

Volume 2e

Inventory forms for recommended heritage listings

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Annandale

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Conservation area inventories

Alexandria

63.	North Alexandria industrial heritage conservation area
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Updated names note

Some item names have been updated to reflect information uncovered while finalising inventories or for consistency with other item naming conventions. They do not alter the affected land, as described in the planning proposal.

Additional text is shown below underlined and deleted text as ~~striethrough~~.

Heritage items	Former name (2014)	Updates (2015)	Updated name (2015)	Notes on updates
Alexandria				
33A Bourke Road (and 6 Euston Road)	Sydney Water sewer pipeline		Sydney Water sewer pipeline	No change
See map for location	Doody Street stormwater channel		Doody Street stormwater channel	No change
See map for location	Macdonaldtown stormwater channel		Macdonaldtown stormwater channel	No change
See map for location	Shea's Creek stormwater channel		Shea's Creek stormwater channel	No change
2-6 Birmingham Street	Former Walter Barr Pty Ltd factory including interiors		Former Walter Barr Pty Ltd factory including interiors	No change
22-30 Birmingham Street	Former Sil-Ora Dental Products factory including interiors		Former Sil-Ora Dental Products factory including interiors	No change
27 Birmingham Street	Electricity Substation No. 375 including interiors		Electricity Substation No. 375 including interiors	No change
29-33 Birmingham Street	Former H.G. Whittle & Sons warehouse including interiors	Former H.G. Whittle & Sons warehouse <u>factory</u> including interiors	Former H. G. Whittle & Sons factory including interiors	Name changed to primary historic use
602-612 Botany Road (and 27-31 Ralph Street)	Former Coote and Jorgenson Engineers warehouses including interiors	Former Coote and <u>Jorge</u> nson Engineers warehou <u>ses factory</u> including interiors	Former Coote & Jorgenson Engineers factory including interiors	Name changed to primary historic use and formatted consistently with others
684 Botany Road	Inter-war service station including interiors	Inter-war <u>Former White Way</u> service station including interiors	Former White Way service station including interiors	Name changed to include historic name and add 'former' for past use

47-49 Bourke Road	Q Store including interiors	<u>Former</u> Q Store including interiors	Former Q Store including interiors	Name changed to add 'former' for past use
138-196 Bourke Road	Former Commonwealth Industrial Gases warehouse & stores building including interiors	Former Commonwealth Industrial Gases warehouse & stores <u>building oxygen factory and demonstration block</u> including interiors	Former Commonwealth Industrial Gases oxygen factory and demonstration block including interiors	Name changed to primary historic use for identified buildings
16 Euston Road	Electricity Substation No. 117 including interiors		Electricity Substation No. 117 including interiors	No change
40A-42 Maddox Street (and 58-68 Euston Road)	Former Alexandria Spinning Mills including interiors		Former Alexandria Spinning Mills including interiors	No change
1-3 Mandible Street	Former Standard Telephones & Cables industrial building including interiors		Former Standard Telephones & Cables industrial building including interiors	No change
30 Mandible Street	Former Lempriere & Co office building including interiors		Former Lempriere & Co office building including interiors	No change
124 McEvoy Street	Former Electricity Substation No. 152 including interiors		Former Electricity Substation No. 152 including interiors	No change
52-54 O'Riordan Street	Former National Motor Springs igloo building including interiors		Former National Motor Springs igloo building including interiors	No change
82 O'Riordan Street	Electricity Substation No. 225 including interiors		Electricity Substation No. 225 including interiors	No change
38 Ralph Street	Former Wilson Bros Willow Kitchenware Co. warehouse and factory including interiors	Former Wilson Bros Willow Kitchenware Co. warehouse and <u>Ware</u> factory including interiors	Former Wilson Bros Willow Ware factory including interiors	Name changed to primary historic name and use
212-214 Wyndham Street	Former Electric Light Substation No. 89 including interiors		Former Electric Light Substation No. 89 including interiors	No change
Annandale				

1B Booth Street	Sewage Pumping Station No. 3 including interiors		Sewage Pumping Station No. 3 including interiors	No change
Camperdown				
6-10 Mallett Street	Former Grace Bros Repository including interiors		Former Grace Bros Repository including interiors	No change
64-106 Mallett Street	Former Bonds Industries complex including interiors, Substation No. 181, Chesty Bond Mural and former commercial building façade for "Bonds Cafeteria" at 97-88 Church Street	Former Bonds Industries complex including interiors, Substation No. 181, Chesty Bond Mural and former commercial building façade for "Bonds Cafeteria" at 97- 88 99 Church Street	Former Bonds Industries complex including interiors, Substation No. 181, Chesty Bond Mural and former commercial building façade for "Bonds Cafeteria" at 97-99 Church Street	Correction to match existing schedule 5 item name for the cafeteria
Darlington				
2-10 Golden Grove Street	Former Jones IXL factory garage including interiors		Former Jones IXL factory garage including interiors	No change
181 Lawson Street	The Foundry including interiors	The Foundry <u>Former McMurtrie, Kellermann & Co factory</u> including interiors	Former McMurtrie, Kellermann & Co factory including interiors	Name changed to primary historic name and use
Erskineville				
7-19 Coulson Street	H. Brightwell & Sons Pty Ltd. south-east warehouse building including interiors	H. Brightwell & Sons Pty Ltd. <u>Bakewell Brothers</u> south-east warehouse building including interiors	Former Bakewell Brothers south-east warehouse building including interiors	Name changed to primary historic name
127 Railway Parade	Former Gramophone Coy Ltd factory chimney stack	Former Gramophone Coy Ltd factory chimney stack	Former factory chimney stack	Name changed to remove company because chimney does not have one primary historic company name
18-20 Victoria Street	Former shoes and boot factory including interiors	Former shoes and boot Cleveland Shoe Company factory including interiors	Former Cleveland Shoe Company factory including interiors	Name changed to primary historic name
Forest Lodge				

19 Ross Street	Electricity Substation No. 267 including interiors		Electricity Substation No. 267 including interiors	No change
Glebe				
113 Mitchell Street	Former Volunteer Brigades fire station including interiors	Former <u>Glebe Volunteer Brigade s fire station</u> <u>Fire Station</u> including interiors	Former Glebe Volunteer Fire Station including interiors	Name changed to primary historic name
Newtown				
10-12 Egan Street	Former Sydney Confectionery Company factory including interiors		Former Sydney Confectionery Company factory including interiors	No change
197-207 Wilson Street	Former Gissing Bros warehouse including interiors	Former <u>F. W. Gissing Bros warehouse</u> <u>factory</u> including interiors	Former F. W. Gissing factory including interiors	Name changes to primary historic name and use
Redfern				
53-63 Great Buckingham Street (and 611-619 Elizabeth Street)	Former Hordern & Sons warehouse including interiors	Former <u>A. Hordern & Sons warehouse</u> <u>factory complex</u> including interiors	Former A. Hordern & Sons factory complex including interiors	Name changed to primary historic name and typology:
99 Renwick Street	Electricity Substation No.112 including interiors		Electricity Substation No.112 including interiors	No change
Rosebery				
6-8 Crewe Place	Former Wrigley's factory	Former Wrigley's factory <u>including interiors</u>	Former Wrigley's factory including interiors	Name changed to clarify includes interiors as with others
85-113 Dunning Avenue	Former Rosella Preserving Manufacturing Co. buildings including interiors	Former Rosella Preserving <u>and</u> Manufacturing Co. <u>buildings</u> <u>factory</u> including interiors	Rosella Preserving and Manufacturing Co. factory including interiors	Name changed to primary historic name and use
88 Dunning Avenue	Electricity Substation No.192 including interiors		Electricity Substation No.192 including interiors	
115-133 Dunning Avenue	Former Commonwealth Weaving Mills including interiors	Former Commonwealth Weaving Mills <u>and</u> <u>Frederick Rose factory</u> including interiors	Former Commonwealth Weaving Mills and Frederick Rose factory including interiors	Name changed to include historic name of second factory

120 Dunning Avenue	Former Otis Elevator Co. Pty Ltd warehouse including interiors	Former Otis Elevator Co. Pty Ltd warehouse including interiors	Former Otis Elevator Co. factory including interiors	Name changed to primary historic name and use
135-151 Dunning Avenue	Former Westinghouse warehouse buildings including interiors	Former Westinghouse war house <u>buildings factory</u> including interiors	Former Westinghouse factory including interiors	Name changed to primary historic use
142 Dunning Avenue	Electricity Substation No. 128 including interiors		Electricity Substation No. 128 including interiors	No change
1-11 Hayes Road	Former R.C. Henderson Ltd warehouse including interiors	Former R.C. Henderson Ltd warehouse <u>factory</u> including interiors	Former R. C. Henderson Ltd factory including interiors	Name changed to primary historic use
61-71 Mentmore Avenue (and 34 Morley Avenue)	Former Cyclone Co. of Australia factory including interiors	Former Cyclone <u>Fence and Gate</u> Co. of Australia factory including interiors	Former Cyclone Fence and Gate Co factory including interiors	Name changed to primary historic name
Surry Hills				
268-274 Devonshire Street	Former Hill & Co warehouse including interiors	Former <u>Edward</u> Hill & Co warehouse <u>factory</u> including interiors	Former Edward Hill & Co factory including interiors	Name changed to primary historic name and use: Former Edward Hill & Co factory
470-484 Elizabeth Street	Former W. C. Penfold Co. Ltd. warehouse including interiors	Former W. C. Penfold & Co. Ltd. warehouse <u>factory</u> including interiors	Former W. C. Penfold & Co factory including interiors	Name changed to primary historic name and use
5 Fitzroy Place	Electricity Substation No. 229 including interiors		Electricity Substation No. 229 including interiors	No change
1-15 Foveaux Street	Former Farleigh Nettheim & Co Ltd warehouse including interiors		Former Farleigh Nettheim & Co Ltd warehouse including interiors	No change
47-97 Marlborough Street	Former David Jones factory including interiors		Former David Jones factory including interiors	No change
13-15 Marshall Street	Former Allington Stoveworks warehouse including interiors	Former Allington Stoveworks wareh ouse <u>factory</u> including interiors	Former Allington Stoveworks factory including interiors	Name changed to primary historic use
11-13 Randle Street	Former R.C. Henderson Ltd warehouse including interiors	Former R.C. Henderson Ltd warehouse <u>factory</u> including interiors	Former R. C. Henderson Ltd factory including interiors	Name changed to primary historic use

4-34 Wentworth Avenue	Group of warehouses including interiors	Group of warehouses <u>Former warehouse group</u> including interiors	Former warehouse group including interiors	Name changed to add 'former' for past use and re- order words
Sydney				
115 Clarence Street	Former Noyes Brothers Ltd warehouse including interiors	Former Noyes Brothers <u>Ltd Bros</u> warehouse including interiors	Former Noyes Bros warehouse including interiors	Name changed to primary historic name
185 Clarence Street	Former McLaughlin & Co Pty Ltd warehouse including interiors	Former McLaughlin & Co Pty <u>Ltd Shelley</u> warehouse including interiors	Former Shelley warehouse including interiors	Name changed to primary historic use
193-195 Clarence Street	Shorter House store & offices including interiors	Shorter House store & offices including interiors	Shorter House including interiors	Name simplified
123-129 Clarence Street (and 252-258 Kent Street)	Former Edwards Dunlop & Co warehouses including interiors		Former Edwards Dunlop & Co warehouses including interiors	No change
426-430 Kent Street	Clarence Kent House warehouse	Former Clarence Kent <u>Grace</u> House warehouse including interiors	Former Grace House warehouse including interiors	Name changed to primary historic name
Ultimo				
10-16 Bay Street	Part Bay Street Depot including interiors		Part Bay Street Depot including interiors	No change
Waterloo				
723 Elizabeth Street	Former William Brooks industrial building including interiors	Former William Brooks industrial building factory including interiors	Former William Brooks factory including interiors	Name changed to primary historic use
378 George Street	Electricity Substation No. 75 including interiors	Electricity <u>Light</u> Substation No. 75 including interiors	Electricity Substation No. 75 including interiors	Name changed to primary historic name
23 Lachlan Street	Former Electricity Substation No. 109 including interiors		Former Electricity Substation No. 109 including interiors	No change
Zetland				

146-158 Joynton Avenue	Former Joseph Lucas industrial building including interiors	Former Joseph Lucas industrial building showroom, <u>workshop and office</u> including interiors	Former Joseph Lucas showroom, workshop and office including interiors	Name changes to primary historic uses
Conservation area name (2014)			Updated name (2015)	Notes on updates
Alexandria				
North Alexandria industrial heritage conservation area			North Alexandria industrial heritage conservation area	No change
Alexandria & Beaconsfield				
William Street industrial heritage conservation area			William Street industrial heritage conservation area	No change

Inventory 45

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Address: 268-274 Devonshire Street

Planning: Sydney South

Suburb/nearest town: Surry Hills 2010

Local govt area: Sydney

Parish: Alexandria

State: NSW

County: Cumberland

Other/former names: Ung Hing & Co furniture factory, Hill & Co

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Manufacturing and Processing

Category: Other - Manufacturing & Processing

Owner:

Admin codes:

Code 2:

Code 3:

Current use: Commercial and retail

Former uses: Industrial

Assessed significance: Local

Endorsed significance:

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Statement of significance: Built in 1914 for furniture manufacturers Ung Hing & Co, with inter-war additions when it was occupied by Edward Hill & Co, this former factory represents the industrial development of Surry Hills during the early-twentieth century. The factory is historically significant for its continuous connection to the manufacture of furniture from 1914 to the 1960s.

Through its early association with Ung Hing & Co, furniture manufacturers, from 1914 to 1918, the building provides evidence of the formerly widespread industry in Surry Hills of furniture manufacturing by Chinese migrants. It demonstrates the prominence of Chinese migrants in this industry, as one of the main industries where Chinese migrants could work during a period when Australian policies and values associated with the 'white Australia policy' restricted Asian migration and employment.

The later use of the site by Edward Hill & Co from 1918 to 1964, demonstrates the continued association of the building with the furniture industry.

The building represents a good example of a multi-storey factory from the early twentieth century. The scale of the building demonstrates a different building typology for industrial buildings in this part of the City of Sydney, compared to the predominant form for the large southern Sydney factories from the same period of single-storey, sawtooth-roofed factories.

Architecturally, the building demonstrates characteristic features of the Federation and inter-war styles applied to a utilitarian building. These features include the robust masonry construction, rectangular façade emphasised by the parapet treatment, stepped side parapet profile, engaged brick piers dividing the façade into bays, plain face brickwork, prominent original signage in the parapet wall and multi-paned timber-framed windows, some with rendered lintels and some with shallow brick arches.

While adaptively reused for a mix of commercial and retail uses, the building has retained its overall architectural integrity as a recognisable former factory from the Federation and inter-war periods.

The building makes an important contribution to the streetscapes of Devonshire Street, Esther Street and Lane. Its multi-storey scale, full block coverage with four street frontages, irregular wedge-shaped building footprint and prominent parapet signage make the building a distinctive feature in the surrounding streetscapes, which is visible from a number of near and distant vantage points.

This former factory may hold significance to the community of former workers of Edward Hill & Co. The building may also hold significance to the Chinese-Australian community for its connection to the establishment of Chinese businesses in the early twentieth century during a period of strong sentiment towards 'white Australia'.

This former factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former factory is of local heritage significance in terms of its historical, associations, aesthetic and representative values.

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

**Historical notes
of provenance:**

Early development of locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Surry Hills was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

Surry Hills was historically shaped by its topography of shifting sand dunes, swamps, sandstone plateau and shale cap that weathered into hard blue clay. These environmental factors made the area impossible for farming and later caused drainage problems.

Captain Joseph Foveaux received the first land grant in Surry Hills in 1793, which he named Surrey Hills Farm. A year later Commissary General John Palmer was granted 70 acres further east of Foveaux's farm, and continued to buy up other land nearby. Palmer eventually owned 200 acres in Surry Hills and 100 acres at Woolloomooloo. Palmer was forced to sell his land in both Surry Hills and Woolloomooloo in 1814. His Surry Hills estate was subdivided for sale by Surveyor James Meehan which set down the street pattern of much of the suburb. Businessman Edward Riley bought up vast tracts of Palmer's Surry Hills estate. When Riley died in 1825, his estate was tied up in litigation for almost 20 years. Riley's Surry Hills land was subdivided in the 1840s. Other early subdivisions included the Strawberry Hill estate in 1832 and the Fosterville estate in 1843.

Surry Hills became increasingly densely populated from the mid-nineteenth century. Industry was very much a part of the early history of Surry Hills from the second half of the nineteenth century. Workshops, blacksmith's shops, builders' yards, livery stables, clothing factories and steam laundries were found throughout the suburb. The area's inhabitants were mostly employed in local industries, particularly the clothing industry. During the 1860s the population of Surry Hills also included a mix of mechanics, skilled artisans and shopkeepers.

From the late nineteenth century onwards, the suburbs of Southern Sydney had a growing Chinese population, demonstrated by the numerous Chinese-owned businesses and the large number of Chinese workers. The Yui Ming Temple was constructed in the 1870s in Alexandria, demonstrating the growth of the Chinese-Australian community in southern Sydney.

The population of the suburb doubled in the 20 years after 1870 and was home to 30,000 by 1890. Houses, pubs, factories, stables and shops jostled for space with few open recreation areas for residents. Much of the early housing was built as rental housing for workers. Few houses had inside toilets and only half had connected sewage and drainage. Living conditions were further impacted by rising damp and overcrowding. The area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined.

The late nineteenth and early twentieth century was a period of great change for Surry Hills, as residential streets were transformed with commercial and industrial buildings. This transformation followed a period marked by a depression, outbreak of bubonic plague, a Royal Commission into improving Sydney, land resumptions and the opening of Central railway station in 1906.

By the early twentieth century, Surry Hills had become an overcrowded slum with poor sanitation and substandard housing crammed into narrow streets and lanes. During this time, the suburb was home to some of Sydney's poorest residents. With the outbreak of the bubonic plague in 1900, the congested living conditions of the inner city were a concern for city planners.

In 1905 Sydney Municipal Council was granted the power to resume land and remodel areas for street widening. A Royal Commission on the Improvement of Sydney began in 1909. This provided the opportunity to remove the poor quality housing in Surry Hills and replace it with commercial and industrial buildings.

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Amongst the Council's earliest endeavours was the resumption of notorious slums centred around Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was redeveloped following extensive demolition. The widened Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911. Many houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

Local retailers and industry like Anthony Horderns, Mark Foys and Grace Brothers exploited these redevelopment opportunities to develop large warehouses and factories. As in the Federation era, prominent firms of architects such as Robertson and Marks frequently designed these buildings.

By the 1920s, local factories in Surry Hills were producing a variety of goods, including umbrellas, sausages, furniture, cooking stoves, electric lamps, cases, arsenic and fencing wire. Demand increased for skilled tradesmen in metal-working, engineering and machinery. Women and girls began to work in the factories.

Construction of industrial and warehouse buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. The north-western part of Surry Hills was earmarked for 'slum clearance' in the early twentieth century. By the 1930s, many buildings had been demolished and the streets widened and realigned, resulting in the displacement of thousands of people. Many families left for the outer suburbs in the 1950s. Surry Hills was rejuvenated by an influx of migrants in the post-war period.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Site history:

The building was constructed in approximately 1914 as a factory for furniture manufacturers Ung Hing & Co. It was subsequently occupied by Edward Hill & Co, furniture manufacturers, between 1918 and 1964, who built a number of alterations and additions during the 1930s and 1940s.

The land on the north side of Devonshire Street was subdivided by City of Sydney council in November 1910 (DP 6533). The 1914 assessment book recorded no listing for 268 Devonshire Street. The listings ended at Crown Street, indicating that the subject part of the street had not been extended by this time (Cook Ward, Assessment book, 1914).

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

On 23 February 1914, Ung Hing Ling Kee & Co was registered as furniture manufacturers and cabinet makers on Devonshire Street. Yee Pong, Young Shou and Wong Home were recorded as partners of the firm at this time (Registers of firms, SRNSW, 2/8544, No 24106). This company had previously occupied the site at 417-419 Sussex Street. The 1914 Sands Directory listed Ung Hing & Co furniture on the north side of Devonshire Street, east of Crown Street (Sands, Directory, 1914, p 45).

Ung Hing & Co were one of a number of Chinese-operated furniture manufacturers in Surry Hills and southern Sydney during the early twentieth century. The presence of this Chinese-owned business in Surry Hills demonstrates the prominence of Chinese migrants in this industry, as one of the main industries where Chinese migrants could work during a period when Australian policies and values associated with the 'white Australia policy' restricted Asian migration and employment. The Immigration Restriction Act of 1901, part of a series of policies associated with 'white Australia', was established to restrict low-wage immigration from Asia to protect employment of British-Australians. Market gardens were another common industry for Chinese migrants in the area.

Newspaper reports from the early twentieth century indicate the prejudice during this period. In 1914 a newspaper article titled 'Made by aliens – the furniture trade – yellow workers and white Australia' was published in the Sunday Times and Bathurst Times. The xenophobic attitudes of the time are encapsulated within the first few sentences of this article which reads: 'It is generally taken for granted that the Celestial is pretty well top dog in the vegetable-growing business... But everybody doesn't know to what extent he is participating in the essentially white man's occupation of furniture-making!'. The article describes the large numbers of Chinese workers in the furniture trade in Surry Hills and Waterloo, estimating more than 850 Chinese people were working in Sydney's cabinet-making trade at the time, with 20-30 well-equipped Chinese factories located in Waterloo and Botany and a dozen in Surry Hills. The furniture produced at these factories was cheaper as a result of the low wages paid to Chinese workers. A furniture dealer reportedly told the Sunday Times 'I don't like handling alien-made stuff, but one has to buy in the cheapest market... the public won't pay a bigger price for an article because of White Australia' (The Sunday Times, 29 March 1914, p1).

Another furniture manufacturing company was established to the west of the subject site in 1917 by Edward Hill and Frank Ellis at 60 Holt Street (B Gale, Fit for Royalty, p 8). In December 1917 the location of Edward Hill & Co furniture manufacturers was noted on the corner of Devonshire and Holt Streets in Surry Hills (SMH, 18 Dec 1917, p 9).

The 1918 assessment book recorded that a brick factory of two floors and five rooms under an iron roof and a yard were located on the site at 268-274 Devonshire Street. The factory was owned by Arthur W Hyman, and occupied by Ung Hing & Co (Cook Ward, Assessment book, 1918, No 752). Arthur Hyman was the solicitor for Louis Rich who later purchased the site (Town Clerk correspondence, 1911/4976, NCSA).

In December 1918 a fire damaged the Edward Hill & Co furniture factory at 274 Devonshire Street (Construction and Local Government Journal, 9 Dec 1918, p 9).

According to a published history of Edward Hill & Co furniture manufacturers, the company moved to the site at 274 Devonshire Street in 1919 (Gale 2007, p 8). However, it seems likely that the company already occupied the site in December 1918.

The 1919 Sands Directory lists Edward Hill & Co, chair manufacturers at 286 [sic] to 274 Devonshire Street (Sands Directory 1919, p 38).

On 10 February 1920 H V Vernon applied to undertake unspecified works at 268 Devonshire Street (Devonshire Street, Street cards 1908-28, NCSA).

From 1921 the company expanded to occupy 268-274 Devonshire Street (Gale 2007, p 8).

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Early commissioned works by Edward Hill & Co included the wall paneling for the Paragon restaurant at Katoomba and the interior work for flats at 7 Elizabeth Street in Sydney designed by architect Marion Hall Best (Gale 2007, p 8).

On 7 December 1921, the subject land comprising lots 2, 3 and 4 of DP 6533 were purchased by Louis Rich (CT 2246 f 22). The property was purchased by Edward Hill shortly thereafter. On 23 April 1921 a certificate of title for lots 2-4 of DP 6533 was issued to Edward Hill and Frank Ellis (CT 3176 f 24-5).

The 1921 assessment book describes the development of the time as a brick factory of two floors and four rooms under an iron roof. By this stage, the factory may have been extended to occupy the entire site (Cook Ward, Assessment book, 1921, No 756). The assessment book from 1924 recorded that the site was owned and occupied by Edward Hill & Co (Cook Ward, Assessment book, 1924, No 729).

On 14 October 1925, W J Gilroy proposed alterations and additions to the building (268-274 Devonshire Street, Street cards, NCSA). On 25 November 1926, Edward Hill & Co proposed alterations to the site. This was followed by another application on 20 February 1928. On 12 March 1928, further alterations in Esther lane were proposed at the rear of 268-274 Devonshire Street (Devonshire Street, Street cards 1908-28, NCSA).

Fires and thefts were reported in this factory during the 1930s and 1940s.

On 30th December 1939, a large fire damaged approximately £2000 of timber furniture and machinery inside the timber store. According to an article published in the Sydney Morning Herald, 20 firemen received electric shocks whilst fighting the fire from the current which was transmitted from overhead wires down the streams of water to the nozzles of the hoses. (The Sydney Morning Herald, Saturday 30th December 1939, p 12)

A newspaper article from 30 May 1942 reported that Henry James Parsons was sentenced to three years imprisonment for stealing £6,468 from his employers, Edward Hill & Co, over a period of eight years (Sydney Morning Herald, Saturday 30th May 1942, p 10).

On 11 November 1942, the company's cutting mill in Esther lane was severely damaged by fire (SMH 12 Nov 1942, p 7). As a result of the damage caused by this fire, J Leckie applied to reinstate the roof on 19 November 1942. On 21 August 1945 Leckie again applied to reinstate the roof (268-274 Devonshire Street, Street cards, NCSA).

Numerous applications were made in the mid-1940s to increase the size of the ground floor windows.

The 1950 Civic Survey records a three-storey factory on the site, indicating that an additional level may have been added to the building by this time.

The City Building Surveyors Detail Sheets from 1956 records the subject site between Devonshire Street and Esther Lane as still occupied by Edward Hill & Co. The map also shows the company's occupation of the site on Esther Lane to the north of the subject factory. Industries related to cars, bottles and cardboard containers are shown in the close vicinity of the subject site. (1956 City Building Surveyors Detail Sheets, sheet 15)

Edward Hill & Co designed furniture for hotels. In 1959 Edward Hill & Co received its first contract for designing the furniture for a motel in Canberra (Gale 2007, p 9).

After the death of Edward Hill in August 1959, his share of the property was transferred to Raymond Charles Walton, cabinet-maker of Kogarah, Kenneth Sydney Metcalf, accountant of Denistone and Frederick Cracen, French Polisher of Bexley on 22 June 1964 (CT 3176 f 24).

On 18 March 1964, the property was purchased by Fraymar Investments Pty Ltd (CT 3176 f 24-5). The company closed in 1964 (Gale 2007, p 58).

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

The building has since been adaptively reused for a mix of commercial and retail spaces.

Themes: National theme

3. Economy

3. Economy

3. Economy

2. Peopling

State theme

Commerce

Industry

Commerce

Migration

Local theme

Warehouses

Activities associated with the n

Activities relating to buying, se

Ethnic influences

Designer: Unknown

Builder: Unknown

Year started: 1914

Year completed: 1945

Circa: Yes

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Physical description: The building was constructed in approximately 1914 with alterations and additions during the inter-war period from the 1920s-1940s. The building occupies the entire wedge-shaped block bounded by Devonshire Street, Esther Street and Esther Lane with no set back from either street. The factory comprises a three-storey face brick building contained under a flat roof concealed behind a parapet wall.

The building design demonstrates characteristic features of the Federation and inter-war styles applied to a utilitarian building. These features include the robust masonry construction, rectangular façade emphasised by the parapet treatment, stepped side parapet profile, engaged brick piers dividing the façade into bays, plain face brickwork, original signage in the parapet wall and multi-paned timber-framed windows, some with rendered lintels and some with shallow brick arches.

While the building has been constructed and altered through a number of phases revealed through the differing windows and brickwork, these are united through the consistent use of unpainted brick walls, multi-paned timber framed windows, the strong line of the lintels on the primary elevations and the rendered parapet wall with lettered signage across the full width of the building. The signage in relief letters reads 'Edward Hill and Co Furniture Manufacturers'. The high parapet steps down towards the rear on both side elevations.

Changes in the brickwork, windows, sills and lintels, indicate the series of early alterations or additions, either as part of the expansion of the factory, reconstruction following fires or replacement of openings. The main difference to the building form is that the eastern end of the Devonshire Street frontage (the south elevation) is divided into bays by engaged piers, whereas the western end of the facade has no projecting piers. The brick bond is principally garden wall bond, with some sections in English bond.

The consistent upper level brickwork and windows on the south and east elevations, differing to the brickwork of the levels below, indicates that the third storey was likely an addition as part of the inter-war works. Below the upper level, the brickwork differs for the west and east ends of the Devonshire Street facade, and surrounding altered windows.

The building contains three main types of original or early multi-paned timber windows. The rear lane windows and ground level windows are generally vertically proportioned double-hung sashes with shallow brick arches or concrete lintels. The timber windows for the third level and part of the second level are centrally pivoted with transom lights, arranged in banks of two, three or four with continuous concrete lintels. The third type of multi-paned timber windows are horizontally proportioned and extend the full width of the bays recessed behind the plane of the engaged piers at the east end of the second level of the Devonshire Street facade. While also contained under a continuous concrete lintel like the centrally pivoted windows, these horizontally-proportioned windows and differing surrounding brickwork suggest the eastern part of the second level of the front elevation were modified at a separate stage to when the other windows were installed.

The absence of scarring in the brickwork below the timber windows of the top level, unlike the scarring below the matching windows on the second level, suggests that the timber windows of the second level were replaced at the same time as the upper level additions.

A loading dock is located at the eastern end of the Devonshire Street elevation, and a timber paneled door is located at the western end.

Later alterations are generally to ground level openings, including replacement of a bank of windows with a large shop window on Devonshire Street, alterations to two Devonshire Street entrances, infilling a Devonshire Street door and some windows on the eastern elevation. These alterations to original or early openings have maintained the earlier lintels.

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Internally, the building appears to retain its original steel and timber structure and spatial quality of an industrial building.

The roof, foundations and floor structures have not been inspected by the authors.

While adaptively reused for a mix of commercial and retail uses, the building has retained its overall architectural integrity as a recognisable former factory from the Federation and inter-war periods.

Category: Individual building. Style: Federation and inter-war. Storeys: Three. Façade: Face brick. Side/Rear Walls: Face brick.

Physical condition level: Good

Physical condition:

Archaeological potential level: Not assessed

Archaeological potential Detail:

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Modification dates: Timeline of known dates for changes to the site:

November 1910

Land on the north side of Devonshire Street subdivided by the City of Sydney Council

1914

Assessment books had no record of 268 Devonshire Street, likely before the extension of this part of Devonshire Street

23 February 1914

Ung Hing Ling Kee & Co furniture manufacturers and cabinetmakers registered at Devonshire Street

1914

Sands directory lists Ung Hing & Co furniture factory on north side of Devonshire Street, east of Crown Street

1918

Assessment book records a factory of two floors and 5 rooms constructed of brick with an iron roof and a yard at 268-274 Devonshire Street, owned by Arthur W Hyman and occupied by Ung Hing & Co.

December 1918

Fire damaged factory of Edward Hill and Co furniture manufacturers at 274 Devonshire Street

1919

Sands directory first recorded Edward Hill & Co, chair manufacturers at 286 [sic] to 274 Devonshire Street

10 February 1920

Proposal to undertake unspecified works to 268 Devonshire Street by H V Vernon

7 December 1921

Louis Rich purchased lots 2,3 and 4 of DP 6533

1921

Assessment book records a factory of two floors and four rooms constructed of brick with an iron roof at 268-274 Devonshire Street, owned by Arthur William Hyman, and occupied by Edward Hill

23 April 1921

Certificate of title for lots 2-5, DP 6533 issued to Frank Ellis and Edward Hill, furniture manufacturer of Sydney

1924

Assessment book records a factory of two floors and two rooms constructed of brick with an iron roof at 268-274 Devonshire Street, owned and occupied by Edward Hill and Co

14 October 1925

W J Gilroy proposed alterations and additions

25 November 1926

Edward Hill proposed alterations to 268-274 Devonshire Street

20 February 1928

Edward Hill & Co proposed alterations to 268-270 Devonshire Street

12 March 1928

Edward Hill & Co proposed alterations in Esther Lane and at rear of 268-274 Devonshire Street

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

11 November 1942

Edward Hill & Co cutting mill on Esther lane was severely damaged by fire

19 November 1942

J Leckie proposed to reinstate the roof after a fire to the Esther Lane premises

21 August 1945

J Leckie proposed to reinstate the roof after a fire in the Esther Lane premises

1950

Civic Survey records the site as occupied by a three storey building

21 February 1964

Premises used to manufacture furniture by M Phillips and Sons Pty Ltd

18 March 1964

Fraymar Investments Pty Ltd purchased the site

Recommended management: Retain and conserve the building.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Do not paint, render or seal unpainted brick walls.

Brickwork finishes, timber windows and doors, brick and concrete lintels, Edward Hill parapet sign and other original or early building features should be conserved and maintained.

Evidence of the different phases of the building's development, such as the different opening sizes, brickwork and opening head treatments are to be retained.

New uses for the building are to complement and enhance the internal and external industrial character of the building by conserving and interpreting significant fabric and spatial qualities. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**

Statutory Instrument

Management name

List on a Local Environmental Plan (LEP)

Further comments: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only.

Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Criteria a): Built in 1914 for furniture manufacturers Ung Hing & Co, with inter-war additions when it was occupied by Edward Hill & Co, this former factory represents the industrial development of Surry Hills during the early-twentieth century. The factory is historically significant for its continuous connection to the manufacture of furniture from 1914 to the 1960s.

[Historical significance]

Through its early association with Ung Hing & Co, furniture manufacturers, from 1914 to 1918, the building provides evidence of the the formerly widespread industry in Surry Hills of furniture manufacturing by Chinese migrants. It demonstrates the prominence of Chinese migrants in this industry, as one of the main industries where Chinese migrants could work during a period when Australian policies and values associated with the 'white Australia policy' restricted Asian migration and employment.

The later use of the site by Edward Hill & Co from 1918 to 1964, demonstrates the continued association of the building with the furniture industry.

This former factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): The factory is associated with furniture manufacturers Ung Hing & Co who occupied the site from 1914 to 1918, and Edward Hill & Co who occupied the site from 1918 to 1964.

[Historical association significance]

Criteria c): The building represents a good example of a multi-storey factory from the early twentieth century. The scale of the building demonstrates a different building typology for industrial buildings in this part of the City of Sydney, compared to the predominant form for the large southern Sydney factories from the same period of single-storey, sawtooth-roofed factories.

[Aesthetic/ Technical significance]

Architecturally, the building demonstrates characteristic features of the Federation and inter-war styles applied to a utilitarian building. These features include the robust masonry construction, rectangular façade emphasised by the parapet treatment, stepped side parapet profile, engaged brick piers dividing the façade into bays, plain face brickwork, prominent original signage in the parapet wall and multi-paned timber-framed windows, some with rendered lintels and some with shallow brick arches.

While adaptively reused for a mix of commercial and retail uses, the building has retained its overall architectural integrity as a recognisable former factory from the Federation and inter-war periods.

The building makes an important contribution to the streetscapes of Devonshire Street, Esther Street and Lane. Its multi-storey scale, full block coverage with four street frontages, irregular wedge-shaped building footprint and prominent parapet signage make the building a distinctive feature in the surrounding streetscapes, which is visible from a number of near and distant vantage points.

Criteria d): Social assessment requires further study to ascertain its value for the local community. This former factory may hold significance to the community of former workers of Edward Hill & Co. The building may also hold significance to the Chinese-Australian community for its connection to the establishment of Chinese businesses in the early twentieth century during a period of strong sentiment towards 'white Australia'.

[Social/Cultural significance]

Criteria e):
[Research significance]

Criteria f):
[Rarity]

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Criteria g): The building represents a good example of a multi-storey factory from the Federation and inter-war periods.
[Representative]

Intactness/Integrity: The building appears highly intact externally.

References:	Author	Title	Year
	Bryson Gale	Fit for Royalty: The history of Edward Hill & Co, furniture ma	2007
	City of Sydney	1949 aerial survey of the city of Sydney, sheet 64	1949
	City Engineers Department, City of Sy	City Building Surveyors Detail Sheets, sheet 15	1956
	Oxford Commercial Real Estate	Real Estate advertisement, 268 Devonshire Street Surry Hills	2015
	Frances Pollon	The book of Sydney suburbs	1996
	Christopher Keating	Surry Hills- the city's backyard	1991
	Heritage Division, Office of Environm	State Heritage Regidter Record, Yiu Ming Temple, record No 5	
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	City of Sydney	Rates Books, various (Cook & Flinders wards) 1901-1927	
	Sydney Morning Herald, 30th May 19	£6,468 Stolen from employers	1942
	Sydney Morning Herald, 30th Decemb	Firemen in danger, Electric Shocks, Water as conductor	1939
	Sunday Times, 29th March 1914	Made by Aliens, The Furniture Trade, Yellow Workers and Wh	1914

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	2-5		DP	6533

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 06/08/2014

Data updated: 05/05/2015

Status: Completed

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Southern (front) and western elevations on Devonshire Street viewed from the west

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455fe6ab8fcef247829288eb41af97d398.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455fe6ab8fcef247829288eb41af97d398.JPG

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Southern (front) and eastern elevations viewed from south-east on Devonshire Street

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Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e2fb6513f8524a509926f6ea29be8a97.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e2fb6513f8524a509926f6ea29be8a97.JPG

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Detail of part of original parapet signage and upper level likely built during the inter-war period

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34563fa37d83d4c4b2cad4304e6df7266.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34563fa37d83d4c4b2cad4304e6df7266.JPG

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Detail of eastern component of front elevation showing windows, concrete lintels and brick piers

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c7683915f0fd49cab74b77e0363e2b7c.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c7683915f0fd49cab74b77e0363e2b7c.JPG

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Western (side) elevation on Esther Lane

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345caa884cf5beb464b86ce5436161c7cdb.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345caa884cf5beb464b86ce5436161c7cdb.JPG

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Northern (rear) elevation on Esther Lane, viewed from west, showing windows from different periods

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Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34512f5bfaaf6464002ba081b38a1d93c5c.JPG>

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Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Northern (rear) elevation on Esther Lane, viewed from east, showing windows from different periods

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Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451213ef90140b49df84b5f53ca68b976c.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3451213ef90140b49df84b5f53ca68b976c.JPG

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Eastern elevation on Esther Street viewed from the north junction with Esther Lane

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Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345be46dd1bcc57417cba7d5dc9730faf26.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345be46dd1bcc57417cba7d5dc9730faf26.JPG

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Interiors of the first floor, showing original steel and timber structure

Copy right: Oxford Commercial Estate Agents

Image by: Oxford Commercial Estate Agents

Image date: 04/02/2015

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345840142bd261548a8a62d04e03a07f8f1.jpg>

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Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: Southern and western elevations of the building in the 1950s from Bryson Gale's published history

Copy right:

Image by: Bryson Gale, Fit for Royalty, 2007

Image date: 01/01/1950

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b902c9313e2f427b877824b04e419b73.jpg>

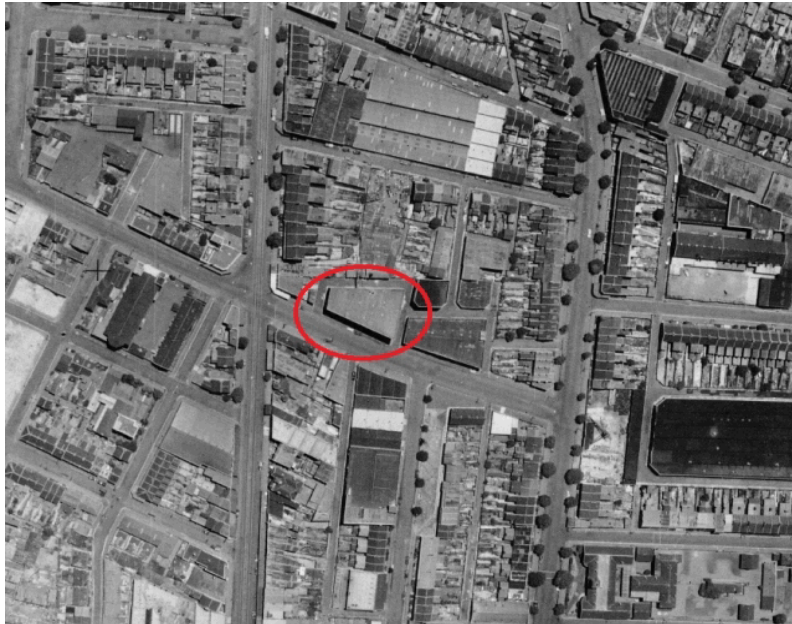
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b902c9313e2f427b877824b04e419b73.jpg

Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: 1949 aerial showing the former factory, circled, in the same configuration as the existing building

Copy right: City of Sydney Archives

Image by: City of Sydney

Image date: 15/12/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34548a804d9055a4a49802759f8407a8d26.jpg>

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Item name: Former Edward Hill & Co factory including interiors

Location: 268-274 Devonshire Street Surry Hills 2010

Sydney

Image:



Caption: 1956 detail sheet showing the extent of the Edward Hill & Co site by this time

Copy right: City of Sydney Archives

Image by: City Engineers Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345ab888c62251345acadc16e7f3f958753.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345ab888c62251345acadc16e7f3f958753.jpg

Inventory 46

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Address: 470-484 Elizabeth Street

Planning: Sydney South

Suburb/nearest town: Surry Hills 2010

Local govt area: Sydney

Parish: Alexandria

State: NSW

County: Cumberland

Other/former names: W C Penfold & Co Pty Ltd, Penfolds, Eastern Trading Co, Opera Australia headquarters

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Manufacturing and Processing

Category: Other - Manufacturing & Processing

Owner: Private - Corporate

Admin codes:

Code 2:

Code 3:

Current use: Offices and store (Opera Australia headquarters)

Former uses: Printing and stationary factory (Penfold & Co)

Assessed significance: Local

Endorsed significance:

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Statement of significance: Built in 1936 for major Australian printers and stationers, W C Penfold & Co, this former factory represents the industrial development of Surry Hills during the inter-war period. It is historically significant for its connection to the Australian stationery manufacturing and printing industry, in particular for making or printing paper stationery, accounts books and packaging, newspapers, catalogues and books. The building demonstrates the growth of the printing industry associated with technological advancements for increased efficiency during the early twentieth century.

The building has significant associations with the major Australian printers and stationers, W C Penfold, from the 1930s to the 1970s. The scale of the building and its architectural quality demonstrates the growth of W C Penfold, the size of its operations, and the popularity of its products during the early decades of the twentieth century.

The building represents a good example of a highly intact inter-war factory designed in the functionalist architectural style with Art Deco elements. The building's design demonstrates the work of architects Brewster and Manderson and John R Brogan. It exhibits typical characteristics of the functionalist architectural style including the asymmetrical massing of simple geometric shapes, plain surfaces, contrasting vertical tower elements and strong horizontal lines, roof forms concealed behind parapet walls, minimal ornamentation concentrated around openings and parapet wall, horizontally emphasised spandrels, stairs expressed as a vertical emphasis, rounded and chamfered corners and large multi-paned steel-framed windows. Art Deco elements located around the main entrance and parapet incorporate the parallel line motif, stepped skyline and stepped entrance recess.

The building makes an important contribution to the streetscapes of Elizabeth, Dawson and Clisdell Streets. With its large scale, three street frontages, prominent corner site, distinctive streamlined functionalist building forms and Art Deco decorative features, the building is a local landmark in the neighborhood, which is visible from a number of near and distant vantage points.

As a major former employer in the local area which employed over 300 people by 1930, the building is likely to have social significance to the community of former employees of W C Penfold. The site may also hold significance to the Australian community as the source of paper stationery products manufactured by this well-known company from the 1930s to the 1970s.

This former factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former factory is of local heritage significance in terms of its historical, aesthetic and representative values.

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**Historical notes
of provenance:**

Early development of locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Surry Hills was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

Surry Hills was historically shaped by its topography of shifting sand dunes, swamps, sandstone plateau and shale cap that weathered into hard blue clay. These environmental factors made the area impossible for farming and later caused drainage problems.

Captain Joseph Foveaux received the first land grant in Surry Hills in 1793, which he named Surrey Hills Farm. A year later Commissary General John Palmer was granted 70 acres further east of Foveaux's farm, and continued to buy up other land nearby. Palmer eventually owned 200 acres in Surry Hills and 100 acres at Woolloomooloo. Palmer was forced to sell his land in both Surry Hills and Woolloomooloo in 1814. His Surry Hills estate was subdivided for sale by Surveyor James Meehan which set down the street pattern of much of the suburb. Businessman Edward Riley bought up vast tracts of Palmer's Surry Hills estate. When Riley died in 1825, his estate was tied up in litigation for almost 20 years. Riley's Surry Hills land was subdivided in the 1840s. Other early subdivisions included the Strawberry Hill estate in 1832 and the Fosterville estate in 1843.

Surry Hills became increasingly densely populated from the mid-nineteenth century. Industry was very much a part of the early history of Surry Hills from the second half of the nineteenth century. Workshops, blacksmith's shops, builders' yards, livery stables, clothing factories and steam laundries were found throughout the suburb. The area's inhabitants were mostly employed in local industries, particularly the clothing industry. During the 1860s the population of Surry Hills also included a mix of mechanics, skilled artisans and shopkeepers.

From the late nineteenth century onwards, the suburbs of Southern Sydney had a growing Chinese population, demonstrated by the numerous Chinese-owned businesses and the large number of Chinese workers. The Yui Ming Temple was constructed in the 1870s in Alexandria, demonstrating the growth of the Chinese-Australian community in southern Sydney.

The population of the suburb doubled in the 20 years after 1870 and was home to 30,000 by 1890. Houses, pubs, factories, stables and shops jostled for space with few open recreation areas for residents. Much of the early housing was built as rental housing for workers. Few houses had inside toilets and only half had connected sewage and drainage. Living conditions were further impacted by rising damp and overcrowding. The area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined.

The late nineteenth and early twentieth century was a period of great change for Surry Hills, as residential streets were transformed with commercial and industrial buildings. This transformation followed a period marked by a depression, outbreak of bubonic plague, a Royal Commission into improving Sydney, land resumptions and the opening of Central railway station in 1906.

By the early twentieth century, Surry Hills had become an overcrowded slum with poor sanitation and substandard housing crammed into narrow streets and lanes. During this time, the suburb was home to some of Sydney's poorest residents. With the outbreak of the bubonic plague in 1900, the congested living conditions of the inner city were a concern for city planners.

In 1905 Sydney Municipal Council was granted the power to resume land and remodel areas for street widening. A Royal Commission on the Improvement of Sydney began in 1909. This provided the opportunity to remove the poor quality housing in Surry Hills and replace it with commercial and industrial buildings.

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Amongst the Council's earliest endeavours was the resumption of notorious slums centred around Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was redeveloped following extensive demolition. The widened Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911. Many houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

Local retailers and industry like Anthony Horderns, Mark Foys and Grace Brothers exploited these redevelopment opportunities to develop large warehouses and factories. As in the Federation era, prominent firms of architects such as Robertson and Marks frequently designed these buildings.

By the 1920s, local factories in Surry Hills were producing a variety of goods, including umbrellas, sausages, furniture, cooking stoves, electric lamps, cases, arsenic and fencing wire. Demand increased for skilled tradesmen in metal-working, engineering and machinery. Women and girls began to work in the factories.

Construction of industrial and warehouse buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. The north-western part of Surry Hills was earmarked for 'slum clearance' in the early twentieth century. By the 1930s, many buildings had been demolished and the streets widened and realigned, resulting in the displacement of thousands of people. Many families left for the outer suburbs in the 1950s. Surry Hills was rejuvenated by an influx of migrants in the post-war period.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

W C Penfold & Co:

W C Penfold & Co Pty Ltd, commonly referred to as 'Penfolds', is a well known Australian stationery and printing firm which operated throughout much of the nineteenth and twentieth centuries and is still in business today.

The company was originally established as a small business by English book-binder William Moffit who was sentenced to 7 years transportation in 1823 for stealing tea. After his sentence expired, Moffit worked in Sydney as a stationer, book-binder, engraver and copper-plate printer.

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Moffitt produced hand-carved engravings on copper plates that were used to produce letterheads, hotel bills, theatre tickets, labels and card for several commercial establishments. He supplied paper to the Sydney Gazette and also formed a close relationship with banks, printing cheque books, bank orders, promissory notes and drafts. (Penfold & Co, 2012)

William Penfold (1864-1945) completed his apprenticeship at booksellers and stationers, Turner & Henderson, on Hunter Street in Sydney. In 1886 Penfold borrowed £2000 from his father and purchased William Moffitt's printing and stationery firm from Thomas Yeo. He renamed the company W. C. Penfold & Co. In 1888 William's brother, Frederick Edwin, became a partner in the firm.

Penfolds modernised their plant from the 1880s. In 1887 the firm acquired a stone flat-bed lithographic printing machine. Thereafter, the company regularly updated their equipment to compete with rivals such as John Sands and Edwards, Dunlop & Co Ltd. The first linotype machine was installed in 1898. This machinery boosted the efficiency and contributed to the increasing success of the company. The company specialised in paper stationery items including account books, law stationery and forms, envelopes, and materials and paper for architects and surveyors. The retail stores also sold stationery cabinets, pens, pencils, ink bottles and other items. The printing operations of the company expanded to include catalogues and the newspaper known as the 'Australian Field'. In 1902 Penfolds began producing books, printing many well known Angus and Robertson titles, including C. J. Dennis's 'The Sentimental Bloke' (1914) and Norman Lindsay's 'The Magic Pudding' (1918). (G P Walsh, 1988)

In April 1914 W. C. Penfold & Co was re-formed with a capital of £125,000. In the 1920s the company expanded into the growing packaging industry, producing packaging for Nestlé. In 1925 W. C. Penfold & Co (Investments) was formed. The company was again restructured in 1926 and renamed W. C. Penfold & Co Pty Ltd in 1937. (G P Walsh, 1988)

By 1930 W.C. Penfold & Co Ltd employed over 300 people at a time when Sydney's population had reached 300,000. The retail store in Pitt Street continued to thrive and the company released a book titled 'A Century of Progress in Printing' to reflect upon the company's achievements. In 1937 the business opened a new factory on Elizabeth Street. Towards the end of the 1930s, the company saw continued expansion in all areas of their business. (Penfold & Co 2012)

Site history:

The building was constructed in 1936 to the design of architects Brewster and Manderson and John R Brogan by builders Beat Bros. The site was occupied by W C Penfold & Co, stationers and printers, from the 1930s until the early 1970s.

In December 1935 architects Brewster and Manderson in association with John R Brogan awarded a contract to builders Beat Bros for the construction of a three-storey printing factory for W C Penfold. The contract was valued at over £50,000 (SMH, 24 December 1935, p 3). The address of this proposed factory was recorded as 'Elizabeth Street, Waterloo' which was likely to be a printing error as the company's factory was erected shortly after in Elizabeth Street in Surry Hills.

The assessment book from 1936 listed the site at 470-480 Elizabeth Street, owned by W C Penfold & Co (Investments), and vacant at this time (Flinders Assessment Book, 1936, No 21304).

An article published in Decoration and Glass in March 1937 described the newly constructed factory. The building was constructed of reinforced concrete with a saw tooth roof. The front façade featured plain and moulded open kiln face bricks with contrasting cream bricks and cement bands. Interior partitions were constructed from Queensland Maple with glass panels. The interior included staff dining rooms separated by gender with fully equipped kitchens. (Decoration & Glass, March 1937, p 41-2, 76, 78)

A photograph of the site in 1937 shows the building with signage 'W.C. Penfold & Co Ltd printers, stationers

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and account book makers' and the southern section of the building occupied by Eastern Trading Co. (Sam Hood photograph, 1937, SLNSW)

The assessment book from 1939 recorded the development as a two, three and four storey brick and concrete factory under a fibro roof, owned by W C Penfold and Co and occupied by E T C Industries Ltd, likely to be Eastern Trading Co (Flinders Assessment Book, 1939, No 21297).

The 1947 Wise directory and 1948 assessment book record the site was owned and occupied by W C Penfold and Co printers and stationery manufacturers (Wise, Directory, 1947, p 31; Flinders Assessment Book, 1948, No 21287).

Penfold submitted two development applications for the property during the 1950s. In 1951 the company proposed the construction of two additional storeys on the site. In 1957 R Hughes applied on behalf of the company for two additional storeys to an open bay at the site.

The 1956 City Building Surveyors Detail Sheet shows a large factory bounded by Elizabeth, Dawson and Clisdell Streets in Surry Hills occupied by W C Penfold. The surrounding streets were then characterised by rows of terraces and other large scale factories.

In 1972 the building was owned and occupied by W C Penfold and Co. However, part of the site was used to manufacture clothing at this time (City of Sydney, Archives Investigator search).

The building was converted into the headquarters of Opera Australia during the 1970s.

Between 1984 and 1989, a corrugated steel second-storey addition with a gabled roof was constructed over a section of the building on Dawson Street.

Themes: **National theme**

3. Economy

3. Economy

3. Economy

State theme

Commerce

Industry

Commerce

Local theme

Warehouses

Activities associated with the n

Warehouses

Designer: Brewster and Manderson and John R Brogan

Builder: Beat Bros

Year started: 1936

Year completed: 1957

Circa: Yes

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Physical description: The building was constructed in 1936 with 1950s additions as a printing factory for W C Penfold & Co. The factory comprises a one, two and four storey building constructed of brick and concrete contained under connected sawtooth, hipped and gabled roofs concealed behind parapet walls.

The building occupies the majority of the block with three street frontages to Elizabeth, Dawson and Clisdell Streets. The building has no setbacks from these streets, apart from an open paved area used for parking in the south-western corner of the site.

The main south and east component of the building is contained under a L-shaped hipped and gabled roof extending between Elizabeth and Clisdell Streets. This component measures four storeys at its maximum height on the lower Elizabeth Street frontage and one storey on Clisdell Street, incorporating two lower levels at the Dawson Street end where the land falls to the north. A secondary gable roof section to the south is expressed on the Clisdell Street elevation with a pronounced gable end. The Clisdell Street elevation also incorporates a small second storey tower element and loading dock.

The predominantly single-storey factory component of the building on the northern part of the site with frontages to Dawson Street frontage and part of Elizabeth Street is contained under three sawtooth roofs. This component is located within the L-shaped return of the main hipped and gabled section. A small second storey has been added to part of the two northern-most sawtooth roofs, which is not shown in the 1940s aerial photographs. A large loading dock accesses this factory component from Dawson Street.

The building is designed in the inter-war functionalist style with some Art Deco elements. It exhibits typical characteristics of this architectural style including the asymmetrical massing of simple geometric shapes, plain surfaces, contrasting vertical tower elements and strong horizontal lines, roof forms concealed behind parapet walls, minimal ornamentation concentrated around openings and parapet wall, horizontally emphasised spandrels, stairs expressed as a vertical emphasis, rounded and chamfered corners and large multi-paned steel-framed windows. Art Deco elements located around the main entrance and parapet incorporate the parallel line motif, stepped skyline and stepped entrance recess.

Based on interiors visible from Dawson Street, the north part of the building appears to retain its original internal structure within the saw-tooth roofed section.

The building appears to be largely intact with few changes since its construction. Rainwater heads and down pipes appear to match the original. The face brickwork and concrete spandrels have been painted.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual Building. Style: Inter-war functionalist with Art Deco elements. Storeys: 1-4. Roofs: Sawtooth, hipped and gable. Façades: Painted brick and concrete.

Physical condition Good
level:

Physical condition:
Archaeological Not assessed
potential level:

Archaeological
potential Detail:

Item name: Former W. C. Penfold & Co factory including interiors

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Modification dates: Timeline of known dates for changes to the site:

December 1935

Architects Brewster and Manderson and John R Brogan awarded the contract to builders Beat Bros for the construction of a three-storey printing factory for W C Penfold and Co valued at over £50,000

1936

Assessment book records the land at 470-480 Elizabeth Street as owned by W C Penfold & Co (Investments)

1939

Assessment book records a 2, 3 and 4 storey brick and concrete factory with a fibro roof at 470-480 Elizabeth Street, owned by W C Penfold & Co (Investments) and occupied by occupied by E T C Industries Ltd

1947

Wise directory records W C Penfold & Co Pty Ltd, printers and stationery manufacturers, at 470-480 Elizabeth Street

1948

Assessment book lists 470-480 Elizabeth Street as occupied by W C Penfold & Co Pty Ltd and owned by W C Penfold & Co (Investments)

1951

Proposal by W C Penfold & Co Pty Ltd to construct two additional storeys at 470-480 Elizabeth Street

1957

Application by R Hughes on behalf of W C Penfold & Co Pty Ltd to construct two additional storeys to open bay to 470-480 Elizabeth Street

1972

470-484 Elizabeth Street partly used to manufacture clothing, still owned by W C Penfold & Co Pty Ltd

1984-1989

Corrugated steel second-storey addition with gabled roof constructed on the northern side of the site on Dawson Street

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Recommended management: Retain and conserve the building.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Do not render painted brickwork.

Consider removal of paint to formerly unpainted external walls. For repainting, use a colour scheme appropriate to the inter-war functionalist and Art Deco style of the building, which highlights its decorative details in different tones.

Inter-war functionalist and Art Deco building forms and decorative elements, asymmetrical massing, steel-framed windows, parapet and entrance detailing and other original building features should be conserved and maintained.

New uses for the building are to complement and enhance the internal and external industrial character of the building by conserving and interpreting significant fabric and spatial qualities. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

Further comments: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria a): [Historical significance] Built in 1936 for major Australian printers and stationers, W C Penfold & Co, this former factory represents the industrial development of Surry Hills during the inter-war period. It is historically significant for its connection to the Australian stationery manufacturing and printing industry, in particular for making or printing paper stationery, accounts books and packaging, newspapers, catalogues and books. The building demonstrates the growth of the printing industry associated with technological advancements for increased efficiency during the early twentieth century.

The building has significant associations with the major Australian printers and stationers, W C Penfold, from the 1930s to the 1970s. The scale of the building and its architectural quality demonstrates the growth of W C Penfold, the size of its operations, and the popularity of its products during the early decades of the twentieth century.

This former factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): [Historical association significance] The building has significant associations with the major Australian printers and stationers, W C Penfold, from the 1930s to the 1970s.

The building design is also associated with the architects Brewster and Manderson and John R Brogan.

Item name: Former W. C. Penfold & Co factory including interiors

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Criteria c): The building represents a good example of a highly intact inter-war factory designed in the functionalist architectural style with Art Deco elements. The building's design demonstrates the work of architects Brewster and Manderson and John R Brogan. It exhibits typical characteristics of the functionalist architectural style including the asymmetrical massing of simple geometric shapes, plain surfaces, contrasting vertical tower elements and strong horizontal lines, roof forms concealed behind parapet walls, minimal ornamentation concentrated around openings and parapet wall, horizontally emphasised spandrels, stairs expressed as a vertical emphasis, rounded and chamfered corners and large multi-paned steel-framed windows. Art Deco elements located around the main entrance and parapet incorporate the parallel line motif, stepped skyline and stepped entrance recess.

The building makes an important contribution to the streetscapes of Elizabeth, Dawson and Clisdell Streets. With its large scale, three street frontages, prominent corner site, distinctive streamlined functionalist building forms and Art Deco decorative features, the building is a local landmark in the neighborhood, which is visible from a number of near and distant vantage points.

Criteria d): Social assessment requires further study to ascertain its value for the local community. As a major former employer in the local area which employed over 300 people by 1930, the building is likely to have social significance to the community of former employees of W C Pendfold. The site may also hold significance to the Australian community as the source of paper stationery products manufactured by this well-known company from the 1930s to the 1970s.

Criteria e):
[Research
significance]

Criteria f):
[Rarity]

Criteria g): The building represents a good example of an inner-city factory from the inter-war period designed in the functionalist architectural style with Art Deco elements.
[Representative]

Intactness/Integrity: Intact externally

References:	Author	Title	Year
	Sam Hood	Corner and front facade of W.C. Penfolds, showing Eastern Tr	1937
	G P Walsh	Penfold, William Clark (1864–1945)	1988
	W C Penfold	W C Penfold history	2012
	Mark Stevens Collection, Sydney Refe	Photographs of 470-480 Elizabeth Street	2009
	City of Sydney	1949 aerial survey of the city of Sydney, sheet 64	1949
	Decoration and Glass, March 1937	New W C Penfold factory	1937
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	RTA	Aerial Photographs of Sydney May-June 1943.	1943
	City Engineers Department, City of Sy	1956 City Building Surveyors Detail Sheets, sheet 15	1956

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	714086
	LOT	1 & 2		DP	710157

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Item name: Former W. C. Penfold & Co factory including interiors**Location:** 470-484 Elizabeth Street Surry Hills 2010

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Map name:**Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name**Title****Number****ListingDate**

City of Sydney Industrial and Ware Heritage study

Data entry: Data first entered: 11/08/2014

Data updated: 25/05/2015

Status: Completed

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

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Image:



Caption: W.C. Penfolds factory in 1937 shortly after its construction, showing original signage and finishes

Copy right: State Library of NSW (Home and Away-8704, oai:sl.nsw.gov.au:11130)

Image by: Sam Hood

Image date: 01/03/1937

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a318f8b059f24b4e89071facf1c2a808.jpg>

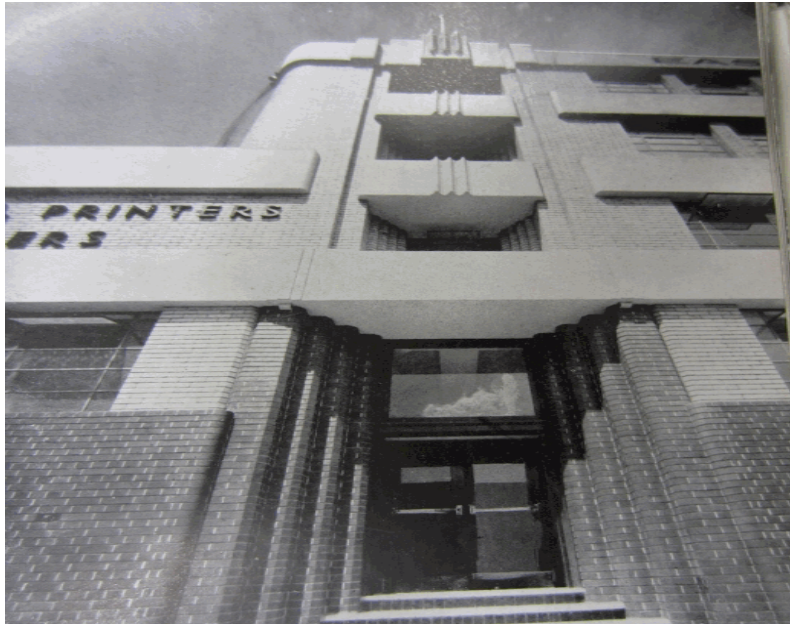
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345a318f8b059f24b4e89071facf1c2a808.jpg

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

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Image:



Caption: Main entrance on Elizabeth Street published in a trade journal in 1937

Copy right: Decoration and Glass

Image by: Decoration and Glass

Image date: 01/03/1937

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456e16d7e23c1b47f88ed73b68e9f090e6.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3456e16d7e23c1b47f88ed73b68e9f090e6.jpg

Item name: Former W. C. Penfold & Co factory including interiors

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Image:



Caption: North and western building elevations at the corner of Elizabeth and Dawson Streets

Copy right: City of Sydney

Image by: Mark Stevens Collection 71974, Sydney Reference Collection

Image date: 25/01/2009

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450ccc6ce2d9bc41eeb59f5d0c8c129d18.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3450ccc6ce2d9bc41eeb59f5d0c8c129d18.jpg

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

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Image:



Caption: East and part of north elevation viewed from Clisdell Street at the Dawson Street corner

Copy right: City of Sydney Archives

Image by: Mark Stevens Collection 72580, Sydney Reference Collection

Image date: 26/02/2010

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345571ab097567b4e319d5b37adf0f642f2.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345571ab097567b4e319d5b37adf0f642f2.jpg

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: Clisdell Street east elevation viewed from the south

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345dce2ce07c9c24174b2cdc8588e554bd2.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345dce2ce07c9c24174b2cdc8588e554bd2.JPG

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: North elevation on Dawson Street viewed from the west showing the Clisdell Street corner

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453d23f9c8a5f2416e819b7c6f5f008fae.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3453d23f9c8a5f2416e819b7c6f5f008fae.JPG

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: Detail of multi-paned steel-framed windows on Dawson Street

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34521f9d64a4eb04c08870e54ebb4642791.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34521f9d64a4eb04c08870e54ebb4642791.JPG

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: Dawson Street entrance showing the sawtooth roof structure

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345418f4739725b4999994254076a351e40.JPG>

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Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: South and west elevation viewed from Elizabeth Street

Copy right: City of Sydney Archives

Image by: Mark Stevens Collection 71975, Sydney Reference Collection

Image date: 25/01/2009

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345cc5797efbe3c4fa0a147c21feda53b6e.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345cc5797efbe3c4fa0a147c21feda53b6e.jpg

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: Part of the Elizabeth Street facade and Art Deco decorative details above the front entrance

Copy right: City of Sydney

Image by: City Plan Heritage

Image date: 04/10/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f6393844ee1b41d2892f7ff88510fb92.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345f6393844ee1b41d2892f7ff88510fb92.jpg

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: Detail of front entrance on Elizabeth Street showing Art Deco geometric motifs

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c419adb1fda74d1e80c2a7b5931fefea.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c419adb1fda74d1e80c2a7b5931fefea.JPG

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: Clisdell Street elevation of former Penfold's factory in 1963, viewed from the north

Copy right: City of Sydney Archives

Image by: City Engineers Photographic Negatives, NSCA CRS 48/3533

Image date: 01/08/1963

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345af61f8e5ab5d427abf5d55f86d394ced.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345af61f8e5ab5d427abf5d55f86d394ced.jpg

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: Clisdell Street elevation of former Penfold's factory in 1963, viewed from the south

Copy right: City of Sydney Archives

Image by: City Engineers Photographic Negatives, NSCA CRS 48/3532

Image date: 01/08/1963

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a8e5aad83ce4816b690fb5989232094.jpg>

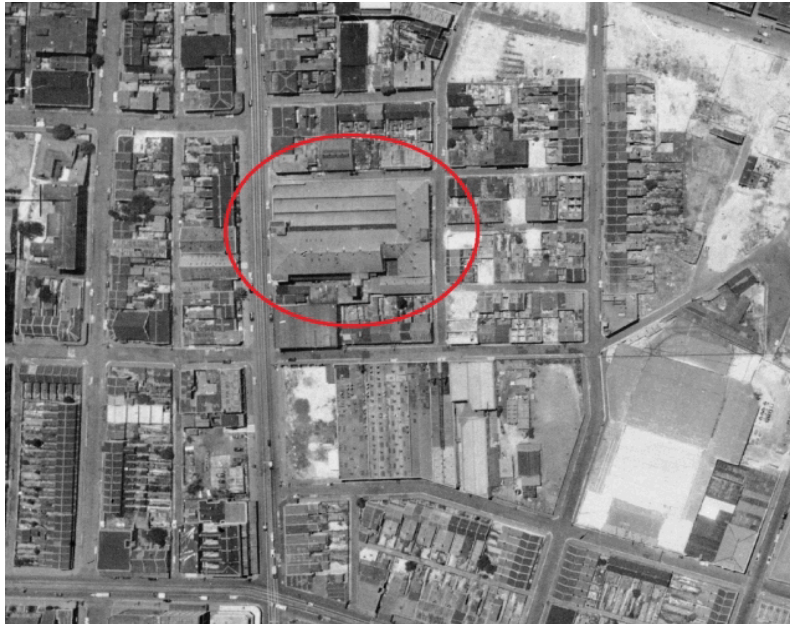
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345a8e5aad83ce4816b690fb5989232094.jpg

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: 1949 aerial showing the former factory, circled, at this time

Copy right: City of Sydney Archives

Image by: City of Sydney

Image date: 15/12/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a0518bb6a05348fba7dd4b02e111f0ba.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345a0518bb6a05348fba7dd4b02e111f0ba.jpg

Item name: Former W. C. Penfold & Co factory including interiors

Location: 470-484 Elizabeth Street Surry Hills 2010

Sydney

Image:



Caption: 1956 detail sheet showing the former factory, circled, and surrounding industries at this time

Copy right: City of Sydney Archives

Image by: City of Sydney Archives

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34506af9059796648fa90c552af447c8aa7.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34506af9059796648fa90c552af447c8aa7.jpg

Inventory 47

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

Address: 5 Fitzroy Place

Planning: Sydney South

Suburb/nearest town: Surry Hills 2010

Local govt area: Sydney

State: NSW

Parish: Alexandria

County: Cumberland

Other/former names: Hanslow Street substation

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Utilities - Electricity

Category: Electricity Transformer/Substation

Owner: Private - Individual

Admin codes:

Code 2:

Code 3:

Current use:

Former uses: Electricity substation

Assessed significance: Local

Endorsed significance:

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

Statement of significance: Built in 1928, Electricity Substation No. 229 represents a surviving example of the original network of more than 360 substations built by Sydney Municipal Council from 1904 to 1936, which first supplied electricity to Sydney's industries and houses. The period and location of the substation records the expansion of Sydney's electricity network and the growth of electricity use in Surry Hills. The building also marks the major changes electricity brought for Surry Hills' growth, development and population.

Aesthetically, the building demonstrates the characteristic modest form, quality of design and construction for Sydney's substations, which were designed to a higher standard than required for their function in order to integrate into their established urban contexts by reflecting neighbouring architecture or popular styles of the time.

Electricity Substation No. 229 represents a good example of a simply detailed, purpose-designed and built substation designed in the inter-war functionalist style. It demonstrates typical characteristics of this architectural style applied to a utilitarian building including the simple geometric shapes, asymmetry, plain surfaces, roof form concealed behind a parapet, minimal ornamentation limited to openings and the parapet wall, original signage, horizontal emphasis along the parapet wall, curved corners through bullnosed brickwork and emphatic portal. The building contributes to the streetscapes of Hanslow Street and Fitzroy Place and is a significant example of civic architecture in Surry Hills.

Electricity Substation No. 229 forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Electricity Substation No. 229 and the other surviving substations demonstrate the fundamental role that electricity played in powering Australia's industrialisation and how technological innovations of the time, specifically electricity, defined Sydney's industrial development during the twentieth century. Often constructed to service the high energy demands of factories in the near vicinity, the number, concentration and location of substations provide markers of twentieth century industrial centres and factories in the way that chimney stacks mark the location of factories predating electricity.

Surry Hills demonstrates this pattern with its large number of substations reflecting the suburb's history as a major industrial area largely developed after the advent of electricity.

Electricity Substation No. 229 is of local heritage significance in terms of its historical, aesthetic and representative values.

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

**Historical notes
of provenance:**

Early development of locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Surry Hills was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

Surry Hills was historically shaped by its topography of shifting sand dunes, swamps, sandstone plateau and shale cap that weathered into hard blue clay. These environmental factors made the area impossible for farming and later caused drainage problems.

Captain Joseph Foveaux received the first land grant in Surry Hills in 1793, which he named Surrey Hills Farm. A year later Commissary General John Palmer was granted 70 acres further east of Foveaux's farm, and continued to buy up other land nearby. Palmer eventually owned 200 acres in Surry Hills and 100 acres at Woolloomooloo. Palmer was forced to sell his land in both Surry Hills and Woolloomooloo in 1814. His Surry Hills estate was subdivided for sale by Surveyor James Meehan which set down the street pattern of much of the suburb. Businessman Edward Riley bought up vast tracts of Palmer's Surry Hills estate. When Riley died in 1825, his estate was tied up in litigation for almost 20 years. Riley's Surry Hills land was subdivided in the 1840s. Other early subdivisions included the Strawberry Hill estate in 1832 and the Fosterville estate in 1843.

Surry Hills became increasingly densely populated from the mid-nineteenth century. Industry was very much a part of the early history of Surry Hills from the second half of the nineteenth century. Workshops, blacksmith's shops, builders' yards, livery stables, clothing factories and steam laundries were found throughout the suburb. The area's inhabitants were mostly employed in local industries, particularly the clothing industry. During the 1860s the population of Surry Hills also included a mix of mechanics, skilled artisans and shopkeepers.

From the late nineteenth century onwards, the suburbs of Southern Sydney had a growing Chinese population, demonstrated by the numerous Chinese-owned businesses and the large number of Chinese workers. The Yui Ming Temple was constructed in the 1870s in Alexandria, demonstrating the growth of the Chinese-Australian community in southern Sydney.

The population of the suburb doubled in the 20 years after 1870 and was home to 30,000 by 1890. Houses, pubs, factories, stables and shops jostled for space with few open recreation areas for residents. Much of the early housing was built as rental housing for workers. Few houses had inside toilets and only half had connected sewage and drainage. Living conditions were further impacted by rising damp and overcrowding. The area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined.

The late nineteenth and early twentieth century was a period of great change for Surry Hills, as residential streets were transformed with commercial and industrial buildings. This transformation followed a period marked by a depression, outbreak of bubonic plague, a Royal Commission into improving Sydney, land resumptions and the opening of Central railway station in 1906.

By the early twentieth century, Surry Hills had become an overcrowded slum with poor sanitation and substandard housing crammed into narrow streets and lanes. During this time, the suburb was home to some of Sydney's poorest residents. With the outbreak of the bubonic plague in 1900, the congested living conditions of the inner city were a concern for city planners.

In 1905 Sydney Municipal Council was granted the power to resume land and remodel areas for street widening. A Royal Commission on the Improvement of Sydney began in 1909. This provided the opportunity to remove the poor quality housing in Surry Hills and replace it with commercial and industrial buildings.

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Sydney

Amongst the Council's earliest endeavours was the resumption of notorious slums centred around Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was redeveloped following extensive demolition. The widened Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911. Many houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

Local retailers and industry like Anthony Horderns, Mark Foys and Grace Brothers exploited these redevelopment opportunities to develop large warehouses and factories. As in the Federation era, prominent firms of architects such as Robertson and Marks frequently designed these buildings.

By the 1920s, local factories in Surry Hills were producing a variety of goods, including umbrellas, sausages, furniture, cooking stoves, electric lamps, cases, arsenic and fencing wire. Demand increased for skilled tradesmen in metal-working, engineering and machinery. Women and girls began to work in the factories.

Construction of industrial and warehouse buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. The north-western part of Surry Hills was earmarked for 'slum clearance' in the early twentieth century. By the 1930s, many buildings had been demolished and the streets widened and realigned, resulting in the displacement of thousands of people. Many families left for the outer suburbs in the 1950s. Surry Hills was rejuvenated by an influx of migrants in the post-war period.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Substations history:

One of the major innovations in industry during the nineteenth century was the development of electricity as a power and lighting source, which rivalled and then replaced water and steam power. The mills and workshops of the earlier Industrial Revolution in Britain and North America were mainly water and steam powered, whereas Australia's twentieth century industrial buildings were powered by electricity.

As part of supplying electricity to Sydney's houses and industries for the first time, Sydney Council built Sydney's first power stations and substations during the first half of the twentieth century. Sydney Council, then known as Sydney Municipal Council or the Municipal Council of Sydney, was charged with supplying electricity

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Location: 5 Fitzroy Place Surry Hills 2010

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to Sydney city and surrounding areas in 1896 through the law named the Municipal Council of Sydney Electric Lighting Bill passed on 16th October 1896. Electricity supply was managed through the council's department known by a number of names: the Electric Lighting Committee, the Electric Light Department and the Electricity Department from 1920 to 1935. From 1936 the electricity undertaking was named Sydney County Council when it was reformed as a separate authority as a result of the Gas & Electricity Act of 1935. The various names for the council and subsequent electrical authority are recorded in the initials and building names inscribed in substation facades.

Sydney's first power station at Pyrmont began operating in 1904. The large network of substations were constructed in strategic locations to supply power from these power stations to individual customers and other electricity networks. Their specific purpose was to house machinery to convert high voltage electricity for industrial or domestic use. Substations were often erected in close proximity to factories to service their high energy demands. Consequently the number, concentration and location of substations provide markers of twentieth-century factories and industrial centres in the way that chimney stacks marked factories pre-dating electricity.

Surry Hills demonstrates this pattern with its large number of substations reflecting its history as a major industrial area largely developed after the advent of electricity and before substations of this kind were no longer needed for supplying electricity. The land surrounding the substation was occupied by a number of industries, particularly for health care, together with terrace housing for workers. By 1956 the nearest industrial site recorded in the city survey was Mauri Bros. and Thomson Ltd, the food industry machinery merchant.

The period and location of surviving substations record the progressive extension of Sydney's electrical network from the centre of Sydney to surrounding areas, the scale and importance of this network, and the fundamental changes electricity brought for Sydney's growth, development and society. Sydney Municipal Council built its first substations at Town Hall, Taylor Square, Woolloomooloo and Ultimo, followed by Glebe, Newtown, Camperdown and surrounding areas. From 1904 to 1935, Sydney Council built more than 360 substations and almost 400 pole transformers throughout Sydney and surrounding suburbs. More continued to be built in the following decades. The Energy Australia (AusGrid) heritage and conservation register records that 33 of the surviving substations are located within the City of Sydney. This number excludes those no longer owned or operated by the electricity supplier, including the subject substation.

Each substation has its own number inscribed on the building facade, which reflects its role in the broader electrical network and generally the total number, sequence and period of construction, with some exceptions where disused numbers were reallocated. Most substations were constructed in established urban areas on a small portion of land acquired or subdivided specifically for this purpose. These buildings, while modest in scale and different in function to surrounding buildings, were designed and constructed to a good standard, in a style designed to harmonise with surrounding architecture, in order to reduce community fears or resistance to the incursion of this new technology and impacts on the appearance of streets.

The rise of electricity during the late nineteenth century, and in particular small motors for driving machinery and electrical lights, changed the configuration of industrial buildings and machinery. Electricity meant that factories could be designed with a more flexible layout because small electric motors eliminated the need for belt and shaft drives from the steam plant. Factory building design became less reliant on windows for natural light and gas lighting ventilation because of the advent of electric lighting. Electricity also created a new market for factories to produce the new consumer goods reliant on electric power, such as fridges, washing machines, telephones, stoves, ice cream, and the engineering for electric lights, trains and trams.

Site history:

In 1926 the electricity department of Sydney Municipal Council purchased this site from food industry merchant Mauri Bros & Thompson. The substation was constructed to replace the kiosk type substation which then existed in Richards Avenue.

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

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The substation was practically completed in March 1928 and was put into service in October 1928. The substation remained in service until June 1997, after which the equipment was removed. The site was sold in 1998. (Pennington 2012)

Themes: **National theme**

3. Economy

4. Settlement

State theme

Technology

Utilities

Local theme

Electricity

Electricity Substation

Designer: Sydney Municipal Council

Builder: Sydney Municipal Council

Year started: 1926

Year completed: 1928

Circa: No

Physical description: The substation was built in 1928 by Sydney Municipal Council at the junction of Fitzroy Place and Hanslow Street. The substation comprises a single-storey brick building contained under a skillion roof concealed behind a parapet wall. The face brick facade wall is continued at a lower height along the street frontage to join the fence and chamfered corner entrance to the side transformer yard.

This simply detailed, purpose-designed and built substation from the inter-war period is designed in the inter-war functionalist style. It exhibits typical characteristics of this style applied to a utilitarian building including the simple geometric shapes, asymmetry, plain surfaces, roof form concealed behind a parapet, minimal ornamentation limited to openings and the parapet wall, original signage, horizontal emphasis along the parapet wall, curved corners through bullnosed brickwork and emphatic portal.

The main centrally-placed entrance is emphasised by a decorative projecting cement lintel supported by stepped brick brackets. It contains a steel roller shutter door with inset smaller personal door. A pedestrian entrance is located to its north, with a timber-panelled door and brick-on-edge lintel. Both entrances have concrete thresholds raised a step above street level. No windows are located on the street frontage. The former pair of timber gates accessing the transmission yard located on the chamfered corner of the site have been replaced by metal.

Original signage is integrated into the façade in a horizontal strip running the full length of the parapet. The signage comprises relief lettering and logo which identify the substation's builder, the Sydney Municipal Council's Electricity Department, and the substation's number within Sydney's electricity network.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual Building. Style: Inter-war functionalist. Storeys: One. Facade and side/rear walls: Facebrick. Roof: Skillion concealed behind parapet wall.

Physical condition level: Fair

Physical condition:

Archaeological potential level: Not assessed

Archaeological potential Detail:

Modification dates: The substation was decommissioned in 1997

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

Recommended management: The building should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival and photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Do not render, paint or seal face brickwork.

Face brick finishes, original signage, parapet detailing, timber door, cement entrance lintel and other original building features should be maintained and conserved.

New uses for the building are to complement and enhance the internal and external character of the building by conserving and interpreting significant fabric and spatial qualities. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

Further comments: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria a): Built in 1928, Electricity Substation No. 229 represents a surviving example of the original network of more than 360 substations built by Sydney Municipal Council from 1904 to 1936, which first supplied electricity to Sydney's industries and houses. The period and location of the substation records the expansion of Sydney's electricity network and the growth of electricity use in Surry Hills. The building also marks the major changes electricity brought for Surry Hills' growth, development and population.

[Historical significance]

Electricity Substation No. 229 forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Electricity Substation No. 229 and the other surviving substations demonstrate the fundamental role that electricity played in powering Australia's industrialisation and how technological innovations of the time, specifically electricity, defined Sydney's industrial development during the twentieth century. Often constructed to service the high energy demands of factories in the near vicinity, the number, concentration and location of substations provide markers of twentieth century industrial centres and factories in the way that chimney stacks mark the location of factories predating electricity.

Surry Hills demonstrates this pattern with its large number of substations reflecting the suburb's history as a major industrial area largely developed after the advent of electricity.

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

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Criteria b): The substation has significant associations with the Municipal Council of Sydney, which constructed the building as part of its early twentieth-century responsibility for the generation and distribution of electricity throughout the greater Sydney area from 1904 until 1936. It also has associations with the food industry machinery merchant, Mauri Bros & Thomson, whose land on which the substation was built.

[Historical association significance]

Criteria c): Aesthetically, the building demonstrates the characteristic modest form, quality of design and construction for Sydney's substations, which were designed to a higher standard than required for their function in order to integrate into their established urban contexts by reflecting neighbouring architecture or popular styles of the time.

[Aesthetic/Technical significance]

Electricity Substation No. 229 represents a good example of a simply detailed, purpose-designed and built substation designed in the inter-war functionalist style. It demonstrates typical characteristics of this architectural style applied to a utilitarian building including the simple geometric shapes, asymmetry, plain surfaces, roof form concealed behind a parapet, minimal ornamentation limited to openings and the parapet wall, original signage, horizontal emphasis along the parapet wall, curved corners through bullnosed brickwork and emphatic portal.

The building contributes to the streetscapes of Hanslow Street and Fitzroy Place and is a significant example of civic architecture in Surry Hills.

Criteria d): Social assessment requires further study to ascertain its value for the local community. The building may have value to community members with an interest in the history, buildings and technology for Sydney's electrification or the history of Surry Hills.

[Social/Cultural significance]

Criteria e): The building may offer research potential into the evolution of technology for electricity supply and architectural design for substations in Sydney.

[Research significance]

Criteria f):
[Rarity]

Criteria g): The building represents a good example of a substation from the inter-war period utilising the functionalist style.

[Representative]

The substation forms part of a collection of extant substations, which together represent the growth of Sydney's electrical network and the major change that electricity brought for Sydney's growth, development and population during the twentieth century, in particular for the development of industry.

Of more than 360 originally built by Sydney Municipal Council from 1904 to 1930 in metropolitan Sydney, the current Energy Australia (AusGrid) heritage and conservation register records that 33 surviving substations are located in the City of Sydney. This number excludes those no longer owned or operated by the electricity supplier, including the subject substation.

Intactness/Integrity: Externally intact.

References:	Author	Title	Year
	James Pennington	Electricity Substations of the Sydney Municipal Council, pp. 96	2012
	Frances Pollon	The book of Sydney suburbs	1996
	TZG Architects and Orwell & Peter Pl	Conservation Management Plan: Substation No. 6 and Undergr	2002
Studies:	Author	Title	Number
	City Plan Heritage	City of Sydney Industrial and Warehouse Buildings Heritage	2014

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	180105

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 14/08/2014

Data updated: 14/05/2015

Status: Completed

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

Image:



Caption: The substation in 2014 looking south-east from the corner of Fitzroy Place and Hanslow Street

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b5ae88e3caea4259a209ae329ec47ad3.JPG>

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Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

Image:



Caption: Detail of original signage and entrance

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34565fce0c3c8c14907a081415f08e5231a.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34565fce0c3c8c14907a081415f08e5231a.JPG

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

Image:



Caption: Substation in 2008 as recorded in Pennington (2012) publication

Copy right: James Pennington

Image by: James Pennington

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345783ec4e806664e29b6b2b5884dba5a6b.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345783ec4e806664e29b6b2b5884dba5a6b.jpg

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

Image:



Caption: Substation in 1930s shortly after its construction

Copy right: Ausgrid

Image by: Ausgrid

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f8c5095844494a31957c32ab6acd8b99.jpg>

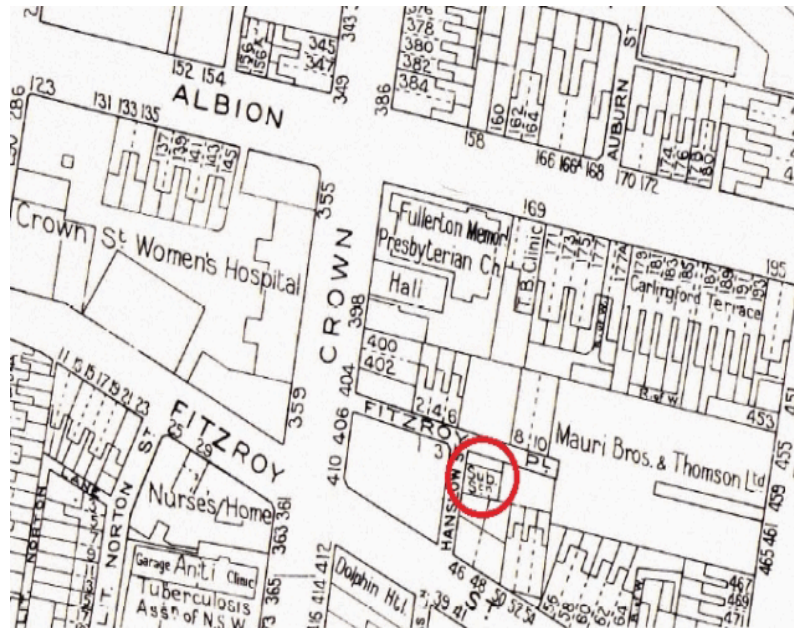
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345f8c5095844494a31957c32ab6acd8b99.jpg

Item name: Electricity Substation No. 229 including interiors

Location: 5 Fitzroy Place Surry Hills 2010

Sydney

Image:



Caption: 1956 detail sheet showing subject substation and surrounding industries

Copy right: City of Sydney archives

Image by: City Building Surveyors Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345a039ea7c4e66468a98eb717597b18d5a.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345a039ea7c4e66468a98eb717597b18d5a.jpg

Inventory 48

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Address: 1-15 Foveaux Street

Planning: Sydney South

Suburb/nearest town: Surry Hills 2010

Local govt area: Sydney

State: NSW

Parish:

County:

Other/former names: Australian Institute of Music

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Commercial

Category: Warehouse/storage area

Owner:

Admin codes:

Code 2:

Code 3:

Current use: Commercial and education

Former uses: Industrial

Assessed significance: Local

Endorsed significance:

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Statement of significance: Built in 1934 for tanners and importing merchants Farleigh Nettheim & Co, this former warehouse represents the industrial development of Surry Hills during the early twentieth century and provides evidence of the formerly widespread leather and clothing industry in Surry Hills. It is historically significant for its connection to the Australian tanning and leather industry which supported the manufacture of boots, saddles and sports goods. As suppliers of leather and other shoe-making materials such as threads and nails to manufacturers, this former Farleigh Nettheim warehouse demonstrates the link between primary and secondary industries.

The building has significant associations with one of the earliest tanning businesses in Australia, Farleigh Nettheim & Co, from the 1930s until the 1960s.

The building represents a good example of a multi-storey warehouse constructed in Surry Hills during the inter-war period near the major transport route of central railway station. The scale of the building demonstrates the demand for leather goods at this time.

Aesthetically, the building demonstrates a good example of a warehouse designed in the inter-war free classical style with Art Deco elements. It features typical characteristics of this style including its symmetrical façade, regularly placed brick piers, decorative skyline formed by curved and hexagonal parapet profiles, moulded cornices, cartouches, polychromatic face brickwork, large timber-framed windows with brick lintels and curved corner. Art Deco elements include the parallel lines of the cornice, stepped geometric motifs incorporated into window lintels and the stepped awning with pressed metal underside.

The building makes an important contribution to the streetscapes of Foveaux, Terry and Mary Streets. The building marks the junction of Foveaux and Sophia Streets and is visible in the round from a number of near and distant vantage points. With its distinctive inter-war features, decorative parapet, prominent corner position and curved corner, the building is a local landmark within the surrounding streetscapes of Foveaux, Terry, Sophia and Mary Streets.

The adaptive reuse of the building for commercial and educational uses and its additions have retained its architectural integrity as a recognisable inter-war industrial building.

As a major former employer in the local area, the warehouse is likely to have social value to the former workers of Farleigh Nettheim & Co. The building may also hold significance to the Australian community for its connection to the well known 'Australian Leather' trademark and 'King of Mimosa' hides produced by this company during the early twentieth century.

The former warehouse forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former factory is of local heritage significance in terms of its historical, aesthetic and representative values.

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

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**Historical notes
of provenance:**

Early development of locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Surry Hills was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

Surry Hills was historically shaped by its topography of shifting sand dunes, swamps, sandstone plateau and shale cap that weathered into hard blue clay. These environmental factors made the area impossible for farming and later caused drainage problems.

Captain Joseph Foveaux received the first land grant in Surry Hills in 1793, which he named Surrey Hills Farm. A year later Commissary General John Palmer was granted 70 acres further east of Foveaux's farm, and continued to buy up other land nearby. Palmer eventually owned 200 acres in Surry Hills and 100 acres at Woolloomooloo. Palmer was forced to sell his land in both Surry Hills and Woolloomooloo in 1814. His Surry Hills estate was subdivided for sale by Surveyor James Meehan which set down the street pattern of much of the suburb. Businessman Edward Riley bought up vast tracts of Palmer's Surry Hills estate. When Riley died in 1825, his estate was tied up in litigation for almost 20 years. Riley's Surry Hills land was subdivided in the 1840s. Other early subdivisions included the Strawberry Hill estate in 1832 and the Fosterville estate in 1843.

Surry Hills became increasingly densely populated from the mid-nineteenth century. Industry was very much a part of the early history of Surry Hills from the second half of the nineteenth century. Workshops, blacksmith's shops, builders' yards, livery stables, clothing factories and steam laundries were found throughout the suburb. The area's inhabitants were mostly employed in local industries, particularly the clothing industry. During the 1860s the population of Surry Hills also included a mix of mechanics, skilled artisans and shopkeepers.

From the late nineteenth century onwards, the suburbs of Southern Sydney had a growing Chinese population, demonstrated by the numerous Chinese-owned businesses and the large number of Chinese workers. The Yui Ming Temple was constructed in the 1870s in Alexandria, demonstrating the growth of the Chinese-Australian community in southern Sydney.

The population of the suburb doubled in the 20 years after 1870 and was home to 30,000 by 1890. Houses, pubs, factories, stables and shops jostled for space with few open recreation areas for residents. Much of the early housing was built as rental housing for workers. Few houses had inside toilets and only half had connected sewage and drainage. Living conditions were further impacted by rising damp and overcrowding. The area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined.

The late nineteenth and early twentieth century was a period of great change for Surry Hills, as residential streets were transformed with commercial and industrial buildings. This transformation followed a period marked by a depression, outbreak of bubonic plague, a Royal Commission into improving Sydney, land resumptions and the opening of Central railway station in 1906.

By the early twentieth century, Surry Hills had become an overcrowded slum with poor sanitation and substandard housing crammed into narrow streets and lanes. During this time, the suburb was home to some of Sydney's poorest residents. With the outbreak of the bubonic plague in 1900, the congested living conditions of the inner city were a concern for city planners.

In 1905 Sydney Municipal Council was granted the power to resume land and remodel areas for street widening. A Royal Commission on the Improvement of Sydney began in 1909. This provided the opportunity to remove the poor quality housing in Surry Hills and replace it with commercial and industrial buildings.

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Amongst the Council's earliest endeavours was the resumption of notorious slums centred around Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was redeveloped following extensive demolition. The widened Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911. Many houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

Local retailers and industry like Anthony Horderns, Mark Foys and Grace Brothers exploited these redevelopment opportunities to develop large warehouses and factories. As in the Federation era, prominent firms of architects such as Robertson and Marks frequently designed these buildings.

By the 1920s, local factories in Surry Hills were producing a variety of goods, including umbrellas, sausages, furniture, cooking stoves, electric lamps, cases, arsenic and fencing wire. Demand increased for skilled tradesmen in metal-working, engineering and machinery. Women and girls began to work in the factories.

Construction of industrial and warehouse buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. The north-western part of Surry Hills was earmarked for 'slum clearance' in the early twentieth century. By the 1930s, many buildings had been demolished and the streets widened and realigned, resulting in the displacement of thousands of people. Many families left for the outer suburbs in the 1950s. Surry Hills was rejuvenated by an influx of migrants in the post-war period.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Farleigh Nettheim & Co:

In 1864 Edwin Michaelis and Isaac Hallenstein established a business in Melbourne importing cotton drill, threads and leather for the production of footwear. The company established a tannery in Footscray, Melbourne where they produced sole leather to meet the growing demands of local shoe manufacturers.

The company expanded to Sydney as importing merchants through the establishment of an office on Clarence Street. They expanded their importing business to include both leather and grindery (hardware nails, threads, cotton drill, etc.) used in shoe making.

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In 1876, John Farleigh (senior), W C Nettheim and Michaelis, Hallenstein & Co set up a tannery in Concord. The site was chosen for its proximity to Parramatta Road and Port Sydney wharves for shipping. This was followed by the establishment of an upper-boot factory in Kent Street in Sydney. The company was then known as Farleigh Nettheim & Co.

John Farleigh (junior) began working for his father's company in the mid-1870s. He was progressively promoted from clerk to bookkeeper, accountant, manager, partner and senior partner (G P Walsh 1981).

The 'King of Mimosa' leather produced by this company became well known. By 1901 the tannery treated 500 hides a week and widely promoted the new 'Australian Leather' trademark (G P Walsh, 1981). The company's tannery in Concord was marketed as the most up-to-date tanners in the southern hemisphere (The Hebrew Standard of Australasia, 6 January 1928, p11).

Farleigh was the founding president of the Liberal and Progressive League in 1909, a council member of the Liberal, National and United Australia parties, a member of the New South Wales Legislative Council from July 1908-1934 and councillor of the Employers' Federation of New South Wales. Farleigh also served on the Commonwealth royal commission on taxation from 1920-1923.

Prominent in manufacturing organizations, Farleigh was a president of the New South Wales Chamber of Manufactures from 1907-10 and was also president of the Master Tanners' and Leather Manufacturers' Association.

Farleigh was a great believer in technical education and established a tannery school and night classes so that his workers could better understand 'the routine of their daily duties'.

The company's concord tannery closed in 1967.

Site history:

The building was constructed in 1934 as a warehouse for tanners Farleigh Nettheim & Co who occupied the site until the 1960s.

At the opening of the warehouse in 1934, Mr C.V. Potts, president of the chamber of manufacturers, described the company as a 'fine old firm representing one of the earliest businesses in Australian tanneries. It was established nearly 60 years ago and the future is one of progress'. The company was then described as a link between primary and secondary industries. (Sydney Morning Herald, 22nd December 1934, p.18)

A newspaper article from 1936 describes the company as tanners, dressers, cutters, and packers of hides, skins, and leather (Daily Commercial News and Shipping List, 6 November 1936, p. 3).

In 1938 a fire in the warehouse, which began in a cabinet containing celluloid, set off the fire sprinklers. Newspapers reported that this caused water damage to their products at this time included sports goods, boots and saddlery. The article also reveals that the building then had a basement level and lift well. (Sydney Morning Herald, 16 August 1938, p. 12)

An aerial photograph of the site from 1943 shows the subject building with a flat roof and parapet wall, and a smaller building on the south-eastern corner of the site on Sophia Street.

The 1947 Civic Survey of Surry Hills records that a three storey building then occupied the western section of the site at 1-15 Foveaux Street.

The 1956 City Building Surveyors Detail Sheets records the entire site as occupied by Farleigh Nettheim & Co.

A photograph from 1972 shows the building at the junction of Foveaux and Terry Streets with its original curved

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

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corner constructed of face brick and displaying original signage. The curved corner has since been rendered and altered with the addition of curved glass windows and an entrance at street level. Despite these alterations, the building retains this rounded corner which is a significant element of the building's inter-war period design.

Alterations to the building were proposed in 1968 and 1976 (City of Sydney archives investigator).

An additional two storeys were constructed behind the original parapet wall, setback from Foveaux Street. This addition was likely undertaken between 1979 and 1984. The upper two levels feature a parapet mirroring the earlier parapet of the building. The addition can be distinguished from the original through the different colour of the bricks and different windows.

Development application records from the 1970s and 1980s indicate that the site may have been occupied by Nestle which had formerly occupied the adjoining site to the east.

In 1993 retail spaces were created on the ground floor of the building, the first floor was converted into a showroom and the second and third floors were converted into offices. Further alterations and additions for an office fit-out were proposed in 1996-1997. Between 1994 and 1998, the two-storey building was constructed to the east.

The Australian Institute of Music has occupied the building since the early 2000s with teaching spaces located on the first and second floors.

Themes: National theme

3. Economy

3. Economy

3. Economy

8. Culture

State theme

Commerce

Industry

Industry

Creative endeavour

Local theme

Warehouses

Warehouses

Activities associated with the n

Activities associated with the e

Designer: Unknown

Builder: Unknown

Year started: 1934

Year completed: 1934

Circa: No

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

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Physical description: The warehouse was constructed in 1934 for Farleigh Nettheim & Co. The building occupies the majority of the corner site between Foveaux, Terry and Sophia Streets, with a setback from the eastern boundary occupied by a two-storey building and open parking. The building has no set back from the three streets. The warehouse comprises a five storey face brick building contained under a flat roof concealed behind a parapet wall. The two upper levels are later additions setback behind the line of the parapet wall.

The building is designed in the inter-war free classical architectural style with Art Deco elements. It exhibits typical characteristics of this style including its symmetrical façade, regularly placed brick piers, decorative skyline formed by curved and hexagonal parapet profiles, moulded cornices, cartouches, polychromatic face brickwork, large timber-framed windows with brick lintels and curved corner. Art Deco elements include the parallel lines of the cornice, stepped geometric motifs incorporated into window lintels and the stepped awning with pressed metal underside. The 1934 construction date of the building is displayed on the parapet.

The adaptive reuse of the building for commercial and educational uses and its additions have retained its architectural integrity as a recognisable inter-war industrial building.

Later additions include alterations to the curved corner including rendering of the former face brickwork, removal of original company signs, new curved windows and an entrance at street. The two upper levels were added between 1979 and 1984, setback from the original parapet behind a second parapet wall repeating the original parapet profile. This addition can be distinguished on the side wall by the different colour brickwork and windows. The two-storey building to the east is also a later addition to the site dating from between 1994 and 1998.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual building. Style: Inter-war free classical with Art Deco elements. Storeys: Five. Façade: face brick. Side/Rear Walls: Face brick.

Physical condition level: Good

Physical condition:

Archaeological potential level: Not assessed

Archaeological potential Detail:

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

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Sydney

Modification dates: Timeline of known dates for changes to the site:

1934

Construction of three storey warehouse building.

1938

Civic Survey records a three storey building occupying the entire site at 1-15 Foveaux Street.

Post 1972

Rounded corner altered with the render of face brickwork, new curved glass windows and ground level entrance.

1979-1984

Additional two storeys constructed.

1993

Retail spaces created at ground floor level. Level one converted into a showroom. Level two and three were converted into offices.

1996-1997

Further alterations and additions for internal office fit-out.

1994-1998 (approx)

Two-storey building was constructed to the east.

2001

Council granted consent for fit-out and use of levels one and two as teaching rooms for the Australian Institute of Music.

Recommended management: Retain and conserve the inter-war building.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Do not paint, render or seal face brick walls.

Inter-war decorative details, face brick and rendered finishes, parapet wall, construction date, cartouches, timber framed windows, stepped awning with pressed metal detailing and other early building features should be conserved and maintained.

New uses for the building are to complement and enhance the internal and external industrial character of the building by conserving and interpreting significant fabric and spatial qualities. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Further comments: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria a): Built in 1934 for tanners and importing merchants Farleigh Nettheim & Co, this former warehouse represents the industrial development of Surry Hills during the early twentieth century and provides evidence of the [Historical significance] formerly widespread leather and clothing industry in Surry Hills. It is historically significant for its connection to the Australian tanning and leather industry which supported the manufacture of boots, saddles and sports goods. As suppliers of leather and other shoe-making materials such as threads and nails to manufacturers, this former Farleigh Nettheim warehouse demonstrates the link between primary and secondary industries.

The building represents a good example of a multi-storey warehouse constructed in Surry Hills during the inter-war period near the major transport route of central railway station. The scale of the building demonstrates the demand for leather goods at this time.

The former warehouse forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): The building has significant associations with one of the earliest tanning businesses in Australia, Farleigh [Historical association significance] Nettheim & Co, from the 1930s until the 1960s.

Criteria c): Aesthetically, the building demonstrates a good example of a warehouse designed in the inter-war free classical [Aesthetic/ Technical significance] style with Art Deco elements. It features typical characteristics of this style including its symmetrical façade, regularly placed brick piers, decorative skyline formed by curved and hexagonal parapet profiles, moulded cornices, cartouches, polychromatic face brickwork, large timber-framed windows with brick lintels and curved corner. Art Deco elements include the parallel lines of the cornice, stepped geometric motifs incorporated into window lintels and the stepped awning with pressed metal underside.

The building makes an important contribution to the streetscapes of Foveaux, Terry and Mary Streets. The building marks the junction of Foveaux and Sophia Streets and is visible in the round from a number of near and distant vantage points. With its distinctive inter-war features, decorative parapet, prominent corner position and curved corner, the building is a local landmark within the surrounding streetscapes of Foveaux, Terry, Sophia and Mary Streets.

The conversion of the building for commercial use and additional two storeys retain its architectural integrity as a recognisable inter-war industrial building.

Criteria d): Social assessment requires further study to ascertain its value for the local community. As a major former [Social/Cultural significance] employer in the local area, the warehouse is likely to have social value to the former workers of Farleigh Nettheim and Co.

The building may also hold significance to the Australian community for its connection to the well known 'Australian Leather' trademark and 'King of Mimosa' hides produced by this company during the early twentieth century.

Criteria e): [Research significance]

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

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Criteria f):

[Rarity]

Criteria g): The building represents a good example of a multi-storey inner-city warehouse designed in the inter-war free

[Representative] classical style with some Art Deco elements.

Intactness/Integrity: Externally largely intact with some consistent alterations and additions.

References:	Author	Title	Year
	G P Walsh	Farleigh, John Gibson (1861–1949)	1981
	City Engineers Department, City of Sy	Civic Survey, 1938-1950, Surry Hills	1947
	Sydney Morning Herald, 16 August 19	Damage by fire sprinklers	1938
	Sydney Morning Herald, 22 December	New Warehouse Opened by Mr C.V. Potts	1934
	S. Dodds	‘Farleigh Nettheim & Co’	2015
	City Engineers Photographs - NSCA C	Cnr. Foveaux & Terry Streets, Surry Hill; Farleigh Nettheim or	1972
	City Building Surveyors Department, C	City Building Surveyors Detail Sheets, Sheet 10	1956

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial and Warehouse Buildings		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1-5	U	DP	111211

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 14/08/2014 Data updated: 05/05/2015 Status: Completed

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: Front elevation on Foveaux Street

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452c27c4626ae344c8bb7134830dd13364.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3452c27c4626ae344c8bb7134830dd13364.JPG

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: Foveaux Street elevation and two storey eastern addition viewed from the south-east

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34550bdc6484ed045498d155c2ae8fe06f7.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34550bdc6484ed045498d155c2ae8fe06f7.JPG

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: Front elevation viewed from the north-west

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Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3454db2b23005554e538a9dcf220be6dc8f.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3454db2b23005554e538a9dcf220be6dc8f.JPG

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: North elevation viewed from Mary Street

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459eea1a0b471e4c5fb1f2588292e3103d.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3459eea1a0b471e4c5fb1f2588292e3103d.JPG

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: Detail of front awning, timber-framed windows and geometric motifs in lintels

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345aea2e0ff48714e6385dd9304e950d525.JPG>

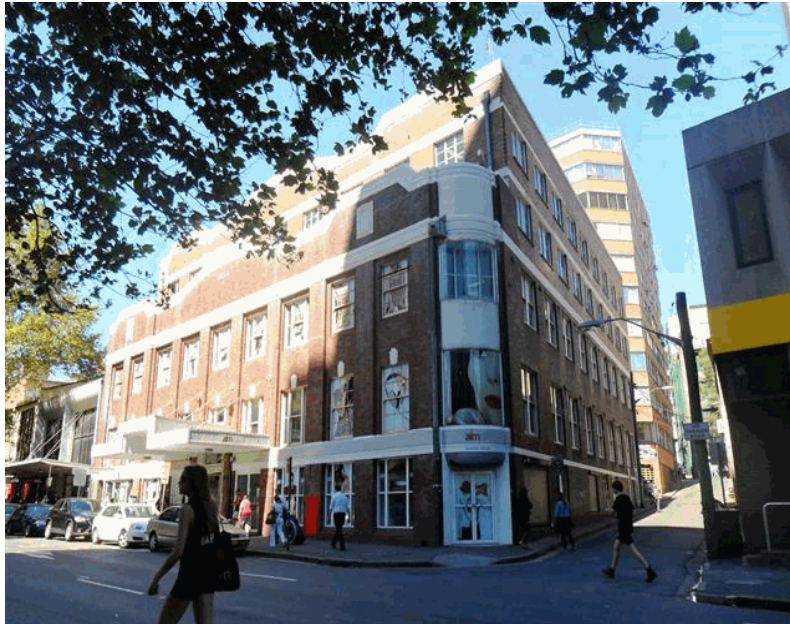
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345aea2e0ff48714e6385dd9304e950d525.JPG

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: Building corner at junction of Foveaux on Sophia Streets

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345969e1e1174274d42b15c6eba8f8d328b.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345969e1e1174274d42b15c6eba8f8d328b.JPG

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: Western elevation on Terry Street showing the curved corner and additional storeys

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34583fc55c418094ff9845417d65df1fb12.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34583fc55c418094ff9845417d65df1fb12.JPG

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: Rear elevation on Sophia Street

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345cca7d9234413420394e3084bfacda895.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345cca7d9234413420394e3084bfacda895.JPG

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: Face brick rounded corner and original signage at the junction of Foveaux and Terry Streets in 1972

Copy right: City of Sydney Archives

Image by: City Engineers Photographs, NSCA CRS 871/71 (f) 8

Image date: 05/12/1972

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34595b88ccc9bd14fc6b2941b5dfd183c01.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34595b88ccc9bd14fc6b2941b5dfd183c01.jpg

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: 1943 aerial photograph showing the subject warehouse, circled

Copy right: Lands and Property Information, Spatial Information Exchange

Image by: RTA

Image date: 01/01/1943

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f7f5290709bd4cb6ae2fd1f07eb12f9d.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345f7f5290709bd4cb6ae2fd1f07eb12f9d.jpg

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: 1947 Civic Survey showing a three storey building on the western section of the subject site

Copy right: City of Sydney Archives

Image by: City Engineers Department, City of Sydney

Image date: 03/07/1947

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ddfd977e5a3f45a2a2f1d633e5a5de4f.jpg>

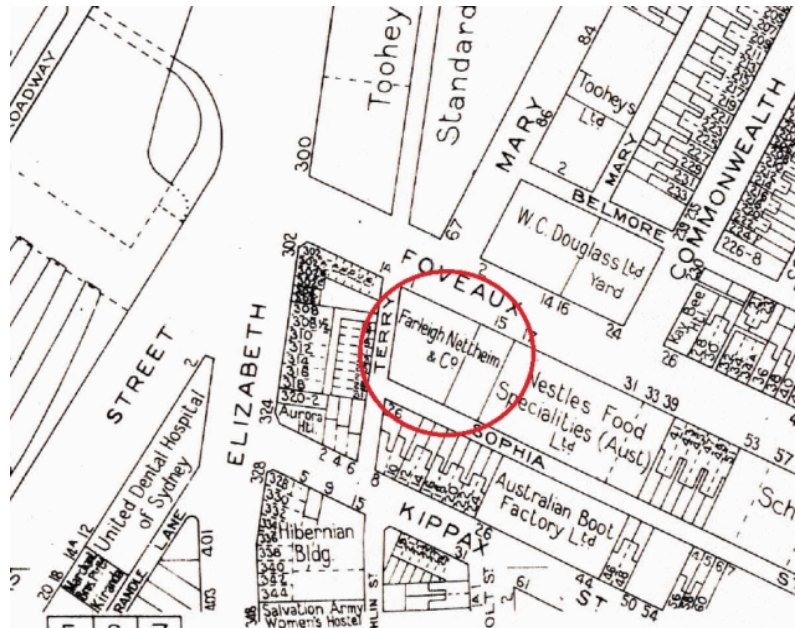
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345ddfd977e5a3f45a2a2f1d633e5a5de4f.jpg

Item name: Former Farleigh Nettheim & Co Ltd warehouse including interiors

Location: 1-15 Foveaux Street Surry Hills 2010

Sydney

Image:



Caption: 1956 City Building Surveyors detail sheet showing subject site and surrounding industries

Copy right: City of Sydney Archives

Image by: City Engineers Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b062353e902d40db99c4de1a81408fa9.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345b062353e902d40db99c4de1a81408fa9.jpg

Inventory 49

Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Address: 47-97 Marlborough Street

Planning: Sydney South

Suburb/nearest town: Surry Hills 2010

Local govt area: Sydney

State: NSW

Parish:

County:

Other/former names:

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: Excludes northern carpark, as described in Sydney Local Environmental Plan

Item type: Built

Group: Manufacturing and Processing

Category: Factory/ Plant

Owner: Multiple Owners

Admin codes:

Code 2:

Code 3:

Current use: Commercial

Former uses: Industrial

Assessed significance: Local

Endorsed significance:

Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Statement of significance: Built in 1914-1935 for major Australian retailers, David Jones, this building represents the industrial development of Surry Hills during the early twentieth century. It is historically significant for its connection to the Australian manufacturing of clothing and household goods. As one of the largest factories built for a department store at the time of construction, this building is significant to the development of the Australian retail industry, in particular, general department stores during the early twentieth century.

The factory has significant associations with one of the largest and oldest department stores in Australia, David Jones, for most of the twentieth century from 1914 to the 1970s, and the large range of clothing, furniture, luggage, home wares and kitchen fittings produced by David Jones during this period. The construction of this large-scale factory provides evidence of a major period of growth of David Jones and the popularity of its products during the early twentieth century. The site also represents this major retailer's transition from importing to manufacturing products locally.

The building provides evidence of technological advancements in factory design and construction during the early twentieth century, in particular the use of large banks of windows for maximising natural light and ventilation and the use of reinforced concrete in the lower two levels of the building. The building demonstrates a rare example of the early use of reinforced concrete for the construction of industrial buildings in New South Wales.

The building also represents an early example of a factory designed in the inter-war Chicagoesque style, and a good example of the work of Power and Adam architects. It exhibits typical features of the Chicagoesque architectural style including its rectangular grid-like façades, large banks of timber-framed multi-paned windows with horizontal proportions, engaged brick piers, spandrels expressing storey divisions, rectangular facades maximising the area of window voids, utilitarian character, and partial reinforced concrete construction.

The building makes an important contribution to the surrounding streetscapes of Goodlet, Marlborough, Lansdowne and Belvoir Streets. Its multi-storey height, half-block coverage, prominent corner location, distinctive inter-war Chicagoesque style, cubic building forms and original water tower make the building a prominent feature within the streetscapes of Goodlet, Marlborough, Lansdowne and Belvoir Streets, which is visible in the round from a number of near and distant vantage points

While the site has been adapted for commercial use, the building retains its architectural integrity as recognisable former factory from the early twentieth century.

As a major former employer in Sydney with 800 people working at this site by 1921, the factory is likely to have social value to the community of former factory workers for David Jones. The site may also hold significance to the Australian community for its connection to the large range of men and women's clothing manufactured at this site by this well-known company from World War I to the 1970s.

This former factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former factory is of local heritage significance in terms of its historical, associations, aesthetic, technical, representative and rarity values.

Item name: Former David Jones factory including interiors

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**Historical notes
of provenance:**

Early development of locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Surry Hills was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

Surry Hills was historically shaped by its topography of shifting sand dunes, swamps, sandstone plateau and shale cap that weathered into hard blue clay. These environmental factors made the area impossible for farming and later caused drainage problems.

Captain Joseph Foveaux received the first land grant in Surry Hills in 1793, which he named Surrey Hills Farm. A year later Commissary General John Palmer was granted 70 acres further east of Foveaux's farm, and continued to buy up other land nearby. Palmer eventually owned 200 acres in Surry Hills and 100 acres at Woolloomooloo. Palmer was forced to sell his land in both Surry Hills and Woolloomooloo in 1814. His Surry Hills estate was subdivided for sale by Surveyor James Meehan which set down the street pattern of much of the suburb. Businessman Edward Riley bought up vast tracts of Palmer's Surry Hills estate. When Riley died in 1825, his estate was tied up in litigation for almost 20 years. Riley's Surry Hills land was subdivided in the 1840s. Other early subdivisions included the Strawberry Hill estate in 1832 and the Fosterville estate in 1843.

Surry Hills became increasingly densely populated from the mid-nineteenth century. Industry was very much a part of the early history of Surry Hills from the second half of the nineteenth century. Workshops, blacksmith's shops, builders' yards, livery stables, clothing factories and steam laundries were found throughout the suburb. The area's inhabitants were mostly employed in local industries, particularly the clothing industry. During the 1860s the population of Surry Hills also included a mix of mechanics, skilled artisans and shopkeepers.

From the late nineteenth century onwards, the suburbs of Southern Sydney had a growing Chinese population, demonstrated by the numerous Chinese-owned businesses and the large number of Chinese workers. The Yui Ming Temple was constructed in the 1870s in Alexandria, demonstrating the growth of the Chinese-Australian community in southern Sydney.

The population of the suburb doubled in the 20 years after 1870 and was home to 30,000 by 1890. Houses, pubs, factories, stables and shops jostled for space with few open recreation areas for residents. Much of the early housing was built as rental housing for workers. Few houses had inside toilets and only half had connected sewage and drainage. Living conditions were further impacted by rising damp and overcrowding. The area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined.

The late nineteenth and early twentieth century was a period of great change for Surry Hills, as residential streets were transformed with commercial and industrial buildings. This transformation followed a period marked by a depression, outbreak of bubonic plague, a Royal Commission into improving Sydney, land resumptions and the opening of Central railway station in 1906.

By the early twentieth century, Surry Hills had become an overcrowded slum with poor sanitation and substandard housing crammed into narrow streets and lanes. During this time, the suburb was home to some of Sydney's poorest residents. With the outbreak of the bubonic plague in 1900, the congested living conditions of the inner city were a concern for city planners.

In 1905 Sydney Municipal Council was granted the power to resume land and remodel areas for street widening. A Royal Commission on the Improvement of Sydney began in 1909. This provided the opportunity to remove the poor quality housing in Surry Hills and replace it with commercial and industrial buildings.

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Amongst the Council's earliest endeavours was the resumption of notorious slums centred around Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was redeveloped following extensive demolition. The widened Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911. Many houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

Local retailers and industry like Anthony Horderns, Mark Foys and Grace Brothers exploited these redevelopment opportunities to develop large warehouses and factories. As in the Federation era, prominent firms of architects such as Robertson and Marks frequently designed these buildings.

By the 1920s, local factories in Surry Hills were producing a variety of goods, including umbrellas, sausages, furniture, cooking stoves, electric lamps, cases, arsenic and fencing wire. Demand increased for skilled tradesmen in metal-working, engineering and machinery. Women and girls began to work in the factories.

Construction of industrial and warehouse buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. The north-western part of Surry Hills was earmarked for 'slum clearance' in the early twentieth century. By the 1930s, many buildings had been demolished and the streets widened and realigned, resulting in the displacement of thousands of people. Many families left for the outer suburbs in the 1950s. Surry Hills was rejuvenated by an influx of migrants in the post-war period.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

David Jones:

David Jones represents one of the largest and oldest department stores in Australia. The company was originally established in 1838 as a drapery business on the corner of George and Barrack Streets by Welsh born immigrant, David Jones (1793-1873). The drapery sold buckskins, gingham, waistcoat fabrics, silks and cotton tick. Jones' mission was to sell 'the best and most exclusive goods' and to carry 'stock that embraces the everyday wants of mankind at large' (David Jones 2014).

David Jones survived the 1840s depression. In 1856 Jones retired from the active management of the business. A few years later, the company faced bankruptcy. Jones bought out his partners and returned to work and within a

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few years, the company was again prospering.

Edward Lloyd Jones, son of David Jones, travelled overseas and brought the concept of the 'department store' to Australia. In 1887 a new four-storey building was constructed for the company on George Street. This new building allowed the company to expand its range of stock to include furniture and furnishings. This store later became known as the men's store until the 1930s.

In 1879 David Jones exhibited a Huon Pine bedroom suite at the Sydney International Exhibition. However, it was not until 1889 that David Jones were listed as furniture manufacturers in the Sands directory, with the factory located in Kent Street.

In 1906 an extra two storeys were added to the David Jones building on George Street. In the same year, David Jones became a public company.

In the late-nineteenth century, the company made furniture to order. The company also repaired, polished and re-upholstered furniture and sold furnishing fabrics, carpets and linoleum. The company's furniture manufacturing had ceased by 1914. After 1920, the company no longer sold furniture or floor coverings, but continued to retail a range of home wares including dinnerware, glassware, napery, bedding, soft furnishings as well as a large range of men's and women's clothing.

The company began designing and manufacturing products in Australia during the early twentieth century with the construction of the Marlborough Street factory. This factory was the largest of its kind in Australia and catered for manufacturing a large variety of goods from clothing to cabin trunks.

The Jones family maintained a significant interest in the company. Charles Lloyd Jones (1879-1958), grandson of David Jones, was the chairman of the company between 1920 and 1958.

In 1927 a nine-storey building was constructed to the design of H E Budden and Mackellar on the corner of Elizabeth and Market Street. This building contained marble staircases, beauty salons, a restaurant overlooking Hyde Park and an art gallery which opened in 1944.

In 1938 another building designed by Mackellar and Partridge was constructed for the company in Market Street. This store then became known as the men's store.

In 1960 the company reintroduced furniture and floor coverings to their range of products. By this time, David Jones had opened branches in numerous Sydney suburbs, regional areas and other state capitals. In the 1970s, the site of the George Street store was sold and redeveloped.

David Jones is one of the few Sydney department stores to continue operating to the twenty-first century under its original name. By 2007 David Jones had 35 retail stores. By the store's 175th anniversary in 2013, the company claimed to be the oldest department store in Australia (David Jones, 2014).

Site history:

The building was constructed in 1914 to the design of architects Power and Adam as a factory for David Jones. It was the largest factory built for a department store in Australia at the time of its completion. The building was extended in 1935 and remained in use by the company until the 1970s.

The subject land was originally granted to Hall in 1882. The 1892 detail survey shows the site vacant except for a small rectangular building and a few terrace houses in the northern section (NSW Department of Lands, Metropolitan Detail Survey, Sheet R2).

On 8 May 1913, the Freeman's Journal published an article about the construction of the new factory for David Jones on the corner of Marlborough and Goodlet Streets in Surry Hills. This article reported that the factory,

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which was due for completion by the end of that year, was intended to be eight storeys high and to accommodate a lunch room and dressing rooms for employees on the first floor. (Freeman's Journal, 8 May 1913, p18)

The factory was designed by Power and Adam architects, an architectural firm under the partnership of Joseph Porter Power, John Sheddon Adam and later Joseph Fearis Munnings. The firm was in practice until 1937. They were involved in the design of churches, schools and residences for a number of prominent clients in addition to David Jones including Scots' College, Angus & Robertson, Sydney Woollen Mills and Arthur Yates.

Architectural plans of the building from 1913 show the use of new building techniques to maximise access to natural light and ventilation and fire protection measures. The lower ground level was designed to be constructed with reinforced concrete posts and beams and a concrete slab floor. The upper ground level was designed to be constructed with a reinforced concrete floor. Elevations and cross sections of the building also show the half-gabled roof of the main eight-storey factory, the water tower and a rear wing contained under a separate skillion roof which likely contained the stair well and lavatories. (Power and Adam architects, 1913, City of Sydney Archives)

The new factory was opened in May 1914 by Australia's Prime Minister, Joseph Cook. Newspaper reports of the time note that the factory measured 113 feet high with eight floors and over two acres of floor space. The factory was described as the largest of its kind in the Commonwealth. It was constructed to produce the range of high-grade articles that were sold in the company's George Street store. The factory accommodated approximately twenty industries involved in manufacturing underclothing, tea gowns, costumes, men's and boy's suits, laundering, printing as well as box, trunk and bag-making. At the opening of this factory, Charles Lloyd Jones expressed his desire to make goods in Australia that were 'in keeping with the class of goods' already handled by the company. At this time, Jones believed that the prospects of the Australian manufacturing industry were brighter than ever. (Evening News, 11 May 1914, p 7)

The company kept the costs of wages to a minimum by employing women and juniors as 90% of their workforce when the new factory was opened (Evening News, 11 May 1914, p 7).

On 22 May 1921, David Jones advertised an open day at the subject factory. By this time, the company employed 2,400 people with 800 working at the Marlborough Street factory (Sunday Times, 22 May 1921, p 13).

A northern three-storey addition was constructed on Marlborough Street in 1935.

The 1943 aerial photograph records the large building with a half-gabled roof located on the south section of the site and the addition under a gabled roof to the north. The 1947 civic survey noted that the southern building measured eight storeys. It also recorded that a four-storey building was located at the centre of the site, and a three storey building located at the northern end of the site. The 1956 City Building Surveyors Detail sheets records that the site from 59-97 Marlborough Street was still occupied by David Jones.

The area to the north of the site originally contained a number of terraced houses, shown in a photograph of the street in 1971. In 1972 David Jones proposed to use 45-47 Marlborough Street as a car park. This likely resulted in the demolition of the terraces and construction of the present single-storey building with roof-top car parking on this part of the site.

In 1975 Elizabeth Arden proposed to use the second storey of the building as a warehouse for hand packaging cosmetics and storage.

The site has since been adapted for commercial use.

Item name: Former David Jones factory including interiors

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Themes: National theme

3. Economy

3. Economy

5. Working

4. Settlement

State theme

Industry

Commerce

Labour

Accommodation

Local theme

Factories

Warehouses

Activities associated with work

Flats

Designer: Power & Adam Architects

Builder: Unknown

Year started: 1914

Year completed: 1935

Circa: No

Physical description: The building was constructed as a factory for David Jones in 1914-1935 on the prominent corner site at the junction of Goodlet and Marlborough Streets.

The building was constructed in two main phases from south to north in 1914 and 1935. The two phases of construction are consistent in building form and design. The factory comprises an eight storey brick building with a half-gabled roof at the south corner of the site and a three-storey northern addition with a gabled roof. All roofs are concealed behind parapet walls. The building has no setback from Goodlet or Marlborough Streets

The building is designed in the inter-war Chicagoesque style, with the eight-storey component representing an early example of this style built during World-War I, predating the inter-war period by one year. The building including its 1935 addition, exhibits typical features of this architectural style including its rectangular grid-like façades, large banks of timber-framed multi-paned windows with horizontal proportions, engaged brick piers, spandrels expressing storey divisions, rectangular facades maximising the area of window voids, utilitarian character, and partial reinforced concrete construction.

The pattern of windows on all four elevations, cubic building forms and original rooftop water tower are the dominant external features. Windows extend from floor to ceiling at each level, grouped together in banks of four timber-framed double-hung sashes on the main elevations. Toplights are included in the banks of windows in the Marlborough Street elevation of the 1935 addition. Window sashes are divided vertically by slender glazing bars and window sills and lintels are rendered. Loading docks are located along Marlborough Street. A driveway crossing and low-scale rear wing is contained under a skillion roof along the western elevation.

Building materials include concrete, reinforced concrete, brick, timber and steel. Brick walls are English bond. The posts and beams in the lower ground level and the floor of the upper ground level are reinforced concrete. The upper levels are constructed with steel columns and beams, timber joists and floor boards. The roof structure is comprised of timber Howe trusses.

Alterations to the building including painting the external brickwork and conversion of the large loading dock at the south end of the 1930s section of the building into an entrance, partially infilled with brick walls and timber-framed windows.

A single storey addition with rooftop car parking was constructed at the northern end of the site in the 1970s. This is not included in the listing.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual building. Style: Inter-war Chicagoesque. Storeys: Three to eight. Façade: Painted brick. Side/Rear Walls: Painted brick.

Physical condition level: Excellent

Physical condition:

Item name: Former David Jones factory including interiors

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Archaeological potential level: Not assessed

Archaeological potential Detail:

Modification dates: Timeline of known dates for changes to the site:

1914

Eight storey factory constructed for David Jones

1935

Building extended with the construction of a three storey addition to the north

1970s

Single storey car park developed at the northern end of the site.

The brick facades of the building have been painted. A large loading dock on the southern end of the three storey section has been converted into an entrance and partially infilled with bricks and windows.

Recommended management: Retain and conserve the building.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Do not render painted brick walls.

Inter-war Chicagoesque building characteristics, reinforced concrete structure, timber-framed windows, loading docks, water tower and other early building features of the 1913 and 1930s construction phases should be conserved and maintained.

New uses for the building are to complement and enhance the internal and external industrial character of the building by conserving and interpreting significant fabric and spatial qualities. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

Further comments: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

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Criteria a): Built in 1914-1935 for major Australian retailers, David Jones, this building represents the industrial development of Surry Hills during the early twentieth century. It is historically significant for its connection to the Australian manufacturing of clothing and household goods. As one of the largest factories built for a department store at the time of construction, this building is significant to the development of the Australian retail industry, in particular, general department stores during the early twentieth century.

[Historical significance]

The factory has significant associations with one of the largest and oldest department stores in Australia, David Jones, for most of the twentieth century from 1914 to the 1970s, and the large range of clothing, furniture, luggage, home wares and kitchen fittings produced by David Jones during this period. The construction of this large-scale factory provides evidence of a major period of growth of David Jones and the popularity of its products during the early twentieth century. The site also represents this major retailer's transition from importing to manufacturing products locally.

It also forms part of a collection of major department store factories including Anthony Hordern & Sons factory in Redfern and Mark Foy's knitting factory and bulk store at Surry Hills.

This former factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): The factory has significant associations with one of the largest and oldest department stores in Australia, David Jones, from 1914 to the 1970s, and the large range of clothing, furniture, luggage, home wares and kitchen fittings produced by David Jones during this period.

[Historical association significance]

The building is also associated with Power and Adam architects who designed the building in 1913 and were involved in the design of many other buildings including churches, schools and residences. Other prominent clients of the firm included Scots' College, Angus & Robertson, Sydney Woollen Mills and Arthur Yates.

Criteria c): In terms of technical value, the building provides evidence of technological advancements in factory design and construction during the early twentieth century, in particular the use of large banks of windows for maximising natural light and ventilation and the use of reinforced concrete in the lower two levels of the building. The building demonstrates one of the earliest uses of reinforced concrete in the construction of industrial buildings in New South Wales.

[Aesthetic/Technical significance]

Aesthetically, the building also represents an early example of a factory designed in the inter-war Chicagoesque style, and a good example of the work of Power and Adam architects. It exhibits typical features of the Chicagoesque architectural style including its rectangular grid-like façades, large banks of timber-framed multi-paned windows with horizontal proportions, engaged brick piers, spandrels expressing storey divisions, rectangular facades maximising the area of window voids, utilitarian character, and partial reinforced concrete construction.

The building makes an important contribution to the surrounding streetscapes of Goodlet, Marlborough, Lansdowne and Belvoir Streets. Its multi-storey height, half-block coverage, prominent corner location, distinctive inter-war Chicagoesque style, cubic building forms and original water tower make the building a prominent feature within the streetscapes of Goodlet, Marlborough, Lansdowne and Belvoir Streets, which is visible in the round from a number of near and distant vantage points

While the site has been adapted for commercial use, the building retains its architectural integrity as recognisable former factory from the early twentieth century.

Criteria d): Social significance requires further study to ascertain its value for the local community. As a major former employer in Sydney with 800 workers at this site by 1921, mostly women and juniors, the factory is likely to have social value to the community of former factory workers for David Jones.

[Social/Cultural significance]

The site may also hold significance to the Australian community for its connection to the large range of men and women's clothing manufactured at this site by this well-known company from World War I to the 1970s.

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Criteria e): The building has potential to yield information on the early use of reinforced concrete for industrial building construction in Sydney during the early twentieth century.
[Research significance]

Criteria f): The building is rare as one of the earliest examples of reinforced concrete construction for industrial buildings in New South Wales. It also rare as one of the largest factories built for a department store at the time of construction and amongst the first factories constructed for David Jones.
[Rarity]

Criteria g): The building represents a good example of a large scale inner-city factory from the early-twentieth century, and an early example of the the inter war Chicagoesque style. The building also represents the body of work by Power and Adam architects during the early decades of the twentieth century.
[Representative]

Intactness/Integrity: Largely intact. Apart from later partitions, the layout and internal structure appear relatively unchanged from the original.

References:	Author	Title	Year
	Power & Adam architects	Plans - Proposed New Factory Marlborough Street, Surrey Hill:	1913
	Evening News, 11 May 1914	A New Factory. David Jones' Big Premises - largest of its kind	1914
	RTA	Aerial Photographs of Sydney May-June 1943.	1943
	City of Sydney	Aerial Survey of the City of Sydney	1949
	City Building Surveyors Department, (City Building Surveyors Detail Sheets	1956
	City Engineers Department, City of Sy	Civic Survey 1947, Surry Hills	1947
	Sunday Times, 22 May 1921	David Jones	1921
	Freeman's Journal, 8 May 1913	New factory for David Jones	1913
	David Jones	The Story of David Jones	2014
	Sydney Living Museums	Sydney's home furnishing stores, 1890-1960	

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	PART LOT	1		DP	225393

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 18/08/2014

Data updated: 20/05/2015

Status: Completed

Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: Eastern and northern elevations viewed from the north on Marlborough Street

Copy right: City of Sydney

Image by: Hui Wang

Image date: 02/10/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345636c31658854447ab788938928a6ffd9.JPG>

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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: Eastern elevation along Marlborough Street, looking south

Copy right: City of Sydney

Image by: Hui Wang

Image date: 02/10/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34514d00b06374d402d8bffb392c2c7c23.JPG>

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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: North elevation of showing north addition and rooftop water tower, viewed from Belvoir Street

Copy right: City of Sydney

Image by: Hui Wang

Image date: 02/10/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d0fca8e240324e11a249bdb162529c31.JPG>

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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: South and east elevations of the south building component on Goodlet and Marlborough Streets corner

Copy right: City of Sydney

Image by: City Plan Heritage

Image date: 04/10/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451ff59e894ebf49b986cd057cb5500683.jpg>

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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: Western elevation, looking north from Goodlet Street

Copy right: City of Sydney

Image by: Hui Wang

Image date: 02/10/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456d0f37bd57904ab58715a4227ef48f45.JPG>

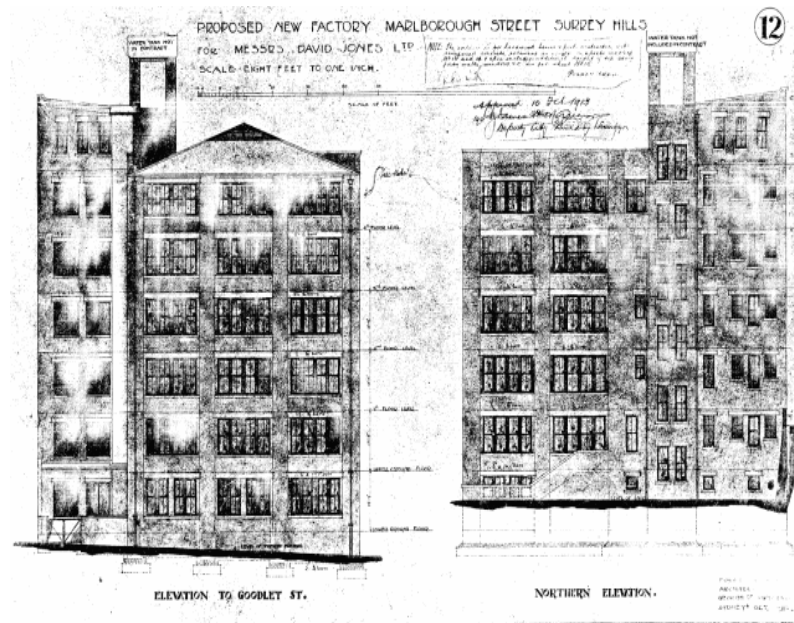
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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: 1913 Power and Adam architectural drawings for the Goodlet Street and north elevations

Copy right: City of Sydney Archives

Image by: Power & Adam architects

Image date: 01/01/1913

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34530c36179d9dc445c96b38968a1c4d0ef.jpg>

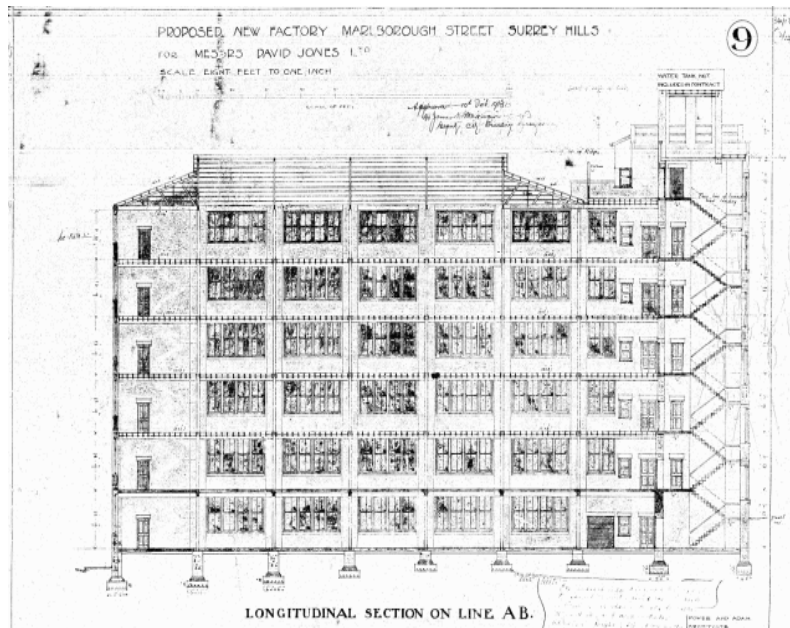
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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: 1913 Power and Adam longitudinal section showing the Marlborough Street elevation

Copy right: City of Sydney Archives

Image by: Power & Adam architects

Image date: 01/01/1913

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d5adc18390e2497d979ca44499cffed4e.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d5adc18390e2497d979ca44499cffed4e.jpg

Sydney

A detailed street map of a residential area in London. The map shows a grid of streets including Belvoir Street, Larke Hoskins & Co Ltd, and David Jones Ltd. A red circle highlights the area around David Jones Ltd. Other streets visible include W.C. Douglass, Larke Hoskins & Co Ltd, David Jones Ltd, and Cleveland. The map also shows various buildings, including a school, a church, and a public house. A red circle is drawn around the area labeled 'David Jones Ltd' and 'Cromptons Ltd'.

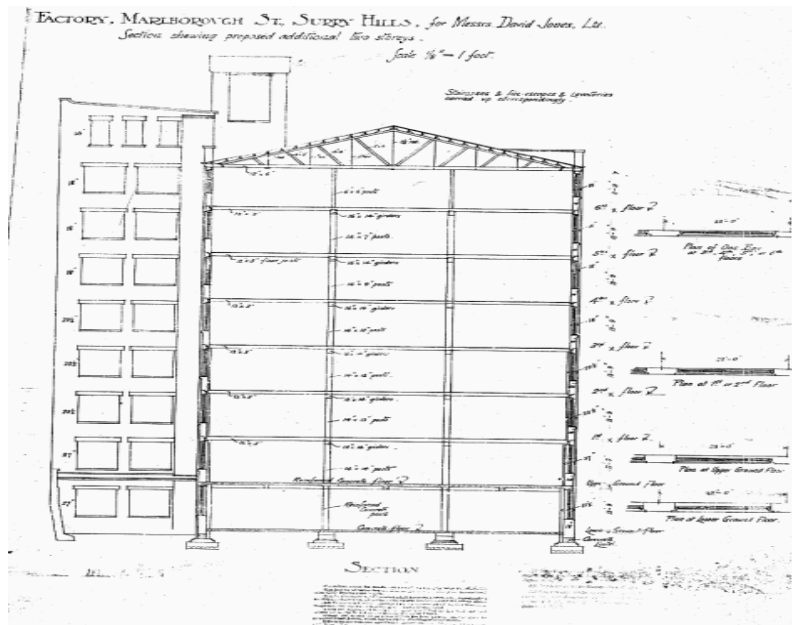
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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: Power & Adam cross section showing the reinforced concrete building construction on the lower levels

Copy right: City of Sydney Archives

Image by: Power & Adam architects

Image date: 01/01/1913

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a28afec90aa0467bba3d35f8b7d605c0.jpg>

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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: Interior of former David Jones factory in 1946 showing large windows spanning from floor to ceiling

Copy right: State Library of New South Wales

Image by: Government Printing Office 1 - 36327, Digital order No. d1_36327

Image date: 01/12/1946

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345bb19caa2f60440e785bcd3c0c6e1bc35.jpg>

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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: Interior of the former David Jones factory in 1957

Copy right: David Jones, State Library of New South Wales

Image by: Jack Hickson, Australian Photographic Agency - 02487

Image date: 08/11/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345129abefa1399469cb48eba45ce0f216c.jpg>

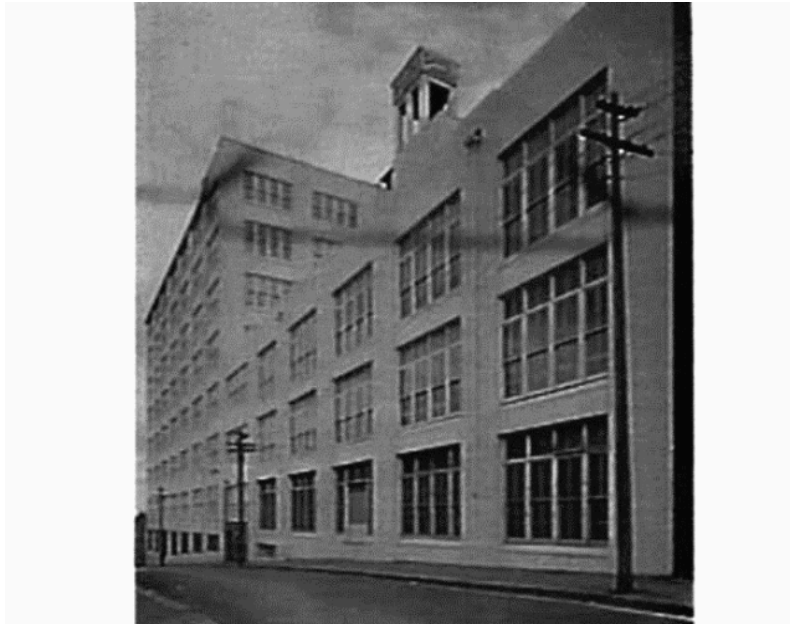
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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: Former David Jones factory on Marlborough Street in 1957

Copy right: David Jones, State Library of New South Wales

Image by: Jack Hickson, Australian Photographic Agency - 03996

Image date: 09/09/1957

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450495b67780394756a896adf8285ccb28.jpg>

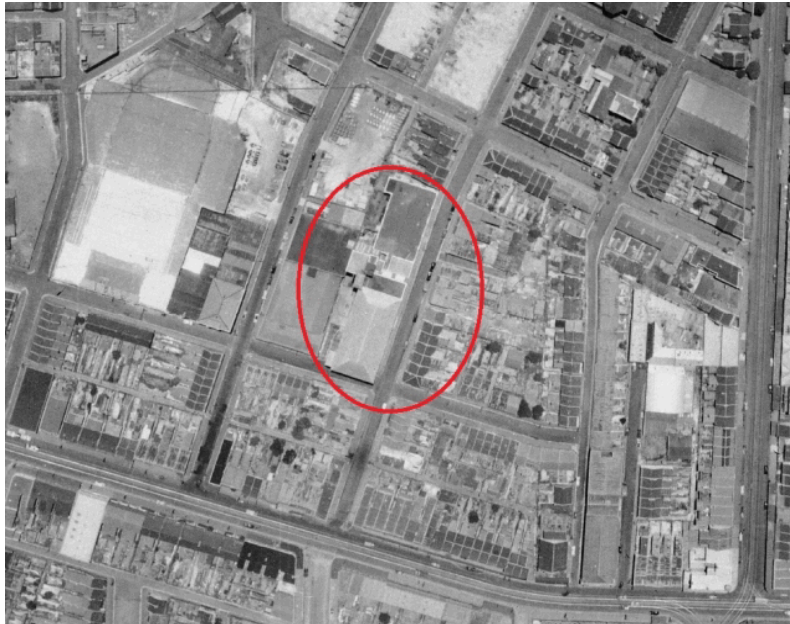
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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: 1949 aerial showing the former factory, circled, and surrounding terraces and industrial buildings

Copy right: City of Sydney Archives

Image by: City of Sydney

Image date: 15/12/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34506cd0a33972f4f0e9d62c347d654263e.jpg>

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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: 1947 civic survey recording a three to eight storey building on the site at this time

Copy right: City of Sydney Archives

Image by: City Engineers Department, City of Sydney

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34507d826e9f21a465b976877c3901dae45.jpg>

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Item name: Former David Jones factory including interiors

Location: 47-97 Marlborough Street Surry Hills 2010

Sydney

Image:



Caption: 1947 catalogue showing some of the clothes sold by David Jones

Copy right: David Jones / Powerhouse Museum

Image by: David Jones, Powerhouse Museum collection

Image date: 01/05/1947

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3456069c1eb003642419fd9ae660ab0e6c9.jpg>

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Inventory 50

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Address: 13-15 Marshall Street

Planning: Sydney South

Suburb/nearest town: Surry Hills 2010

Local govt area: Sydney

Parish: Alexandria

State: NSW

County: Cumberland

Other/former names: James Ward Ltd, Acorn Pressed Metal Ltd, Amor Pty Ltd, The foundry

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Manufacturing and Processing

Category: Other - Manufacturing & Processing

Owner: Multiple Owners

Admin codes:

Code 2:

Code 3:

Current use: Residential

Former uses: Industrial

Assessed significance: Local

Endorsed significance:

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Statement of significance: Built in approximately 1884 for Allington Stoveworks and later the metal works of Amor Ltd, this former factory represents the industrial development of Surry Hills during the late-nineteenth century. It is historically significant for its connection to the Australian manufacturing of stoves from the 1880s to the 1930s and medals from the 1940s to the 1970s. The continuous use of the building as a metal works until the 1970s demonstrates the prominence of engineering and metal-working industries in Sydney during the twentieth century. The site is associated with technological advancements in stove design during the late-nineteenth century including the development of flues for improved kitchen ventilation and living conditions.

The site has significant associations with the hot water engineer, coppersmith and iron founder, James Ward, and Ward's Allington stoves manufactured at this site from the 1880s to 1930s. Allington stoves possibly manufactured at this site were installed in major public buildings of the time including Sydney Town Hall, the Australian Club, both Gladesville and Callan Park asylums, and the Great Hotel Company in Melbourne; the latter reportedly the largest stove in the southern hemisphere by 1902. The site is also associated with Amor Ltd from the 1940s to the 1970s and the commemorative medals they made to mark major events in Australia's history, such as the 50 year anniversary of Federation.

The scale of the building demonstrates the growth of Allington Stoveworks, the size of its manufacturing operations, and the popularity of its stoves during the late nineteenth and early twentieth century.

The building demonstrates the inner-city typology of a multi-storey Victorian factory constructed in a predominantly residential area. The building represents a good example of a Victorian industrial building exhibiting typical features of this period including its symmetrical façade on Marshall Street, exposed brick walls in Flemish bond, pitched roof, vertically proportioned windows with shallow arches, rendered sills and brick string courses.

The factory makes an important contribution to the streetscapes of Marshall Street and Bennett Place. Its prominent location on a corner site, multi-storey height, distinctively Victorian industrial features and footbridge make the building a local landmark in the neighbourhood, which is visible from a number of near and distant vantage points.

The building's adaptive reuse into residential units has retained its architectural integrity as a recognisable former factory.

The factory may hold social value to the community of former workers of Allington Stoveworks and Amor Ltd, and their descendants. The site may also have value to the Australian community as the place where well-known Ward's Allington stoves and Amor commemorative medals were made.

This former factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former factory is of local heritage significance in terms of its historical, aesthetic and representative values.

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

**Historical notes
of provenance:**

Early development of locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Surry Hills was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

Surry Hills was historically shaped by its topography of shifting sand dunes, swamps, sandstone plateau and shale cap that weathered into hard blue clay. These environmental factors made the area impossible for farming and later caused drainage problems.

Captain Joseph Foveaux received the first land grant in Surry Hills in 1793, which he named Surrey Hills Farm. A year later Commissary General John Palmer was granted 70 acres further east of Foveaux's farm, and continued to buy up other land nearby. Palmer eventually owned 200 acres in Surry Hills and 100 acres at Woolloomooloo. Palmer was forced to sell his land in both Surry Hills and Woolloomooloo in 1814. His Surry Hills estate was subdivided for sale by Surveyor James Meehan which set down the street pattern of much of the suburb. Businessman Edward Riley bought up vast tracts of Palmer's Surry Hills estate. When Riley died in 1825, his estate was tied up in litigation for almost 20 years. Riley's Surry Hills land was subdivided in the 1840s. Other early subdivisions included the Strawberry Hill estate in 1832 and the Fosterville estate in 1843.

Surry Hills became increasingly densely populated from the mid-nineteenth century. Industry was very much a part of the early history of Surry Hills from the second half of the nineteenth century. Workshops, blacksmith's shops, builders' yards, livery stables, clothing factories and steam laundries were found throughout the suburb. The area's inhabitants were mostly employed in local industries, particularly the clothing industry. During the 1860s the population of Surry Hills also included a mix of mechanics, skilled artisans and shopkeepers.

From the late nineteenth century onwards, the suburbs of Southern Sydney had a growing Chinese population, demonstrated by the numerous Chinese-owned businesses and the large number of Chinese workers. The Yui Ming Temple was constructed in the 1870s in Alexandria, demonstrating the growth of the Chinese-Australian community in southern Sydney.

The population of the suburb doubled in the 20 years after 1870 and was home to 30,000 by 1890. Houses, pubs, factories, stables and shops jostled for space with few open recreation areas for residents. Much of the early housing was built as rental housing for workers. Few houses had inside toilets and only half had connected sewage and drainage. Living conditions were further impacted by rising damp and overcrowding. The area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined.

The late nineteenth and early twentieth century was a period of great change for Surry Hills, as residential streets were transformed with commercial and industrial buildings. This transformation followed a period marked by a depression, outbreak of bubonic plague, a Royal Commission into improving Sydney, land resumptions and the opening of Central railway station in 1906.

By the early twentieth century, Surry Hills had become an overcrowded slum with poor sanitation and substandard housing crammed into narrow streets and lanes. During this time, the suburb was home to some of Sydney's poorest residents. With the outbreak of the bubonic plague in 1900, the congested living conditions of the inner city were a concern for city planners.

In 1905 Sydney Municipal Council was granted the power to resume land and remodel areas for street widening. A Royal Commission on the Improvement of Sydney began in 1909. This provided the opportunity to remove the poor quality housing in Surry Hills and replace it with commercial and industrial buildings.

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Amongst the Council's earliest endeavours was the resumption of notorious slums centred around Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was redeveloped following extensive demolition. The widened Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911. Many houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

Local retailers and industry like Anthony Horderns, Mark Foys and Grace Brothers exploited these redevelopment opportunities to develop large warehouses and factories. As in the Federation era, prominent firms of architects such as Robertson and Marks frequently designed these buildings.

By the 1920s, local factories in Surry Hills were producing a variety of goods, including umbrellas, sausages, furniture, cooking stoves, electric lamps, cases, arsenic and fencing wire. Demand increased for skilled tradesmen in metal-working, engineering and machinery. Women and girls began to work in the factories.

Construction of industrial and warehouse buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. The north-western part of Surry Hills was earmarked for 'slum clearance' in the early twentieth century. By the 1930s, many buildings had been demolished and the streets widened and realigned, resulting in the displacement of thousands of people. Many families left for the outer suburbs in the 1950s. Surry Hills was rejuvenated by an influx of migrants in the post-war period.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Site history:

The building was constructed in approximately 1884 as a factory for stove manufacturer, James Ward. The site was occupied by Ward's company, Allington Stoveworks, from the 1880s to the 1930s and was later occupied by Amor Ltd metal works between the 1940s and the 1970s.

The 1882 assessment book records a timber house with an iron roof at 17 Marshall Street, owned and occupied by William Rudd. Number 7 Bennet Street was also owned by Rudd. The assessment book contains the annotation 'pulled down' against both properties, suggesting that former buildings on these sites had been demolished by this time. (Cook Ward Assessment book, 1882, No 3516, 3612, NSCA)

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

James Ward of Surry Hills purchased the site on 20 June 1884. Shortly thereafter, the site was mortgaged to the Sydney and Suburban Mutual Permanent Building and Land Investment Association Ltd which likely financed the construction of the subject factory (CT 168 f 41).

Ward was advertised as a stove maker, hot water engineer, plumber, coppersmith, and iron-founder. In 1884 his showrooms were located at 414 Crown Street in Surry Hills.

On 2 October 1884, an advertisement in the Sydney Morning Herald mentioned Allington Stoveworks located at 15 Marshall Street (SMH, 2 Oct 1884, p 12).

James Ward's Allington Stoveworks first appeared in the Sands directory entry for Marshall Street in 1888 (Sands, Directory, 1888, p 83). Due to a gap in the council assessment books from 1882 to 1891, these rates records do not provide an exact construction date for the building.

The company's stoves were already popular by the time the new factory in Marshall Street was constructed. In 1885 Ward exhibited a stove at the Agricultural Society grounds. His stoves were considered to be an advanced product at the time because they were designed with a flu to enable the ventilation of unfavourable fumes. The stoves also contained three large ovens that could be heated by a single fire. By 1885 Ward had already supplied his stoves to Sydney Town Hall, the Australian Club, and both the Gladesville and Callan Park asylums. (Sydney Mail, 19 Sept 1885 p 19)

Rygate and West's detail survey from August 1888 records the construction of a two-storey brick building on the corner of Marshall and Bennett Street (Rygate and West, Detail Survey, Sheet 34, NSCA). By this time, much of the surrounding area had been developed with terraced houses.

The 1896 Assessment book has no record of James Ward in Marshall Street. However, 7A Bennett Street was owned and occupied by Ward, then recorded as a brick workshop with two floors and three rooms contained under an iron roof (Cook Ward Assessment book, 1896, No 3285 NSCA).

James Ward was an Alderman for Sydney Council for the Flinders Ward from 1900 to 1902.

An article in the Campbelltown Herald in 1902 claimed the company had manufactured the largest stove in the southern hemisphere for the Great Hotel Company in Melbourne. This stove was able to provide three meals a day for 1500 people and measured 15ft by 6ft (The Campbelltown Herald, 24 September 1902, p4).

The 1906 Australian Natives Association exhibition featured a display of Ward's stoves. By this time, Ward had exported numerous stoves to America (The Sydney Mail and New South Wales Advertise, 17 January 1906, p176).

James Ward Limited was established in 1910 (SRNSW NRS 12951, Company Packets, No 3719). On 30 June 1911, James Ward transferred ownership of the site to his newly formed company (CT 168 f 41).

When imported iron became scarce and expensive as a result of large-scale coal strikes in England, the company began sourcing iron from Lithgow iron works. In 1912 a large strike occurred at Lithgow which subsequently caused a strike of Ward's 24 workers who refused to handle iron produced by the strikebreakers at Lithgow (SMH, 29 March 1912, p 9).

On 31 March 1926, builders Kell and Rigby proposed to construct a new building for Ward's stove works (Bennett Place and Marshall Street, Wards Stove Works, Street cards, NSCA). It is uncertain whether or not this proposal affected the subject building.

The company was still producing wood burning stoves in the 1920s. Catalogues for the firm's wood stoves from 1930-1 are held at the National Museum of Australia.

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

The 1936 Wise directory records the Marshall Street site as occupied by James Ward Ltd stove and range manufacturers (Wise, Directory, 1936 p 55).

The 1936 assessment book documented the subject building as a brick foundry of three floors and three rooms at 13-15 Marshall Street, still owned and occupied by James Ward Ltd (Flinders Ward Assessment book, 1936, No 22430, NSCA).

On 28 October 1938, Acorn Pressed Metal Pty Ltd purchased the site from James Ward Ltd which was then in liquidation (CT 168 f 41). By 1940 stoves were no longer being manufactured at this address (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 453-5).

The 1943 assessment book recorded that a brick factory of three floors and three rooms was still located at this address, owned and occupied by Acorn Pressed Metal (Flinders Ward Assessment book, 1943, No 22408, NSCA).

The 1943 and 1949 aerial photographs of the site show the subject factory building had by this time been connected to the adjoining factory on Marshall Street through the construction of a footbridge over Bennett Place.

Amor Pty Ltd purchased the site on 30 July 1943 (CT 168 f 41). However, the assessment book from 1945 still recorded that the brick factory was owned and occupied by Acorn Pressed Metal Pty Ltd (Flinders Ward Assessment book, 1945, No 22407, NSCA).

Amor was an engraver, designer, die sinker and manufacturer of medals. The company's factory was on Wentworth Avenue during the 1920s before it moved to Marshall Street in the 1940s. The company became well-known after the first world war when it was contracted to produce over one million peace medals for every Australian child under fifteen (Sunday Times, 11 May 1919, p24). The company made a number of other medals to commemorate significant events in Australia including the Prince of Wales' visit in 1920, the 150th anniversary of European Settlement in 1938 and the 50 year anniversary of Federation in 1951.

R H Donaldson & Co builders were listed in the 1947 Wise Directory at 1-15 Marshall Street (Wise, Directory, 1947 p 66). An additional storey was proposed for 5-15 Marshall Street on 24 June 1947 (5-15 Marshall Street, Street cards, NSCA). This application may have related to the property at 5-11 Marshall Street rather than the subject site.

The 1947 Civic Survey of Surry Hills records the development on the site then as a three-storey building.

The 1948 assessment book documented that a brick factory with an attic, two floors and three rooms occupied the site, owned and occupied by Amor Pty Ltd (Flinders Ward Assessment book, 1948, No 22366 are, NSCA).

The 1956 City Building Surveyors Detail Sheets do not record the occupation of the subject site, but show that the adjoining industrial building at 3-11 Marshall Street as occupied by Amor Pty Ltd.

Council records indicate that the site at 1-15 Marshall Street was still occupied by Amor Ltd in 1976.

From the 1980s, a number of alterations were proposed (13-15 Marshall Street, Street cards, NSCA). Between 1989 and 1994, the site was converted into residential units involving the addition of a new attic level and dormers.

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Themes: National theme

3. Economy

3. Economy

3. Economy

3. Economy

State theme

Commerce

Commerce

Industry

Industry

Local theme

Warehouses

Activities relating to buying, se

Warehouses

Activities associated with the n

Designer: Unknown

Builder: Unknown

Year started:

Year completed: 1884

Circa: Yes

Physical description: The building was constructed in approximately 1884 as a factory for James Ward on the corner of Marshall Street and Bennet Place. The factory comprises a two storey brick building with an attic contained under a gabled roof with close eaves. The building has no set back from either street frontage.

The building features typical elements of the Victorian period applied to a utilitarian building, including its symmetrical façade to Marshall Street, exposed brick walls in Flemish bond, pitched roof, vertically proportioned windows with shallow arches, rendered sills and brick string courses. The building retains original loading docks with timber lintels on the ground and first floors of the northern elevation, as well as an early footbridge over Bennett Place connecting the upper floor of the subject building with the adjacent industrial building once in the same ownership. S-shaped tie bars are fixed to the external walls. Differences in brickwork indicate stages of early alterations.

The factory was converted into residential units between 1989 and 1994 including alterations to the attic level and construction of dormer windows along Bennett Place. The three loading docks on the ground floor have been converted into entrances with the westernmost functioning as a garage. Two loading docks on the first floor have been fitted with French doors and metal balustrades.

Whilst converted into residential units, the building retains its architectural integrity as a recognisable former factory.

Apart from other buildings originally associated with this site, surrounding historic development is predominantly residential.

Category: Individual building. Period: Victorian. Storeys: Two plus attic. Façade: Exposed brick. Side/Rear Walls: Exposed brick. Roof: gabled.

Physical condition level: Good

Physical condition:

Archaeological Not assessed

potential level:

Archaeological potential Detail:

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Modification dates: Timeline of known dates for changes to the site:

1882

Assessment book records 7 Bennett Street and 17 Marshall Street owned by William Rudd with a wood house under an iron roof with the notation 'pulled down'

20 June 1884

Property purchased by James Ward of Surry Hills

21 June 1884

Property mortgaged to the Sydney and Suburban Mutual Permanent Building and Land Investment Association Ltd

2 October 1884

Advertisement mentions Allington works located at 15 Marshall Street

1888

James Ward, Allington stove works first appears in the Sands directory entry for Marshall Street

1896

Assessment book has no listing for James Ward in Marshall Street, but records a brick workshop with an iron roof consisting of 2 floors and 3 rooms at 7A Bennett Street, owned and occupied by James Ward

1 January 1910

James Ward Limited established

1911

Assessment book records two brick houses owned by James Ward at 7A and 9 Marshall Street, as well as a brick workshop with three floors, three rooms and an iron roof owned and occupied by James Ward

30 June 1911

Ownership of the site transferred to the company, James Ward Ltd

31 March 1926

Kell and Rigby propose a new building for Wards Stove Works

1936

Wise Directory records James Ward Ltd, stove and range manufacturers on Marshall Street

1936

Assessment book records a brick foundry with 3 floors and 3 rooms owned and occupied by James Ward Ltd at 13-15 Marshall Street

28 October 1938

Acorn Pressed Metal Pty Ltd purchased the site from James Ward Limited (in liquidation)

1943

Assessment book record a brick factory with 3 floors and 2 rooms owned and occupied by Acorn Pressed Metal Pty Ltd at 13-15 Marshall Street

30 July 1943

Site purchased by Amor Pty Ltd

1945

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Assessment book record a brick factory with 3 floors and 2 rooms owned and occupied by Acorn Pressed Metal Pty Ltd at 13-15 Marshall Street

1947

Wise Directory indicate that 1-15 Marshall Street was occupied by R H Donaldson & Co, builders

24 June 1947

Proposal to construct an additional storey at 5-15 Marshall Street

1948

Assessment book records a brick factory with an attic, two floors and three rooms owned and occupied by Amor Pty Ltd

25 February 1980

D R Wyllie proposes to convert 5-15 Marshall Street to craftsman's studio and dwelling

22 April 1981

Robert Bernard Hampshire purchased the site

1 March 1982

Site purchased by Michael MacDougall Barratt and Wilhelmina Barratt

11 December 1984

Jonathan Ross Sceats purchased the site.

10 May 1988

J Sceats proposed to use ground floor of 5-15 Marshall Street for design and display of optical frames with works valued at \$100,000

7 June 1989

Suttor Cox Pty Ltd proposed convert 13-15 Marshall Street into a residence with works valued at \$450,000

1989-1994 (approx)

Factory converted into residential units

Recommended management: Retain and conserve the building.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

No vertical additions should be made to the building.

Do not paint, render or seal face brick walls.

Exposed brick walls, original window openings, S-shaped tie bars, loading docks, footbridge and other features form the early development phases of the building should be conserved and maintained.

New uses for the building are to complement and enhance the internal and external industrial character of the building by conserving and interpreting significant fabric and spatial qualities. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Management: Management category
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

Further comments: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria a): Built in approximately 1884 for Allington Stoveworks and later the metal works of Amor Ltd, this former
[Historical
significance] factory represents the industrial development of Surry Hills during the late-nineteenth century. It is historically significant for its connection to the Australian manufacturing of stoves from the 1880s to the 1930s and medals from the 1940s to the 1970s. The continuous use of the building as a metal works until the 1970s demonstrates the prominence of engineering and metal-working industries in Sydney during the twentieth century. The site is associated with technological advancements in stove design during the late-nineteenth century including the development of flues for improved kitchen ventilation and living conditions.

The scale of the building demonstrates the growth of Allington Stoveworks, the size of its manufacturing operations, and the popularity of its stoves during the late nineteenth and early twentieth century. .

This former factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): The site has significant associations with the hot water engineer, coppersmith and iron founder, James Ward,
[Historical
association
significance] and Ward's Allington stoves manufactured at this site from the 1880s to 1930s. Allington stoves possibly manufactured at this site were installed in major public buildings of the time including Sydney Town Hall, the Australian Club, both Gladesville and Callan Park asylums, and the Great Hotel Company in Melbourne; the latter reportedly the largest stove in the southern hemisphere by 1902.

The site is also associated with Amor Ltd from the 1940s to the 1970s and the commemorative medals they made to mark major events in Australia's history, such as the 50 year anniversary of Federation.

Criteria c): The building demonstrates the inner-city typology of a a multi-storey Victorian factory constructed in a
[Aesthetic/
Technical
significance] predominantly residential area. The building represents a good example of a Victorian industrial building exhibiting typical features of this period including its symmetrical façade on Marshall Street, exposed brick walls in Flemish bond, pitched roof, vertically proportioned windows with shallow arches, rendered sills and brick string courses.

The factory makes an important contribution to the streetscapes of Marshall Street and Bennett Place. Its prominent location on a corner site, multi-storey height, distinctively Victorian industrial features and footbridge make the building a local landmark in the neighbourhood, which is visible from a number of near and distant vantage points.

The building's adaptive reuse into residential units has retained its architectural integrity as a recognisable former factory.

Criteria d): Social significance requires further study to ascertain its value for the local community. The factory may hold
[Social/Cultural
significance] social value to the community of former workers of Allington Stoveworks and Amor Ltd, and their descendants. The site may also have value to the Australian community as the place where well-known Ward's Allington stoves and Amor commemorative medals were made.

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Criteria e):
[Research
significance]

Criteria f):
[Rarity]

Criteria g): The building represents a good example of an inner-city industrial building constructed in a predominantly residential area from the Victorian period.
[Representative]

Intactness/Integrity: Largely intact externally

References:	Author	Title	Year
	Sunday Times, 11 May 1919	Making the Australian peace medals - the model factory of Am	1919
	Rygate and West	Rygate & West's Plans of Sydney, Sheet 34, 1888	1888
	City of Sydney	1949 aerial survey of the city of Sydney, sheet 64	1949
	RTA	Aerial Photographs of Sydney May-June 1943	1943
	City Engineers Department, City of Sy	Civic Survey 1947, Surry Hills	1947
	City Building Surveyors Department, C	1956 City Building Surveyors Detail Sheets, sheet 15	1956
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	City of Sydney	Sydney's Aldermen, James Ward	2015
		D/1989/421. Renew building and use as residence	1989
	Sydney Mail, 19 September 1885	The Allington Stove	1885
	The Campbelltown Herald, 24 Septem	Items of Interest	1902
	Sydney Mail, 17 January 1906	James Ward's Cooking Stoves.	1906
	Richmond River Herald and Northern	Stoves	1910

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	5		DP	58
	LOT	1		DP	179857

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	Listing Date
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 14/08/2014 Data updated: 21/05/2015 Status: Completed

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: Eastern and northern elevations of the former factory showing footbridge over Bennett Place

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34572c4e23876c3438aadd7fa2a32b6bee.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34572c4e23876c3438aadd7fa2a32b6bee.jpg

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: Eastern elevation of former factory on Marshall Street

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345bdf98fb241184bc395cbc71b7f7beaa8.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345bdf98fb241184bc395cbc71b7f7beaa8.JPG

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: East end of northern elevation and footbridge of former factory on Bennett Place, looking west

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3454f946b6be49a4836a26bdd1a442a866c.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3454f946b6be49a4836a26bdd1a442a866c.JPG

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: Western part of northern elevation of former factory on Bennett Place

Copy right: City of Sydney Archives

Image by: Mark Stevens Collection 73930, Sydney Reference Collection

Image date: 17/01/2011

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345f40c5d3c0e8944b79210b5d25897c5da.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345f40c5d3c0e8944b79210b5d25897c5da.jpg

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: Marshall Street streetscape of the former factory and part of the altered associated building

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 17/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3454c8d5efd70d2479d8bf5d08094e17bd9.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3454c8d5efd70d2479d8bf5d08094e17bd9.JPG

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: 1888 Rygate and West's survey showing a two-storey brick building located on the site by this time

Copy right: City of Sydney Archives

Image by: Rygate and West

Image date: 01/08/1888

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c58c0ec068f249a59c406dfefa8681b1.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c58c0ec068f249a59c406dfefa8681b1.jpg

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: 1947 civic survey recording a three-storey building occupying the entire site at this time

Copy right: City of Sydney Archives

Image by: City Engineers Department, City of Sydney

Image date: 03/07/1947

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34559c0242125ec4ff1aaa1a15dd3481f2a.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34559c0242125ec4ff1aaa1a15dd3481f2a.jpg

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: 1949 aerial photograph showing the former factory, circled, and footbridge over Bennett Place

Copy right: City of Sydney Archives

Image by: City of Sydney

Image date: 15/12/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457fb26b313dd94c159df20a5c4cf8c48d.jpg>

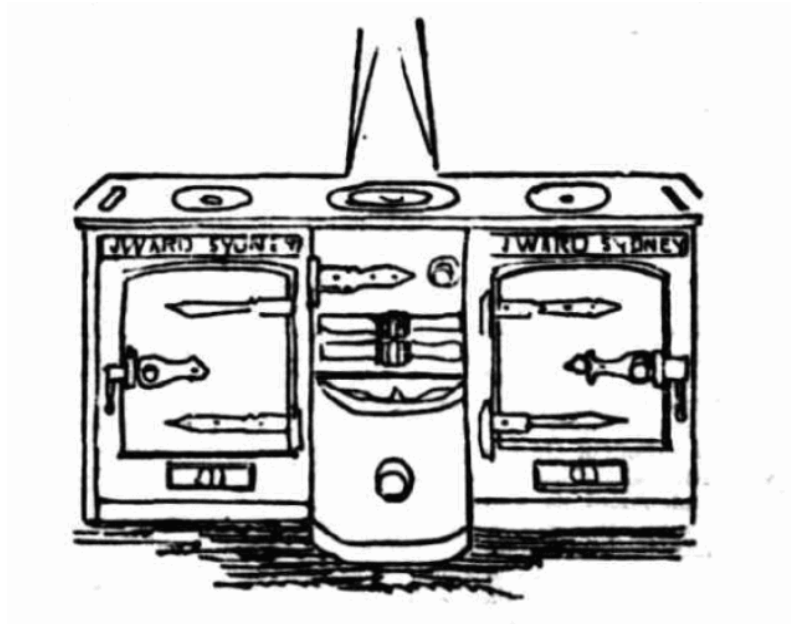
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3457fb26b313dd94c159df20a5c4cf8c48d.jpg

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: Sketch of Ward's Allington Stove which featured in the 1885 Agricultural Society exhibition

Copy right: National Library of Australia (Trove)

Image by: The Sydney Mail, 19 September 1885

Image date: 19/09/1885

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34577129e1cae3b4b94af88f1e37dd59a20.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34577129e1cae3b4b94af88f1e37dd59a20.jpg

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: Display of Ward's stoves at the 1906 Australian Natives Association exhibition

Copy right: The Sydney Mail and New South Wales Advertiser

Image by: The Sydney Mail and New South Wales Advertiser

Image date: 17/01/1906

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345904cd8710d4743e093ec28405133feeb.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345904cd8710d4743e093ec28405133feeb.jpg

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: 1907 advertisement marketing Allington Stoves as the best on earth

Copy right: Farmer and Settler

Image by: Farmer and Settler

Image date: 09/08/1907

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451f78eba33de74cc69f89bb990aeb1d85.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3451f78eba33de74cc69f89bb990aeb1d85.jpg

Item name: Former Allington Stoveworks factory including interiors

Location: 13-15 Marshall Street Surry Hills 2010

Sydney

Image:



Caption: Medal manufactured by Amor Ltd commemorating Australia's 150th anniversary in 1938

Copy right: National Library of Australia

Image by: National Library of Australia, nla.pic-an8005274-1

Image date: 01/01/1938

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345dd573d7bf217415da66a77c58e1626e7.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345dd573d7bf217415da66a77c58e1626e7.jpg

Inventory 51

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Address: 11-13 Randle Street

Planning: Sydney South

Suburb/nearest town: Surry Hills 2010

Local govt area: Sydney

State: NSW

Parish:

County:

Other/former names:

Area/group/complex:

Group ID:

Aboriginal area:

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Manufacturing and Processing

Category: Other - Manufacturing & Processing

Owner:

Admin codes:

Code 2:

Code 3:

Current use: Commercial

Former uses: Factory

Assessed significance: Local

Endorsed significance:

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Statement of significance: Built in 1912 for ladies hat manufacturers, R. C. Henderson, this former factory represents the influx of industrial development in Surry Hills during the early decades of the twentieth century, associated with major changes in the suburb including the construction of Central railway station. As R C Henderson's main factory, the building is historically significant for its connection to the Australian production of felt and straw hats, which were sold throughout Australia and exported overseas. Through its original use for millinery from the 1910s-1950s, the building also provides evidence of the formerly widespread textiles and clothing industry in Surry Hills.

The scale of the factory demonstrates the success of this firm and Sydney's millinery industry during the early twentieth century from an era when hats were an important part of women's attire. The cessation of this use for Henderson's in the 1950s demonstrates the retraction of the hat industry, associated with social changes and the emancipation of women during the twentieth century.

The building represents a good example of a multi-storey factory within the inner-city suburbs of the City of Sydney from the Federation period. The building typology markedly differs to the later single-story sawtooth-roofed factories of the inter-war and post war periods located in southern Sydney.

Architecturally, the building demonstrates typical features of the Federation warehouse style including the rectangularity of the facade divided into bays by brick piers, terminated by an entablature and moulded cornice along the parapet wall, heavy masonry construction, vertical emphasis through the three central bays recessed behind the plane of piers at the upper three levels, face brickwork, and ground floor emphasised by projecting bands along the piers and an arched entrance. The regular pattern of vertically-proportioned paired windows with shallow or flat arched lintels, surviving timber double-hung sash windows with delicate central glazing bar and the main entrance accentuated by an arched opening and pronounced keystone are also characteristic of this architectural period. Evidence of the original painted letter signage remains along the entablature. The dichromatic banded brickwork for the recessed central upper bays and framing the entrance are an uncommon example of decorative brickwork for buildings of the Federation warehouse style in Surry Hills.

The building makes an important contribution to the streetscapes of Randle Street and Lane and Elizabeth Street, located in close proximity to Central railway station and the corner of Elizabeth Street. The imposing height of the building for its period of construction, no setback from its two street frontages and irregular building footprint following the non-grid street pattern make the building a distinctive feature in the streetscapes, which is visible from a number of near and distant aspects in the local neighbourhood.

The building may have value to the community of former workers of R.C. Henderson, and to the general community for its connection to the well-known Henderson hats from the 1910s to the 1950s.

The former R.C. Henderson factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former R.C. Henderson factory is of local heritage significance in terms of its historical, association, aesthetic, and representative values.

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

**Historical notes
of provenance:**

Early development of locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Surry Hills was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

Surry Hills was historically shaped by its topography of shifting sand dunes, swamps, sandstone plateau and shale cap that weathered into hard blue clay. These environmental factors made the area impossible for farming and later caused drainage problems.

Captain Joseph Foveaux received the first land grant in Surry Hills in 1793, which he named Surrey Hills Farm. A year later Commissary General John Palmer was granted 70 acres further east of Foveaux's farm, and continued to buy up other land nearby. Palmer eventually owned 200 acres in Surry Hills and 100 acres at Woolloomooloo. Palmer was forced to sell his land in both Surry Hills and Woolloomooloo in 1814. His Surry Hills estate was subdivided for sale by Surveyor James Meehan which set down the street pattern of much of the suburb. Businessman Edward Riley bought up vast tracts of Palmer's Surry Hills estate. When Riley died in 1825, his estate was tied up in litigation for almost 20 years. Riley's Surry Hills land was subdivided in the 1840s. Other early subdivisions included the Strawberry Hill estate in 1832 and the Fosterville estate in 1843.

Surry Hills became increasingly densely populated from the mid-nineteenth century. Industry was very much a part of the early history of Surry Hills from the second half of the nineteenth century. Workshops, blacksmith's shops, builders' yards, livery stables, clothing factories and steam laundries were found throughout the suburb. The area's inhabitants were mostly employed in local industries, particularly the clothing industry. During the 1860s the population of Surry Hills also included a mix of mechanics, skilled artisans and shopkeepers.

From the late nineteenth century onwards, the suburbs of Southern Sydney had a growing Chinese population, demonstrated by the numerous Chinese-owned businesses and the large number of Chinese workers. The Yui Ming Temple was constructed in the 1870s in Alexandria, demonstrating the growth of the Chinese-Australian community in southern Sydney.

The population of the suburb doubled in the 20 years after 1870 and was home to 30,000 by 1890. Houses, pubs, factories, stables and shops jostled for space with few open recreation areas for residents. Much of the early housing was built as rental housing for workers. Few houses had inside toilets and only half had connected sewage and drainage. Living conditions were further impacted by rising damp and overcrowding. The area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined.

The late nineteenth and early twentieth century was a period of great change for Surry Hills, as residential streets were transformed with commercial and industrial buildings. This transformation followed a period marked by a depression, outbreak of bubonic plague, a Royal Commission into improving Sydney, land resumptions and the opening of Central railway station in 1906.

By the early twentieth century, Surry Hills had become an overcrowded slum with poor sanitation and substandard housing crammed into narrow streets and lanes. During this time, the suburb was home to some of Sydney's poorest residents. With the outbreak of the bubonic plague in 1900, the congested living conditions of the inner city were a concern for city planners.

In 1905 Sydney Municipal Council was granted the power to resume land and remodel areas for street widening. A Royal Commission on the Improvement of Sydney began in 1909. This provided the opportunity to remove the poor quality housing in Surry Hills and replace it with commercial and industrial buildings.

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Amongst the Council's earliest endeavours was the resumption of notorious slums centred around Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was redeveloped following extensive demolition. The widened Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911. Many houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

Local retailers and industry like Anthony Horderns, Mark Foys and Grace Brothers exploited these redevelopment opportunities to develop large warehouses and factories. As in the Federation era, prominent firms of architects such as Robertson and Marks frequently designed these buildings.

By the 1920s, local factories in Surry Hills were producing a variety of goods, including umbrellas, sausages, furniture, cooking stoves, electric lamps, cases, arsenic and fencing wire. Demand increased for skilled tradesmen in metal-working, engineering and machinery. Women and girls began to work in the factories.

Construction of industrial and warehouse buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. The north-western part of Surry Hills was earmarked for 'slum clearance' in the early twentieth century. By the 1930s, many buildings had been demolished and the streets widened and realigned, resulting in the displacement of thousands of people. Many families left for the outer suburbs in the 1950s. Surry Hills was rejuvenated by an influx of migrants in the post-war period.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Site history:

R C Henderson Pty Ltd was a major manufacturer of ladies hats operating from 1905 into the 1950s. R C Henderson hats were sold in Australia and exported to Java, the Malay states, South Africa and other overseas destinations. (Sunday Times, 22 Nov 1925, p 5). The subject building at 11-13 Randle Street was erected in 1912 by R C Henderson Ltd as their main factory. Its dye works and felt mill were located in Hayes Road at Rosebery from 1920.

R C Henderson, of 189 Clarence Street, was registered as a firm on 11 January 1905 with Charles Alfred Henderson and Rolla Crosby Henderson running the business (Registers of Firms, SRNSW 2/8537, No 13777).

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

R C Henderson Pty Ltd was registered as a company on 24 May 1913 (ASIC Company search, 24 Sept 2014).

In 1911, the subject land of 11-13 Randle Street, comprising part of lot 1 and lots 2-4, section 2, was owned by Charles A Henderson and was recorded as vacant land (Phillip Ward Assessment Book, 1911, Nos 642-5, NSCA).

Council approved an application from Wheelwright and Alderson submitted on 9 May 1912 for construction of the buildings for Henderson's Hats (Randle Street, Street Cards, NSCA).

In 1914, the assessment book records that R C Henderson was operating a 'hat factory' on this site, built of brick with an iron roof with 7 floors and 7 rooms, presumably including the basement level (Phillip Ward Assessment Book, 1914, Nos 599, NSCA).

In 1923, the fire underwriters plan documented that Henderson's Hats used the subject building at 11-13 Randle Street as the company's major works, together with the adjoining building at 7-9 Randle Street as a block moulding workroom. The plan notes that the building comprised 6 floors with a basement, including a staircase located along its side wall adjoining No. 15 and a boiler room on the laneway boundary (Fire Underwriters Plan, Block 250, NSCA).

On 31 August 1926, R C Henderson Ltd applied to build a boiler and chimney (Randle Street, Street Cards, NSCA).

On 11 July 1927, the nearby Morton's printery in Chalmers Street burnt down, causing some damage to R C Henderson's millinery factory (Evening News, 12 July 1927, p 1). The damage and subsequent repairs mostly appeared to relate to the adjoining site at No. 7-9. Applications were submitted in 1928 and 1931 to repair the fire damage to 7-9 Randle Street (7-9 Randle Street, Street Cards, NSCA). Assessment book records show that the R C Henderson Ltd factory extended to include No. 7-9 by 1933 when it was in use as a show room and factory (Cook Ward Assessment Book, 1933, NSCA).

A robbery at this Surry Hills factory was reported in 1928 when a woman was arrested. The reports made specific mention of the 'exclusive Paris model' of Henderson hat which had been stolen. (Sydney Morning Herald, 23 May 1928, p 19)

By 1940, R C Henderson Ltd was making felt hats, panama hats, and straw hats as well as ladies millinery (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 232-3, 82). Their hats were made from Australian wool and were sold under the brand name of Platypus.

Other felt hat makers in NSW included J Bardsley & Sons, Leichhardt; Dunkerley, Bourke St, Waterloo and Arthur P Stewart (Akubra), 129 York Street. However, these other firms seem to have mainly produced men's hats.

The valuation book for 1948 listed R C Henderson Pty Ltd as the owner and occupier of 7-13 Randle Street. The RC Henderson property was then described as a brick factory of three floors and basement, plus six floors and basement (Flinders Ward Assessment Book, 1948, No 21127, NSCA). The first description would have applied to the building at No.7-9 and the second to the subject building at No. 11-13.

The company founder, R C Henderson, died on 5 May 1949 (SMH, 7 May 1949 p 5). In November 1950, R C Henderson Ltd became a public company (SMH, 10 Nov 1950, p 7). The sale of shares helped to pay the death duties on Henderson's deceased estate (The Argus, 11 March 1950, p 10).

From the 1950s onwards, minor modifications were proposed for changes of use, mostly associated with clothing manufacturing (7-13 Randle Street, Street Cards, NSCA). On 21 December 1961, Burke Clothing Co applied to use part of the lower ground floor for pleating, and on 19 July 1962, Eva Dery Fashions applied to use part of the fifth floor for manufacturing frocks (City of Sydney Archives Investigator).

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Themes: National theme

3. Economy

3. Economy

3. Economy

State theme

Commerce

Industry

Industry

Local theme

Warehouses

Warehouses

Activities associated with the n

Designer: Unknown

Builder: Wheelwright and Alderson

Year started: 1912

Year completed: 1912

Circa: No

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Physical description: The building was constructed as a factory for R C Henderson in 1912. It comprises a building of six storeys, plus basement, constructed of face brick walls with a pitched roof concealed behind a parapet wall along all four elevations.

The site is located in close proximity to Central railway station to the west and the corner of Elizabeth Street to the east. The building occupies the full extent of the trapezoid-shaped site, with dual frontages to and no setback from Randle Street and Randle Lane. The irregular building footprint, with a sharp corner addressing Elizabeth Street and a chamfered corner along the bend in Randle Lane, reflects the non-grid street pattern in the wedge of land formed by the junction of Chalmers and Elizabeth Streets where both streets intersect at the railway line. The visibility of the building from Elizabeth Street is increased by the opposite building setback from the corner of Elizabeth Street.

The building is designed in the Federation warehouse style. The building features a predominantly symmetrical facade divided into five bays by strongly pronounced brick piers. The symmetry is only disrupted by the off-centre placement of the entrance near the side boundary. The rectangularity of the facade is emphasised by the treatment of the moulded cornice and entablature along the parapet and the recessed upper central bays, which are setback from the plane of the vertical piers. The recessed upper bays are detailed with different brickwork, window lintels and sills, compared to the other bays and lower two levels.

Windows are grouped in pairs between piers, with shallow-arched lintels for the lower two storeys and side bays and flat arched heads for the upper central bays, on the main street elevation. Original rear openings on the lane elevation have shallow arch lintels. Original surviving windows on the ground level, one upper level and the rear elevation are timber double-hung sash windows divided by a delicate central glazing bar. The main northern entrance retains the original six-panelled, double-hinged timber doors. The original loading bay doors and basement carpark entrance on Randle Lane have been removed or altered.

The English bond brickwork incorporates decorative details in relief, bull-nosed bricks and dichromatic banded patterns. Projecting brick bands along the piers accentuate the ground floor. Original window sills are detailed with relief brickwork. Dichromatic brick banding accentuates the upper three levels of central bays and surrounds to the main entrance. Further ornamental details surrounding the main entrance include the arched opening of bullnosed bricks and pronounced keystone. The basement level bricks have been painted. Discolouration of some brickwork on the rear lane may be evidence of the fire that burnt down the building on the opposite side the lane.

The painted lettering of the original R C Henderson signage along the entablature is still faintly discernible.

Historic records indicate the interiors contained a timber staircase along the south side wall adjoining No. 15, a single room for each of the floors and a boiler room on the roof. The 1993 warehouse and woolstores survey (Howells and O'Donnell 1993) noted further details of the interiors including surviving ironbark columns and beams with iron saddles, timber pannelled ceilings and timber floors. Some timber floorboards had been replaced. This survey also noted that the southern timber staircase survived intact with pressed and crimped metal sheeting lining the underside. Internal brick walls were painted. The basement floors were concrete slab with columns on brick piers set into concrete. A lift shaft has been added with two main elevators, one to Randle Street and the other to the basement level on Randle Lane.

Apart from the replacement of some window frames and other minor modifications to openings, the building has survived largely intact externally. The adaptation of the building to non-industrial uses has retained its overall architectural integrity.

Category: Individual building. Style: Federation warehouse. Storeys: Six plus basement. Roof: Pitched concealed behind a parapet wall. Façade: Dichromatic brickwork. Windows: Timber or aluminium.

Physical condition level: Good

Physical condition:

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Archaeological potential level: Not assessed

Archaeological potential Detail:

Modification dates: Timeline of known dates for changes to the site:

9 May 1912

Approval of application made by Wheelwright and Alderson for construction for Henderson's Hats in Randle Street

1914

R C Henderson 'hat factory' recorded on site of 11-13 Randle Street, built of brick with an iron roof with 7 floors and 7 rooms

31 August 1926

Application by R C Henderson Ltd to build boiler and chimney

22 August 1928

Application to reinstate premises and rear of 7-9 Randle Street after fire

19 January 1931

Application by H Evans to reinstate 7-9 Randle Street after fire

1948

Valuation book lists R C Henderson Pty Ltd as the owner and occupier of the building comprising six floors and basement

3 April 1957

Application by B B & B Pty Ltd for stairs and partitions at an estimated cost of £600 to 7-13 Randle Street

19 Feb 1958

Application to use 11-13 Randle Street as offices and light factories

21 December 1961

Burke Clothing Co apply to use a section of lower ground floor for pleating

19 July 1962

Eva Dery Fashions apply to use a section of fifth floor for manufacturing frocks

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Recommended management: The building should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Maintain the original face brickwork, timber windows, arched entrance, pattern of openings, moulded entablature, remnant painted signage, timber staircase and other original architectural detailing.

Do not paint, render or seal face brick walls. Remove paint to previously unpainted face bricks.

Consider opportunities to reinstate lost timber windows as part of future redevelopments.

Consider new uses for the building that will re-use and expose its industrial features to retain its former industrial character as an integral part of the new use. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

Further comments: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria a): [Historical significance] Built in 1912 for ladies hat manufacturers, R. C. Henderson, this former factory represents the influx of industrial development in Surry Hills during the early decades of the twentieth century, associated with major changes in the suburb including the construction of Central railway station. As R C Henderson's main factory, the building is historically significant for its connection to the Australian production of felt and straw hats, which were sold throughout Australia and exported overseas. Through its original and continuous use for millinery from 1910s-1950s, the building also provides evidence of the formerly widespread textiles and clothing industry in Surry Hills.

The scale of the factory demonstrates the success of this firm and Sydney's millinery industry during the early twentieth century from an era when hats were an important part of women's attire. The cessation of this use for Henderson's in the 1950s demonstrates the retraction of the hat industry, associated with social changes and the emancipation of women during the twentieth century.

The former HC Henderson factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): [Historical association significance] The building has significant associations with the noted hat manufacturers, R C Henderson, from the 1910s-1950s, and the hats manufactured for R C Henderson during this period.

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Criteria c): The building represents a good example of a multi-storey factory within the inner-city suburbs of the City of Sydney from the Federation period. The building typology markedly differs to the later single-story sawtooth-roofed factories of the inter-war and post war periods located in southern Sydney.

[Aesthetic/ Technical significance]

Architecturally, the building demonstrates typical features of the Federation warehouse style including the rectangularity of the facade divided into bays by brick piers, terminated by an entablature and moulded cornice along the parapet wall, heavy masonry construction, vertical emphasis through the three central bays recessed behind the plane of piers at the upper three levels, face brickwork, and ground floor emphasised by projecting bands along the piers and an arched entrance. The regular pattern of vertically-proportioned paired windows with shallow or flat arched lintels, surviving timber double-hung sash windows with delicate central glazing bar and the main entrance accentuated by an arched opening and pronounced keystone are also characteristic of this architectural period. Evidence of the original painted letter signage remains along the entablature. The dichromatic banded brickwork for the recessed central upper bays and framing the entrance are an uncommon example of decorative brickwork for Federation warehouse style buildings in Surry Hills.

The building makes an important contribution to the streetscapes of Randle Street and Lane and Elizabeth Street, located in close proximity to Central railway station and the corner of Elizabeth Street. The imposing height of the building for its period of construction, no setback from its two street frontages and irregular building footprint following the non-grid street pattern make the building a distinctive feature in the streetscapes, which is visible from a number of near and distant aspects in the local neighbourhood.

Criteria d): Social significance requires further study to ascertain its value for the local community. The building may have value to the community of former workers of R.C. Henderson, and to the general community for its connection to the well-known Henderson hats from the 1910s to the 1950s.

Criteria e):

[Research significance]

Criteria f): The use of banded dichromatic brickwork is uncommon for Federation warehouses in Surry Hills.

[Rarity]

Criteria g): The building represents a good example of a multi-storey factory within the inner-city suburbs of the City of Sydney from the Federation period, exhibiting typical features of this architectural style.

[Representative]

Intactness/Integrity: Substantially intact externally

References:	Author	Title	Year
	Trevor Howells and Mark O'Donnell	Survey of Warehouses and Woolstores within the City of Sydney	1995
	Frances Pollon	The book of Sydney suburbs	1996
	Christopher Keating	Surry Hills - The City's Backyard	1991
	Mark Stevens Collection	11-13 Randle St Surry Hills; Commercial premises	2009
	City of Sydney	Rates Books, various (Cook & Flinders wards) 1901-1927	1901
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage	1	2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	538913

Latitude:

Longitude:

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing: Name

Title

Number

ListingDate

City of Sydney Industrial and Ware Heritage study

Data entry: Data first entered: 14/08/2014

Data updated: 21/05/2015

Status: Completed

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Randle Street elevation of the building viewed from the east

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 19/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d079653940eb4a07aaeb5f5bc825050e.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d079653940eb4a07aaeb5f5bc825050e.JPG

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Randle Street elevation viewed from the south

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 19/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452d6e244e4c3a4aafbfc7aa4fe47d474c.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3452d6e244e4c3a4aafbfc7aa4fe47d474c.JPG

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Randle Street streetscape viewed from the east at the corner of Elizabeth Street

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 19/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34565faf897f0e84ea1abb13a72025ba8c8.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34565faf897f0e84ea1abb13a72025ba8c8.JPG

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Detail of Randle Street entrance

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 19/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459eb69243fc26446e83d22ec933ae3da1.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3459eb69243fc26446e83d22ec933ae3da1.JPG

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Detail of Randle Street bay above the entrance

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 19/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457763c05e7d534ebea4d3af12c3e08859.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3457763c05e7d534ebea4d3af12c3e08859.JPG

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Part of Randle Lane elevation

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 19/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345450d9ec971294690a4f9a9787e9e3f24.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345450d9ec971294690a4f9a9787e9e3f24.JPG

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Randle Street elevation of the building in 1989

Copy right: City of Sydney

Image by: City of Sydney Archives

Image date: 01/01/1989

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34519d12d4c90fe45839cc6dadd0b7b6d6d.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34519d12d4c90fe45839cc6dadd0b7b6d6d.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Hat-making at this factory in 1949

Copy right: State Library of NSW

Image by: State Library of NSW (d1_46936)

Image date: 03/03/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345741f0d91aed6402ca2d33630d365d704.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345741f0d91aed6402ca2d33630d365d704.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Factory interiors in 1949

Copy right: State Library of NSW

Image by: State Library (d1_46944)

Image date: 03/03/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34519103f8950c3486eb51a0c10598b8417.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34519103f8950c3486eb51a0c10598b8417.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Hat making at this factory in 1949 showing the building windows

Copy right: State Library of NSW

Image by: State Library (d1_46943)

Image date: 03/03/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c505e20353b4428a90f5258a8aacc3b2.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c505e20353b4428a90f5258a8aacc3b2.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Machinery used for making hats in 1949

Copy right: State Library of NSW

Image by: State Library (d1_46937)

Image date: 03/03/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451d76ed55df46414ba2c766e6c8c16b2c.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3451d76ed55df46414ba2c766e6c8c16b2c.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: The range of hats produced in 1949 and factory interiors

Copy right: State Library of NSW

Image by: State Library (d1_46941)

Image date: 03/03/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b90d6441f2a745ffa986e77aeee250a5.jpg>

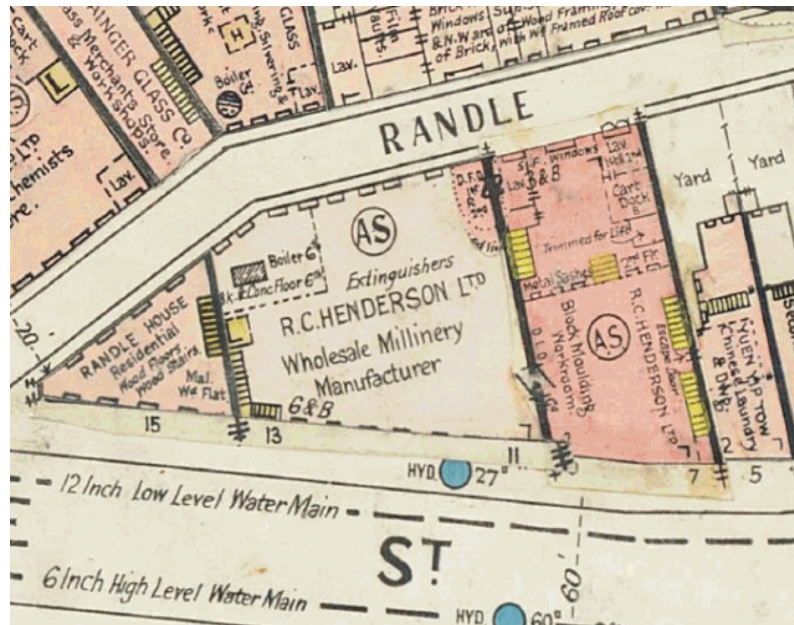
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b90d6441f2a745ffa986e77aeee250a5.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: 1923 fire underwriters plan showing the factory and some building details at this time

Copy right:

Image by: Fire Underwriters Association of New South Wales

Image date: 20/11/1923

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456b7fc56002cb45a9b6cfeb3dcc7ffa43.jpg>

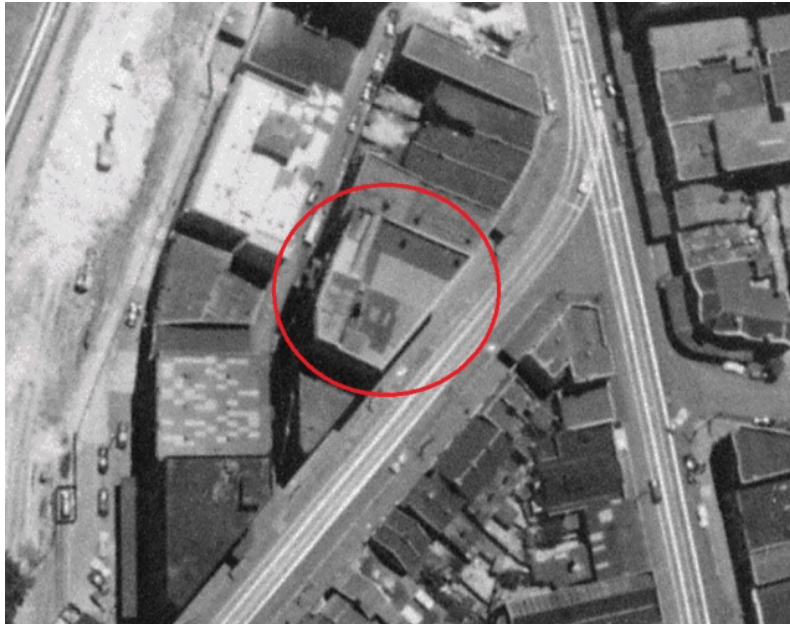
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3456b7fc56002cb45a9b6cfeb3dcc7ffa43.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: 1949 aerial photograph showing the building at this time

Copy right: City of Sydney

Image by: City of Sydney

Image date: 15/12/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ee7b0a4a1da740de98ea2027a109f3e7.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345ee7b0a4a1da740de98ea2027a109f3e7.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney



Caption: 1956 detail sheet showing the R.C. Henderson site circled

Copy right: City of Sydney

Image by: City Building Surveyors Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453b8308ad0ee04b7f84165c53c12945ca.jpg>

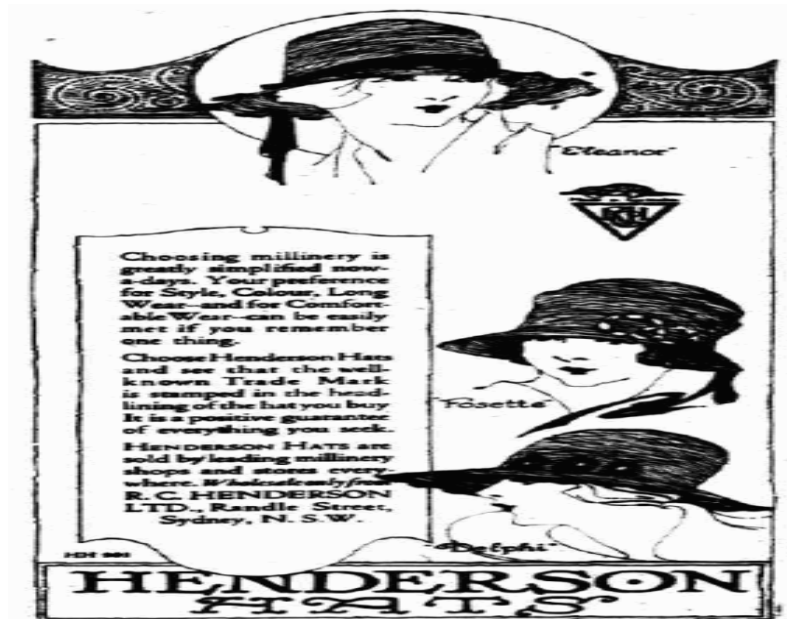
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3453b8308ad0ee04b7f84165c53c12945ca.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: 1921 advertisement showing hats produced at this factory

Copy right: National Library of Australia

Image by: Sydney Morning Herald

Image date: 07/09/1921

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34569cf3c60e9424aa5bcc245f16af5de52.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34569cf3c60e9424aa5bcc245f16af5de52.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: 1930s Henderson Hats fashions, marketing, and the 'Paris' hat illustrated in this 1932 advertisement

Copy right: National Library of Australia

Image by: The Grenfell Record

Image date: 31/03/1932

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345965721eab3c844678465328bc2e65df3.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345965721eab3c844678465328bc2e65df3.jpg

Item name: Former R. C. Henderson Ltd factory including interiors

Location: 11-13 Randle Street Surry Hills 2010

Sydney

Image:



Caption: Post-war Hendersons Hats styles and marketing from 1947

Copy right: Women's Weekly

Image by: Women's Weekly, 22 Feb 1947, p 14

Image date: 22/02/1947

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f8b41dfbeb554678aba483d15d446c4e.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345f8b41dfbeb554678aba483d15d446c4e.jpg

Inventory 52

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Address: 4-34 Wentworth Avenue

Planning: Sydney South

Suburb/nearest town: Surry Hills 2010

Local govt area: Sydney

Parish: Alexandria

State: NSW

County: Cumberland

Other/former names: Roylt House, Hotel Stellar, Hardwicke House, Lincoln Building, Gasket House, Cox & Marshall, Swallow Building, Amor, B

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Manufacturing and Processing

Category: Other - Manufacturing & Processing

Owner: Multiple Owners

Admin codes:

Code 2:

Code 3:

Current use: Hotel, offices, retail and education

Former uses: Warehouse, factory, garage

Assessed significance: Local

Endorsed significance:

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Statement of significance: The group of Federation and inter-war warehouses at 4-34 Wentworth Avenue is historically significant as physical evidence of the local council's early twentieth century street planning, slum clearances and land resumptions for improving Sydney city, during the period of the 1909 Royal Commission on the Improvement of Sydney. The buildings demonstrate the growth of industry in Surry Hills in the early twentieth century, and the dominance of the textiles and the motor industries on Wentworth Avenue at that time.

All constructed over a narrow period from 1915-1921, the uniform age of the buildings records the period when Wentworth Avenue was formed and the time of major government intervention to clear slums and improve city streets and buildings during the early twentieth century. It represents one of the first council land resumptions following the granting of these powers to the Sydney council in 1905. The quality construction and design of the buildings also demonstrates the City council requirements for post-remption buildings to exceed a set value.

The buildings in this group demonstrates the work of prominent architects of the period including Ernest Lindsay Thompson (Swallow Building), Robertson and Marks (Roylt House and Hardwick House) and David Thomas Morrow (Belmont House).

Whilst each building within the group differs in terms of design intent and style, the uniform period of construction, design quality, industrial use and subdivision pattern has resulted in a cohesive group of warehouses stepped down the length of the street. This group makes a positive contribution to the surrounding streetscapes and is visible from a number of near and distant vantage points.

As a group and individually, the buildings represent good examples of the Federation warehouse and inter-war Chicagoesque architectural styles. These buildings exhibit characteristic features of these styles including the solid masonry construction, grid-like composition of Chicagoesque facades, banks of timber-framed windows separated by brick piers, contrasting colours and textures, circular moulded accents, curved pediments, decorative cartouches, crenelated parapets and prominent moulded cornices.

The warehouses form part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The Wentworth Avenue warehouses have local heritage significance in terms of their historic, aesthetic and representative values.

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**Historical notes
of provenance:**

Early development of locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Surry Hills was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

Surry Hills was historically shaped by its topography of shifting sand dunes, swamps, sandstone plateau and shale cap that weathered into hard blue clay. These environmental factors made the area impossible for farming and later caused drainage problems.

Captain Joseph Foveaux received the first land grant in Surry Hills in 1793, which he named Surrey Hills Farm. A year later Commissary General John Palmer was granted 70 acres further east of Foveaux's farm, and continued to buy up other land nearby. Palmer eventually owned 200 acres in Surry Hills and 100 acres at Woolloomooloo. Palmer was forced to sell his land in both Surry Hills and Woolloomooloo in 1814. His Surry Hills estate was subdivided for sale by Surveyor James Meehan which set down the street pattern of much of the suburb. Businessman Edward Riley bought up vast tracts of Palmer's Surry Hills estate. When Riley died in 1825, his estate was tied up in litigation for almost 20 years. Riley's Surry Hills land was subdivided in the 1840s. Other early subdivisions included the Strawberry Hill estate in 1832 and the Fosterville estate in 1843.

The 1833 the City Section Survey Plan shows the Wemyss grant and the adjacent Surry Hill Estate with the location of Goulburn Street and the planned alignment of Macquarie Street at that time. A 1836 map shows the locality generally comprised large undeveloped allotments.

Surry Hills became increasingly densely populated from the 1850s onwards. Land to the south of Hyde Park, east of Macquarie Street, owned by W C Wentworth at this time, was subdivided as the Sheriff Gardens Estate.

Surry Hills became increasingly densely populated from the mid-nineteenth century. Industry was very much a part of the early history of Surry Hills from the second half of the nineteenth century. Workshops, blacksmith's shops, builders' yards, livery stables, clothing factories and steam laundries were found throughout the suburb. The area's inhabitants were mostly employed in local industries, particularly the clothing industry. During the 1860s the population of Surry Hills also included a mix of mechanics, skilled artisans and shopkeepers.

Development in the area of present-day Wentworth Avenue by 1865 included two-storey brick houses at 134-140 Goulburn Street and a three-storey brick shop at 132 Goulburn Street by 1887. The 1887 survey also shows the location of the nearby Fosters Hotel at the corner of Macquarie Street South (later renamed to Commonwealth Street), Wemyss Street and Goulburn Street.

From the late nineteenth century onwards, the suburbs of Southern Sydney had a growing Chinese population, demonstrated by the numerous Chinese-owned businesses and the large number of Chinese workers. The Yui Ming Temple was constructed in the 1870s in Alexandria, demonstrating the growth of the Chinese-Australian community in southern Sydney.

The population of the suburb doubled in the 20 years after 1870 and was home to 30,000 by 1890. Houses, pubs, factories, stables and shops jostled for space with few open recreation areas for residents. Much of the early housing was built as rental housing for workers. Few houses had inside toilets and only half had connected sewage and drainage. Living conditions were further impacted by rising damp and overcrowding. The area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined.

The late nineteenth and early twentieth century was a period of great change for Surry Hills, as residential streets

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were transformed with commercial and industrial buildings. This transformation followed a period marked by a depression, outbreak of bubonic plague, a Royal Commission into improving Sydney, land resumptions and the opening of Central railway station in 1906.

By the early twentieth century, Surry Hills had become an overcrowded slum with poor sanitation and substandard housing crammed into narrow streets and lanes. During this time, the suburb was home to some of Sydney's poorest residents. With the outbreak of the bubonic plague in 1900, the congested living conditions of the inner city were a concern for city planners.

In 1905 Sydney Municipal Council was granted the power to resume land and remodel areas for street widening. A Royal Commission on the Improvement of Sydney began in 1909. This provided the opportunity to remove the poor quality housing in Surry Hills and replace it with commercial and industrial buildings.

Council's first land resumption was in Ultimo in 1905, followed shortly after by the Wexford Street Resumption in Surry Hills of 1906 (Weir Phillips Heritage, April 2015). This resumed the land of notorious slums centred around Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was redeveloped following extensive demolition. The widened Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911. Many houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

Local retailers and industry like Anthony Horderns, Mark Foys and Grace Brothers exploited these redevelopment opportunities to develop large warehouses and factories. As in the Federation era, prominent firms of architects such as Robertson and Marks frequently designed these buildings.

By the 1920s, local factories in Surry Hills were producing a variety of goods, including umbrellas, sausages, furniture, cooking stoves, electric lamps, cases, arsenic and fencing wire. Demand increased for skilled tradesmen in metal-working, engineering and machinery. Women and girls began to work in the factories.

Construction of industrial and warehouse buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. The north-western part of Surry Hills was earmarked for 'slum clearance' in the early twentieth century. By the 1930s, many buildings had been demolished and the streets widened and realigned, resulting in the displacement of thousands of people. Many families left for the outer suburbs in the 1950s. Surry Hills was rejuvenated by an influx of migrants in the post-war period.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many

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Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

General history of the group (Weir Phillips Heritage 2013 & 2015):

The Wexford Street Resumption Areas 1 and 2 were resumed by the municipal Council of Sydney in 1906 and 1908 as part of slum clearance and street improvement programmes. The subject properties were contained within Resumption Area 2. During the nineteenth century this area had become a notorious slum, which was once described by the City newspaper as a 'South Sydney Hell.' The first stage of the Wexford Street Resumption removed 178 houses and displaced 724 people, half of whom were Chinese.

Although the stated aim was slum clearance, this resumption also provided Council with the opportunity to provide a 'safe' and 'seemly' access to the new Central Station and to increase the provision for traffic by widening Wexford Street to 100 feet, which ran diagonally between Elizabeth and Goulburn Streets, and its extension through to Oxford Street. It also eliminated or altered a number of nearby streets. Wexford Street was renamed Wentworth Avenue at this time. The resumed area took in land fronting Macquarie Street and Wemyss Street. At least a further 65 houses were demolished.

Once the new streets had been created, the land within the Resumption Areas was re-subdivided and leased by Council on the condition that only premises over a certain value were erected. This stipulation, together with the high ground rent, resulted in the end of the residential use of the area and its redevelopment for commercial and industrial purposes.

By 1931, 34 motor industry firms and 27 clothing and textile firms were operating along Wentworth Avenue alone.

Most of the subject buildings along this part of Wentworth Avenue were constructed over a short period between 1915 and 1921. As a result, even though they were designed by different architects or designers, the buildings are homogeneous in form.

Two industries dominated Wentworth Avenue after the land resumptions; textile manufacture and the motor industry. By 1931 there were 34 motor related companies and 27 clothing and textile companies operating along Wentworth Avenue alone. The dominance of these industries continued for most of the twentieth century into the Post-World War II period.

By 1948, many of the leaseholds had expired and were sold freehold by the City Council.

By the 1970s, textiles and motor industries were increasingly replaced by educational, residential and commercial uses.

Brief history of individual buildings:

4-6 Wentworth Avenue:

Initially built in 1918 to the design of noted architectural firm Robertson & Marks in the Federation academic classical style. See Robertson & Marks history below. This building was named Rolyt House in the 1917-1939 Fire Underwriter's Plan and by 1956 as Roylt House in the civic survey detail sheets. The building was originally four storeys above ground level.

The first recorded description of the building is from 1921, at which time it was described as a five storey, five room 'warehouse and factory', constructed of brick with a rubberoid roof. Records indicate different storey numbers, possibly due to counting or excluding the basement level.

An additional three storeys were added in 1925. The undated Fire Underwriter's Plan from approximately

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1917-1939 notes the building following this addition, then recorded as 7 storeys plus basement, constructed of timber floors with open joists with a malthoid flat roof and a timber stair along the south side boundary wall. The use was shown on this plan as warehouse, flats, shops, workrooms and showrooms.

The building was predominantly used by the textiles and clothing manufacturing industries until the mid-1980s when it was converted into a hotel.

8 Wentworth Avenue:

This small warehouse was built in approximately 1917 to the design of Robertson & Marks, named Hardwicke House. See Robertson & Marks history below. The Valuation Record for 1918 records the building as a brick store with iron roof.

The undated Fire Underwriter's Plan from approximately 1917-1939 records the building as 3 storeys with a stair along the north side boundary wall. The use was shown on this plan as warehouse, flats, and offices with the building name of Hardwicke House.

The building was initially used by motor related industries, and this remained the primary use of the building through the interwar period.

The building name of Hardwick House (spelt without the 'e') is still shown in the 1956 detail sheets.

A fourth level setback from the parapet was added later, together with modifications to the main street facade.

10-12 Wentworth Avenue:

This warehouse was built between 1919 and 1921 in the inter-war Chicagoesque style, named Gasket House. The Valuation Records for 1921 describes this building as a four-storey brick warehouse and garage with four rooms.

The undated Fire Underwriter's Plan from approximately 1917-1939 notes the building as 3 storeys plus basement, constructed of timber floors except for the concrete basement floor. A timber stair is recorded along the south side boundary wall and a hoist at the north end of the laneway elevation. The use was shown on this plan as auto accessories retail shop, warehouse and offices. The building name was noted as Gasket House.

The building was initially occupied by the Lincoln Motor Co. and British Motors Ltd, and was later also used by textile-related businesses. From the 1930s the building was also known as the Lincoln Building, as noted in the 1956 detail sheet. It was also known as Repco building.

14 Wentworth Avenue:

This warehouse was built between 1915 and 17. The architect has not been identified. The Valuation Record for 1918 describes the building as a four-storey brick store with four rooms, though it was later described in 1921 as three-storeys with three rooms.

The undated Fire Underwriter's Plan from approximately 1917-1939 notes the building as 3 storeys, constructed of timber floors, with a stair along the south side boundary wall. The building was shown in use by E. W. Cox and P. G. Marshall as a wire rewinding workroom and vacuum cleaner factory. No building name is given.

Throughout the Federation and inter-war period, the building primarily housed motor and textile-related industries which characterised Wentworth Avenue at this time.

16-22 Wentworth Avenue:

This warehouse was built in approximately 1916 in the inter-war Chicagoesque style to the design of prominent

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architect Ernest Lindsay Thompson. See Thompson history below. The building was recorded in the Valuation Record for 1918 as a four-storey, four room brick factory with an iron roof. The building was known as Swallow House, or the Swallow Buildings, from the mid-1930s.

The undated Fire Underwriters Map from 1917-1939 notes the building as four storeys plus basement. A cart dock is recorded on this plan at the northern end of the lane elevation, stairs along both side walls, and a lift along the south side wall.

Throughout the inter-war period the building housed textile manufacturing related businesses. The Fire Underwriter's Plan indicates that the building was occupied by Evers & Cohen Lts who were manufacturing tailors. The basement was occupied by L.C. McIlveen, furniture auctioneers. The building name is recorded as Swallow Building. This name is still given in the 1956 detail sheets.

Council records show applications for various alterations, including reinstatement after fires in 1949 and 1975.

24 Wentworth Avenue:

This warehouse was built in approximately 1915-16 in the late Federation warehouse style. The undated Fire Underwriter's Plan from approximately 1917-1939 records the building as 3 storeys with a stair along the south side boundary wall. The building was shown in use by Amor Ltd, medals & badge manufacturers. This company manufactured badges for significant events in Australia's history including peace medals following World War I and the opening of Sydney Harbour Bridge in 1932. It later moved to the Marshall Street factory in Surry Hills originally built for Allington's Stoveworks.

26-28 Wentworth Avenue:

Belmont House was built in approximately 1916-17 to the design of David Thomas Morrow in the Federation free style. See Morrow history below.

The undated Fire Underwriter's Plan from approximately 1917-1939 notes the building as 3 storeys plus mezzanine, with a stair along the south side boundary wall. The use is recorded as an automobile showroom, factory flats, and offices. The building name was recorded as Belmont House. This name is still noted in the 1956 detail sheets.

30-32 Wentworth Avenue:

Portland House was constructed in approximately 1919 in the late Federation warehouse style.

The undated Fire Underwriter's Plan from approximately 1917-1939 notes the building as 5 storeys, with a stair along the south side boundary wall and across part of the floor plate, plus a lift at the south end of the lane elevation. The building name was recorded as Portland House in these and the later 1956 detail sheet plans.

The occupants are recorded in the Fire Underwriter's Plan as Smith Sons & Rees Ltd, who were a motor accessories shop, battery recharging and engineering assemblage workshop. Smith Sons & Rees notably manufactured spark plugs for the locally-built Pratt & Whitney Wasp and Twin Wasp engines used in the Wirraway, Beaufort and Boomerang aircraft during World War II (Museum Victoria, Spark Plug & Box - KLG RV17-5, circa 1944, oai.museum.vic.gov.au/413945).

34 Wentworth Avenue:

This building was constructed as a warehouse and factory in approximately 1915 in the late Federation warehouse style. On the undated Fire Underwriters map of 1917-1939 the site is recorded as warehouse and factory flats of 3 storeys, named Deacon House. A stair is recorded along the the south side wall and a hoist at the north end of the laneway elevation. The building name of Deacon House is still noted in the 1956 detail

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sheets.

Architectural histories:

Robertson & Marks:

The prominent Sydney architects, Robertson & Marks, was established in 1892 and continues to practice today as Robertson & Marks Pty Ltd. The original partners were George Birrell Robertson and Theodore John Marks. Struan Robertson inherited both partners' shares upon their deaths in 1913 and 1941. John Trevor Guy joined the practice in 1940.

Much of the practice's early work was connected with racing due to the connections of the partner, Theodore Marks. Marks was a member of the Australian Jockey Club (AJC) from 1893, an original shareholder in the Victoria Park Racing and Recreation Grounds Co Ltd for pony-racing, and chairman of the Rosehill Racing Club between 1919-41. Marks designed many of the buildings and alterations at Randwick and Warwick Farm Racecourses for the AJC in 1922 and the since demolished Leger Stand at Rosehill (1920), amongst others.

Robertson & Marks designed a large number of significant buildings in Sydney. Between 1892 and 1941 these works included the: Edwards Dunlop & Dunlop Warehouses, Kent Street (1901); Briscoe & Co Ltd bulk store, Ultimo (1901); W. Horace Friend Warehouse, Clarence Street (1906); Oswald Sealy Building, Clarence Street (1906); Richardson & Co Emporium, Armidale (1908); the original Challis House, Martin Place (1908); Perpetual Trustee Co, Hunter Street (1917); Daily Telegraph Building, King Street, with Samuel Lipson (1912-16, 1934); Prouds Ltd, Pitt Street (1920); Hotel Australia Rowe Street wing (1923); Warwick Farm Racecourse grandstand (1925), Bank of NSW head office, Martin Place (1927-32); Mercantile Mutual Building, Pitt Street (1929); Asbestos House, York Street, with John Reid & Sons (1930-5); and the AWA Building, York Street, as Robertson, Marks & McCredie with Morrow & Gordo (1937-39).

In its earlier days, the practice also designed numerous houses for the elite of Sydney society, including: 'Goondie', Wahroonga (1897); 'Glensley', Turramurra (1897); 'Gorawin', Killara (1903); Brunton house, Bellevue Hill (1904); 'Heverlee', Wahroonga (1904); and 'Wanstead' (Gowing), Lindfield (1911).

The architectural styles of the firm changed both with time and the building type. Their major commercial buildings in the early years of the century were bold Federation warehouses with Romanesque arches at either ground or top floor level. The arches gave way to a simple rectilinear, trabeated facade treatment in later warehouses and offices. During the inter-war period, the firm's large Sydney buildings demonstrated a number of inter-war styles including the commercial palazzo style (Farmer & Co. department store, Market Street, 1920, and Gowings Bros Building, Market Street, 1912-29, with C.H. Mackellar), inter-war functionalist (S.H. Hoffnung & Co. Building, 1939, with Samuel Lipson) and restrained inter-war Mediterranean styles (Bondi Surf Pavilion, Bondi Beach, 1930 with L. McCredie). (Robertson, 2011)

Lindsay Thompson:

Lindsay Thompson was articled in the City Architect's Office and became a prominent architect who designed many Sydney buildings, including a number of hotels in various parts of the city. He was an Alderman for Sydney Municipal Council from 1900-1927 and a member of many committees. His committee membership included the Works Committee (1901-27), the Health and By-Laws Committee (1901, 1912-16), the Health and Recreations Committee and the Parks and Recreations Committee (1903), the Finance Committee (1904, 1908-9, 1914-5, 1919-20), the Street Signs Special Committee (1906), the Queen Victoria Market Buildings Special Committee (1910-11) and the Electric Supply Committee (1921-24). He was Chairman of Directors of Sergeants Ltd, a director on other companies, and an executive member on the New Guard. He died on 5 February 1935.

David Thomas Morrow:

During the 1880s David Thomas Morrow was articled to the firm of Morell & Kemp Architects of Sydney. In

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this firm he was involved in the design and construction of many of the largest buildings in the city. By the end of his indenture, he was the Clerk of Works on Her Majesties Theatre. In 1890 he commenced a partnership with William De Putron, but the bank crash of 1892 forced the two young men out of practice. In 1887 Morrow recommenced work as an architect in George Street, Newtown, and by the turn of the century had developed a respectable clientele, designing both city and suburban works. He was also an Alderman of Redfern Municipal Council for some years. In 1900 he entered into partnership again with William De Putron who had become Chief Draftsman in the office of Robertson & Marks. In 1909 Morrow also took his nephew P.J. Gordon into the practice as a pupil. In 1922 the name of the firm was altered to Morrow De Putron & Gordon and in 1925, following the resignation of De Putron due to ill health, the name again changed to Morrow & Gordon Architects. After Morrow resigned in 1932 Gordon became the senior partner, but the firm continued under the same name until 1992. Tom Morrow died in 1935. During the boom years the partnership carried out a large quantity of work employing at one time nearly 30 draftsmen.

Themes:	National theme	State theme	Local theme
	3. Economy	Commerce	Warehouses
	4. Settlement	Towns, suburbs and villages	Development
	3. Economy	Industry	Warehouses

Designer: Robertson & Marks (Nos.4-6 & 8), Ernest Lindsay Thompson (16-22), D.T.Morrow (26-28), others unknown

Builder: Unknown

Year started: 1915

Year completed: 1921

Circa: Yes

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Physical description: This group of Federation and inter-war warehouses comprises nine adjoining buildings. Whilst each building differs in terms of architect, design intent and style, the uniform period of construction, industrial use and subdivision pattern has resulted in a cohesive group of warehouses stepped down the length of the street block, which make a positive contribution to the streetscapes. Typical detailing from the Federation warehouse and inter-war Chicagoesque styles characterise each façade, some of which are noted below.

4-6 Wentworth Avenue:

A seven-storey brick building with basement constructed in approximately 1918 in the Federation academic classical style to the design of Robertson & Marks, located on the corner of Wemyss Lane. The upper three levels were an early addition from 1925 with a similar, more simplified design.

The building features a chamfered corner and symmetrical facade. The lower levels of the building have painted brick facades with quoins. Keystones are located above the first and second floor windows. The facade of the additional levels is rendered with string coursing above the fourth, fifth and sixth floor windows. Moulded and bracketed cornices mark the upper levels of the earlier and later levels. Openings at the ground level and window frames have been replaced.

Interiors have been refitted for its contemporary hotel conversion, but may retain original iron bark columns and beams behind later finishes.

8 Wentworth Avenue:

A four-storey brick building with basement, originally designed by Robertson & Marks and built in approximately 1917, with subsequent alterations. The building has a high simply detailed parapet. The first floor opening has a sill supported by corbels. A simply detailed panel is located below the second floor opening.

The facade has been altered through new openings, shopfront and awning, and construction of the fourth level setback from the parapet. The interiors appear to be substantially altered, however the timber structure may remain concealed behind suspended ceilings and floor coverings.

10-12 Wentworth Avenue:

A three-storey brick building with basement designed in the inter-war Chicagoesque style, built between 1919 and 1921. The Wentworth Avenue elevation is painted. It features a grid-like composition expressing a framed structure, large windows with horizontal proportions and strongly emphasised piers dividing the upper levels into three bays. Each opening contains a pair of timber-framed double-hung sash windows, with six panes to each sash. The facade wall terminates with a high parapet concealing the roof.

Apart from alterations to the ground floor openings, the facade is largely intact. The street facade design is similar to 16-22 Wentworth Avenue.

Internally, the ground floor has been converted for use as a supermarket and the upper levels converted for use as a college. Original timber beams and intermediate iron bark columns survive on the ground floor, together with the loading dock at the rear lane. The structure at upper levels is concealed behind contemporary fit-outs.

14 Wentworth Avenue:

A three-storey brick building with no basement designed in the late Federation warehouse style, built between 1915 and 1917. The painted brick facade features large rectangular windows and a curved terminating parapet

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concealing the roof.

The ground floor facade has been altered. The upper levels and rear elevation retain original timber fenestration, including banks of four double-hung sash windows with two panes to each sash on the Wentworth Avenue frontage and windows and doors accessing the former fire stair on the lane. The first floor windows also have top lights.

Original internal features include the load bearing external brick walls with blind arches, steel beams, timber joists and floors. The exposed timber structure spans between external walls with no intermediate columns. The timber stair and upper level hoist is not original. The external rear fire stair has been removed.

16-22 Wentworth Avenue:

A four-storey rendered brick warehouse constructed in the inter-war Chicagoesque style to the design of E. Lindsay Thompson in approximately 1916. A basement level is accessed from Wemyss Lane.

The main street elevation features a grid-like composition expressing the framed structure, large window openings of horizontal proportions and spandrels expressing storey divisions, and parapet wall with moulded cornices. Strongly emphasised piers divide the facade into four bays. The brick piers are faceted with stucco shields at the third level and a small stucco moulding at ground floor level. The two main entrances at ground floor are emphasised by curved pediments with central keystones.

Internally, the building retains original timber beams, columns and connecting brackets, including the timber floor boards on the first floor. The structure may remain at the upper levels, however are concealed by later fitouts.

24 Wentworth Avenue:

A four-storey rendered brick warehouse constructed in approximately 1915-16 in the Federation style with typical decorative detailing including multi-paned windows grouped under the same architraves at the second and third levels, with cornices above and a crenellated parapet. Ground floor openings include a separate entry door and two windows.

26-28 Wentworth Avenue:

A three-storey rendered brick warehouse built in approximately 1917 to the design of D.T. Morrow. It is designed in the inter-war free classical style. The symmetrical street facade features a decorative geometric pattern and multi-paned windows. Typical detailing of the style includes strongly contrasting colours and textures, the use of circular moulded accents and a prominent cornice with brackets. The original building name "Belmont House" and construction date "1917" is inscribed below the cornice.

The ground floor elevation appears to have been altered. There is a large suspended awning to the street.

30-32 Wentworth Avenue:

A five-storey face brick building constructed in approximately 1919 in the Federation warehouse style. It features a symmetrical facade with strongly emphasised piers, rendered lintels and a bracketed cornice below the top central windows. The parapet conceals the roof structure and terminates with a curved pediment and a decorative cartouche.

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The ground floor section of the facade appears to have been altered. There is a large suspended awning to the street.

34 Wentworth Avenue:

A three-storey brick building constructed in approximately 1915 in the late Federation warehouse style. The facade is divided into two vertical bays by engaged face brick piers projecting above the parapet wall. The street elevation features arched windows to the upper floor, a prominent cornice supported by brackets and decorative parapet wall concealing the roof structure.

The ground floor below the awning appears to have been altered.

Category: Building group. Styles: Federation warehouse, Inter-war Chicagoesque. Storeys: 3,4,5 and 7. Facades: Painted, rendered and face brick. Windows: Steel & timber framed.

Physical condition level: Good

Physical condition:

Archaeological potential level: Not assessed

Archaeological potential Detail:

Modification dates: 4-6 Wentworth Avenue: Ground floor openings have been altered, window frames replaced and brick facade painted.

8 Wentworth Avenue: Facade has been altered.

10-12 Wentworth Avenue: Ground floor openings have been altered and brick facade painted.

14 Wentworth Avenue: Ground floor openings have been altered and brick facade painted.

16-22 Wentworth Avenue: Original windows have been replaced.

24 Wentworth Avenue: Original windows have been replaced.

26-28 Wentworth Avenue: Some windows appear to have been replaced.

30-32 Wentworth Avenue: Ground floor facade appears to have been altered.

34 Wentworth Avenue: Ground floor facade appears to have been altered.

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Recommended management: The buildings within the group should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement, should be prepared prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Significant internal and external architectural features of the original buildings should be retained, including, but not limited to, the timber windows.

Alterations to building façades should be limited to maintenance, reinstating original features or removing non-significant features.

Additions in accordance with the planning controls should not detrimentally impact on the group's overall scale, architectural features and proportions.

Later non-significant awnings may be removed or replaced with awnings sympathetic to the architectural features and period of the attached building.

Consider new uses for the buildings that will re-use and expose their industrial features to retain their former industrial character as an integral part of the new use. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

Further comments: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria a): [Historical significance] The group of Federation and inter-war warehouses at 4-34 Wentworth Avenue is historically significant as physical evidence of the local council's early twentieth century street planning, slum clearances and land resumptions for improving Sydney city, during the period of the 1909 Royal Commission on the Improvement of Sydney. The buildings demonstrate the growth of industry in Surry Hills in the early twentieth century, and the dominance of the textiles and the motor industries on Wentworth Avenue at that time.

All constructed over a narrow period from 1915-1921, the uniform age of the buildings records the period when Wentworth Avenue was formed and the time of major government intervention to clear slums and improve city streets and buildings during the early twentieth century. It represents one of the first council land resumptions following the granting of these powers to the Sydney council in 1905. The quality construction and design of the buildings also demonstrates the City council requirements for post-resumption buildings to exceed a set value.

The warehouses form part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Criteria b): The building designs are associated with prominent architects of the period including Ernest Lindsay Thompson [Historical association significance] (Swallow Building), Robertson and Marks (Roylt House and Hardwick House) and David Thomas Morrow (Belmont House).

Criteria c): The buildings in this group demonstrates the work of prominent architects of the period including Ernest Lindsay Thompson (Swallow Building), Robertson and Marks (Roylt House and Hardwick House) and David Thomas Morrow (Belmont House). [Aesthetic/Technical significance]

Whilst each building within the group differs in terms of design intent and style, the uniform period of construction, design quality, industrial use and subdivision pattern has resulted in a cohesive group of warehouses stepped down the length of the street. This group makes a positive contribution to the surrounding streetscapes and is visible from a number of near and distant vantage points.

As a group and individually, the buildings represent good examples of the Federation warehouse and inter-war Chicagoesque architectural styles. These buildings exhibit characteristic features of these styles including the solid masonry construction, grid-like composition of Chicagoesque facades, banks of timber-framed windows separated by brick piers, contrasting colours and textures, circular moulded accents, curved pediments, decorative cartouches, crenelated parapets and prominent moulded cornices.

Criteria d): Social significance requires further study to ascertain its value to communities. The buildings may have some value to former employees in the textiles and motor industries who worked in these buildings and in these trades [Social/Cultural significance] in the Surry Hills area.

Criteria e): [Research significance]

Criteria f): Rare locally as a cohesive group of Federation and inter-war warehouses in Surry Hills, all constructed in a narrow period around World War I. [Rarity]

Criteria g): A good example of a cohesive group of warehouses designed in the Federation and inter-war styles from the early twentieth century. [Representative]

Intactness/Integrity: Externally intact above awning level with some intact internal features

References:	Author	Title	Year	
	Graham Brooks & Associates	Macquarie Hotel, 42-44 Wentworth Avenue, Surry Hills, Cons	2013	
	Australian Institute Of Architects, NSW	David Thomas Morrow, NSW Architects Biographical Informa	2013	
	Australian Institute Of Architects, NSW	Thompson Ernest Lindsay, NSW Architects Biographical Infor	2012	
	Powerhouse Museum	Commemorative Badge for the Opening of Sydney Harbour Br	1932	
	Fire Underwriters Association of NSW	Fire Underwriters, Block 213 Plan	1919	
	City of Sydney/ City Building Surveye	City Building Surveyors Detail Sheets	1956	
	Weir Phillips	Preliminary Report, 4-44 Wentworth Ave & 9-19 Brisbane St, !	2013	
	Christopher Keating	Surry Hills: The City's Backyard	1991	
	Weir Phillips Heritage	Fabric Survey Nos. 4-22 Wentworth Avenue Surry Hills	2015	
Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage !		2014

Item name: Former warehouse group including interiors**Location:** 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	53, 54, 55, 56, 57		DP	6534
	LOT	43, 44, 45, 46, 47, 48,		DP	6534

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 14/08/2014

Data updated: 20/05/2015

Status: Completed

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: Central buildings within the warehouse group, looking north-east

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/04/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34571ac209800914dd79cb3ef6c0762faad.JPG>

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Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: Northern warehouses in the group, looking south

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/04/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345db6526afe46747668858a2f225ad9208.JPG>

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Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: Central buildings within the warehouse group, looking south

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/04/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34565c8ffd47d6f4c0d90b2c9785090c91e.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34565c8ffd47d6f4c0d90b2c9785090c91e.JPG

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: Southern warehouse in the group, looking south

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/04/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451e96aea2117242ee9d5b50a9e34de5b6.JPG>

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Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: 24, 26-28 and 30-32 Wentworth Avenue in 2001

Copy right: City of Sydney (049\049235)

Image by: City of Sydney Mark Stevens Collection

Image date: 04/03/2001

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345dc161ed95e7e46c0a9d1392c4a44c893.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345dc161ed95e7e46c0a9d1392c4a44c893.jpg

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: Wentworth Avenue in 1930s, looking south towards Goulburn Street

Copy right: City of Sydney archives

Image by: Sydney Reference Collection, SRC21955 (069/069490)

Image date: 01/01/1930

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a6da61aeaa694262b3e7c33d4ccdb97b.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345a6da61aeaa694262b3e7c33d4ccdb97b.jpg

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: 10-12 Wentworth Avenue in 1959

Copy right: State Library of NSW (Australian Photographic Agency - 07216)

Image by: McPhedran, Don

Image date: 24/12/1959

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b675a495f6654034ac3cf7e09ada238f.jpg>

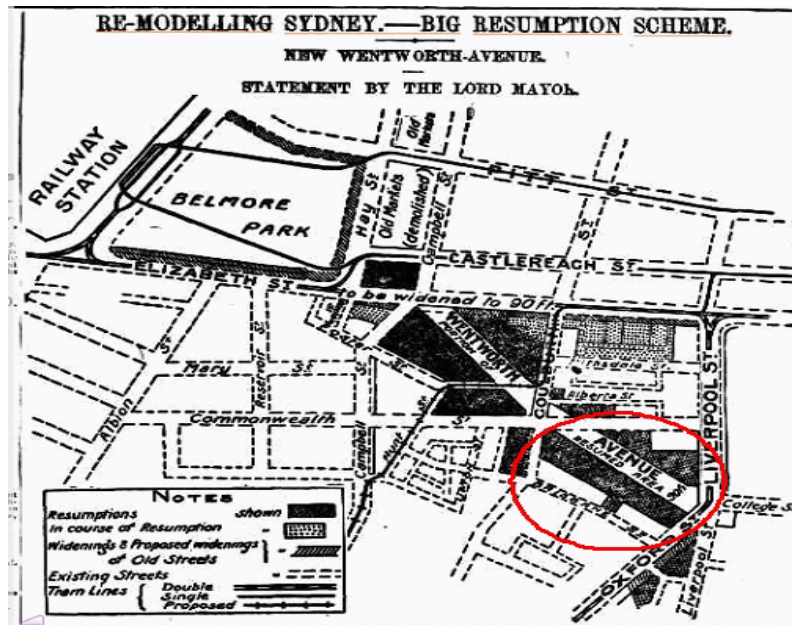
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345b675a495f6654034ac3cf7e09ada238f.jpg

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: Sydney Morning Herald illustration of 18 February 1910 showing the status of resumptions

Copy right: National Library of Australia

Image by: Trove, National Library of Australia

Image date: 18/02/1910

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34501901eb2447046b1a6d4a6b7c9a26841.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34501901eb2447046b1a6d4a6b7c9a26841.jpg

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: 1913 second subdivision plan for Wentworth Avenue

Copy right: City of Sydney archives (S7C-118_4)

Image by:

Image date: 22/09/1913

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3452234b5e16dd840359376da811bd42109.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3452234b5e16dd840359376da811bd42109.jpg

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: 1917-1939 (circa) Fire Underwriters' Plans of 4-14 Wentworth Avenue

Copy right: City of Sydney

Image by: Fire Underwriter's Association of NSW

Image date: 01/01/1939

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345c49d0139f74f49b8908bf1f07fb53e34.jpg>

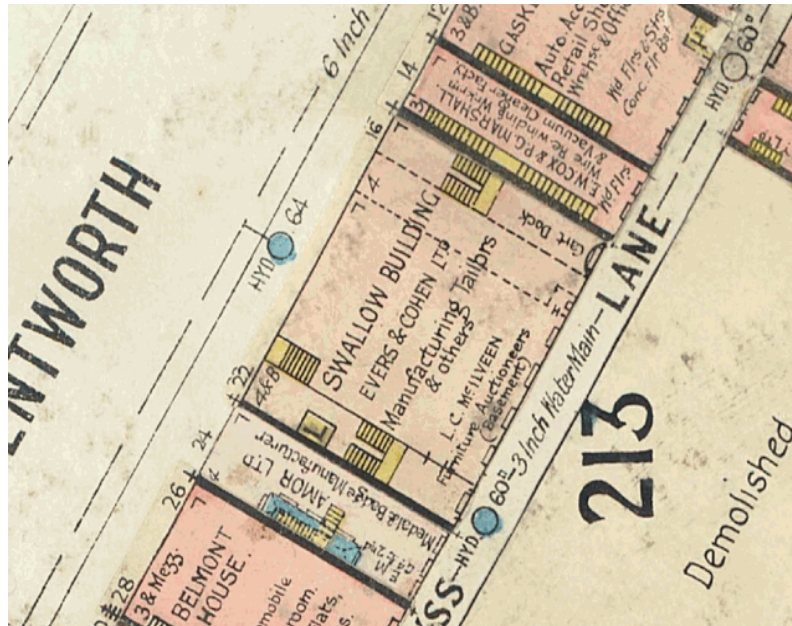
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Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: 1917-1939 (circa) Fire Underwriters' Plans of 16-24 Wentworth Avenue

Copy right:

Image by: Fire Underwriter's Association of NSW

Image date: 01/01/1939

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c27e4fd05d7745ac93abc89acdde2bb5.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c27e4fd05d7745ac93abc89acdde2bb5.jpg

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: 1917-1939 (circa) Fire Underwriters' Plans of 26-34 Wentworth Avenue

Copy right: City of Sydney

Image by: Fire Underwriter's Association of NSW

Image date: 01/01/1939

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345768cfcb76aeb4a31a686ff3783ec934f.jpg>

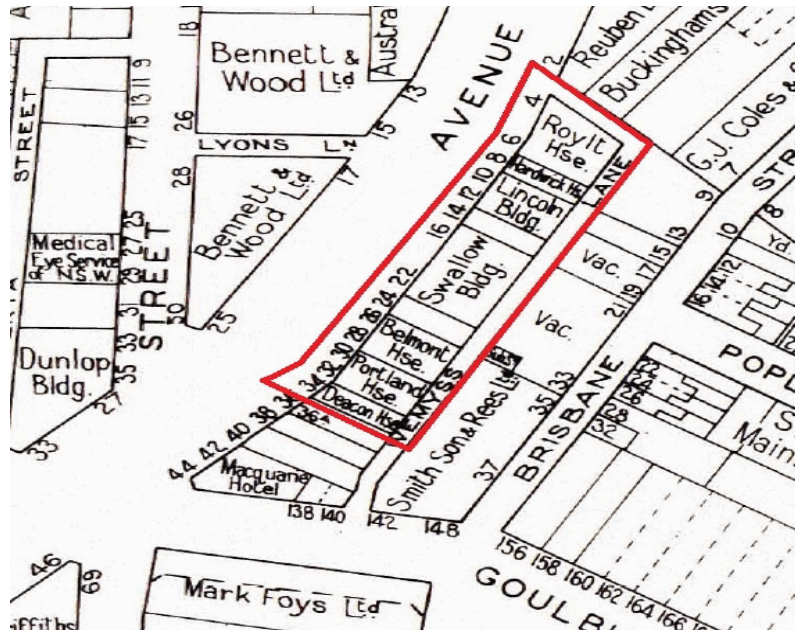
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345768cfcb76aeb4a31a686ff3783ec934f.jpg

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: 1956 detail sheet with the subject group of warehouses circled in red

Copy right: City of Sydney archives

Image by: City Building Surveyors Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34593a892d271b74e368e4bb1aa1a5b1480.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34593a892d271b74e368e4bb1aa1a5b1480.jpg

Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: Amor-manufactured Schools Victory medal of 1919 awarded to school children to celebrate end of WWI

Copy right: Museum Victoria (Car.1919/2)

Image by: Museum Victoria

Image date: 01/01/1919

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456a86bef6ede14d319a452ab1aa65cb49.jpg>

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Item name: Former warehouse group including interiors

Location: 4-34 Wentworth Avenue Surry Hills 2010

Sydney

Image:



Caption: Smith Sons & Rees spark plugs from circa 1944 used in World War II aircraft engines

Copy right: Museum Victoria (oai.museum.vic.gov.au.413945)

Image by: Museum Victoria

Image date: 01/01/1944

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f5163a4cd36e4d2abe644d9f5ada186d.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345f5163a4cd36e4d2abe644d9f5ada186d.jpg