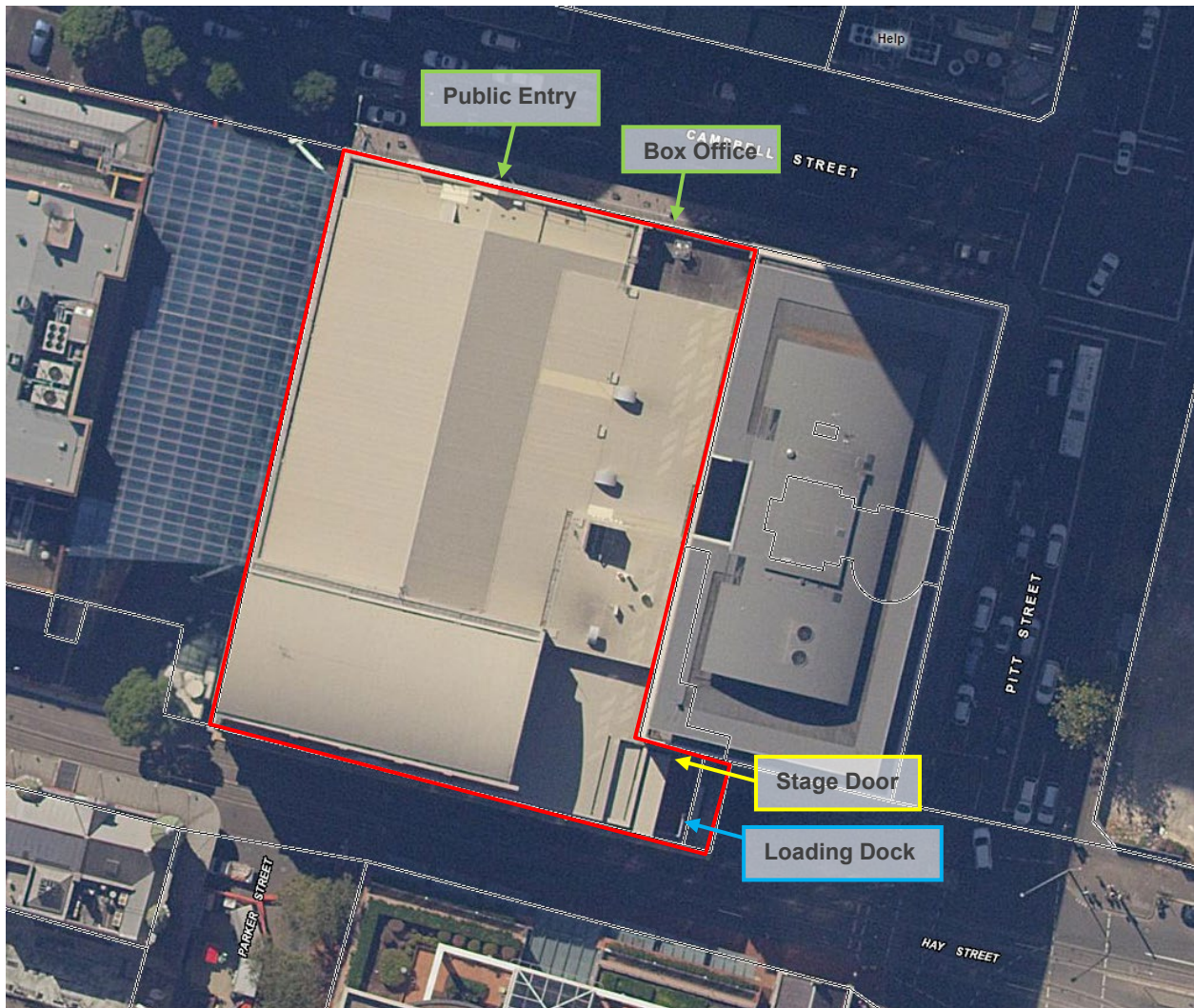


Figure 9 – Access points into the Capitol Theatre

Source: SIX Maps, 2019

## 2.4. THE BUILDING EXTERIOR

The Capitol Theatre comprises of Federation Free Classical style elevations, with additions dating to the late twentieth century. The elevations indicate phases of adaptation, reconstruction and restoration to accommodate its changing use since 1893. Fabric from each phase of its development, from the New Belmore Markets (1893), to Hippodrome (1914-1915), to theatre (1927-1928) and theatre redevelopment (1992-1995), exist within the exterior elements of the building. Due to the location of the Capitol Theatre in the middle of a block, and bound by the Manning Building to the east and Capitol Square to the west, the primary elevations visible from the public domain include the north elevation on Campbell Street, the south elevation on Hay Street, and a portions of the east and west elevations of the fly tower. The remaining west elevation is visible from within Capitol Square, which is located on the former north portion of Parker Street. The exterior of the Capitol Theatre is constructed using red face brick and rendered brickwork, sandstone, terracotta and trachyte detailing. The building has a load bearing brick structure on concrete foundations with an internal structure of cast iron posts and steel beams.

### 2.4.1. Campbell Street (North) Elevation

The public entrance to the building is located on Campbell Street. The Campbell Street elevation continues the Manning Building elevation at the ground and first floors. The elevation comprises of three levels which are regularly divided into bays by pilasters. At ground floor the brick structure of the building is rendered and painted. Trachyte plinths adorn the bases of each of the pilasters. Openings along the ground floor include entrance to the original foyer, which features eight sets of timber and glazed double leaf doors. A series of poster cases are featured either side of this entrance. Two entrances into the Box Office are located on the east side of the elevation, featuring modern glazed frameless doors. Two fire exits, with panelled timber doors, are located between the Box Office and entrance to the original foyer. A modern awning with under awning lighting is located between the ground and first floors. Tie rods support the awning with are fixed at the first floor elevation.

The first floor elevation of Campbell Street features the most detailed fabric of the elevation. Each pilaster at first floor are surmounted by moulded terracotta capitals. Sandstone string courses run across the length of elevation. The east-most portion of the elevation continues the arched openings of the Manning Building. Two large arched openings, divided by a concrete spandrel and double hung, timber framed windows are featured, with moulded brick surrounds, terracotta keystones, and moulded terracotta imposts. Moulded terracotta medallions also adorn the façade above the arched openings. The remainder of the first floor elevation is characterised by a series of five bays, with a central infilled arched opening matching that of the other arched openings, with moulded terracotta spandrels and terracotta friezes above. Four infilled stuccoed bays flank the central arched opening. Small casement windows are located above each opening. Each of these five bays are obscured by the temporary fabric theatre signage. At the western-most end of the elevation at first floor is a vertical metal sign with neon lighting reading 'CAPITOL' and neon peacock (the symbol for the Capitol Theatre).

The second floor elevation of Campbell Street has a brick pediment featuring a central semi-circular lead light window, surrounded by moulded brickwork and terracotta key stone with sandstone scroll pediment. The pediment is decorated with moulded terracotta tiles with floral motifs and features a sandstone cornice. Either side of the pediment is a brick parapet which continues the expression of pilasters from the floors below.





Figure 10 – View of Campbell Street elevation which continues the Manning Building elevation, with the Capitol Theatre elevation outlined in red.



Figure 11 – View of Campbell Street elevation which blends with the Manning Building with the Capitol Theatre elevation outlined



Figure 12 – Arched openings of Campbell Street elevation which continue from the Manning Building



Figure 13 – Pediment at Campbell Street





Figure 14 – Corner of north and west elevation



Figure 15 – Ground floor elevation of entrance to original foyer



Figure 16 – Ground floor elevation with fire doors and poster boards



Figure 17 – Ground floor elevation and Box Office entrance



### 2.4.2. West Elevation

The west elevation, located within Capitol Square, is obscured at ground floor by the series of shops built within the complex. The first floor elevation continues the detailing of the Campbell Street elevation, with brick pilasters and moulded terracotta capitals which divide the elevation into bays. The sandstone string coursing continues from the Campbell Street elevation and across the length of the west elevation. Seven blind arch openings are featured across the elevation, with moulded brick surrounds, terracotta keystones, and moulded terracotta imposts. Moulded terracotta medallions also adorn the façade above the arched openings. The second floor of the elevation continues the brick parapet from Campbell Street which continues the expression of pilasters from the two floors below.

The south portion of the elevation is the fly tower, which is visible from Hay Street. This portion of the elevation was constructed during the 1990s redevelopment works. The elevation rises to a height of around six storeys, and features indented brick banding. A large temporary poster board covers a large area of this portion of the elevation. Above is a metal and neon sign reading 'CAPITOL' with a neon peacock above. The curved metal roof of the flytower is visible above.



Figure 18 – West elevation viewed from the interior of Capitol Square



Figure 19 – West elevation viewed from the interior of Capitol Square



Figure 20 – West elevation viewed from Hay Street



Figure 21 – Flytower west elevation



### 2.4.3. Hay Street (South) Elevation

The south elevation along Hay Street continues the details of the elevations. The east portion of the elevation was constructed in the 1990s as part of the redevelopment works. The ground floor of the earlier elevation (1927) features a series of blind openings set within the bays of the pilaster. The plinths of each of the pilaster are trachyte. Sandstone arched lintels and sills decorate the smaller blind openings of the elevation. A narrow metal awning divides the ground floor from the first floor. At the first floor of the earlier elevation, are three blind arched openings with features moulded bricks, moulded terracotta keystone, spandrels and imposts. Two sandstone Juliet balconies are located either side of the arched blind openings. Above the central arched blind opening are a series of moulded terracotta garland friezes. The second floor elevation features a matching pediment to the Campbell Street elevation, with semi-circular lead-light window surrounded by moulded brick, terracotta and sandstone detailing. The pediment is enclosed by a parapet, with sandstone detailing and blind brick openings. The elevation extends to the height of the fly tower continuing the 1990s brickwork of the west elevation with indented brick bands and concrete rendered string courses. The remainder of the elevation at its east side was constructed during the 1990s and continues the brickwork of the flytower with indented brick banding and rendered concrete stringcourses. Six square openings are located at the first floor, two being blind and four with awning windows. Three metal Juliet balconies adorn the elevation at the second floor with double-leaf aluminium framed doors. A terrace with metal balustrades is featured at the third floor and steps the building back.



Figure 22 – Hay Street elevation



Figure 23 – Hay Street elevation



Figure 24 – Hay Street elevation



Figure 25 – Hay Street elevation



#### 2.4.4. East Elevation

The east elevation of the building comprises fabric constructed during the 1990s, and continues the use of red brickwork with indented banding and rendered concrete string courses. At ground floor is the loading dock and stage door. At the second floor is another metal Juliet balcony with a set of double leaf aluminium doors. The third floor features the terrace. A large screen is attached to the east wall of the terrace and advertises the latest show at the theatre.



Figure 26 – East Elevation



Figure 27 – East Elevation

#### 2.4.5. Roof

A new roof was installed to the Capitol Theatre during the 1990s works. The roof is divided into several sections. The main gable roof is positioned directly above the auditorium. The early gable roof over the auditorium remains below the existing roof and is clad in corrugated metal sheeting. A skillion roof extends from the gable roof to the east and extends over the new foyer and gallery. The fly tower and south-east portion of the roof feature curved roofs clad with corrugated metal sheeting. The north-east portion of the roof is flat and trafficable and covered in a waterproof membrane.



Figure 28 – Roof above east plant room and fly tower (background)



Figure 29 – Roof behind parapet on Campbell Street



Figure 30 – North-east corner of roof

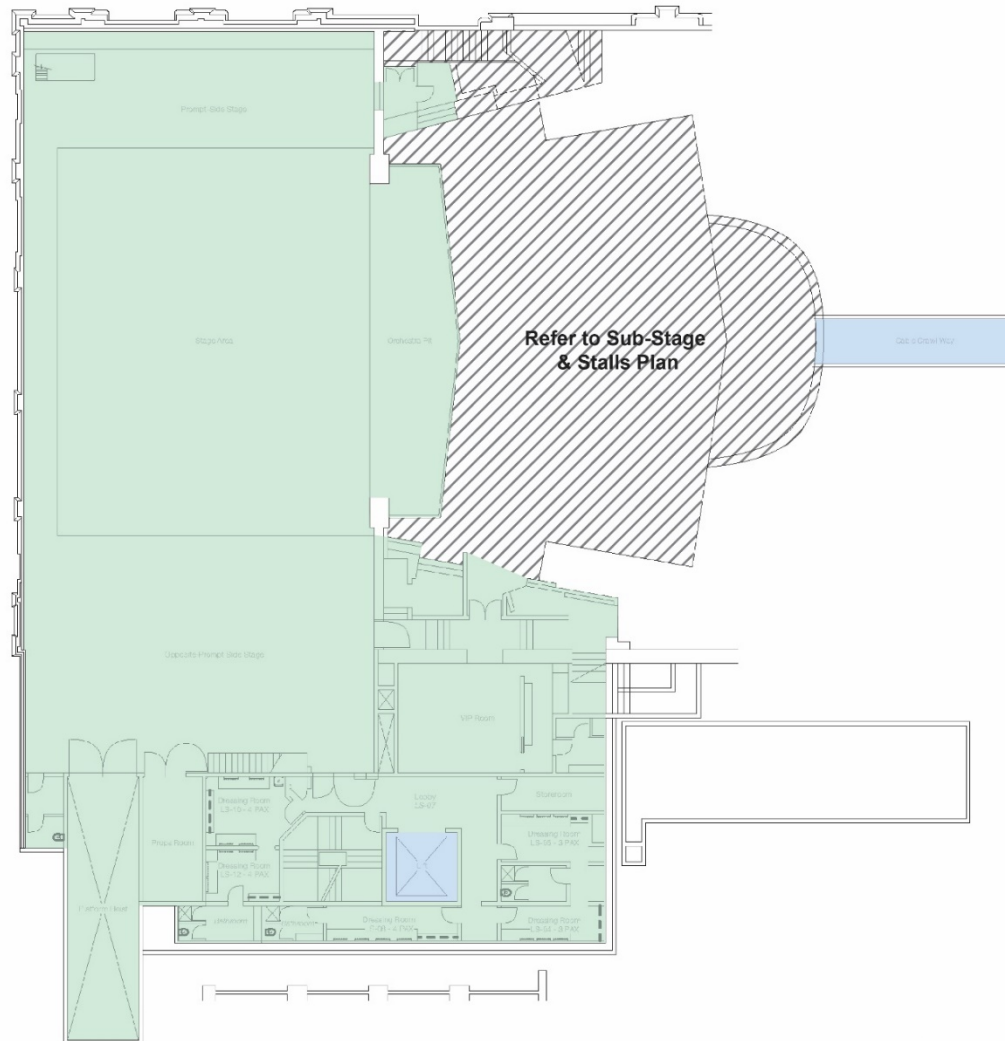
## 2.5. THE BUILDING INTERIOR

Internally, the Capitol Theatre has multiple levels including sub-stage, stage, ground, first, second and third floors. The stall and dress circle levels span across multiple levels within the auditorium. The existing floors and layout are demonstrated in the following pages 16-25. The internal spaces of the Capitol Theatre have been divided into three categories to aid in the description of the building. The three categories include Front of House, Back of House and Service Areas. These spaces within the Capitol Theatre are described in the following subsections.

The fabric of the Capitol Theatre has a detailed history of adaption, reconstruction and restoration to accommodate its changing uses. The Capitol Theatre is the last ‘atmospheric theatre’ in Australia. The atmospheric architectural style is characterised by a blue ceiling, seemingly representing the sky at night, or a “blue heaven”. The style was pioneered by John Eberson, but was implemented at Capitol Theatre by Henry Eli White in c1927, when the site was converted from a market (1893) then Hippodrome (1916) and finally into a theatre. For further information about atmospheric theatres, refer to Section 3.2.2.

Within the Capitol Theatre, there is a clear distinction between the fabric of the 1920s atmospheric theatre and the spaces which were created during the 1990s restoration and reconstruction works. The 1920s fabric of the atmospheric theatre is only located within the Front of House spaces, while the Back of House and Service Areas are new additions to the building with contemporary fabric.





## BUILDING COMPONENTS

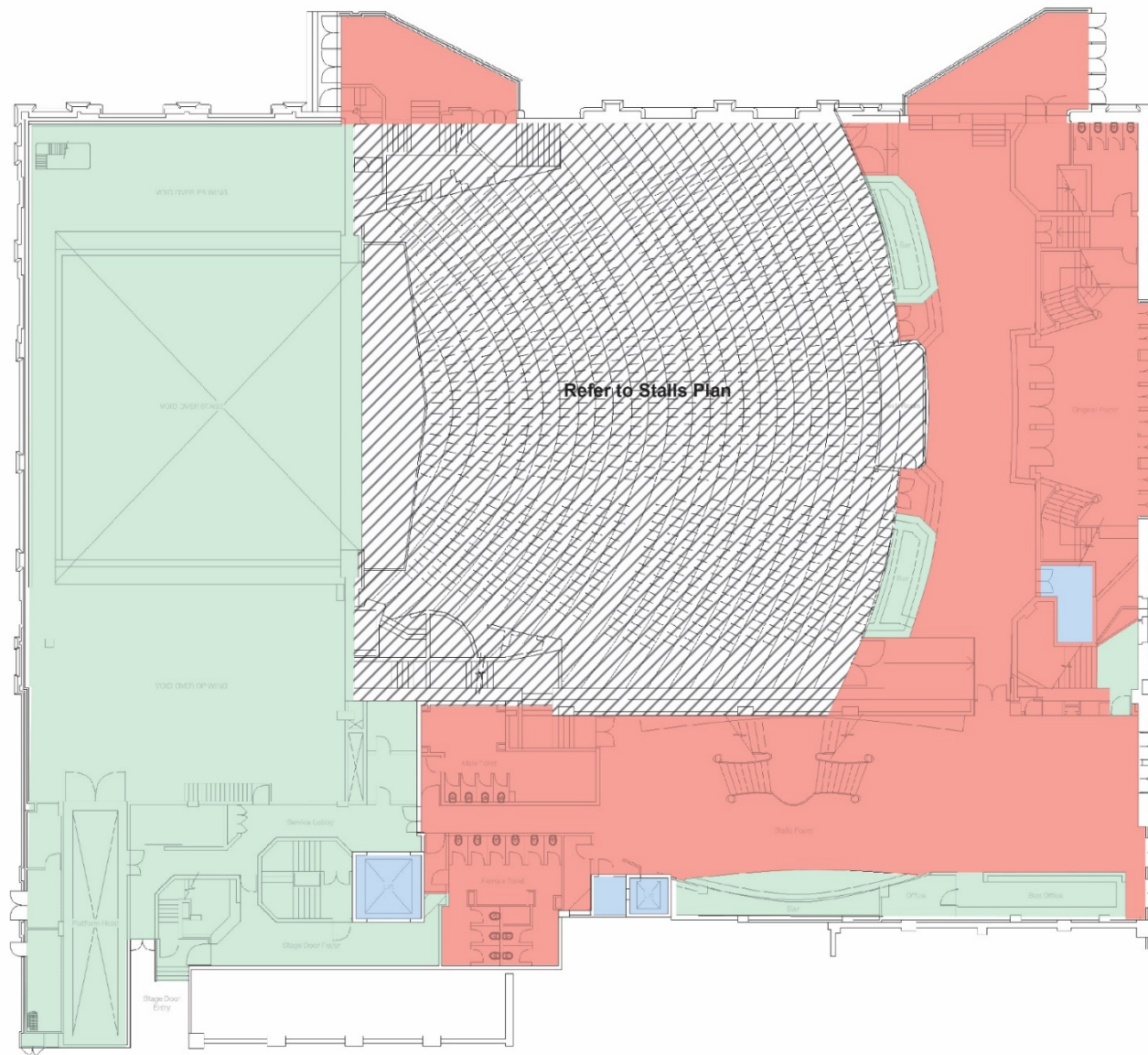
Stage Level

### Key

- Back of House
- Front of House
- Service Area

Figure 32 – Stage level building components





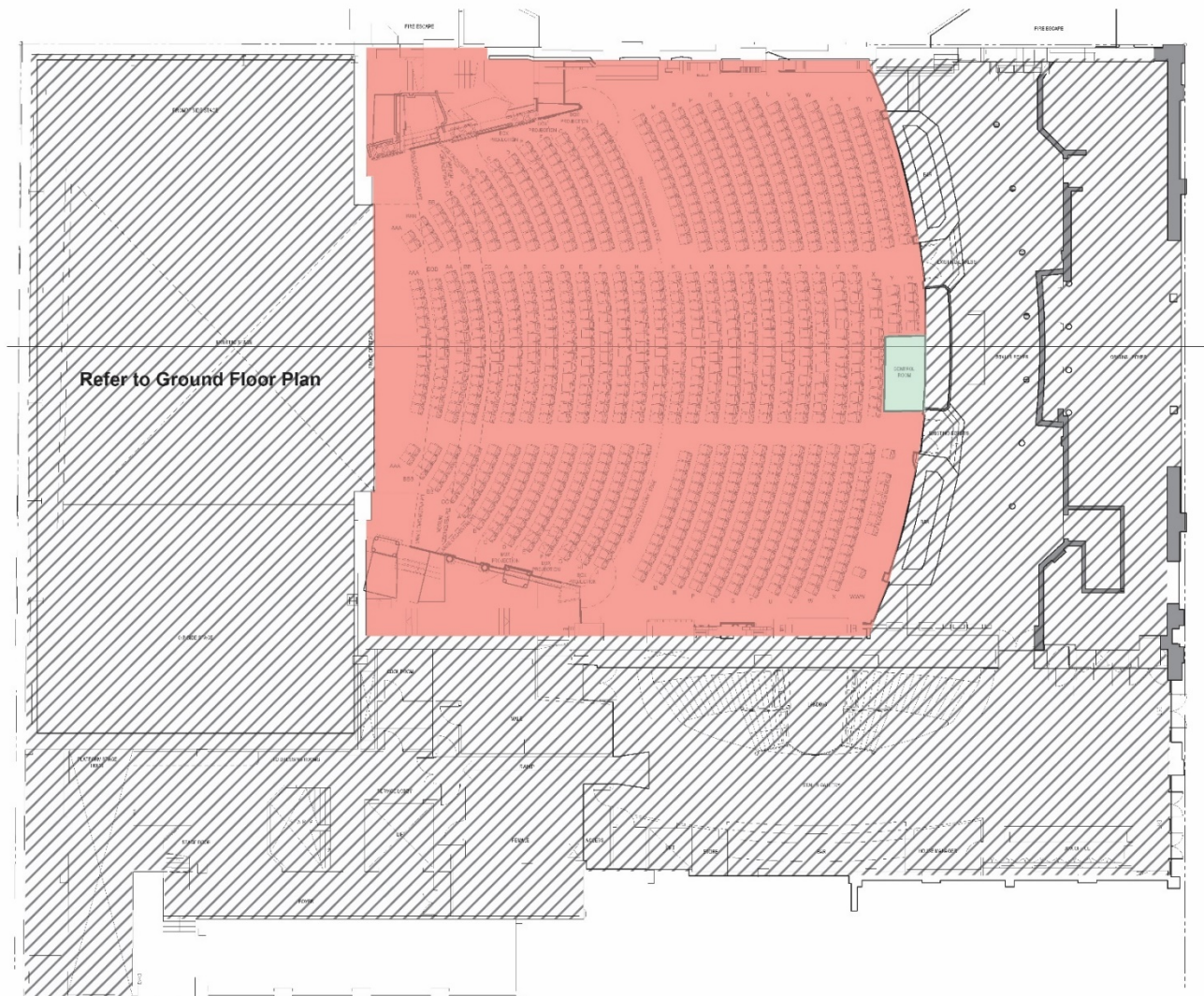
## BUILDING COMPONENTS

Ground Floor

### Key

- Back of House
- Front of House
- Service Area

Figure 33 – Ground floor building components



## BUILDING COMPONENTS

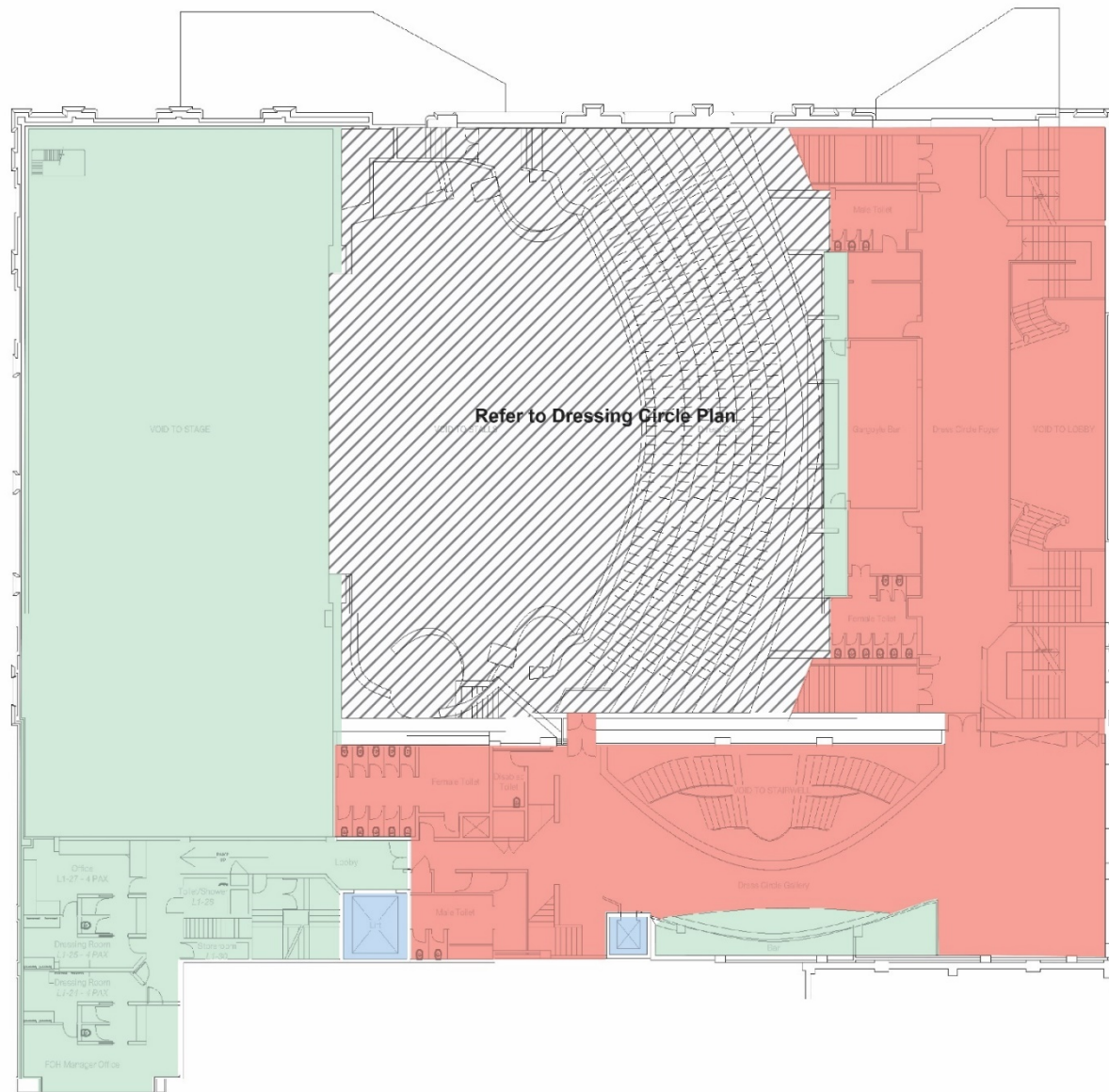
Stalls

### Key

- Back of House
- Front of House
- Service Area

Figure 34 – Stalls building components





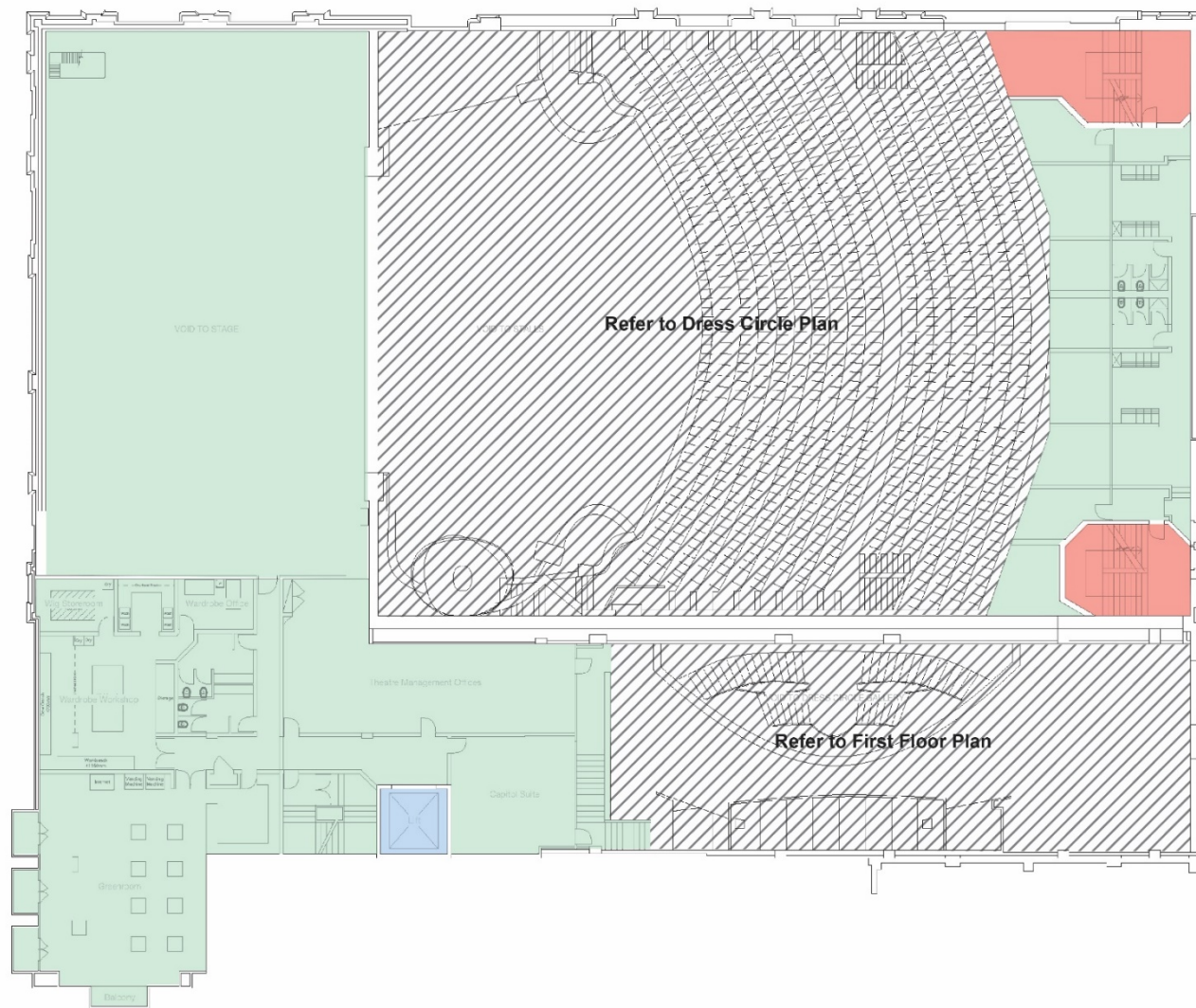
## BUILDING COMPONENTS

First Floor

### Key

- Back of House
- Front of House
- Service Area

Figure 35 – First floor building components



## BUILDING COMPONENTS

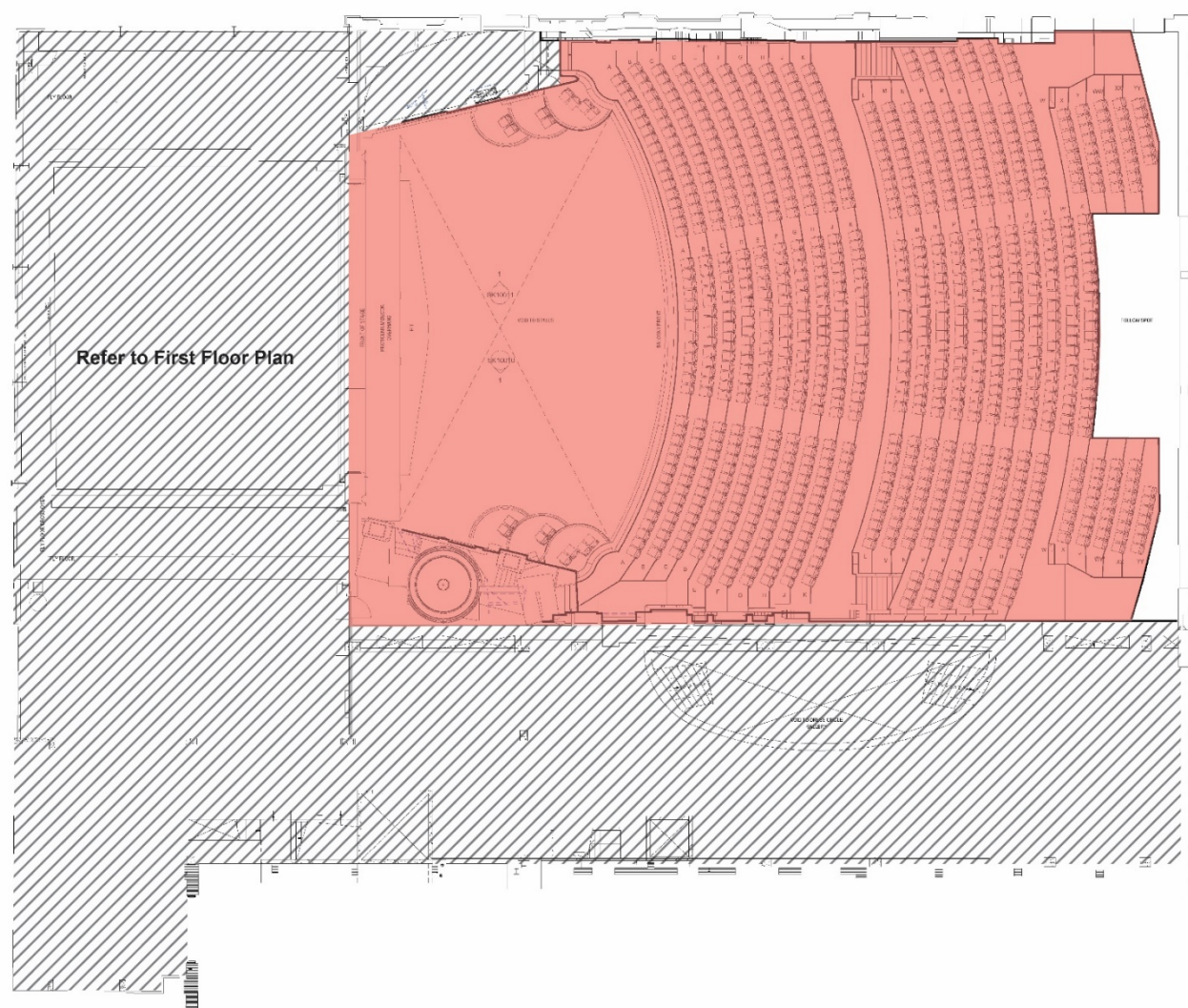
Second Floor

### Key

- Back of House
- Front of House
- Service Area

Figure 36 – Second floor building components





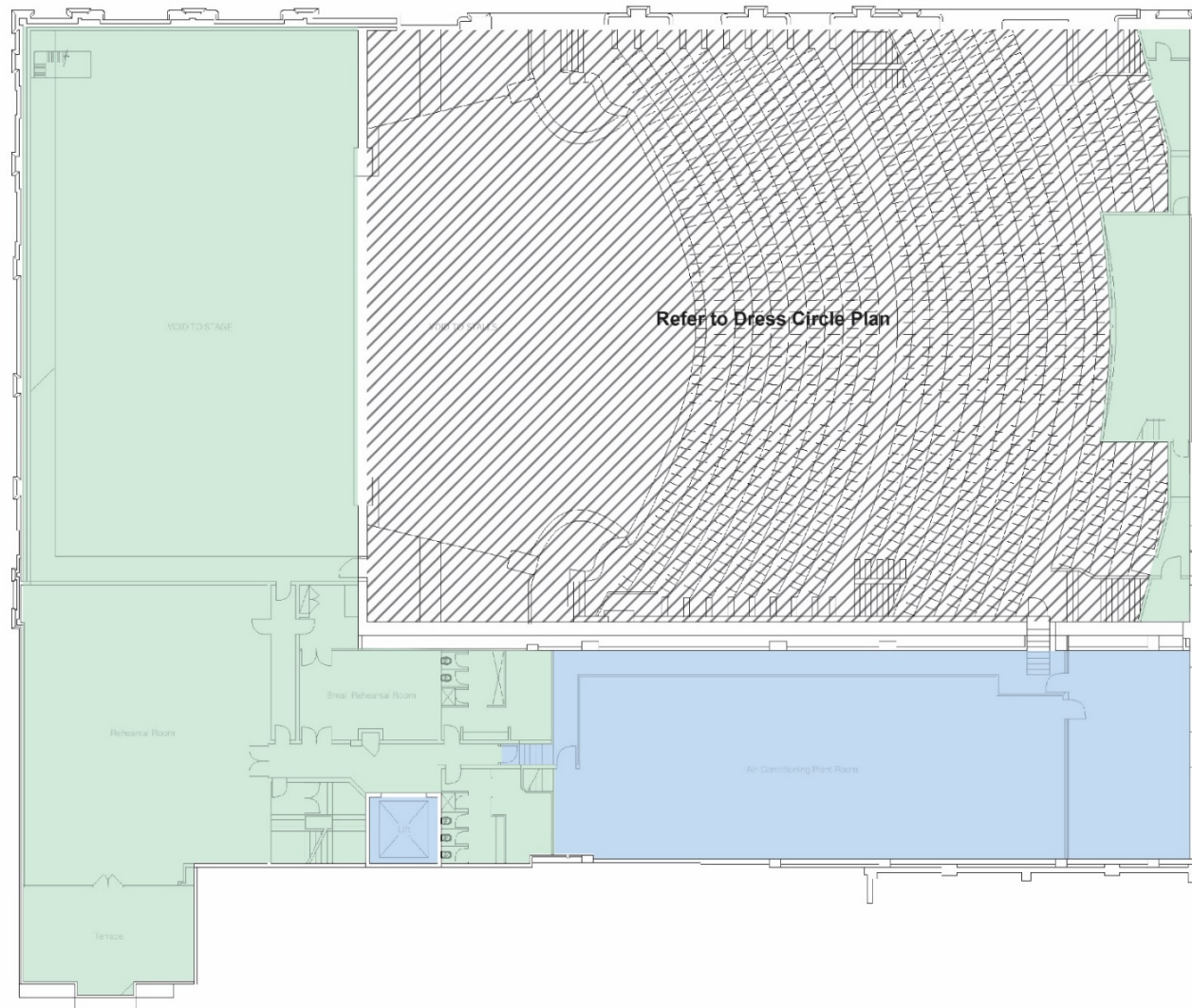
## BUILDING COMPONENTS

Dress Circle

### Key

- Back of House
- Front of House
- Service Area

Figure 37 – Dress Circle building components



## BUILDING COMPONENTS

Third Floor

### Key

- Back of House
- Front of House
- Service Area

Figure 38 – Third floor building components