

Architectural Projects

1812 – 75-77 Pitt St, Sydney
Archival Report
March 2020

DRAFT

Architectural Projects*

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1812 – 75-77 PITT STREET – ARCHIVAL REPORT

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

This archival Photographic Record was prepared by Architectural Projects Pty Limited, Architects for RH Contracting Pty Ltd on behalf of Wilshire International in March 2020 to fulfil a Development Application D/2019/1018 to fulfil Condition of Consent No. 54.

1.2. LOCATION OF SITE AND DESCRIPTION

This document relates to the site of 75-77 Pitt St, Sydney, defined by Lot 1 DP 186488.

The location is shown in Figure 3.1.

1.3. AUTHORSHIP

This recording was prepared by Jennifer Hill and Sakia Ahmed of Architectural Projects Pty Limited.

1.4. SUPPLEMENTARY SOURCES

Architectural Projects prepared the Conservation Management Plan in August 2019 and the Heritage Impact Statement in August 2019 for the site 75-77 Pitt St, the documents were prepared for the RH Contracting Pty Ltd on behalf of Wilshire International

1.5. METHOD OF DOCUMENTATION

Methodology for the recording is based on the Heritage Branch, NSW Department of Planning Publications "Photographic Recording of Heritage Items Using Film or Digital Capture" and "How to Prepare Archival Records of Heritage Items". The following notes relate the steps taken:

Photography was carried out from the general to the specific. Context photographs and site photography show the relationship of building to site. The exterior and then the interior were photographed to document each elevation, each room and indicate views of and through the building. Further photographs of equipment and notable details were taken.

The photographer was equipped with a 35mm digital SLR camera and a plan of the site on which the structure is shown. Photographs are taken at the highest quality, recorded in RAW format and converted to TIFF format.

Photographs are recorded in Photographic Catalogue Sheets and Photographic Base Plans (Section 2 of this report).

Thumbnail image sheets, DC-R / DVD of electronic image files (TIFF) and one set of A6 prints are provided.

The photos have been organised by Reference No. and cross referenced to catalogue sheets.

Processing, printing and mounting were done to archival specifications.

All storage is in archival sleeves.

1.6. LIMITATIONS OF THE PHOTOGRAPHIC RECORD

The recording was carried out while the buildings were vacated.

Some removal of finishes had occurred prior to record.

1.7. CONFIRMATION OF COPYRIGHT

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2. HISTORY OF THE BUILDING/PLACE

2.1. BUILDING TIMELINE

YEAR	DESCRIPTION
1860	Tank Stream covered over
1865	First structures built between Hamilton and Pitt Streets. Three storey building "National Mutual Life Assurance and Sayers Coal Agent, and Chatfields Stock Broker Co." on site
1910c.	British Dominion co Central and Commonwealth Bank Co. occupy the site
1936 April	Working drawings for Royal Exchange Assurance Office Building prepared by Seabrook and Fildes, Architects
1936 July	Contract awarded to John Grant and Sons, Builders
1937	Amended Plans approved by Council
1937 May 31	Building officially opened by Premier Mr Stevens
1953	Plans for refacing the building and replacement of windows prepared by Kenneth McConnel
1965	Alterations to lower façade and interiors by Michael Powerey Smith
1973	Major upgrade of interior and new awning
1979, 1982	Internal alterations
1986	Thai Airways purchased the building
1990	Modification to lower façade and interior

2.2. SITE AND BUILDING HISTORY SUMMARY

The building was designed by Seabrooke and Flides and was officially opened by Premier Mr. Stevens on May 31, 1937. By 1953, the vitrolite panelling was replaced it with travertine stone and the windows with bronze windows. The new finishes updated the quality of the building by using travertine and bronze but retained the modernist aesthetic in a more 1960's "heroic modern" character. The work was designed by Kenneth McConnel. Alterations to lower façade and interiors by Michael Powerey Smith occurred in 1965. A major upgrade of the interiors and new awning occurred in 1973. Internal alterations occurred in 1979 and 1982. In 1986, Thai Airways purchased the building and undertook significant modification to the lower façade and interior in 1990. The building was purchased by Wilshire International in 2018.

2.3. SITE AND BUILDING HISTORY

Construction of the Building

Melbourne-based partnership of Seabrook & Fildes, were selected to design the new headquarters for the Australian head office of The Royal Exchange Assurance Company. Seabrook and Fildes established an office in Sydney at 26 O'Connell St, and the working drawings were completed in April 1936. C.S. Steele of Spring Street Sydney was the Consulting Engineer. Plans were submitted to Sydney City Council and were approved on 5th June 1936.

That same month, the magazine *Building* reported that tenders were then being considered for the erection of the building, the design being of "an ultra-modern character". *Building* said that the architects, had "set out with the object of giving Sydney something new". The front was to be faced entirely in glass and the effect of the design was to be achieved through the colour scheme and the materials used.¹

¹ Building, June 1936)

The Sydney Morning Herald reported the impending construction as an indication of a return of business to the north part of Pitt Street.:

Another Indication of the return of business to the northern section of Pitt street, towards Circular Quay, is the decision of the Royal Exchange Assurance Corporation to erect a modern 16-story building at Nos. 75-77, which is adjacent to Bridge-street. This building will have an 80-foot frontage to Pitt-street, with a short depth to Hamilton-street. This will permit of daylight in practically all offices in the upper portion of the building. As will be seen by the perspective below, the utmost advantage will be taken of daylight. About 60 per cent, of the frontage will be clear glass.

There will be a 27-foot high ceiling over the ground floor. The frontage to Pitt-street will be constructed almost entirely of glass of thick units enclosed in a concrete frame to eliminate sound in the main offices of the Royal Exchange Assurance Corporation and the Batavia Sea and Fire Insurance Company Ltd Ten of the upper floors will be available for public letting These will be served by two high-speed elevators which will be panel warmed in the winter months A recent type of mechanical ventilation is being installed to serve the lower floors so that all windows opening on to Pitt-street will be sealed to eliminate noise from passing trams and other vehicles.

The head office of the company will be on the tenth floor, which will have the board room and suite. The walls of the boardroom will be finished in small leather panels, divided horizontally with small wood slips. The ceiling will be treated with acoustical wall boards. The remainder of the suite will be Hush sheeted with squares of white timber Architects for the new building are Seabrook and Fildes 26 O'Connell-street Sydney.²

The contract was awarded to established Sydney builders John Grant and Sons, and construction had commenced by July 1936. During construction remnants of building material were uncovered.

Amended plans for Level 12, and office layouts were submitted and approved in March 1937. These indicated changes to the roof level.

When the building was finished twelve months later, *Building* reported that it was "unique, striking, practical" and explained that the lower section of the building resembled a "gigantic waffle" being "virtually a large concrete trellis with thick sheets of glass inset" using a system of construction known commercially as 'luxcrete'. The upper floors received natural light from horizontal rows of windows glazed with ordinary glass, with the bands between each series of windows faced with 'Vitrolite', an opaque plate glass. Building Magazine explained that Vitrolite and similar materials had been used extensively in Sydney in recent years for modern shopfronts and hotels but that it had never before been used for the treatment of the whole face of a city building.

The building was officially opened on 31 May 1937 by the NSW Premier in the presence of the Company's Australian General Manager and Company representatives from each state. The Premier congratulated the Company on the enterprise it had shown in adding to the architectural interest of Sydney.

The building opened to great interest and architectural acclaim. The SMH reported on 21 May 1937 that:
A new building being erected in Pitt-street for the Royal Exchange Assurance Corporation has features which, it is claimed, are unique in Australia, and are rare in other parts of the world. The whole of the outer wall of the building is of glass. The advantages are the natural lighting of offices in the premises, and cleanliness. The face of the building

² *The Sydney Morning Herald (NSW: 1842 - 1954) Tue 2 Jun 1936 Page 6 ASSURANCE BUILDING.*

on the ground floor consists of glass bricks, which in effect are a series of glass lenses set in concrete. The upper face of the building has hundreds of windows, which have been made as large as practicable, surrounded by opaque sheets of glass, which present the appearance of tiling.³

GLASS BUILDING- ASSURANCE OFFICE- OPENED BY PREMIER. -

The Premier (Mr. Stevens) opened the new head office building in Pitt-street of the Royal Exchange Assurance yesterday afternoon. The glass-like exterior of the building has caused much comment. Mr. Stevens congratulated the corporation on the enterprise it had shown in adding to the architectural interest of Sydney. It was pleasing, he added, that the corporation had recognised the principle that where a company was operating in Australia it should invest largely in Australia and should also adorn the architecture of the capital cities. The Premier was introduced by the acting chairman of the local board (Mr. R. Love). The general manager in Australia (Colonel P. Wright) said that the new building grew in attractiveness. "At first you will not like the exterior," he said, "but it will grow on you, and it has many advantages for those working in it. Your dislike arises from the fact that you are not accustomed to a new style of architecture." (Laughter.)⁴

From the time of its opening, the extensive use of glass on the façade was discussed.

The Sydney Morning Herald notes:

ROYAL EXCHANGE - ALL GLASS FRONTAGE - Architectural Problems.

The Royal Exchange Assurance Company's building in Pitt-street, which was officially opened yesterday, presented a number of serious problems to the architects, particularly regarding noise and restricted depth to Hamilton-street. These were overcome to a considerable extent by the greater use of glass than has hitherto been attempted in any Sydney building. The entire frontage to Pitt-street is faced with glass. It was decided by the owners and the architects that the facing material should be such that it would remain permanently clean, or gather dirt so slowly that it would be easy to clean and restore the original appearance of the surface. Vitrolite, the trade name for the material used on the facade, is merely opaque coloured plate glass. To fix the glass in a manner that would prevent it being damaged by the wind stresses, to which high buildings in Pitt-street are subjected, was also a problem. This was obviated by designing the building in such a manner that few high lengths occurred. This permitted the architects to choose units which could be spanned vertically from the head of one window, where the glass is supported on a steel plate projecting to form a hood, to the sill of the window above. This treatment was carried across the face of the columns as well as the windows. The few vertical runs are supported on brass clips every second unit in height.

The remaining portion of the facade to Pitt-street consists of windows. The lower floor windows consist of thick glass lenses, in the form of bricks, set in a precast concrete frame. This treatment was specially adopted to reduce the noise from the trams in Pitt-street. From the first to the fourth floors, the windows are double glazed, also with the object of reducing noise.

Internally, special efforts were made to reduce noise, while providing the maximum possible natural light. Hot water is supplied throughout the building. All the floors are heated with panel warming. The coils circulating the hot water are buried in the concrete floors, and they radiate heat downwards. The air is not warmed, but the radiant heat warms any object it strikes.

³ The Sydney Morning Herald (NSW: 1842-1954) Fri 21 May 1937, Page 8 GLASS WALL IN CITY BUILDING). Novel Construction Methods.

⁴ Building, June 24, 1937, p15

*The public offices of the Royal Exchange Assurance Company on the ground floor have a rubber dado. The lofty ceiling is covered with a fireproof, sound absorbent material. The boardroom and other executive offices, on the tenth floor, are covered in felt padded leather panels, mounted on insulated fibre board. This is a modern and efficient sound absorbent treatment.*⁵

The building was constructed by John Grant and Sons, Ltd. to plans, and under the supervision, of Seabrook and Fildes, architects, 26 O'Connell Street, Sydney. A list of sub-contractors and suppliers provides further insight into the original materials and finishes: Leopold Barnett Pavement lights; Beale and Co. doors; J. Connolly Steel Windows; Dunlop-Perdriau Rubber Co. Rubber Dado and flooring; Forsythe Pizzey & Gates Leather paneling to walls; JC Goodwin Vitrolite facings and glazing; George Hudson Parquet flooring; Melocco Bros. Terrazzo; Wunderlich metal letters and entry doors; Yencken & Co. Lignoleo flooring.

Sydney's New Architecture

The Martin Place wing of the Hotel Australia made many stop and gaze upon its unadorned and simple proportions; similarly, the Railway Building in Wynyard Square, with its modern façade like a series of green ribbons, also caused many a head to turn. Then came the City Mutual Building, which, it is no exaggeration to say, made the man in the street more architecture conscious than any building that Sydney has seen for many a long day. The original window treatment, the striking massing of the corner tower, and the aspiring verticality of the structure caught the imagination. And now comes the Royal Exchange Assurance Building – unique, striking, practical!

The glass sections are 12in. and 32 in. thick, the external face being reeded so that the slabs cannot be seen through. They are bedded in the concrete framework with putty on both sides and held in position by special clips, thus ensuring an absolutely watertight finish. Vertical concrete columns internally divide the glass walls into vertical panels. Looking at the wall from the outside, it gives a somewhat lifeless impression. Inside, however, the softly diffused light that filters through the glass is particularly pleasing.

The ceilings of these office sections are covered with "Duroc" boards (Cosmoplastic, 1936, Ltd) in 2ft. squares, finished cream and divided by a thin blue line, which looks well.

A feature of this entire floor is the beautiful timbered paneling of white ash (supplied by Frederick Rose Pty. Ltd.), which, finished to a honey tone, is subdivided horizontally by blackwood strips. The whole effect is one of comfort and luxury.

The office of the Manager for Australia is a spacious apartment on the Hamilton Street front, and the decorative treatment is probably unique in Australia, in that the walls are paneled with squares of leather, imparting an interesting and comfortable effect and at the same time providing an office that is absolutely sound-proof. The leather squares are backed by a sheet of hair-felt on Donnaconna boarding (A. C. Saxton and Sons). The flooring is parquetry of a checker pattern, carried out by George Hudson Ltd, while the ceiling is treated with Duroc, in a similar manner to the General Office, already described.

The bands between the head of one lot of windows and the sills of the next have been faced with Vitrolite (supplied by J. C. Goodwin and Co. Ltd.), which is really opaque coloured plateglass.

⁵ The Sydney Morning Herald (NSW: 1842 - 1954) Tue 1 Jun 1937 Page 6

Thus the glass is supported at the head of one series of windows by a steel band, projecting to form a hood, to the sill of the window above. The few vertical runs are supported by brass clips every second sheet in height.

A concrete projecting band runs across the façade above the main entrance, at about the height of the mezzanine floor, and upon this ledge the words "Royal Exchange Assurance" in large cut-out letters are situated. The coat-of-arms of the company with its motto "Trade and Navigation" carried out in glass mosaic is also situated at this level.

In order to keep down the size of the columns and beams extending from front to back, the lower floors were steel framed, while the upper floors were reinforced concrete framed.

To reduce beam sized in the reinforced concrete framed portions, internal columns were carried up from plate girders at the fifth floor level. Composite columns were employed consisting of four angles strutted together to enclose a concrete core. This system greatly facilitated the mixed construction.

The prevailing vertical motif was discarded in favour of a horizontal one, which permitted bands to be run across the building at each floor level, extending from window heads to the sills above.

At each line of window heads steel plates form soffits and these project in the form of supporting the structural glass above it and forming a hood for the window below them.

The well face of the mezzanine floor is treated with a series of horizontal lines.

The high ceilings of these offices are finished quite plainly and are fireproof and sound absorbent. The floor is covered with rubber and there is a rubber dado. Light fittings are of the disc type with long and slender galleries and bright colours are used to pick out the edges.

There are no structural columns on the floors, the beams spanning the entire width of the building.

There is an enquiry counter near the elevators. All reveals and the counter ends are rounded. On the wall adjacent is a scale relief map of the world on Mercator's projection.

In July 1937, the magazine *Decoration and Glass* carried a major article on the new building claiming that it was "the tallest known building to be faced with structural glass". *Decoration and Glass* also reported that architects Seabrook and Fildes had "devoted much time to the study of the psychology of colour" and had used this knowledge in the building but that "appreciation of its finer points" was as yet "beyond the powers of the general public." In November 1937 *Art in Australia* judged that "the use of structural glass as a facing material" and the "daring colour scheme of primrose and green" had made this building a "notable contribution to the street architecture of Sydney." A series of photographs by Sam Hood show the newly completed building.

The building was photographed by Sam Hood shows the ultra modern façade located between the L buildings dating from the late 1800's in sharp contrast to the 1909 view. The significant feature of the modern façade, the ground floor base of glass lense and the upper levels of streamline composition which featured horizontal glazing and horizontal opaque sheets of glass against the "aspiring verticality" of the corner tower.

Internally the “modern and efficient” interiors extend the gridding of the glazing with gridded acoustic panels, checker flooring and horizontal floating joinery.

Internally, the gridded glazing and streamline façade are extended into the foyer. Linoleum is used to face the walls with stone surrounds. A gridded flooring is used to the lift. Hanging pendants define the foyer. A glazed door with handle matching the entry door leads to the stair.

The upper level entrance foyer features a linoleum checker floor tile, linoleum skirting with white ash horizontal paneling above, subdivided by blackwood strips.

The main office fronting a noisy Pitt Street was treated with an acoustic wall of glass lenses which illuminated both the ground floor and mezzanine above creating a striking double height space. Suspended disc lights occur to the mezzanine ceiling.

The strong room was a feature of the floor. The Board Room featured the linoleum checker floor tile and grid wall panels of white ash that mirrored the grid of the external glazing. An elongated pendant is located over the board table.

The 1917-39 Fire Underwriters Plan was updated to show the newly completed building, located between the Exchange Hotel and the New Zealand Insurance Building. The 1938-50 Civic Survey shows the same. A photograph from the 1940's looking towards the Harbour Bridge, reveals the prominence of the building in lower Pitt St. The 1949 aerial photo indicates the completed building.

The 1949 aerial building surveyors detail sheet indicates the building.

Modifications and sale of the Building

In 1953, architect Kenneth McConnel, prepared plans for the Royal Exchange Assurance, for refacing the building with Italian travertine & replacing steel windows with bronze windows. The plans were approved by Council.⁶

An article in the Sydney Morning Herald in July of that year noted that the building “*has been a conspicuous landmark in Lower Pitt Street because of its gaily tinted facing of yellow Vitrolite tiles. The whole Pitt Street facade is now undergoing a major change, beginning with the erection of an elaborate pattern of tubular steel scaffolding. This will enable the original steel windows to be replaced with bronze, with the addition of bronze flashings and sills.*” The article stated that the Vitrolite facing had presented problems of maintenance. The contract for the windows was let to Perma steel Pty. Ltd. and the contract for the facing to Melocco Bros. Pty. Ltd. The builders were H. M. Graham Pty. Ltd.⁷ Photographs from the 1960's show this work completed with the retained luxcrete glazing. Photographs from the 1980's indicate the building.

Further alterations occurred in 1965 by architect Michael Pomeroy Smith for Co-Operative Insurance Co. of Australia, with renovations to main ground floor chamber & lower facade and alterations to internal offices. In 1973 a major internal upgrade took place, comprising significant alterations to interior & work to mechanical ventilation. The work was managed by Civil and Civic and designed by Hawke Pereira Architects. New awning also added. Two years later in 1975/76 there were alterations to 4th floor & mezzanine. In 1982/83 Internal alterations to the 7th floor, including installation of air conditioning and plant room occurred.

⁶ CoSA BA 0954/53

⁷ The Sydney Morning Herald (NSW : 1842 - 1954) Tue 7 Jul 1953 Page 8 NEW FACE

The building traded at \$5,250,000 in February 1984. A photograph taken for the Nomination to the Register of the National Estate records the façade at this time. Alterations and refurbishment of all floors with the removal of pavement lights was undertaken in association with the sale. The building was auctioned with vacant possession and passed in at 5,600,009 in August the same year.⁸ The building was strata titled in 1984, but the whole building was sold in 1985.

Thai Airways International purchased the building in 1986.⁹ That same year, the building was listed on the Register of the National Estate on 26 March 1986. Further work was carried out in 1990/91, with the modification of the lower façade, new entry doors & total interior refurbishment.

2.4. HISTORY OF THE CLIENT

Royal Exchange Assurance Company

The Royal Exchange Assurance Company was an insurance company incorporated in London in 1720, taking its name from the location of its offices at the Royal Exchange, London.

The State Assurance Co Ltd was established in Liverpool in 1891, as the State Fire Insurance Company and the company provided fire insurance in the United Kingdom, Australia and the USA. In 1910 it was renamed State Assurance Company and the company expanded into general insurance. The company had offices in Sydney from at least 1913. In 1923 they acquired the fellow insurer British Equitable Assurance. In September 1924 The State Assurance Co Ltd was in turn acquired by the Royal Exchange Assurance Co and became part of the Royal Exchange Assurance group which operated in its own right, but also traded through a number of subsidiary companies in Australia including both, State Assurance Co. Ltd. and British Equitable Assurance Co. Ltd. but also Java Sea and Fire Insurance Co. Ltd., Congregational Insurance Co. of Australia Ltd., Australia of the Sea Insurance Co. Ltd., Fire and Accident Insurance Co. of Australasia Ltd. and the Batavia Sea and Fire Insurance Co. Ltd. (later named Australian and Eastern Insurance Co. Ltd).

Royal Exchange Assurance operated in Australia through local agents The Orient Steam Navigation Co.¹⁰ In 1968 Royal Exchange Assurance combined with the Guardian Assurance Company Limited to form Guardian Royal Exchange Assurance and this group was acquired by AXA in 1999.

2.5. HISTORY OF THE ARCHITECT

Seabrook and Fildes

Seabrook and Fildes was a Melbourne architecture practice that played a significant role in the introduction of modernist architecture to Victoria in the 1930s.

The partnership between Norman Hugh Seabrook (12 January 1906-9 September 1978) and Alan Fildes (1909–1956) was formally established in 1936 and was amongst the few in Victoria to show an influence of European modernism. By applying and adapting European modernist design principles to a broad range of civic, industrial, commercial and residential buildings, Seabrook and Fildes played a primary role in the dissemination of modernist architecture in Victoria. The practice operated as Seabrook, Fildes and Hunt from 1955 up until Fildes death in 1956, carrying on as Seabrook, Hunt and Dale until Norman Seabrook's retirement in 1976.

⁸ 1990 Cityscope

⁹ 1990 Cityscope

¹⁰ The Australian Star (Sydney, NSW : 1887 - 1909) Sat 4 Aug 1900, Page 6, ROYAL EXCHANGE ASSURANCE.

Norman Hugh Seabrook was born in the Melbourne suburb of Northcote in 1906. He received his education at Brighton College, Wesley, and Hassets Commercial College Prahran, and gained his Architectural articles working for A.R. Barnes in 1924-26.¹¹ He continued his studies at the University of Melbourne Architecture Atelier from 1927–31, before working for 18 months in Britain and travelling in Europe, possibly gaining first-hand experiences of the Dutch Functionalists and working on projects influenced by them in Britain.¹² On his return to Melbourne in 1933 he won the competition to design the new Mac.Robertson Girls' High school, which he completed with the assistance of Alan Fildes, who he entered into partnership with in 1936. The partnership ended in 1956 with the death of Fildes. Seabrook taught briefly at the University of Melbourne in the 1950s and continued practicing as Seabrook Hunt and Dale until his retirement in 1976. He died two years later in 1978.

Alan Fildes was born in the Melbourne suburb of Richmond in 1909. He studied modelling, architecture, construction and carpentry at Brighton Technical College. He received his certificate of architectural registration while working for Oakley and Parkes in 1933. ¹³ By 1936 he had entered into practice with Norman Seabrook, Seabrook as the main designer, Fildes managing the projects and running the office.¹⁴ Alan Fildes died in 1956 at the age of 47.

Amongst the office staff of Seabrook & Fildes was Russian-born architect Anatol Kagan (1913-2009), who worked there in the late 1930s and later became a prominent practitioner in his own right.

Seabrook and Fildes had gained notoriety with their design for MacPherson Robertson Girls High School, South Melbourne in 1933-34. In this innovative design they introduced European Modernism to Victoria, in particular the brick de-Stijl architecture of the Dutch modernist Willem Marinus Dudok. Norman Seabrook saw seminal buildings by Dudok in Hilversum, including the town hall (1927-31), while travelling in 1930. They continued to be influenced by this modern movement in their design of the Warracknabeal Town Hall in 1939-40.

Notable examples of the idiom included Seabrook's own home at Hawthorn (1934-35); fire stations and associated flats at Brunswick (1937), Brighton (1939) and Windsor (1939-40); commercial premises such as those of Gair Manufacturing Co. Pty Ltd, Melbourne (1935-36), the Bank of New South Wales, Moreland (1936), the Royal Exchange Assurance, Pitt Street, Sydney (1936-37), and a store for Miller & Co. at Hamilton (1937); and the largest rural example of the Dudok idiom, Warracknabeal Town Hall (1939).¹⁵

Barnett's building, 164-166 Bourke Street, Melbourne 1937-8

Goad notes Barnett's building was one of "the few commercial office blocks to departed from the recipe of faience-clad streamlining" with "a curtain wall complete with blue fluted metal spandrels and originally a sculptural tableau on its top face concealing a rooftop squash court."¹⁶

It is architecturally significant for a current facade that is a rare example of the influence of European modernist trends. That was once also unusual and idiosyncratic for its use of colour and signage as an integral part of the conception. The use of metal framed 'strip-windows' with bright blue metal spandrels between was highly adventurous, and anticipated the

¹¹ Planting the seeds of Modernism

¹² http://www.architecture.com.au/i/cms_file?page=4048/MacRobV2.pdf

¹³ Planting the seeds of Modernism

¹⁴ Philip Goad, 'Seabrook, Norman Hugh (1906 - 1978)', *Australian Dictionary of Biography*, Volume 16, Melbourne University Press, 2002, p. 202

¹⁵ *Dictionary of Biography-Seabrook*

¹⁶ Melbourne Architecture, Goad, p134

look of the curtain walling that became standard on office blocks in Melbourne after WWII by 17 years.¹⁷ A technically unusual design was that of Barnett's Building, 164 Bourke Street, Melbourne (1937-38), an early example of a curtain-walled, high-rise building with a roof-top squash court and gymnasium.¹⁸ (Fig 3.5.3)

Mac.Robertson Girls' High School, 1934

Mac.Robertson Girls' High School was constructed in 1933-34 to Norman Seabrook's competition-winning design. Sponsored by Sir Macpherson Robertson and completed in 1934 to mark Victoria's centenary, Mac.Robertson Girls' High School was an early Australian application of de Stijl architectural principles and the first Australian example of the modern functionalist style of architecture developed by Dudok. The building was characterized by dramatic cubistic juxtapositions of horizontal and vertical forms, all in cream brick, with contrasting bands of blue-glazed brick and vermilion-painted steel framed windows. Influenced by Dudok's Hilversum City Hall, the school was arranged in a functionalist manner, breaking the program down into series of intersecting cream-brick volumes according to De Stijl principles, interrupted by large strips of red-framed windows and blue-glazed window sills.¹⁹ The building was a radical departure from school buildings of the time, even including a rooftop classroom, and was the first Dudok inspired building designed by Seabrook, the principles of which would be repeated and adapted through much of the practices later work.²⁰

This striking style, later claimed by Robin Boyd to have heralded the '1934 Revolution' of modern architecture in Victoria, became a Seabrook signature. Goad notes that the building is one of the first and most convincing introductions to Australia of the cream brick de-Stijl architecture of Dudok.²¹ It remains one of the first and best examples of Modernist architecture in Melbourne. (Fig 3.5.4)

Stokes and Sons, 1936

The factory for the silverware and medallion manufactures Stokes and Sons was constructed in Brunswick in 1936. It is a significant building for architects Seabrook and Fildes, as it saw them expand their Modernist design principles to successfully execute an industrial building type. (Planting the seeds of Modernism) Constructed in their signature cream-brick it broke down the traditional large factory into a series of volumes, each scaled according to its function, the largest for the manufacturing part of the complex and a lower volume for the office spaces.²²

Brunswick Fire Station, 1937

Brunswick Fire Station was designed for the Metropolitan Fire Brigade in 1937 and remains in operation today. It is significant for its radical shift from the Georgian revival style common to fire stations of the time, replacing historical reference with a stripped back modern functionalism. The red brick cubic composition of the Station was set apart from the domestic components, which were contained in two small blocks behind the main building, forming their own residential precinct and reflecting recent advances in European urban design.²³ Goad notes this is one of 12 fire stations designed by Seabrook. The bold horizontal glazing counterpointed by vertical elements of the slit stair windows, and the simply modelled prismatic forms became part of the new vocabulary of the Metropolitan Fire Brigade. (Fig 3.5.5)

Windsor Fire Station, 1939

¹⁷ Victorian Heritage Database Report

¹⁸ Dictionary of Biography-Seabrook

¹⁹ Philip Goad, 'Seabrook, Norman Hugh (1906 - 1978), Australian Dictionary of Biography, Volume 16, Melbourne University Press, 2002, p. 202

²⁰ Dictionary of Biography-Seabrook

²¹ Melbourne Architecture, Goad, p136

²² Planting the seeds of Modernism

²³ <http://vhd.heritage.vic.gov.au/places/heritage/14390>

Windsor fire station was a departure from the intersecting functionalist forms of the practices earlier working, reducing the massing to a simple box form with a plane offset from the side.²⁴ Demolished in 1995 the building influenced Harry Winbush's design for Kew Fire Station in 1941.²⁵

Warracknabeal Town Hall, 1940

Warracknabeal Town Hall (1940) was the largest civic building designed by Seabrook and Fildes and was significant for its application of European modernist design principles to the town-hall building type, which until then had been dominated by classical reference. Situated in the rural town of Warracknabeal, the Town Hall was constructed from the practice's signature cream-brick, and was an asymmetric composition of two large volumes with a large corner clock tower signaling the main entry. The front of the building is broken up by three vertical strips of deeply recessed windows, creating an interplay between solid and void and combined with the deep shadow over the entry suggest an adaptation of modernist design principles to an Australian climate. (Planting the seeds of Modernism) It also included a fully fitted out cinema, providing a social focus for the town and a means of paying for the building's construction.²⁶ (Fig 3.5.6)

Other work of Seabrook and Fildes in NSW:

Fourth in the competition for the proposed surf Club at Manly Beach, which was won by Eric Andrew in December 1936. Third Prize in Tomorrows Timber Hoe Competition in 1944.

Kenneth McConnel, Architect

Kenneth McConnel was born in Queensland and graduated from the University of Sydney in 1924 or 1925, as a student of Leslie Wilkinson and AS Hook, after serving in the First World War. He spent four years in London, working at Sir Ashton Webb's office and attending night lectures. On return to Sydney in 1928, he became a partner with Joseph Fowell, who had been working with Wilkinson when McConnel was a student. Fowell and McConnel won the design competition for the BMA Building in Macquarie Street, which was the first Australian building to win an RIBA Medal (Bronze) in 1933. Further partners were taken on and the firm was known as Fowell, McConnel and Mansfield when it completed the Orient Line Building in Spring Street, Sydney in 1940 (with London architect Brian O'Rorke). This work won the NSW RAIA Sulman Medal in 1943 and the RIBA Bronze Medal in 1947. In 1938 however, McConnel withdrew from the firm because of ill health, but he recovered enough to serve in the army during World War II and afterwards joined the NSW Housing Commission. In 1949, he set up a new practice – focusing on houses; many on country properties. Between 1949 and 1973, he also designed a variety of residential buildings for the War Veterans Home in Dee Why. To cope with an expanding workload, Melbourne architect Stan Smith joined the practice in 1950 (partner 1952) and Peter (RN) Johnson in 1951 (partner 1954) and the practice was formally named McConnel Smith and Johnson in 1955. Initially they worked in McConnel's garage at Edgecliff; moving to nearby stables in 1952. McConnel's work on the subject building at 75 Pitt St for Royal Exchange Assurance was carried out in 1953.

He died in 1976. (Davina Jackson, Kenneth McConnel b. 1890s_Architect, Biography. Design & Art Australia Online²⁷)

2.6. HISTORY OF THE BUILDER

John Grant & Sons Ltd.

John Grant the founder of the firm of John Grant and Sons, Ltd., builders, was said to be one of the building industry's most notable figures.

²⁴ Planting the seeds of Modernism

²⁵ Planting the seeds of Modernism

²⁶ <http://vhd.heritage.vic.gov.au/places/heritage/14390>

²⁷ <https://www.daa0.org.au/bio/kenneth-mcconnel/biography/>

John Grant was born in Wells England and his early years were spent in Wales. Later he went to the North of England and established a building practice during which he worked on Durham Cathedral. On arrival in Australia in 1882 with his wife Thomasin Cook, he immediately commenced operations as a builder. He was on the council of St Andrew's Church of England, Summer Hill and was associated with many Church enterprises, including the Milleewa Boys Home at Ashfield.

John Grant retired, leaving his two sons William (who was President of the Master Builders' Association) and Henry to carry on the work of the firm. The firm John Grant and Sons, Ltd was registered on 6 September 1922, with Henry Cook Grant and William Allison Grant as Permanent Governing Directors. (Daily Commercial News and Shipping List²⁸)

John Grant and Sons, Ltd carried out additions to the Commonwealth Bank, general alterations to the General Post Office, built David Jones' 1938 Market St store, The State Theatre, Endeavour House (Macquarie Place), Science House (winner of the 1932 Sulman Medal), Gowing Bros., Griffith's Teas Building, Orient Building (Spring St), Murdoch's, remodeling of the Balfour Hotel, Former Edwards Dunlop & Co. Warehouse, Former Warehouse "Bank of NSW Stores" and many other buildings in the city.

John Grant died at his residence, Hexham House, Ashfield, 12 August 1935, aged 86 years, and was survived by his widow, two sons (Messrs Henry and William Grant) and three daughters (Mesdames John Atkinson L Chippell and Harold Brown) (The Sydney Morning Herald²⁹)

2.7. DESCRIPTION OF THE BUILDING

The facade of the building, originally fully clad in vitrolite panels, has been rendered and the three storey base incorporating the double height assurance chamber originally lined with a concrete screen and glass blocks, has been replaced by new glazing and ceramic tiles. The facade presents its minimalist arrangement of horizontal spandrels in contrast to the verticality of the southern office windows which are topped by a tower incorporating the caretakers flat with a flagpole above. The glass is flush with the spandrel panel and provides a glazed corner detail to the office space on the upper levels. The original windows to the facade above the third level were replaced in 1953 with bronze glazing of a similar design. These remain in place. Internally the office space has been refitted although the original finishes to the stairs and remnants of floor finishes in the basement remain.

Ceramic tiles and the setback to the glazing to the façade are intrusive. The roof level former caretakers flat retains the curved glass to the southern facade of the tower element.

Internally the office space has been refitted on all levels, but the original stairwell remains intact. Below level two the stair features a terrazzo floor, terrazzo panelling and original glass blocks to the north and south. Remnants of the original beige and caramel linoleum exist at the basement level. The mezzanine space is retained but has been refitted. The former caretakers flat retain the curved glass to the southern facade of the tower element.

2.8. STATEMENT OF SIGNIFICANCE

The Inventory Sheet notes:

Former Royal Exchange Assurance Building is a twelve-storey building of Inter War Functionalist style. This building is historically significant as probably the first Modernist style high-rise building to be built in Sydney. It is an important building in the professional work of the noted Melbourne-based modernist architectural partnership of Seabrook and

²⁸ Sydney, NSW : 1891 - 1954) Wed 20 Sep 1922 Page 5 COMPANIES REGISTERED

²⁹ NSW : 1842 - 1954) Sat 17 Aug 1935 Page 19 OBITUARY.

Fildes and the only surviving commercial example in Sydney of the work of the pioneer Melbourne based firm. The building is aesthetically significant as a rare and outstanding example of a 1930's modernist commercial exterior of high-quality design. It was the tallest glass facade at the time of its construction. The building is significant for its contribution to an understanding of the importance of the finance industry as an investor in "modernist office accommodation. The building is scientifically significant as the tallest known building at the time, in Sydney, to be faced with glass 'Vitrolite'. It is significant as an early use of innovative spanning necessitated by the tank stream. It is of architectural significance as possibly the first international style high-rise office building in Sydney.

2.9. SELECTED QUOTES

The façade of the building originally fully clads in vitrolite panels.

The minimalist arrangement of horizontal spandrels in contrast to the verticality of the southern in 1953 with bronze glazing.

"An ultra-modern character" *Building* 5th June 1936

The building was constructed by John Grant and Sons, Ltd. to plans, and under the supervision, of Seabrook and Fildes.

"Royal Exchange Assurance" *The coat-of-arms of the company with its motto "Trade and Navigation".*

"The tallest known building to be faced with structural glass", *Decoration and Glass*, July 1937.

Seabrook and Fildes had "devoted much time to the study of the psychology of colour", *Decoration and Glass*.

"The use of structural glass as a facing material" and the "daring colour scheme of primrose and green" had made this building a "notable contribution to the street architecture of Sydney", *Art in Australia*, November 1937.

"has been a conspicuous landmark in Lower Pitt Street because of its gaily tinted facing of yellow Vitrolite tiles. The whole Pitt Street facade is now undergoing a major change, beginning with the erection of an elaborate pattern of tubular steel scaffolding. This will enable the original steel windows to be replaced with bronze, with the addition of bronze flashings and sills.", in the Sydney Morning Herald in July.

The Royal Exchange Assurance Company was an insurance company incorporated in London in 1720, taking its name from the location of its offices at the Royal Exchange, London.

3. PHOTOGRAPHIC SURVEY

3.1. PHOTOGRAPHIC BASE PLANS

Figure 2.1.1	Location Plan
Figure 2.1.2	Basement 01
Figure 2.1.3	Basement 02
Figure 2.1.4	Ground Floor
Figure 2.1.5	Mezzanine
Figure 2.1.6	Level 01
Figure 2.1.7	Level 02
Figure 2.1.8	Level 03
Figure 2.1.9	Level 04
Figure 2.1.10	Level 05
Figure 2.1.11	Level 06
Figure 2.1.12	Level 07
Figure 2.1.13	Level 08
Figure 2.1.14	Level 09
Figure 2.1.15	Level 10
Figure 2.1.16	Level 11
Figure 2.1.17	Level 12
Figure 2.1.18	Roof Level

3.2. DIGITAL IMAGE CATALOGUE SHEETS

Site Name / Address: 412 Pitt St, Sydney

Camera:

Lenses:

Sensor size:

Image Folder:

Photographer: Gary O'Reilly

Comments.:

EXTERIOR

Exterior	
Image No	
5155	East Elevation Section 1
5156	East Elevation Section 2
5157	East Elevation Section 3
5158	East Elevation Section 4
5160	East Elevation Section 1
5161	East Elevation Section 2
5162	East Elevation Section 3
5163	East Elevation Section 4
5164	East Elevation Section 1
5165	East Elevation Section 2
5166	East Elevation Section 3
5167	East Elevation Section 4
5169	East Elevation Section 1
5170	East Elevation Section 2
5171	East Elevation Section 3
5172	East Elevation Section 4
5173	East Elevation Section 1
5174	East Elevation Section 2
5175	East Elevation Section 3
5176	East Elevation Section 4
5177	East Elevation Section 1
5182	East Elevation Section 2
5183	East Elevation Section 3
5184	East Elevation Section 4
5194	South Elevation Section 1
5195	South Elevation Section 2
5196	South Elevation Section 3
5197	South Elevation Section 4
5204	West Elevation Section 1
5205	West Elevation Section 2
5206	West Elevation Section 3
5207	West Elevation Section 4

5221	West Elevation Section 1
5222	West Elevation Section 2
5223	West Elevation Section 3
5224	West Elevation Section 4

DRAFT

INTERIOR

Basement 01		
Image No		
8289	01	Bay 01 Looking West
8290	02	Bay 02 Looking West
8291	03	Bay 03 Looking West
8292	04	Bay 04 Looking West
8293	07	Bay 07 Looking North
8295	08	Bay 08 Looking North
8297	11	Bay 11 Looking East
8298	12	Bay 12 Looking East
8299	13	Bay 13 Looking East
8300	14	Bay 14 Looking South
8301	15	Bay 15 Looking South
8302	16	Bay 16 Looking South
8285	17	Fire Stairs 02
8286	18	Fire Stairs 02
8287	19	Fire Stairs 02
8288	20	Fire Stairs 02

Basement 02		
Image No		
8252	01	Bay 01 Looking West
8253	02	Bay 02 Looking West
8254	03	Bay 03 Looking West
8255	04	Bay 04 Looking West
8256	05	Bay 05 Looking West
8257	06	Bay 06 Looking North
8258	07	Bay 07 Looking North
8259	08	Bay 08 Looking North
8266	09	Bay 09 Looking East
8267	10	Bay 10 Looking East
8268	11	Bay 11 Looking East
8269	12	Bay 12 Looking East
8270	13	Bay 13 Looking East
8271	14	Bay 14 Looking South
8272	15	Bay 15 Looking South
8273	16	Bay 16 Looking South
8262	17	Fire Stairs 01
8263	18	Fire Stairs 01
8281	19	Fire Stairs 02
8282	20	Fire Stairs 02
8275	21	Overall View Looking North
8276	22	Overall View Looking South
8277	23	Overall View Looking South

Ground Floor		
Image No		
4830	01	Bay 01 Looking West
4831	02	Bay 02 Looking West
4832	03	Bay 03 Looking West
4833	04	Bay 04 Looking West
4834	05	Bay 05 Looking West
4835	06	Bay 06 Looking North
4836	07	Bay 07 Looking North
4837	08	Bay 08 Looking North
4840	09	Bay 09 Looking East
4841	10	Bay 10 Looking East
4842	11	Bay 11 Looking East
4843	12	Bay 12 Looking East
4844	13	Bay 13 Looking East
4846	14	Bay 14 Looking South
4847	15	Bay 15 Looking South
4847a	16	Bay 16 Looking South
4847b	17	Bay 17 Looking South
4848	18	Fire Stairs 02
4849	19	Fire Stairs 02
4852	20	Fire Stairs 01
4853	21	Fire Stairs 01
4855	22	Garbage
4855a	23	Overall View Looking North
4855b	24	Overall View Looking North

Mezzanine		
Image No		
4856	01	Bay 01 Looking West
4857	02	Bay 02 Looking West
4858	03	Bay 03 Looking West
4859	04	Bay 04 Looking West
4860	05	Bay 05 Looking West
4861	06	Bay 06 Looking North
4862	07	Bay 07 Looking North
4863	08	Bay 08 Looking North
4864	09	Bay 09 Looking East
4865	10	Bay 10 Looking East
4866	11	Bay 11 Looking East
4867	12	Bay 12 Looking East
4868	13	Bay 13 Looking East
4869	14	Bay 14 Looking South
4870	15	Bay 15 Looking South
4871	16	Bay 16 Looking South
4872	17	Bay 17 Looking South
4875	18	Fire Stairs 02
4876	19	Fire Stairs 02
4877	20	Fire Stairs 02
4879	21	Toilet
4882	22	Fire Stairs 02
4882a	23	Overall View Looking North
4882b	24	Overall View Looking North

Level 01		
Image No		
4884	01	Bay 01 Looking West
4885	02	Bay 02 Looking West
4886	03	Bay 03 Looking West
4887	04	Bay 04 Looking West
4888	05	Bay 05 Looking West
4889	06	Bay 06 Looking North
4890	07	Bay 07 Looking North
4891	08	Bay 08 Looking North
4892	09	Bay 09 Looking East
4893	10	Bay 10 Looking East
4894	11	Bay 11 Looking East
4895	12	Bay 12 Looking East
4896	13	Bay 13 Looking East
4897	14	Bay 14 Looking South
4898	15	Bay 15 Looking South
4899	16	Bay 16 Looking South
4900	17	Bay 17 Looking South
4901	18	Fire Stairs 02
4903	19	Fire Stairs 02
4905	20	Fire Stairs 02
4910	21	Toilet
4911	22	Toilet
4913	23	Overall View Looking South
4914	24	Overall View Looking South

Level 02		
Image No		
4916	01	Bay 01 Looking West
4918	02	Bay 02 Looking West
4920	03	Bay 03 Looking West
4921	04	Bay 04 Looking West
4922	05	Bay 05 Looking West
4923	06	Bay 06 Looking North
4924	07	Bay 07 Looking North
4925	08	Bay 08 Looking North
4926	09	Bay 09 Looking East
4927	10	Bay 10 Looking East
4929	11	Bay 11 Looking East
4930	12	Bay 12 Looking East
4931	13	Bay 13 Looking East
4932	14	Bay 14 Looking South
4933	15	Bay 15 Looking South
4934	16	Bay 16 Looking South
4935	17	Bay 17 Looking South
4936	18	Fire Stairs 02
4937	19	Fire Stairs 02
4939	20	Air Conditioner
4942	21	Toilet
4944	22	Toilet
4946	23	Overall View Looking South
4947	24	Overall View Looking South

Level 03		
Image No		
4949	01	Bay 01 Looking West
4951	02	Bay 02 Looking West
4952	03	Bay 03 Looking West
4953	04	Bay 04 Looking West
4954	05	Bay 05 Looking West
4955	06	Bay 06 Looking North
4956	07	Bay 07 Looking North
4957	08	Bay 08 Looking North
4958	09	Bay 09 Looking East
4959	10	Bay 10 Looking East
4960	11	Bay 11 Looking East
4961	12	Bay 12 Looking East
4962	13	Bay 13 Looking East
4963	14	Bay 14 Looking South
4964	15	Bay 15 Looking South
4965	16	Bay 16 Looking South
4966	17	Bay 17 Looking South
4967	18	Fire Stairs 02
4968	19	Fire Stairs 02
4970	20	Fire Stairs 01
4971	21	Fire Stairs 01
4974	22	Toilet
4977	23	Overall View Looking South
4978	24	Overall View Looking South

Level 04		
Image No		
4980	01	Bay 01 Looking West
4981	02	Bay 02 Looking West
4982	03	Bay 03 Looking West
4983	04	Bay 04 Looking West
4984	05	Bay 05 Looking West
4985	06	Bay 06 Looking North
4986	07	Bay 07 Looking North
4987	08	Bay 08 Looking North
4988	09	Bay 09 Looking East
4989	10	Bay 10 Looking East
4990	11	Bay 11 Looking East
4991	12	Bay 12 Looking East
4992	13	Bay 13 Looking East
4993	14	Bay 14 Looking South
4994	15	Bay 15 Looking South
4994a	16	Bay 16 Looking South
4994b	17	Bay 17 Looking South
4995	18	Fire Stairs 02
4996	19	Fire Stairs 02
4998	20	Air Conditioner
5003	21	Toilet
5005	22	Toilet
5007	23	Overall View Looking South
5008	24	Overall View Looking South

Level 05		
Image No		
5009	01	Bay 01 Looking West
5011	02	Bay 02 Looking West
5012	03	Bay 03 Looking West
5013	04	Bay 04 Looking West
5014	05	Bay 05 Looking West
5015	06	Bay 06 Looking North
5016	07	Bay 07 Looking North
5016a	08	Bay 08 Looking North
5017	09	Bay 09 Looking East
5018	10	Bay 10 Looking East
5019	11	Bay 11 Looking East
5020	12	Bay 12 Looking East
5021	13	Bay 13 Looking East
5022	14	Bay 14 Looking South
5023	15	Bay 15 Looking South
5024	16	Bay 16 Looking South
5025	17	Bay 17 Looking South
5026	18	Fire Stairs 02
5027	19	Fire Stairs 02
5028	20	Fire Stairs 02
5032	21	Toilet
5033	22	Toilet
5035	23	Overall View Looking South
5036	24	Overall View Looking South

Level 06		
Image No		
5038	01	Bay 01 Looking West
5039	02	Bay 02 Looking West
5040	03	Bay 03 Looking West
5041	04	Bay 04 Looking West
5042	05	Bay 05 Looking West
5043	06	Bay 06 Looking North
5045	07	Bay 07 Looking North
5048	08	Bay 08 Looking North
5049	09	Bay 09 Looking East
5050	10	Bay 10 Looking East
5051	11	Bay 11 Looking East
5052	12	Bay 12 Looking East
5053	13	Bay 13 Looking East
5054	14	Bay 14 Looking South
5055	15	Bay 15 Looking South
5055a	16	Bay 16 Looking South
5055b	17	Bay 17 Looking South
5056	18	Fire Stairs 02
5057	19	Fire Stairs 02
5058	20	Fire Stairs 01
5059	21	Fire Stairs 01
5061	22	Toilet
5063	23	Overall View Looking South
5064	24	Overall View Looking South

Level 07		
Image No		
5067	01	Bay 01 Looking West
5068	02	Bay 02 Looking West
5069	03	Bay 03 Looking West
5070	04	Bay 04 Looking West
5071	05	Bay 05 Looking West
5072	06	Bay 06 Looking North
5073	07	Bay 07 Looking North
5074	08	Bay 08 Looking North
5075	09	Bay 09 Looking East
5076	10	Bay 10 Looking East
5077	11	Bay 11 Looking East
5078	12	Bay 12 Looking East
5080	13	Bay 13 Looking East
5081	14	Bay 14 Looking South
5082	15	Bay 15 Looking South
5083	16	Bay 16 Looking South
5084	17	Bay 17 Looking South
5085	18	Air Conditioner
5086	19	Fire Stairs 02
5087	20	Fire Stairs 02
5092	21	Toilet
5091	22	Toilet
5093	23	Overall View Looking South
5094	24	Overall View Looking South

Level 08		
Image No		
5095	01	Bay 01 Looking West
5096	02	Bay 02 Looking West
5097	03	Bay 03 Looking West
5098	04	Bay 04 Looking West
5099	05	Bay 05 Looking West
5100	06	Bay 06 Looking North
5101	07	Bay 07 Looking North
5102	08	Bay 08 Looking North
5103	09	Bay 09 Looking East
5104	10	Bay 10 Looking East
5105	11	Bay 11 Looking East
5106	12	Bay 12 Looking East
5107	13	Bay 13 Looking East
5108	14	Bay 14 Looking South
5109	15	Bay 15 Looking South
5110	16	Bay 16 Looking South
5111	17	Bay 17 Looking South
5112	18	Air Conditioner
5115	19	Fire Stairs 02
5116	20	Fire Stairs 02
5119	21	Toilet
5120	22	Toilet
5121	23	Overall View Looking South
5122	24	Overall View Looking South

Level 09		
Image No		
5125	01	Bay 01 Looking West
5126	02	Bay 02 Looking West
5127	03	Bay 03 Looking West
5128	04	Bay 04 Looking West
5129	05	Bay 05 Looking West
5130	06	Bay 06 Looking North
5131	07	Bay 07 Looking North
5132	08	Bay 08 Looking North
5133	09	Bay 09 Looking East
5134	10	Bay 10 Looking East
5135	11	Bay 11 Looking East
5136	12	Bay 12 Looking East
5137	13	Bay 13 Looking East
5138	14	Bay 14 Looking South
5139	15	Bay 15 Looking South
5140	16	Bay 16 Looking South
5141	17	Bay 17 Looking South
5142	18	Fire Stairs 02
5143	19	Fire Stairs 02
5144	20	Fire Stairs 02
5149	21	Toilet
5150	22	Toilet
5151	23	Overall View Looking North
5153	24	Overall View Looking North

Level 10		
Image No		
8313	01	Bay 01 Looking West
8314	02	Bay 02 Looking West
8315	03	Bay 03 Looking West
8317	04	Bay 04 Looking West
8318	05	Bay 05 Looking West
8319	06	Bay 06 Looking North
8320	07	Bay 07 Looking North
8321	08	Bay 08 Looking North
8322	09	Bay 09 Looking East
8323	10	Bay 10 Looking East
8324	11	Bay 11 Looking East
8325	12	Bay 12 Looking East
8326	13	Bay 13 Looking East
8327	14	Bay 14 Looking South
8328	16	Bay 16 Looking South
8329	17	Fire Stairs 02
8330	18	Fire Stairs 02
8331	19	Fire Stairs 02
8332	20	Toilet
8333	21	Toilet
8334	22	Toilet
8334a	23	Overall View Looking North
8334b	24	Overall View Looking North

Level 11		
Image No		
8341	01	Bay 01 Looking West
8342	02	Bay 02 Looking West
8344	03	Bay 03 Looking West
8345	04	Bay 04 Looking West
8346	05	Bay 05 Looking West
8347	06	Bay 06 Looking North
8348	07	Bay 07 Looking North
8349	09	Bay 09 Looking East
8350	10	Bay 10 Looking East
8351	11	Bay 11 Looking East
8352	12	Bay 12 Looking East
8353	13	Bay 13 Looking East
8354	14	Bay 14 Looking South
8355	16	Bay 16 Looking South
8356	17	Fire Stairs 01
8357	18	Fire Stairs 01

Level 12		
Image No		
8358	01	Bay 01 Looking West
8359	02	Bay 02 Looking West
8360	03	Bay 03 Looking West
8361	04	Bay 04 Looking West
8362	06	Bay 06 Looking North
8363	07	Bay 07 Looking North
8364	09	Bay 09 Looking East
8365	10	Bay 10 Looking East
8366	11	Bay 11 Looking East
8367	12	Bay 12 Looking East
8368	13	Bay 13 Looking East
8371	14	Bay 14 Looking South
8372	15	Bay 14 Looking South
8373	16	Bay 14 Looking South

Level 12 Roof		
Image No		
8374	01	Roof External South Wall
8375	02	Roof External East Wall
8376	03	Roof External East Wall Stair
8377	04	Roof External East Wall
8378	05	Roof External East Wall
8379	06	Roof External East Wall
8380	07	View to North
8381	08	West Balcony
8382	09	West Balcony
8383	10	West Balcony
8384	11	Balcony South Wall
8385	12	South Wall
8386	13	South Wall
8387	14	Roof Stair
8388	15	Upper Roof Looking West
8390	16	Upper Roof Looking North
8391	17	Upper Roof Looking North
8392	18	Upper Roof Looking South

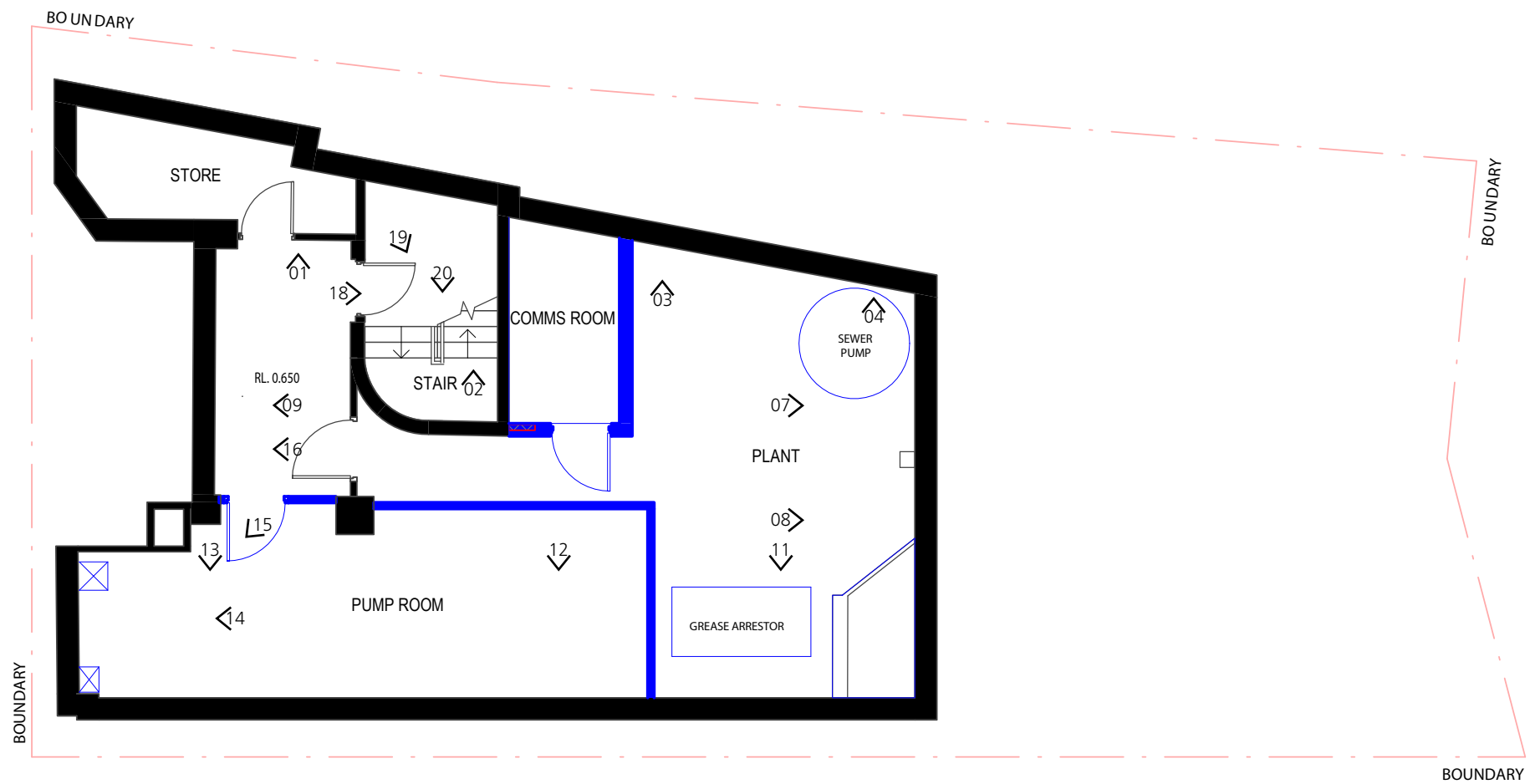
- 4. RECORD DRAWING**
- 4.1. LOCATION PLAN
- 4.2. SITE PLAN
- 4.3. MEASURED DRAWINGS
PLANS
ELEVATIONS

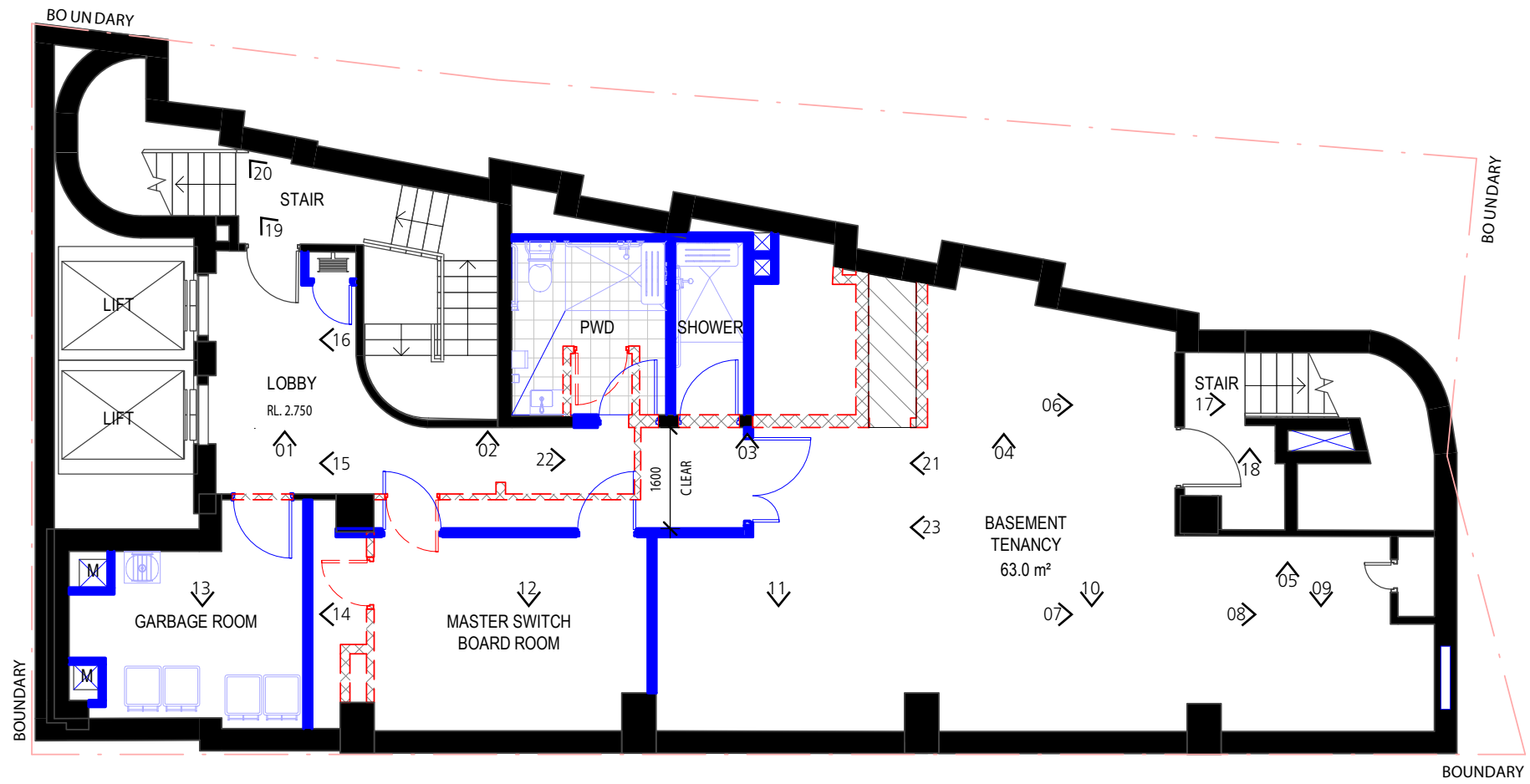
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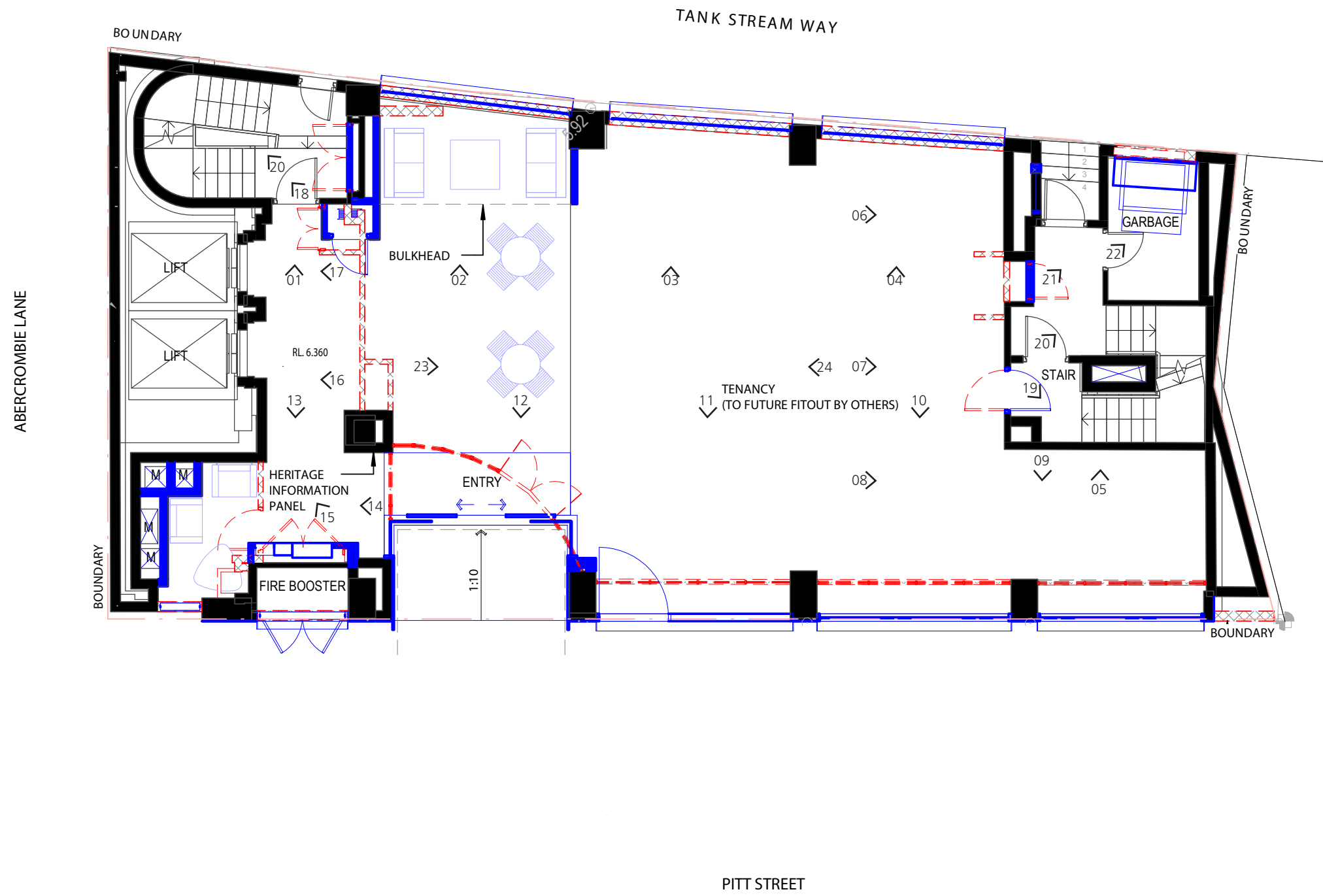
5. BIBLIOGRAPHY

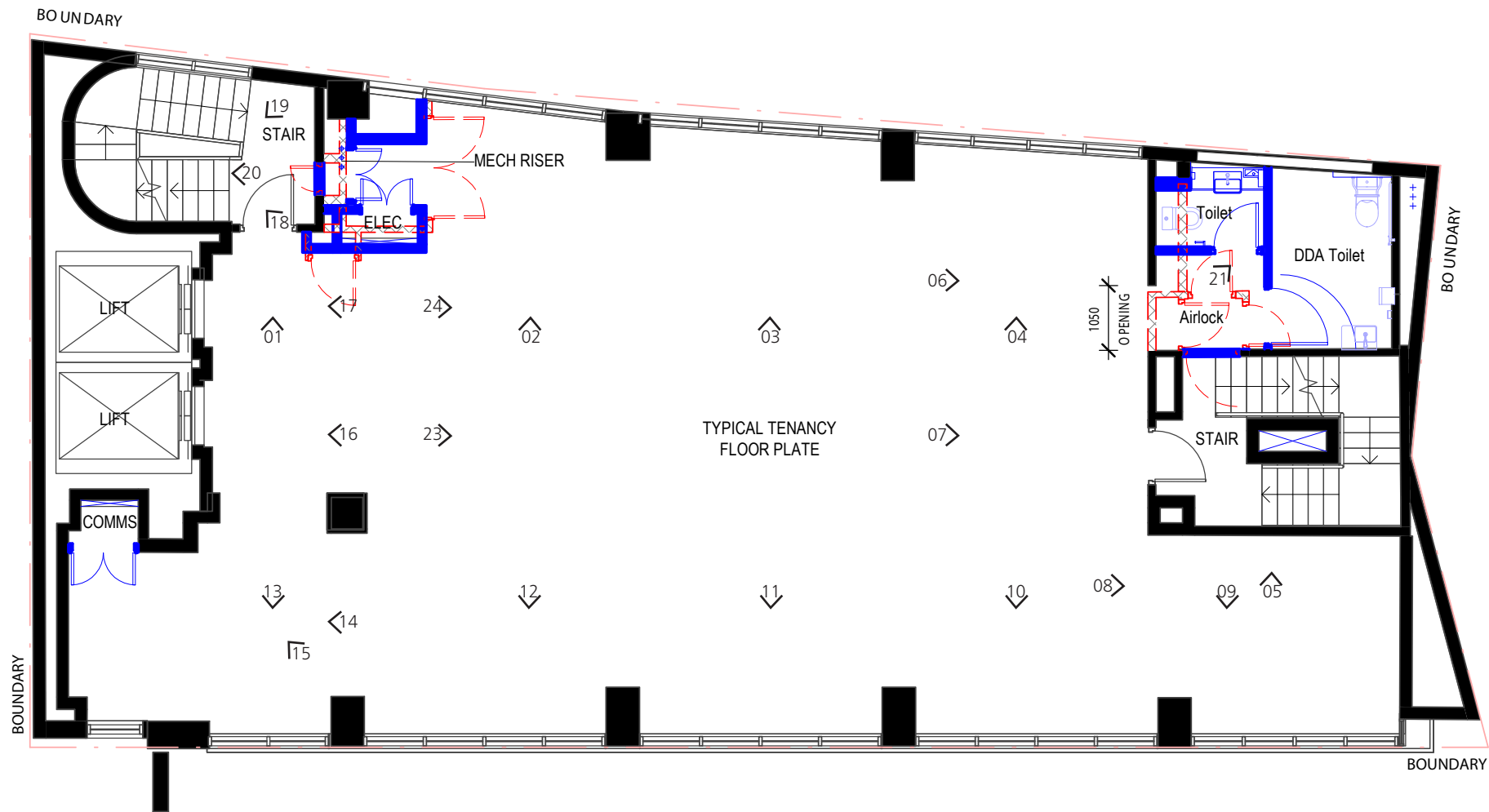
NSW Heritage Office, 'How to Prepare Archival Records on Heritage Items', 2004
"Photographic Recording of Heritage Items Using Film or Digital Capture"

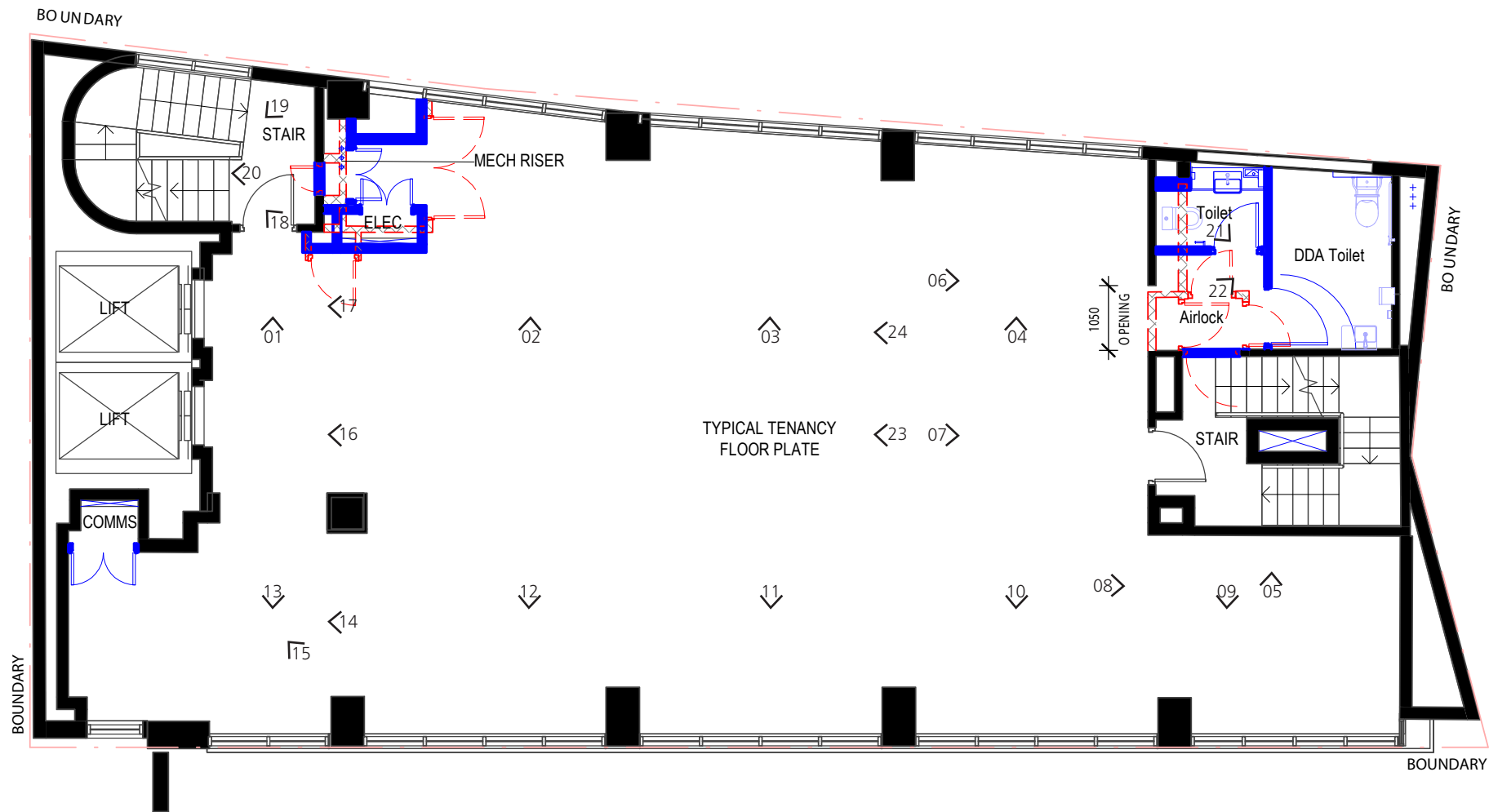
DRAFT

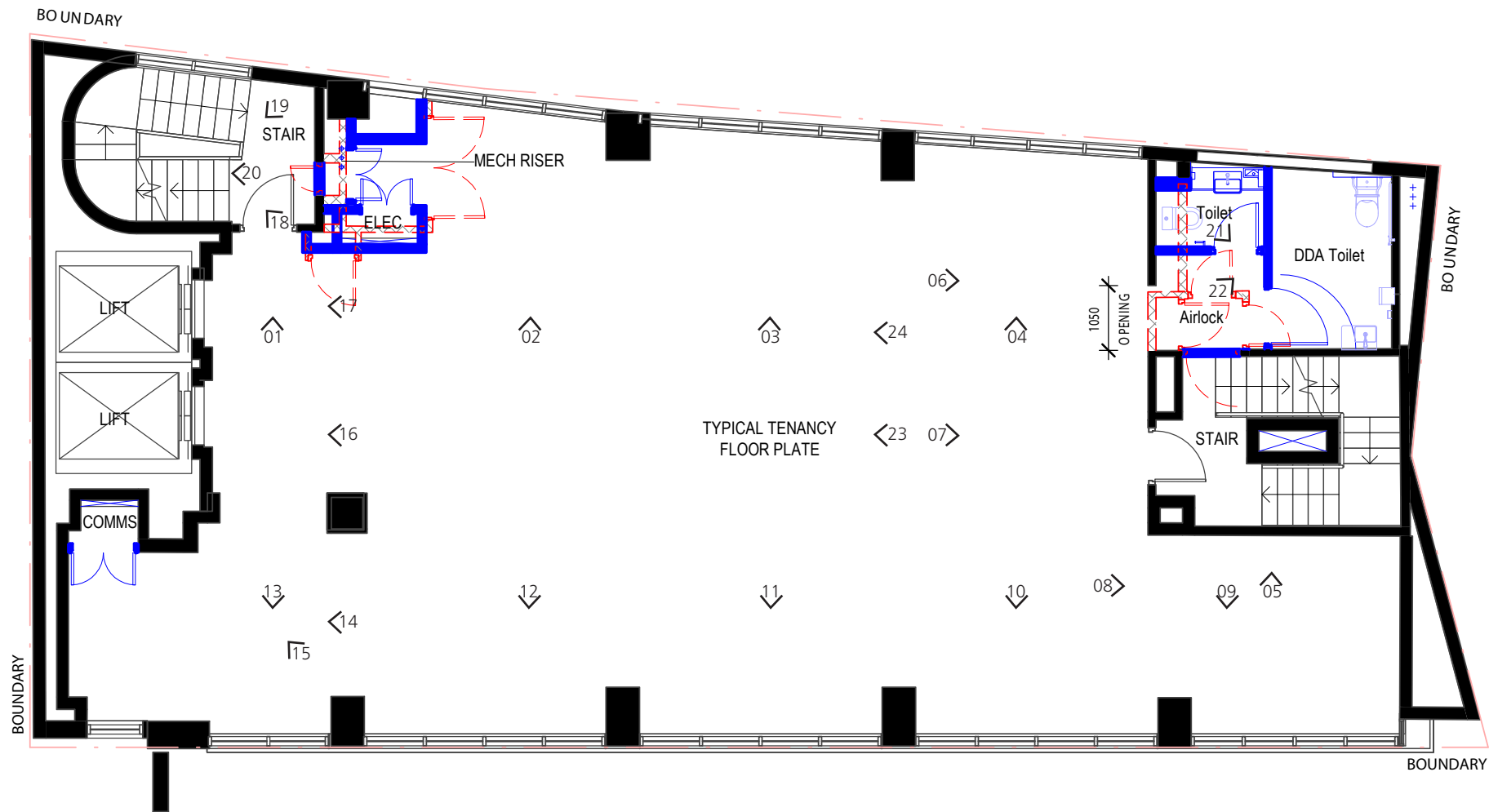


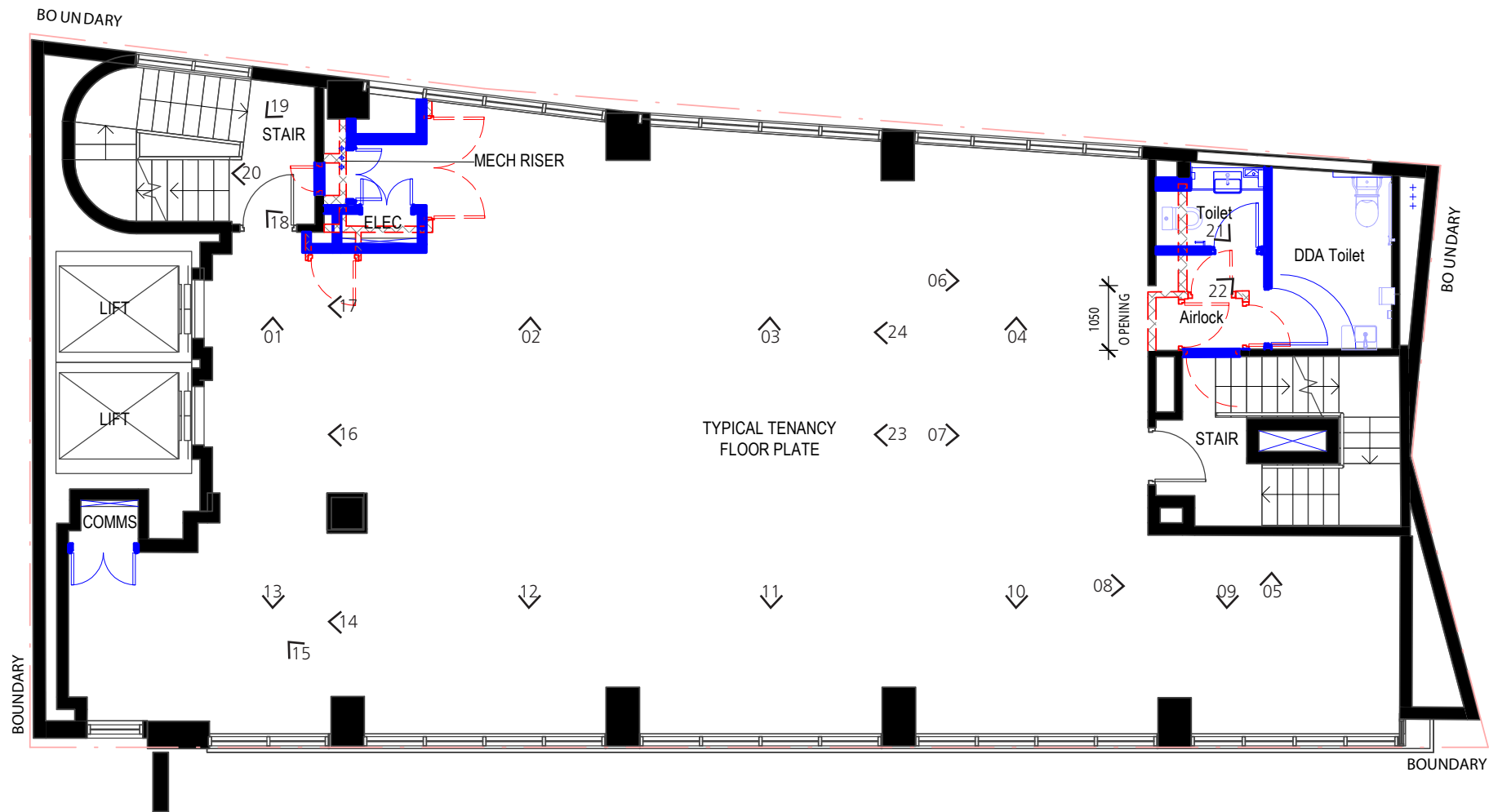


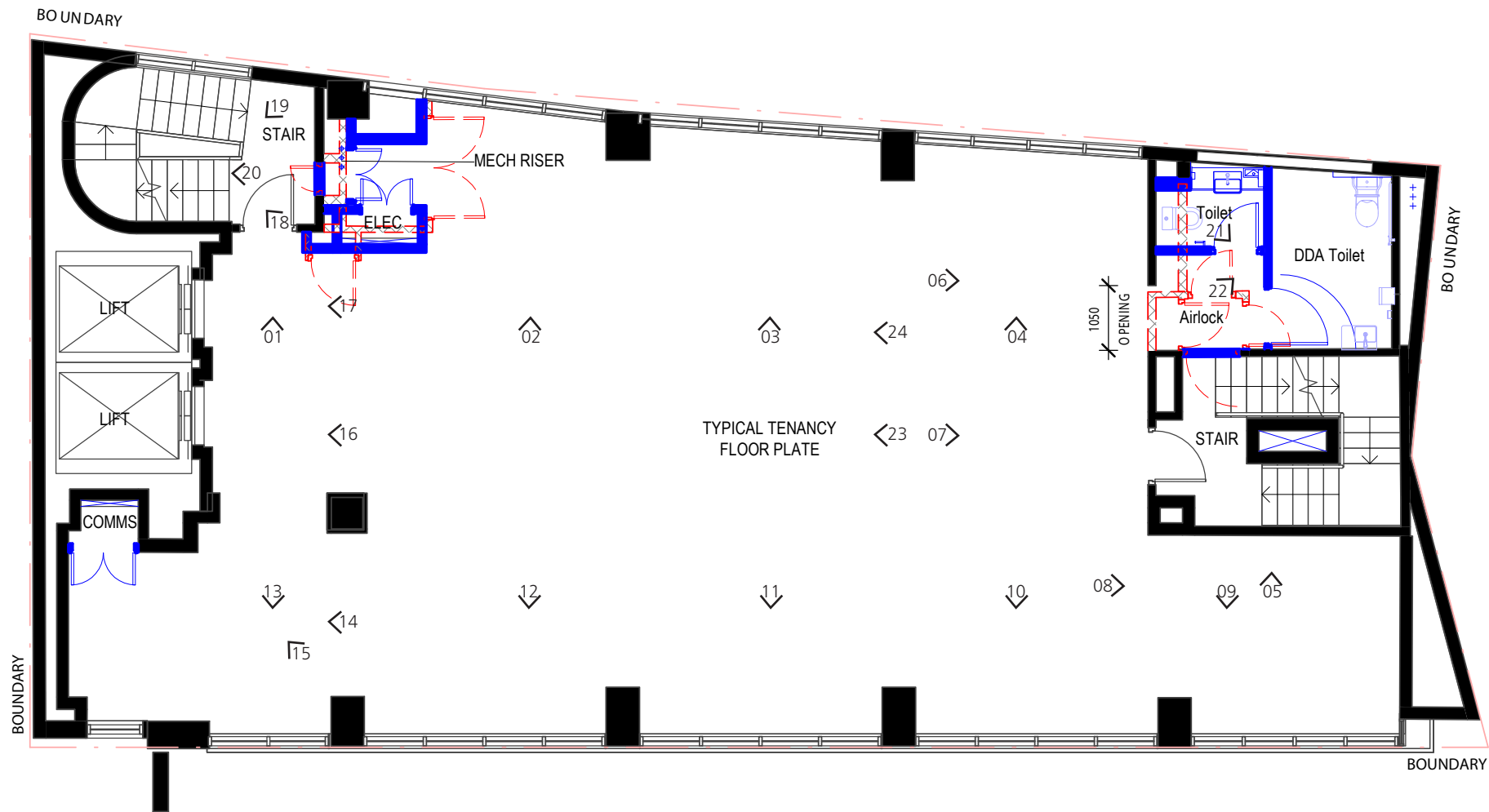


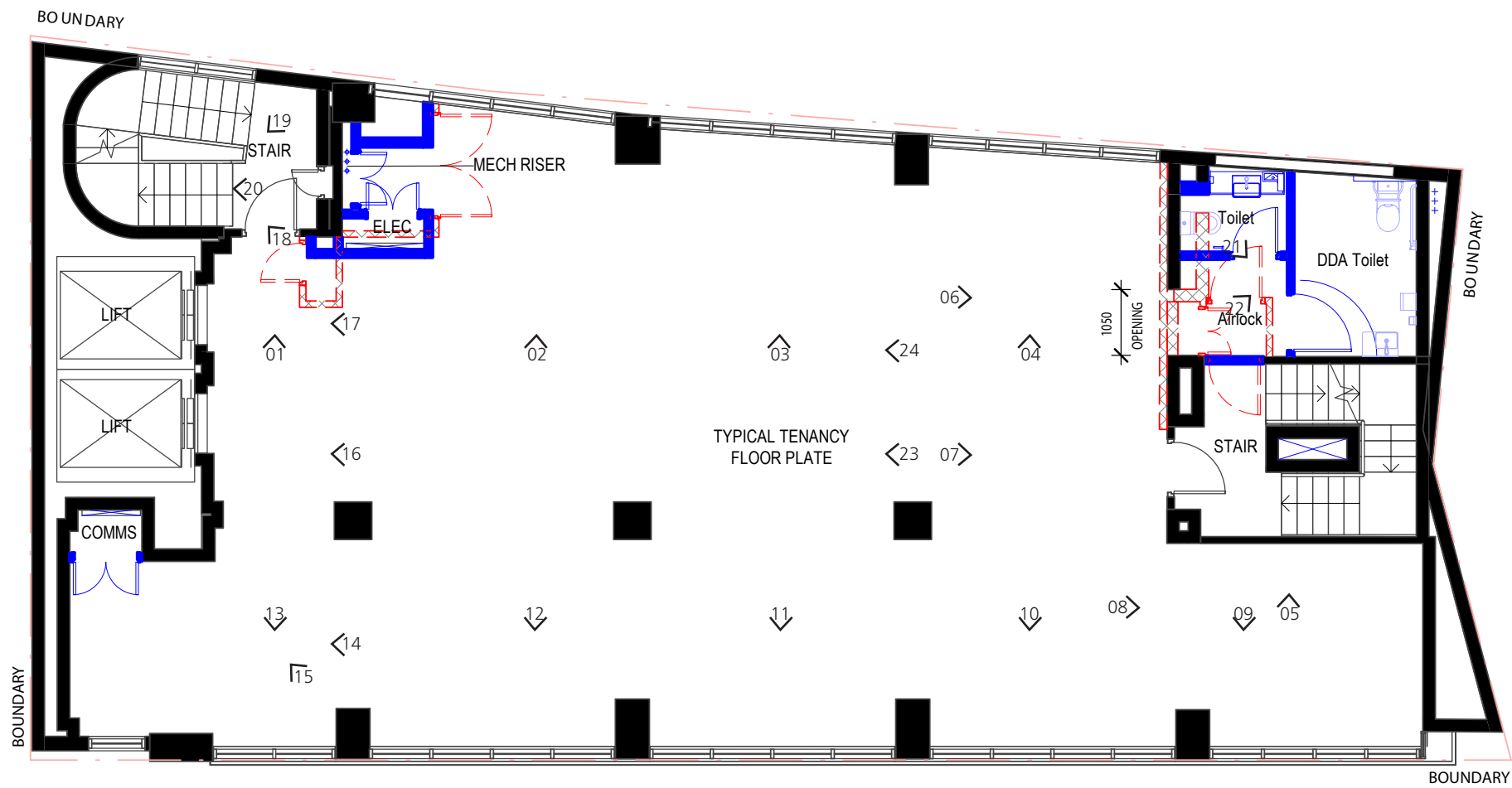


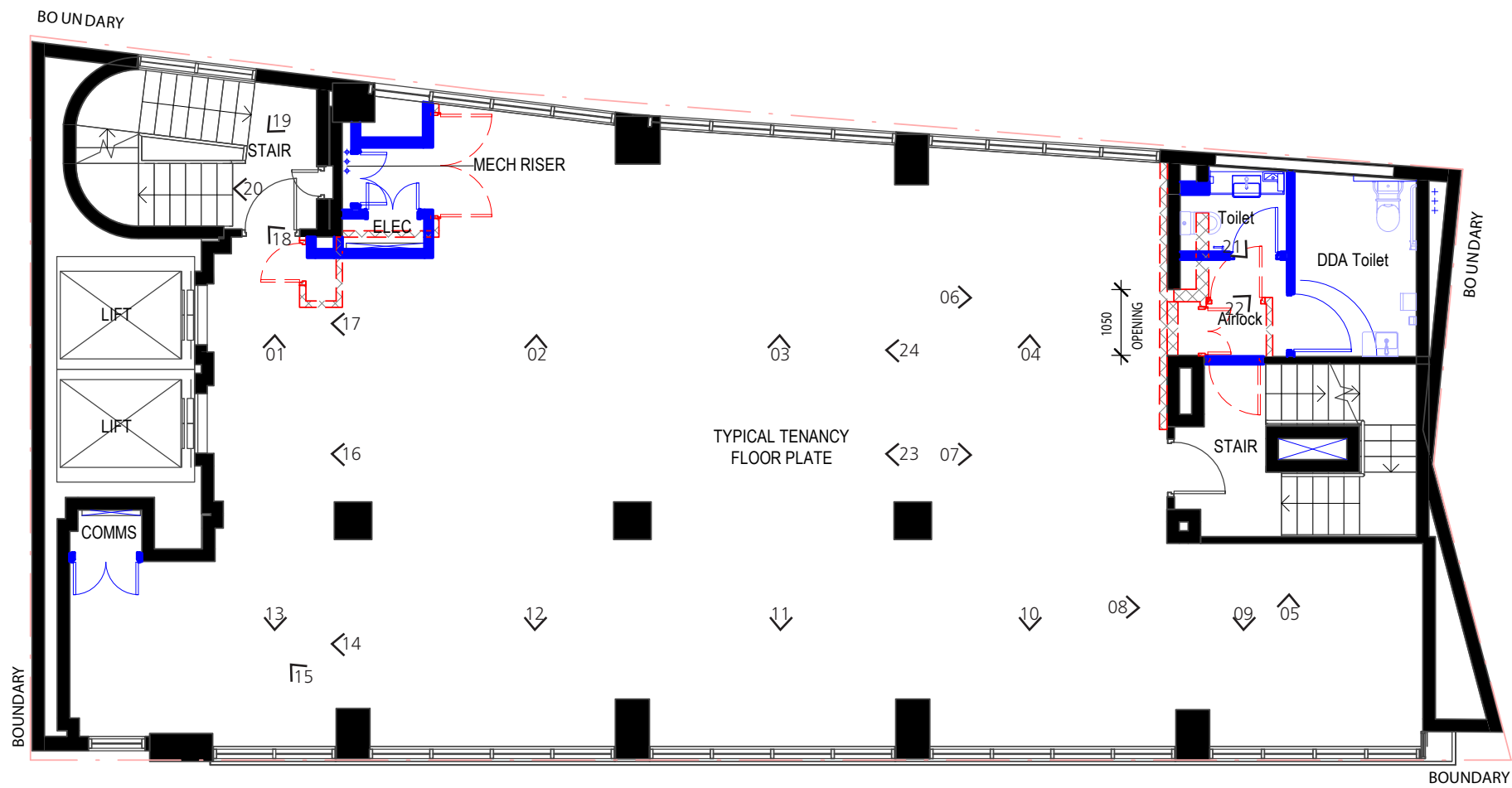


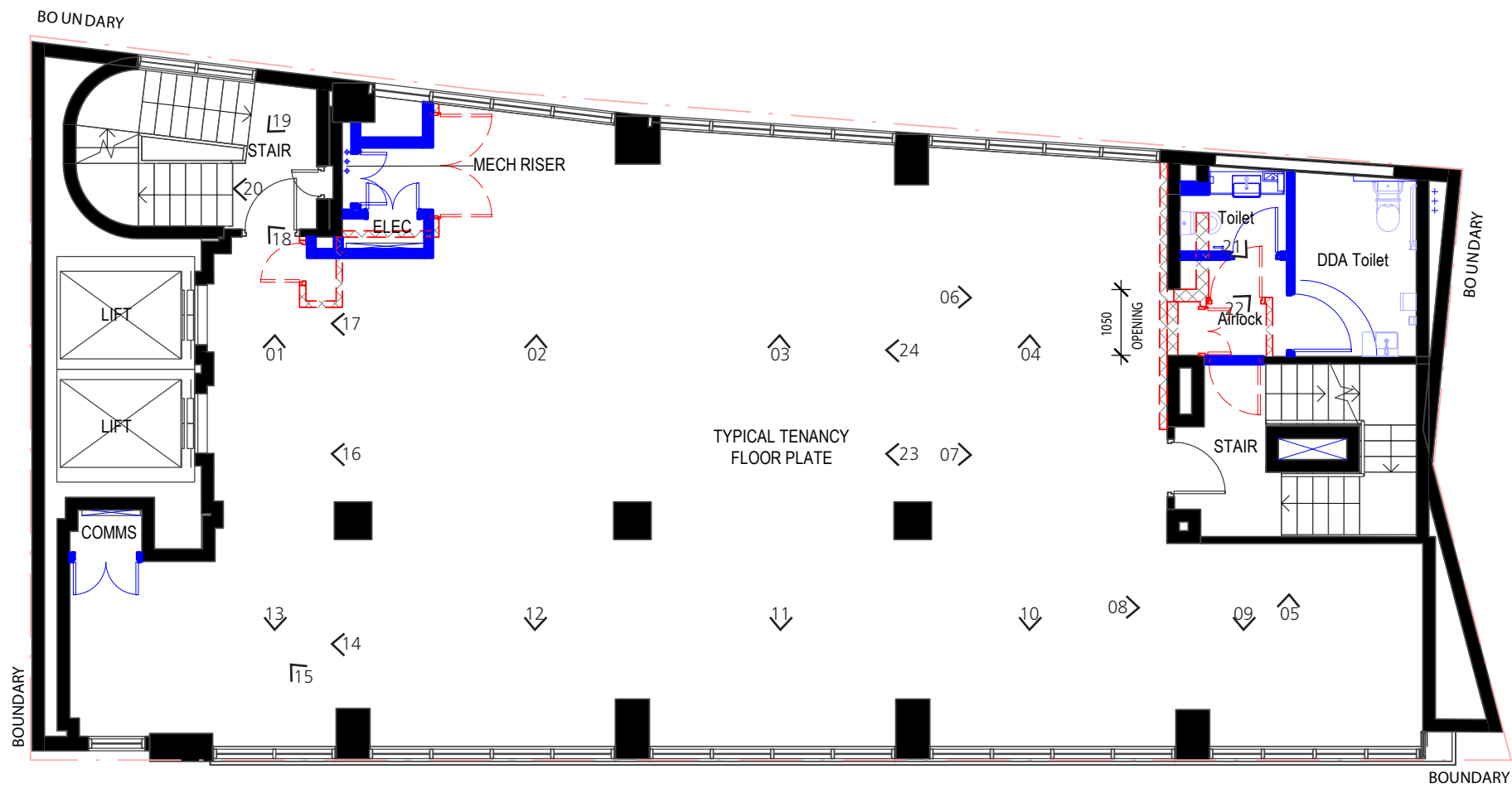


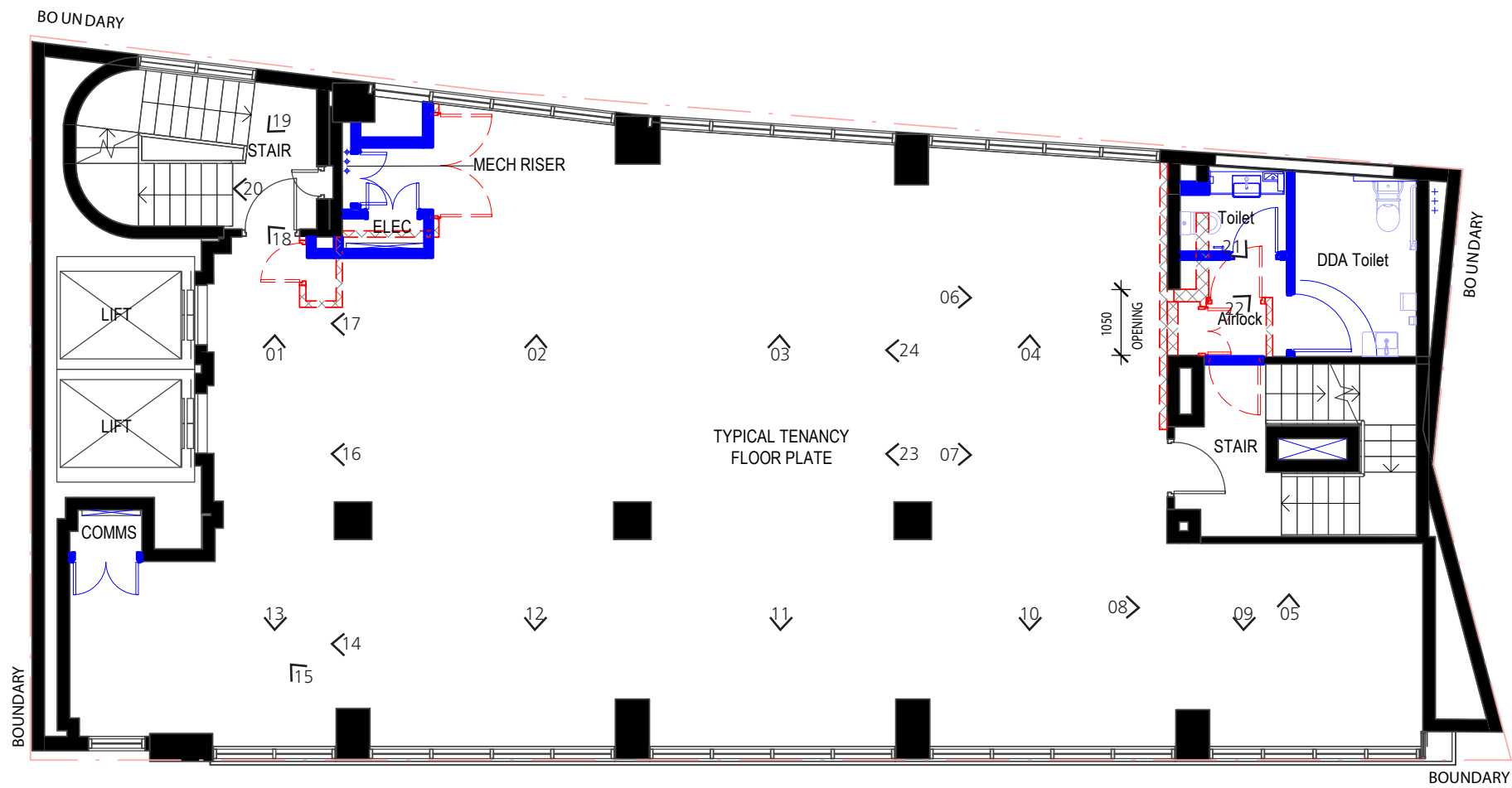


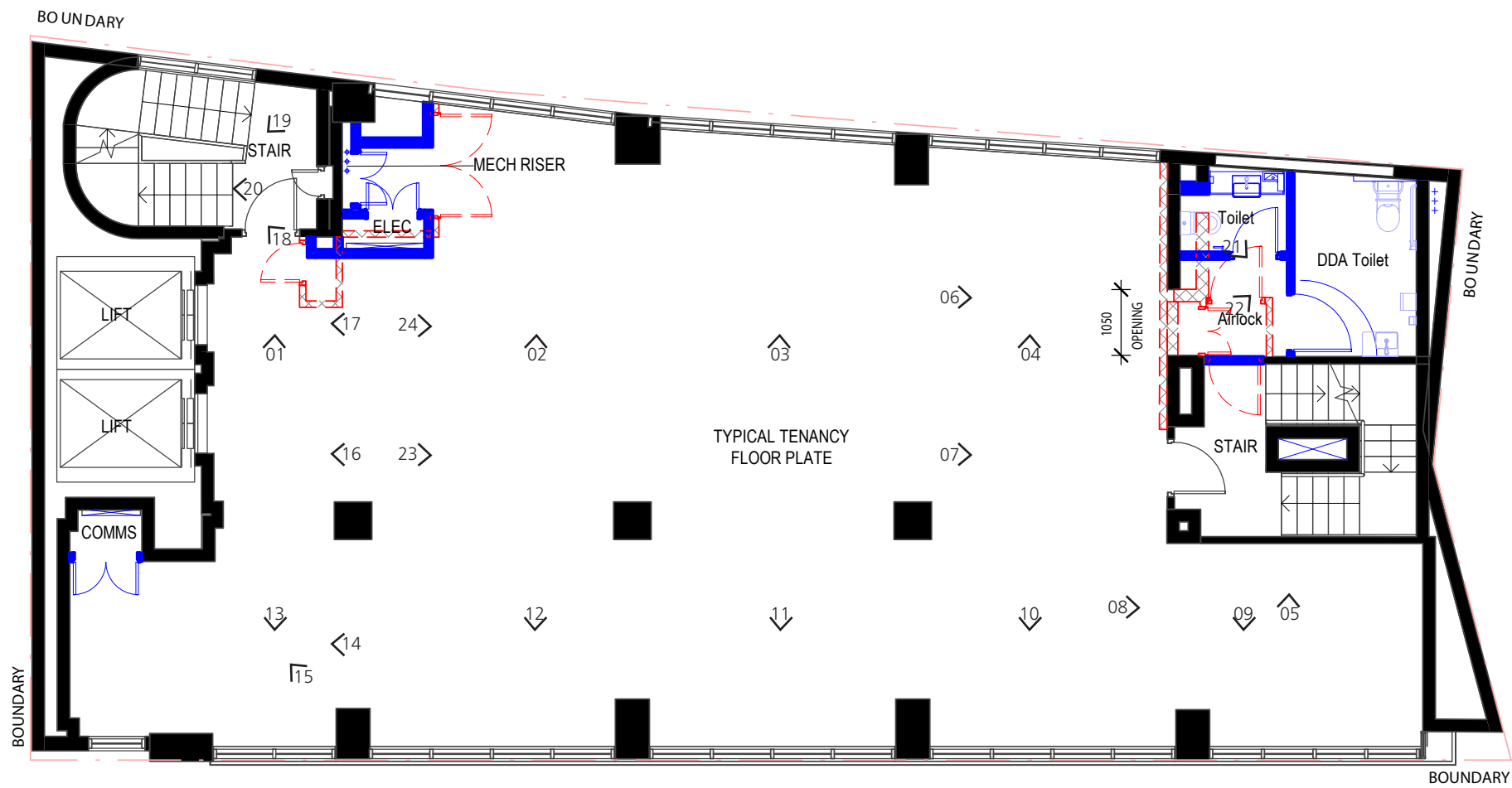


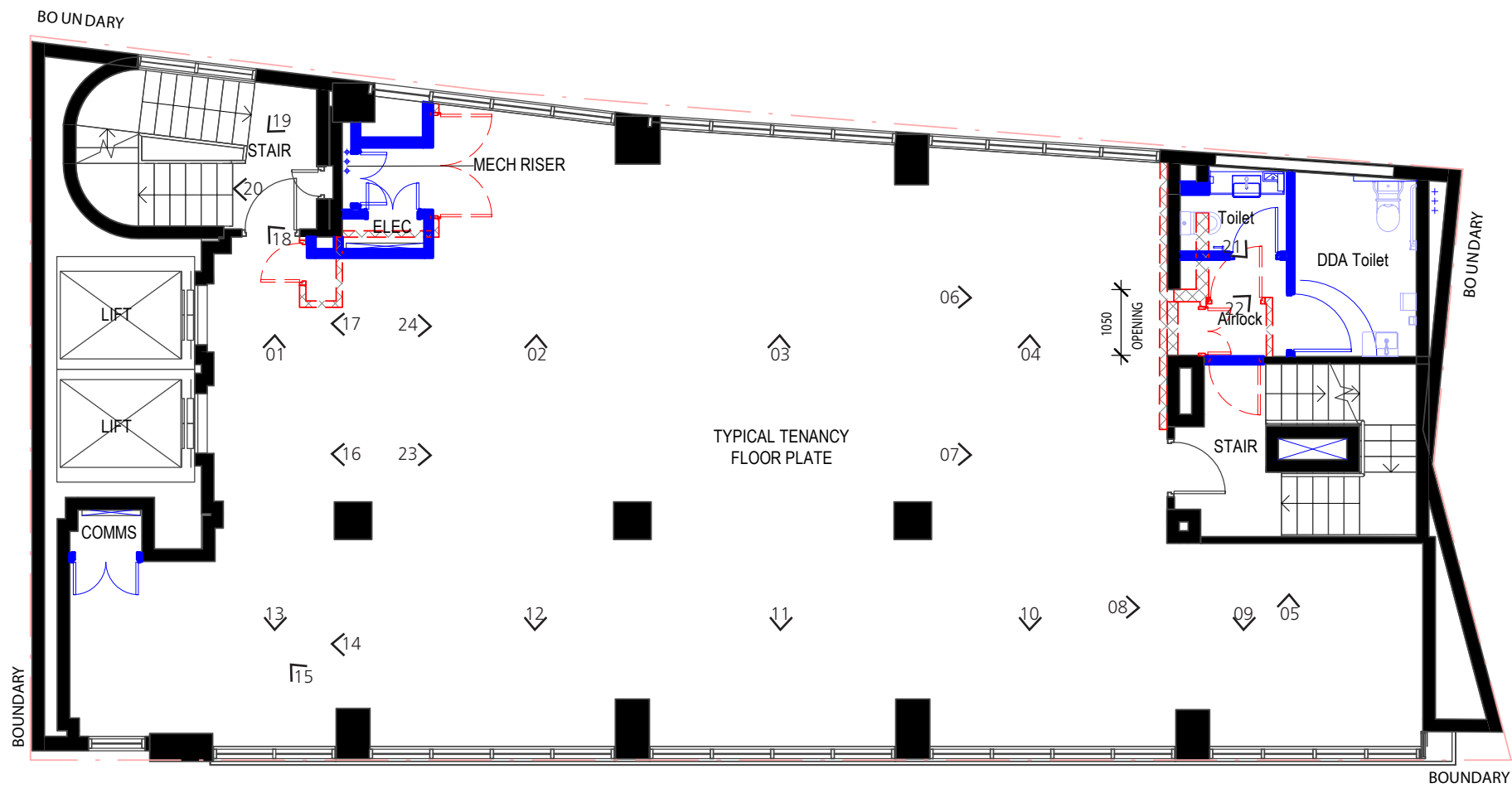


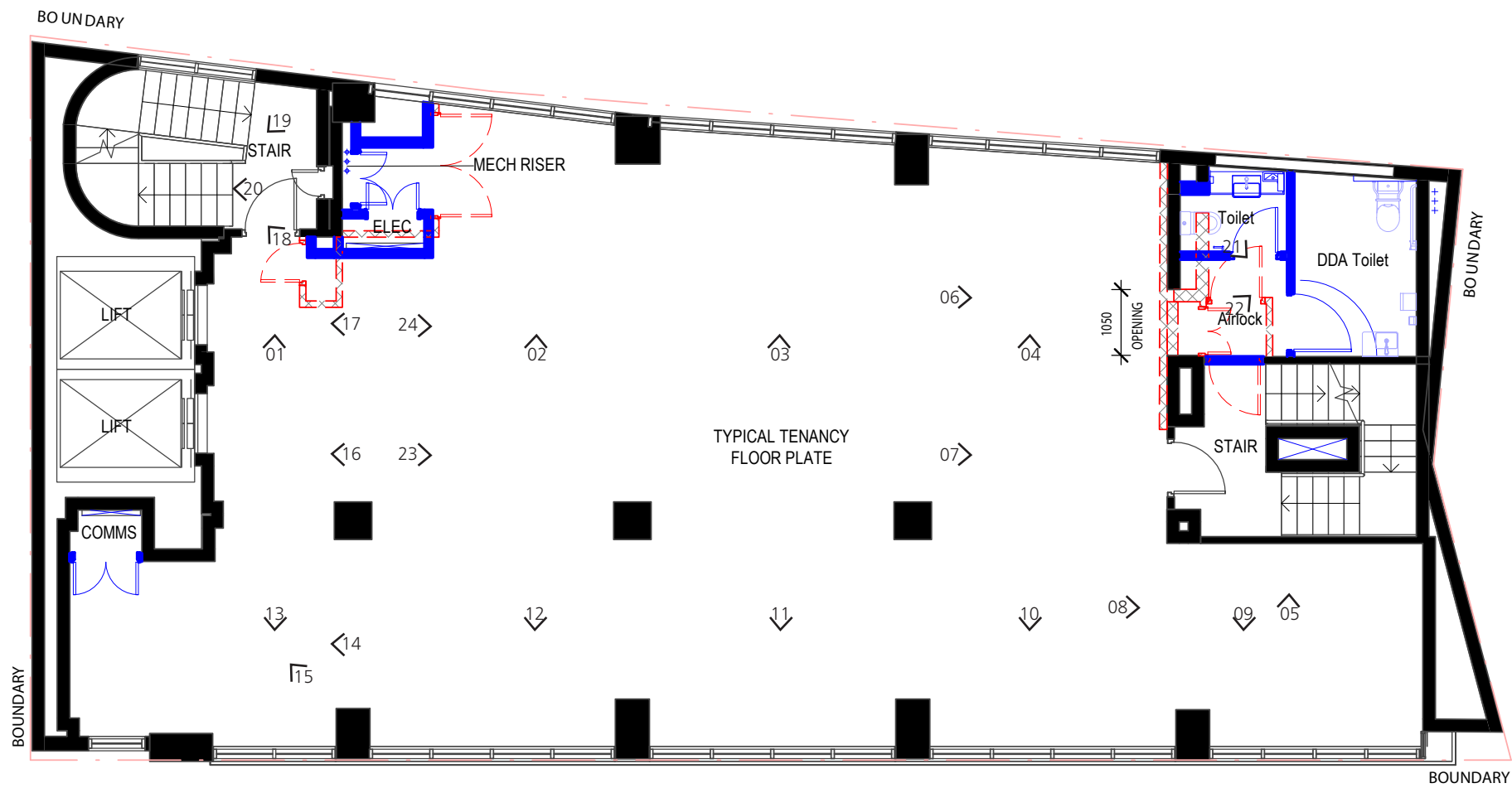


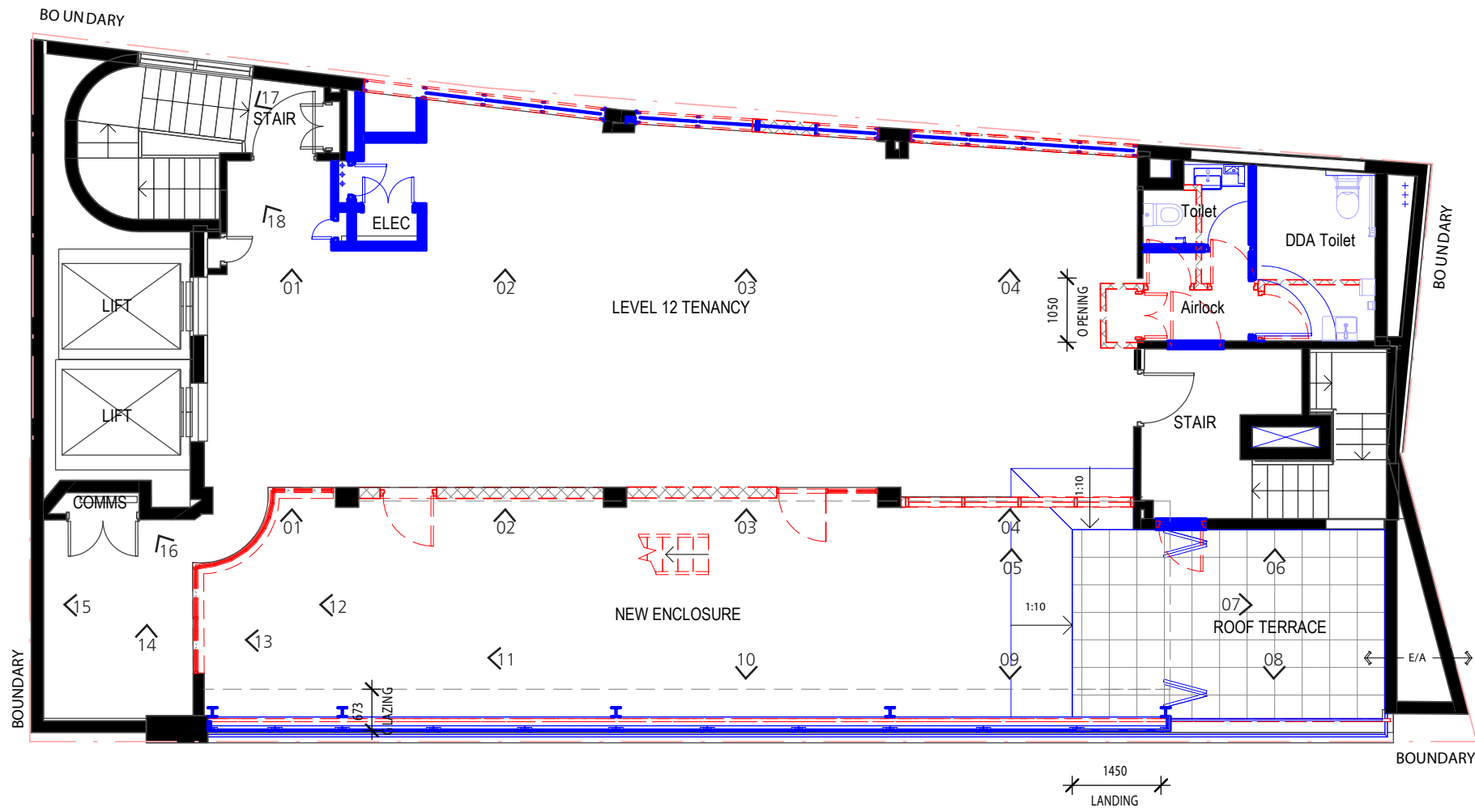


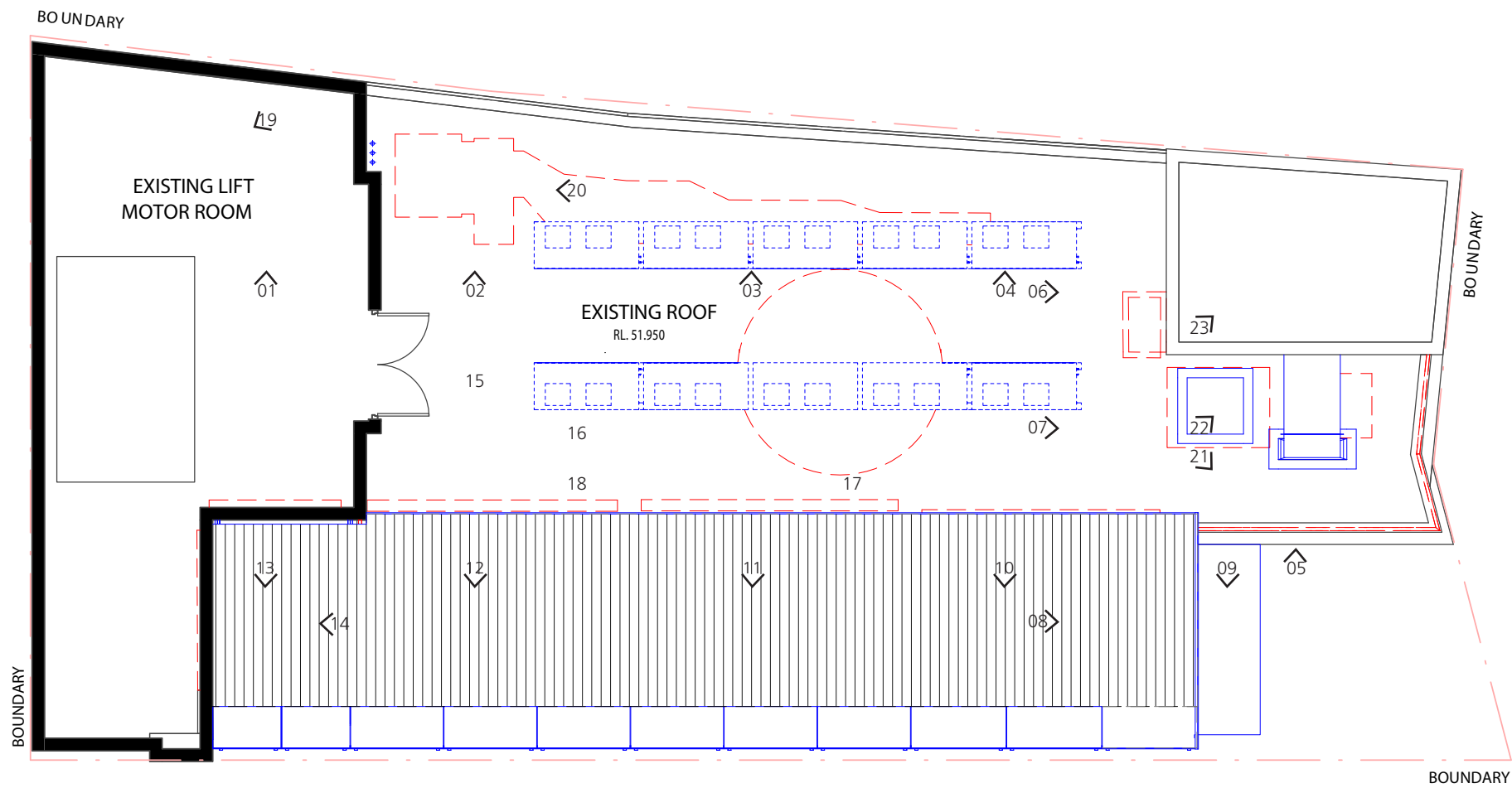














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26/3/20, 3:43:23 pm



IMG_5156.JPG
26/3/20, 3:43:24 pm



IMG_5157.JPG
26/3/20, 3:43:25 pm



IMG_5158.JPG
26/3/20, 3:43:26 pm



IMG_5160.JPG
26/3/20, 3:43:29 pm



IMG_5161.JPG
26/3/20, 3:43:30 pm



IMG_5162.JPG
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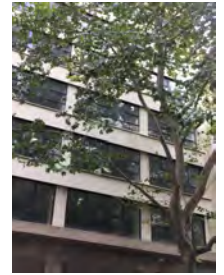
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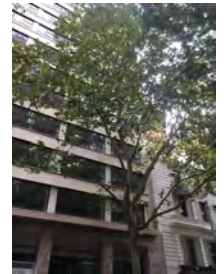
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26/3/20, 3:43:46 pm



IMG_5172.JPG
26/3/20, 3:43:47 pm



IMG_5173.JPG
26/3/20, 3:43:49 pm



IMG_5174.JPG
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IMG_5176.JPG
26/3/20, 3:44:06 pm



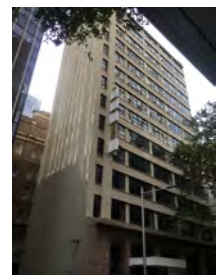
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26/3/20, 3:44:26 pm



IMG_5184.JPG
26/3/20, 3:44:27 pm



IMG_5194.JPG
26/3/20, 3:52:34 pm



IMG_5195.JPG
26/3/20, 3:52:35 pm



IMG_5196.JPG
26/3/20, 3:52:36 pm



IMG_5197.JPG
26/3/20, 3:52:37 pm



IMG_5204.JPG
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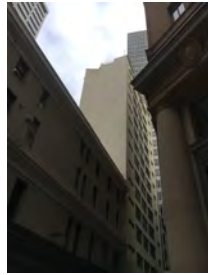
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26/3/20, 3:53:10 pm



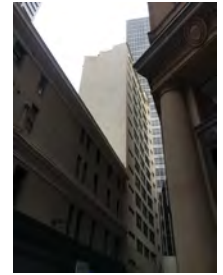
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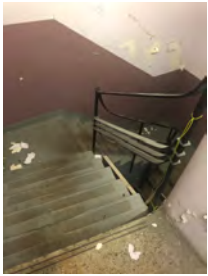
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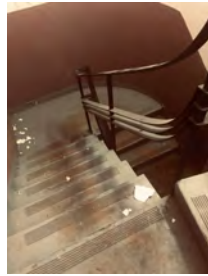
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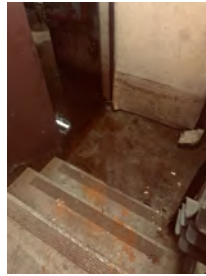
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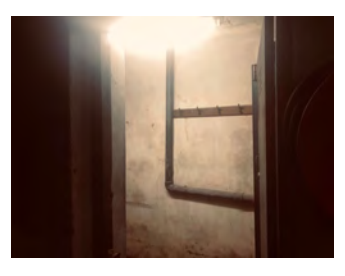
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IMG_8286.jpg
26/3/20, 2:58:29 pm



IMG_8287.jpg
26/3/20, 2:58:42 pm



IMG_8288.jpg
26/3/20, 2:59:09 pm



IMG_8289.jpg
26/3/20, 2:59:13 pm



IMG_8290.jpg
26/3/20, 2:59:31 pm



IMG_8291.jpg
26/3/20, 2:59:41 pm



IMG_8292.jpg
26/3/20, 2:59:54 pm



IMG_8293.jpg
26/3/20, 3:00:08 pm



IMG_8295.jpg
26/3/20, 3:00:27 pm



IMG_8297.jpg
26/3/20, 3:00:40 pm



IMG_8298.jpg
26/3/20, 3:00:49 pm



IMG_8299.jpg
26/3/20, 3:01:09 pm



IMG_8300.jpg
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IMG_8301.jpg
26/3/20, 3:01:34 pm



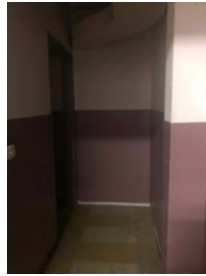
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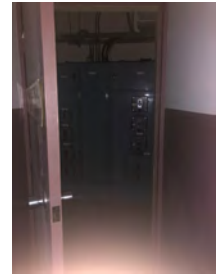
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IMG_8253.jpg
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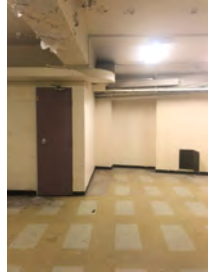
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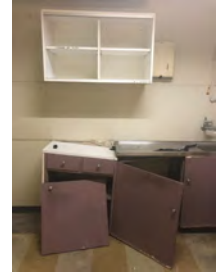
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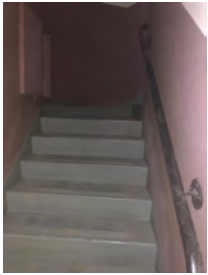
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26/3/20, 2:49:31 pm



IMG_8259.jpg
26/3/20, 2:49:44 pm



IMG_8262.jpg
26/3/20, 2:50:06 pm



IMG_8263.jpg
26/3/20, 2:50:20 pm



IMG_8266.jpg
26/3/20, 2:50:55 pm



IMG_8267.jpg
26/3/20, 2:51:06 pm



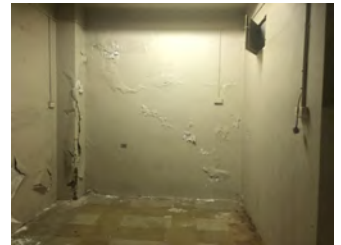
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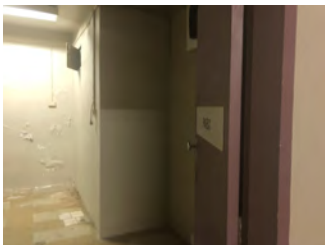
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IMG_8271.jpg
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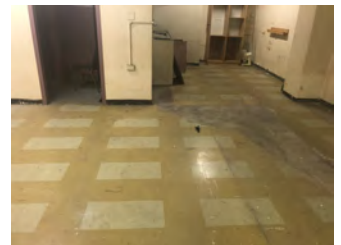
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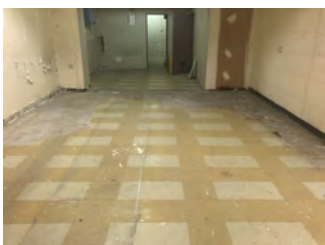
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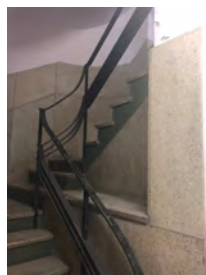
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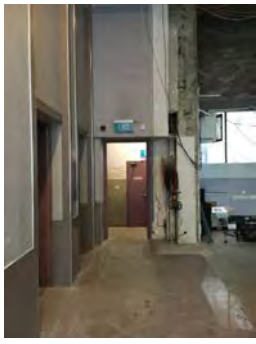
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IMG_8282.jpg
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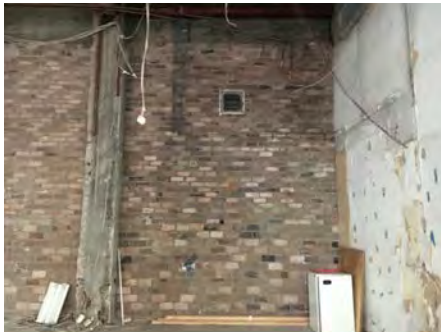
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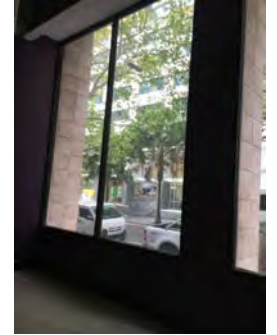
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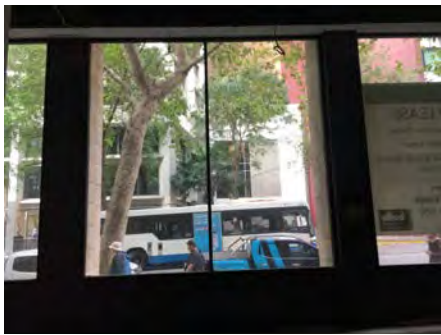
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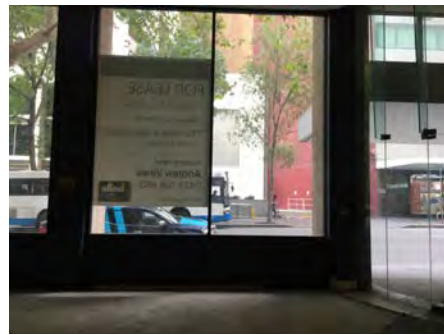
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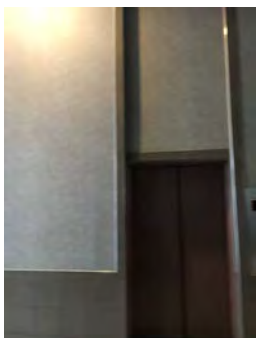
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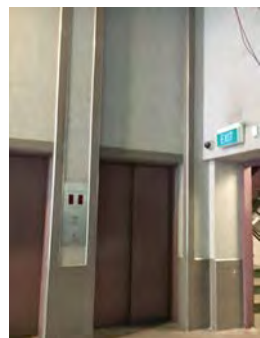
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26/3/20, 2:43:35 pm



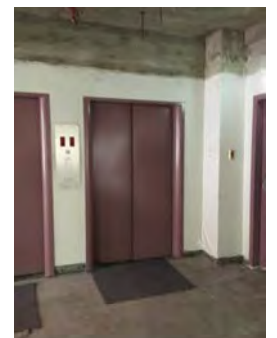
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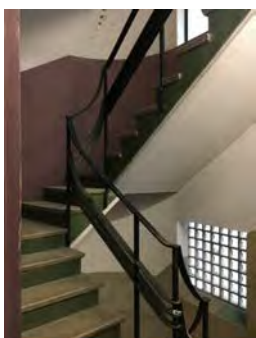
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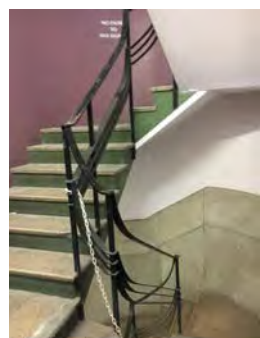
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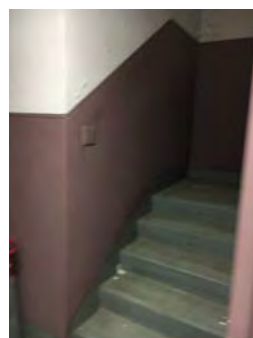
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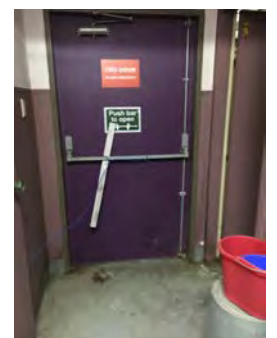
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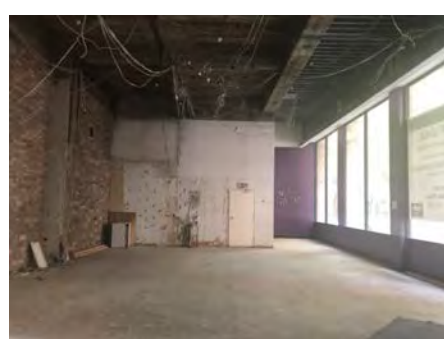
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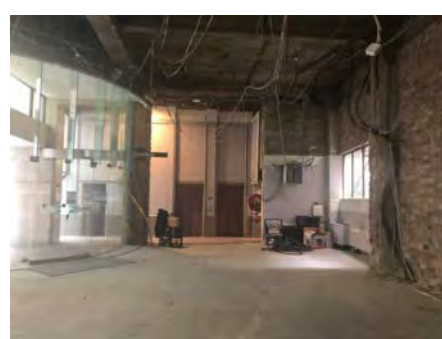
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IMG_4855B.jpg
26/3/20, 2:57:27 pm



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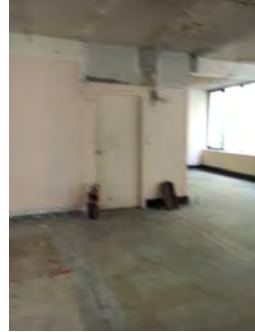
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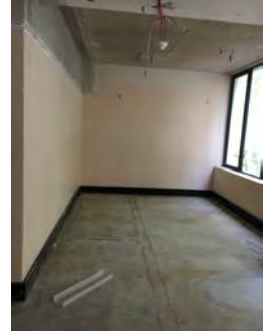
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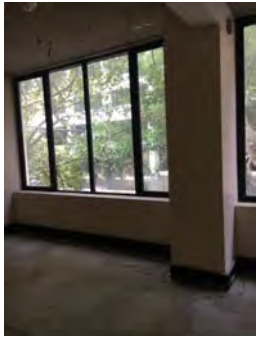
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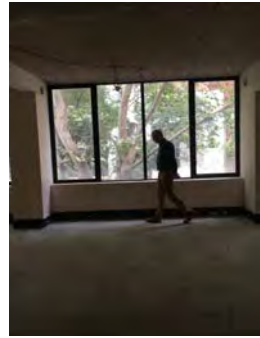
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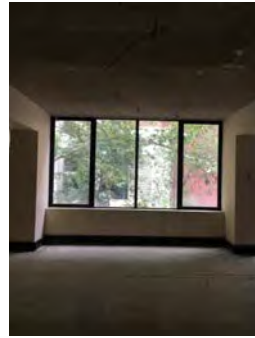
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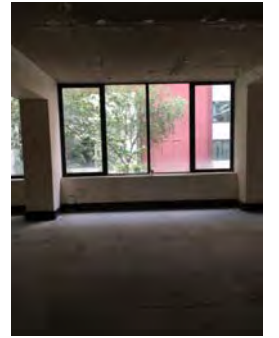
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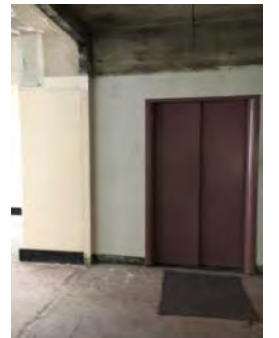
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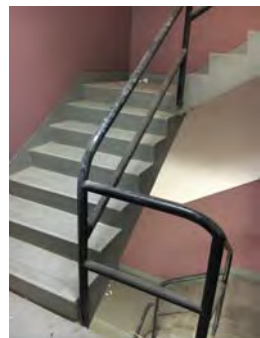
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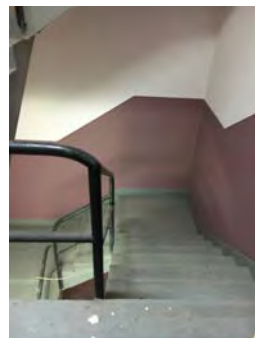
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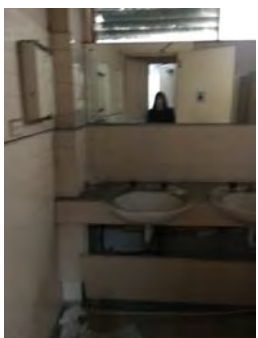
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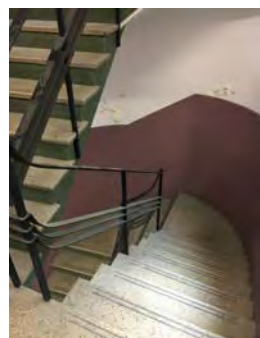
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IMG_4879.JPG
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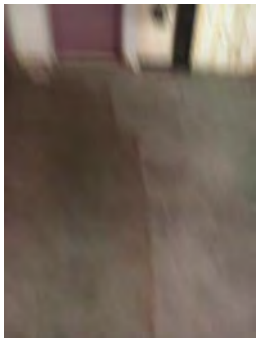
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IMG_4882B.jpg
26/3/20, 3:05:01 pm



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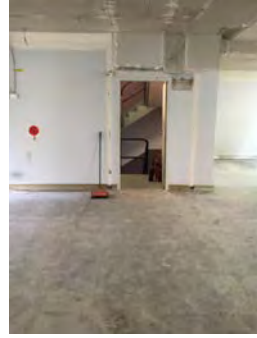
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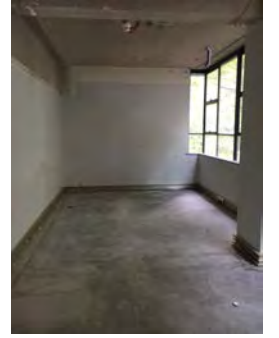
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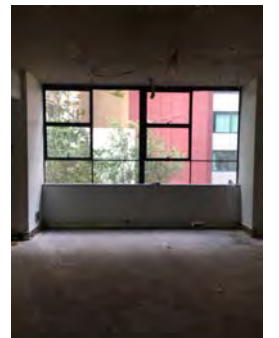
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26/3/20, 2:54:33 pm



IMG_4894.JPG
26/3/20, 2:54:43 pm



IMG_4895.JPG
26/3/20, 2:54:51 pm



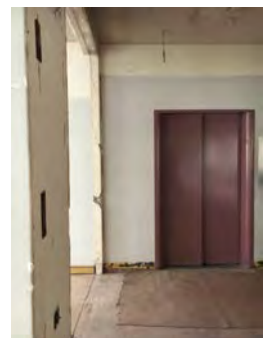
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IMG_4897.JPG
26/3/20, 2:55:00 pm



IMG_4898.JPG
26/3/20, 2:55:05 pm



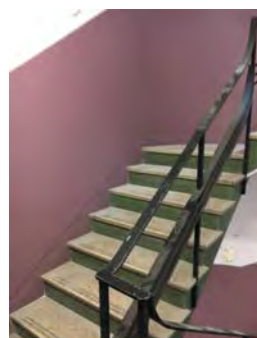
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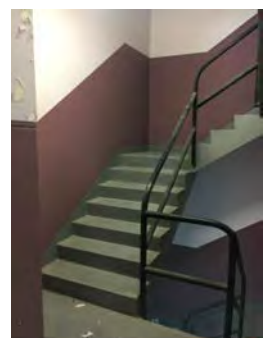
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IMG_4901.JPG
26/3/20, 2:55:49 pm



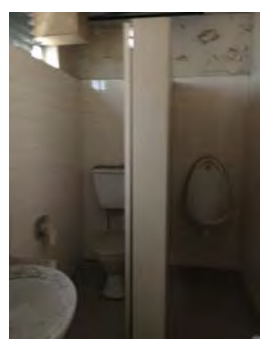
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26/3/20, 2:56:23 pm



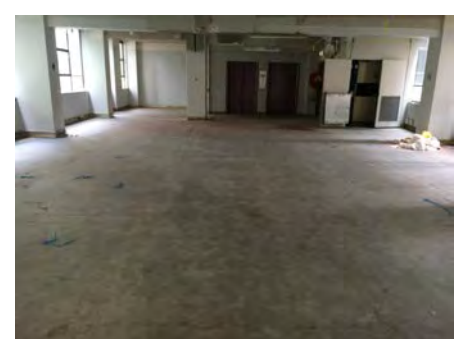
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IMG_4911.JPG
26/3/20, 2:57:20 pm



IMG_4913.JPG
26/3/20, 2:57:34 pm



IMG_4914.JPG
26/3/20, 2:57:37 pm



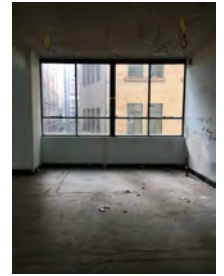
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IMG_4918.JPG
26/3/20, 3:01:51 pm



IMG_4920.JPG
26/3/20, 3:02:45 pm



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26/3/20, 3:02:51 pm



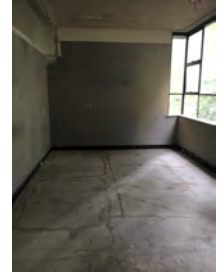
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IMG_4924.JPG
26/3/20, 3:03:13 pm



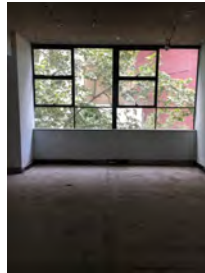
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26/3/20, 3:03:22 pm



IMG_4927.JPG
26/3/20, 3:03:27 pm



IMG_4929.JPG
26/3/20, 3:04:19 pm



IMG_4930.JPG
26/3/20, 3:04:26 pm



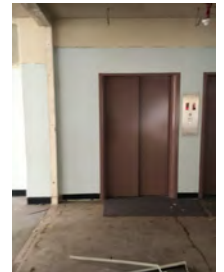
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26/3/20, 3:04:33 pm



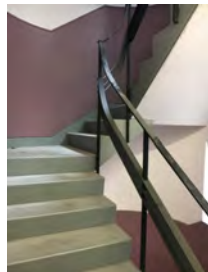
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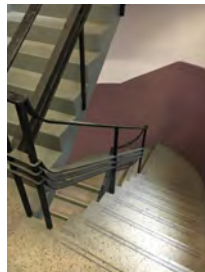
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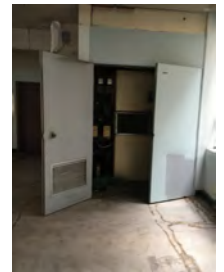
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26/3/20, 3:05:13 pm



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26/3/20, 3:05:17 pm



IMG_4939.JPG
26/3/20, 3:05:34 pm



IMG_4942.JPG
26/3/20, 3:06:12 pm



IMG_4944.JPG
26/3/20, 3:06:30 pm



IMG_4946.JPG
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IMG_4947.JPG
26/3/20, 3:07:23 pm



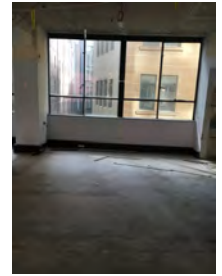
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26/3/20, 3:08:28 pm



IMG_4952.JPG
26/3/20, 3:08:34 pm



IMG_4953.JPG
26/3/20, 3:08:41 pm



IMG_4954.JPG
26/3/20, 3:08:47 pm



IMG_4955.JPG
26/3/20, 3:08:53 pm



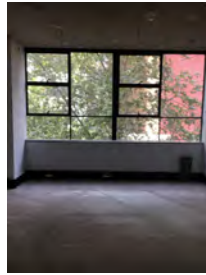
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26/3/20, 3:08:58 pm



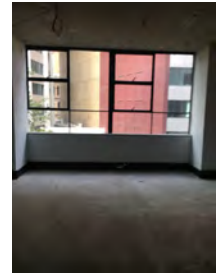
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IMG_4959.JPG
26/3/20, 3:09:06 pm



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IMG_4961.JPG
26/3/20, 3:09:18 pm



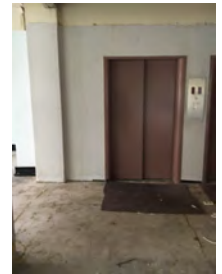
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26/3/20, 3:09:24 pm



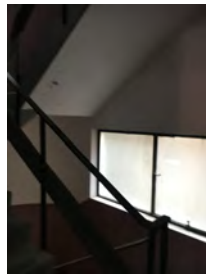
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26/3/20, 3:09:39 pm



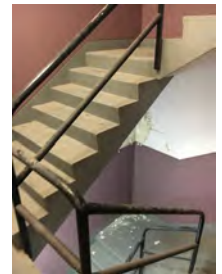
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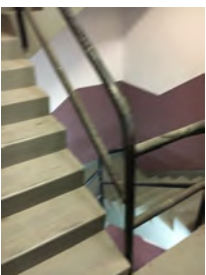
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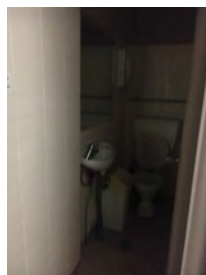
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IMG_4971.JPG
26/3/20, 3:10:39 pm



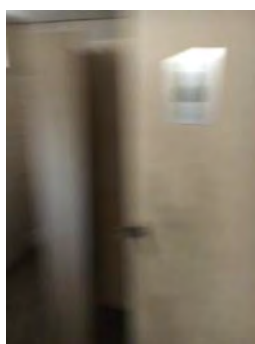
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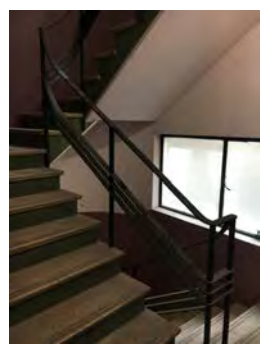
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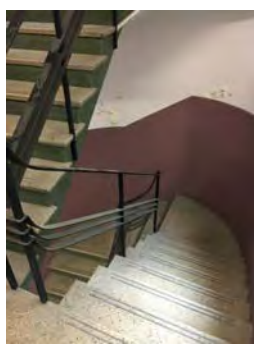
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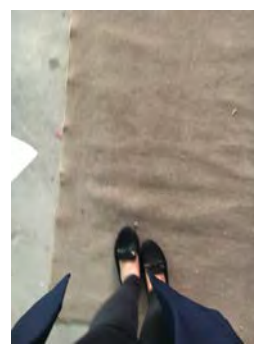
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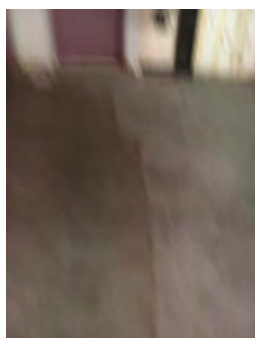
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26/3/20, 2:53:36 pm



IMG_4884.JPG
26/3/20, 2:53:42 pm



IMG_4885.JPG
26/3/20, 2:53:47 pm



IMG_4886.JPG
26/3/20, 2:53:52 pm



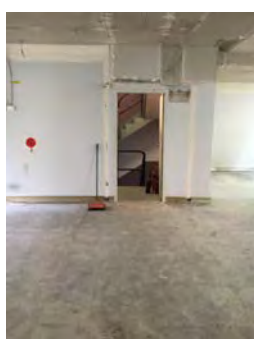
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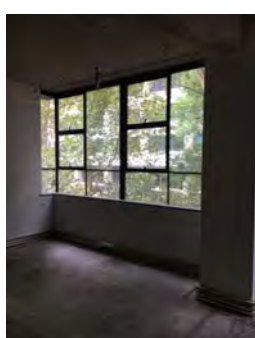
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26/3/20, 2:54:17 pm



IMG_4891.JPG
26/3/20, 2:54:22 pm



IMG_4892.JPG
26/3/20, 2:54:27 pm



IMG_4893.JPG
26/3/20, 2:54:33 pm



IMG_4894.JPG
26/3/20, 2:54:43 pm



IMG_4895.JPG
26/3/20, 2:54:51 pm



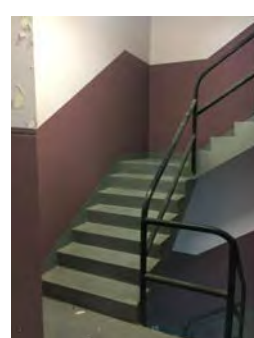
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IMG_4898.JPG
26/3/20, 2:55:05 pm



IMG_4903.JPG
26/3/20, 2:55:59 pm



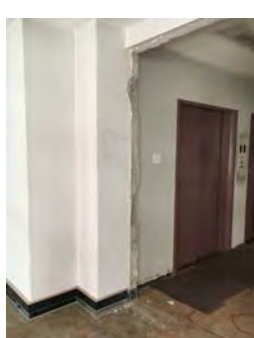
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26/3/20, 2:56:40 pm



IMG_4908.JPG
26/3/20, 2:56:50 pm



IMG_4994A.JPG
26/3/20, 3:19:17 pm



IMG_4994B.JPG
26/3/20, 3:19:24 pm



IMG_5009.JPG
26/3/20, 3:17:52 pm



IMG_5011.JPG
26/3/20, 3:17:59 pm



IMG_5012.JPG
26/3/20, 3:18:05 pm



IMG_5013.JPG
26/3/20, 3:18:12 pm



IMG_5014.JPG
26/3/20, 3:18:18 pm



IMG_5015.JPG
26/3/20, 3:18:28 pm



IMG_5016.JPG
26/3/20, 3:18:32 pm



IMG_5016A.JPG
26/3/20, 3:13:59 pm



IMG_5017.JPG
26/3/20, 3:18:37 pm



IMG_5018.JPG
26/3/20, 3:18:41 pm



IMG_5019.JPG
26/3/20, 3:18:51 pm



IMG_5020.JPG
26/3/20, 3:18:58 pm



IMG_5021.JPG
26/3/20, 3:19:02 pm



IMG_5022.JPG
26/3/20, 3:19:05 pm



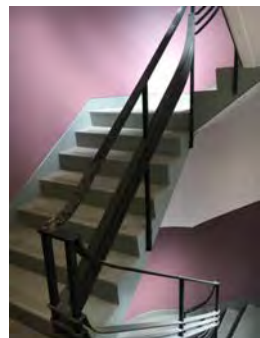
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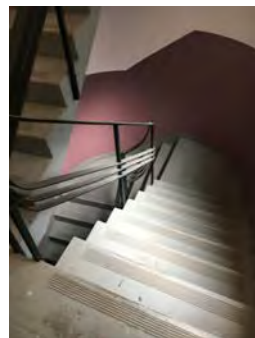
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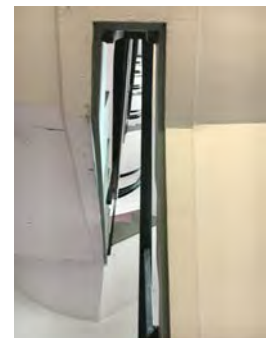
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IMG_5026.JPG
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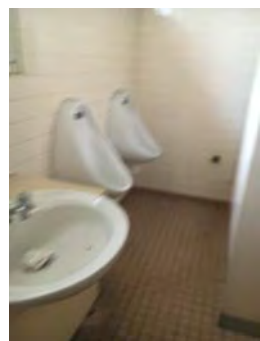
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IMG_5028.JPG
26/3/20, 3:19:48 pm



IMG_5032.JPG
26/3/20, 3:20:33 pm



IMG_5033.JPG
26/3/20, 3:20:38 pm



IMG_5035.JPG
26/3/20, 3:20:56 pm



IMG_5036.JPG
26/3/20, 3:20:59 pm



IMG_5038.JPG
26/3/20, 3:22:09 pm



IMG_5039.JPG
26/3/20, 3:22:16 pm



IMG_5040.JPG
26/3/20, 3:22:20 pm



IMG_5041.JPG
26/3/20, 3:22:24 pm



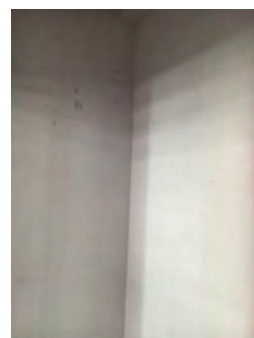
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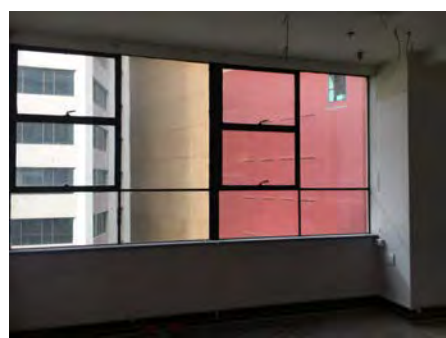
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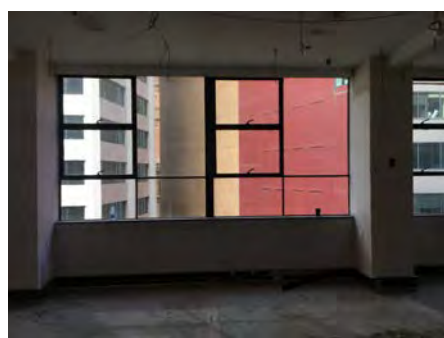
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26/3/20, 3:23:23 pm



IMG_5050.JPG
26/3/20, 3:23:27 pm



IMG_5051.JPG
26/3/20, 3:23:36 pm



IMG_5052.JPG
26/3/20, 3:23:43 pm



IMG_5053.JPG
26/3/20, 3:23:48 pm



IMG_5054.JPG
26/3/20, 3:23:51 pm



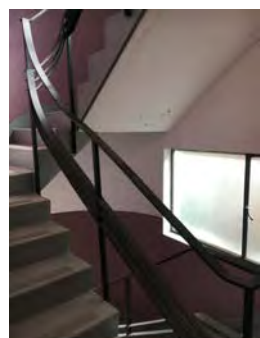
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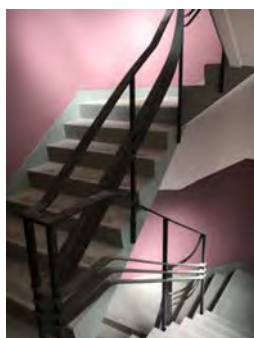
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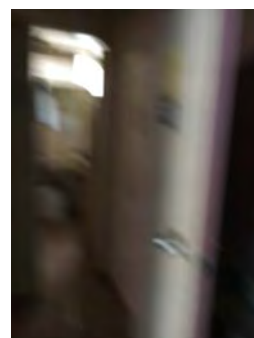
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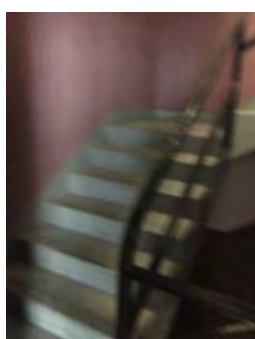
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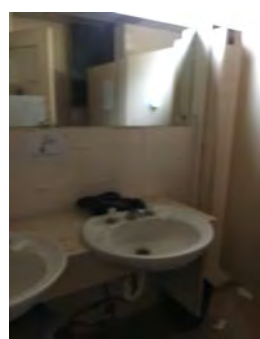
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26/3/20, 3:24:49 pm



IMG_5059.JPG
26/3/20, 3:24:51 pm



IMG_5061.JPG
26/3/20, 3:25:00 pm



IMG_5063.JPG
26/3/20, 3:25:28 pm



IMG_5064.JPG
26/3/20, 3:25:30 pm



IMG_5067.JPG
26/3/20, 3:26:57 pm



IMG_5068.JPG
26/3/20, 3:27:03 pm



IMG_5069.JPG
26/3/20, 3:27:09 pm



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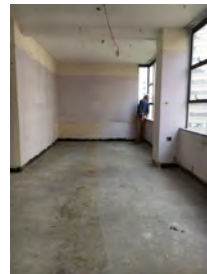
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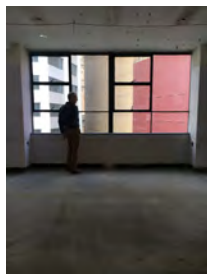
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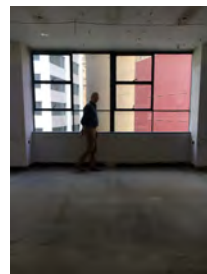
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IMG_5076.JPG
26/3/20, 3:27:54 pm



IMG_5077.JPG
26/3/20, 3:28:02 pm



IMG_5078.JPG
26/3/20, 3:28:03 pm



IMG_5080.JPG
26/3/20, 3:28:13 pm



IMG_5081.JPG
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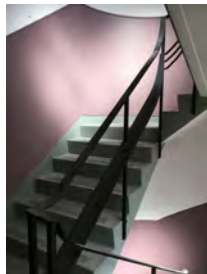
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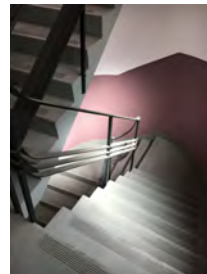
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IMG_5085.JPG
26/3/20, 3:28:52 pm



IMG_5086.JPG
26/3/20, 3:29:29 pm



IMG_5087.JPG
26/3/20, 3:29:30 pm



IMG_5091.JPG
26/3/20, 3:30:31 pm



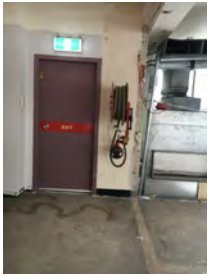
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IMG_5094.JPG
26/3/20, 3:30:50 pm



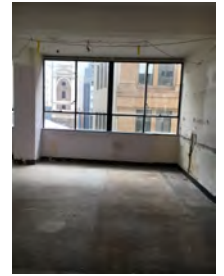
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26/3/20, 3:31:36 pm



IMG_5097.JPG
26/3/20, 3:31:45 pm



IMG_5098.JPG
26/3/20, 3:31:52 pm



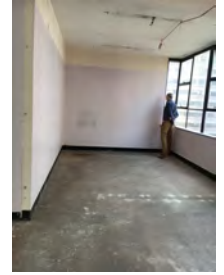
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IMG_5101.JPG
26/3/20, 3:32:08 pm



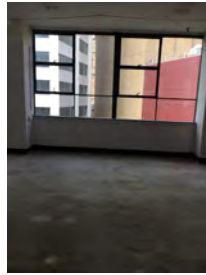
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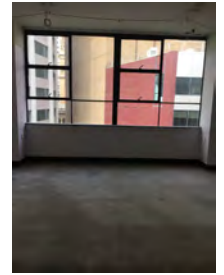
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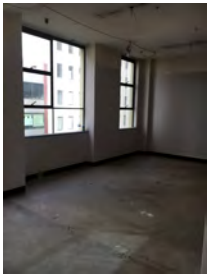
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IMG_5105.JPG
26/3/20, 3:32:32 pm



IMG_5106.JPG
26/3/20, 3:32:40 pm



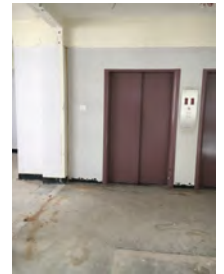
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IMG_5108.JPG
26/3/20, 3:32:46 pm



IMG_5109.JPG
26/3/20, 3:32:49 pm



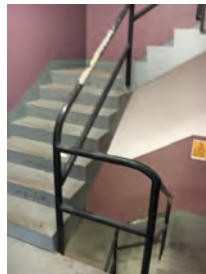
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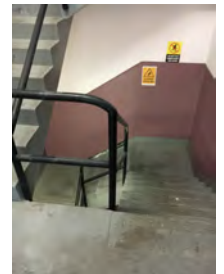
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26/3/20, 3:33:00 pm



IMG_5112.JPG
26/3/20, 3:33:03 pm



IMG_5115.JPG
26/3/20, 3:33:43 pm



IMG_5116.JPG
26/3/20, 3:33:45 pm



IMG_5119.JPG
26/3/20, 3:33:54 pm



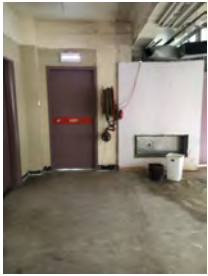
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26/3/20, 3:33:56 pm



IMG_5121.JPG
26/3/20, 3:34:05 pm



IMG_5122.JPG
26/3/20, 3:34:07 pm



IMG_5125.JPG
26/3/20, 3:35:40 pm



IMG_5126.JPG
26/3/20, 3:35:45 pm



IMG_5127.JPG
26/3/20, 3:35:54 pm



IMG_5128.JPG
26/3/20, 3:36:01 pm



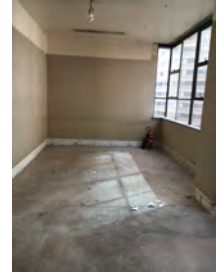
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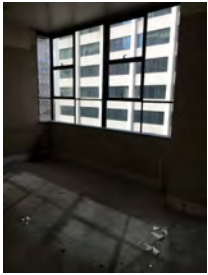
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IMG_5131.JPG
26/3/20, 3:36:20 pm



IMG_5132.JPG
26/3/20, 3:36:28 pm



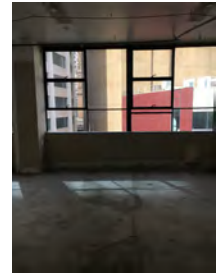
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IMG_5134.JPG
26/3/20, 3:36:37 pm



IMG_5135.JPG
26/3/20, 3:36:45 pm



IMG_5136.JPG
26/3/20, 3:36:53 pm



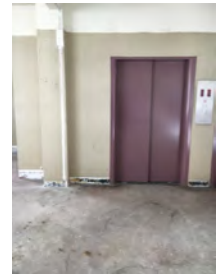
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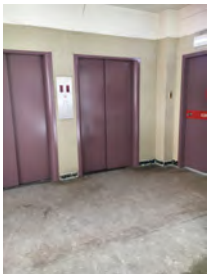
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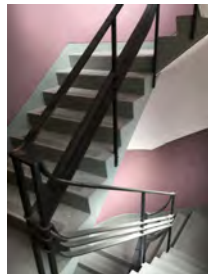
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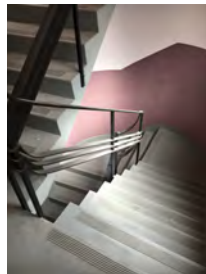
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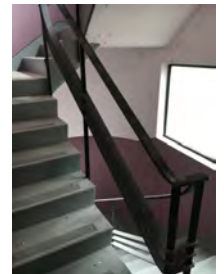
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26/3/20, 3:37:20 pm



IMG_5142.JPG
26/3/20, 3:37:34 pm



IMG_5143.JPG
26/3/20, 3:37:35 pm



IMG_5144.JPG
26/3/20, 3:37:40 pm



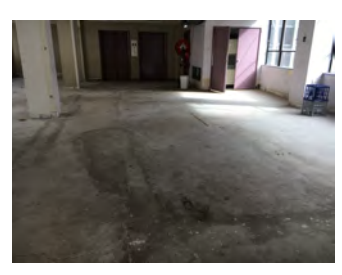
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26/3/20, 3:38:27 pm



IMG_5150.JPG
26/3/20, 3:38:37 pm



IMG_5151.JPG
26/3/20, 3:38:53 pm



IMG_5153.JPG
26/3/20, 3:39:01 pm



IMG_8313.jpg
26/3/20, 3:06:57 pm



IMG_8314.jpg
26/3/20, 3:07:02 pm



IMG_8315.jpg
26/3/20, 3:07:07 pm



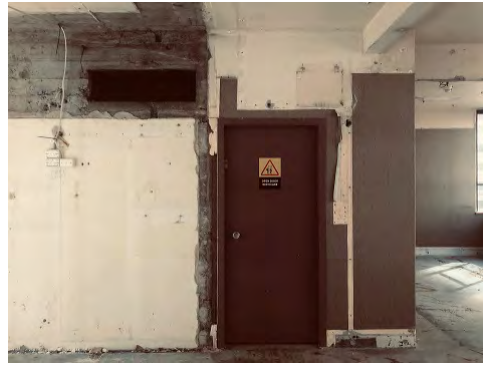
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26/3/20, 3:07:21 pm



IMG_8318.jpg
26/3/20, 3:07:29 pm



IMG_8319.jpg
26/3/20, 3:07:37 pm



IMG_8320.jpg
26/3/20, 3:07:43 pm



IMG_8321.jpg
26/3/20, 3:07:49 pm



IMG_8322.jpg
26/3/20, 3:07:55 pm



IMG_8323.jpg
26/3/20, 3:08:02 pm



IMG_8324.jpg
26/3/20, 3:08:09 pm



IMG_8325.jpg
26/3/20, 3:08:17 pm



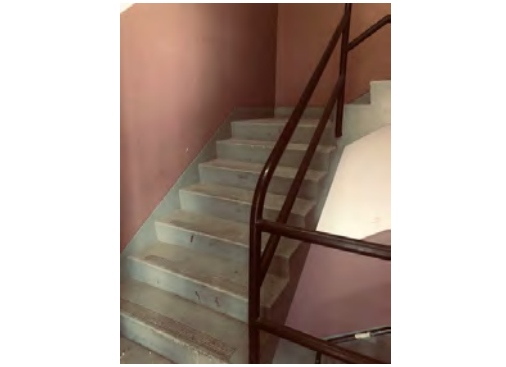
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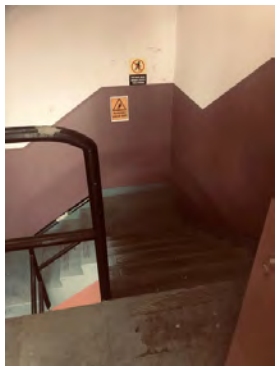
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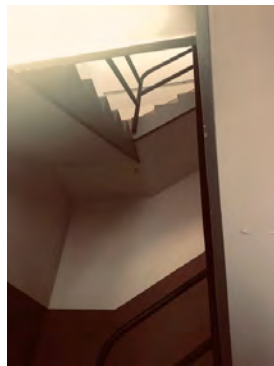
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IMG_8329.jpg
26/3/20, 3:08:57 pm



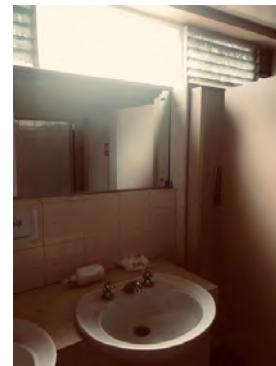
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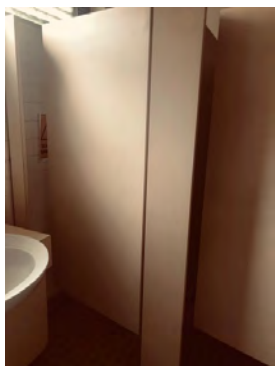
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IMG_8332.jpg
26/3/20, 3:09:24 pm



IMG_8333.jpg
26/3/20, 3:09:33 pm



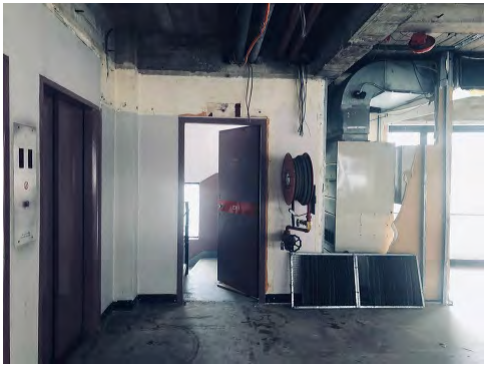
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26/3/20, 3:09:38 pm



IMG_8334A.JPG
26/3/20, 3:38:53 pm



IMG_8334B.JPG
26/3/20, 3:38:56 pm



IMG_8341.jpg
26/3/20, 3:11:55 pm



IMG_8342.jpg
26/3/20, 3:12:03 pm



IMG_8344.jpg
26/3/20, 3:12:18 pm



IMG_8345.jpg
26/3/20, 3:12:25 pm



IMG_8346.jpg
26/3/20, 3:12:35 pm



IMG_8347.jpg
26/3/20, 3:12:51 pm



IMG_8348.jpg
26/3/20, 3:12:59 pm



IMG_8349.jpg
26/3/20, 3:13:06 pm



IMG_8350.jpg
26/3/20, 3:13:12 pm



IMG_8351.jpg
26/3/20, 3:13:20 pm



IMG_8352.jpg
26/3/20, 3:13:27 pm



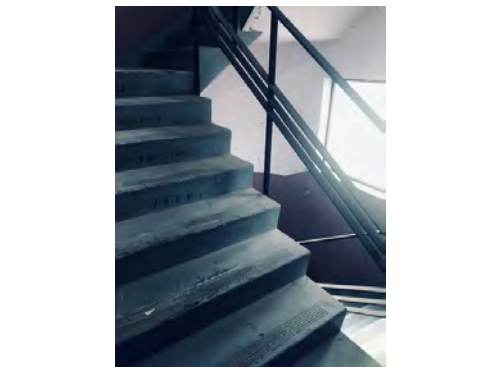
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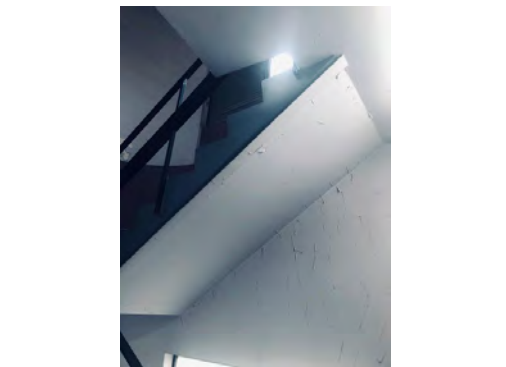
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IMG_8355.jpg
26/3/20, 3:13:49 pm



IMG_8356.jpg
26/3/20, 3:13:58 pm



IMG_8357.jpg
26/3/20, 3:14:00 pm



IMG_8357A.JPG
26/3/20, 3:43:23 pm



IMG_8357B.JPG
26/3/20, 3:43:24 pm



IMG_8358.jpg
26/3/20, 3:15:18 pm



IMG_8359.jpg
26/3/20, 3:15:25 pm



IMG_8360.jpg
26/3/20, 3:15:33 pm



IMG_8361.jpg
26/3/20, 3:15:41 pm



IMG_8362.jpg
26/3/20, 3:15:49 pm



IMG_8363.jpg
26/3/20, 3:15:56 pm



IMG_8364.jpg
26/3/20, 3:16:24 pm



IMG_8365.jpg
26/3/20, 3:16:32 pm



IMG_8366.jpg
26/3/20, 3:16:41 pm



IMG_8367.jpg
26/3/20, 3:16:48 pm



IMG_8368.jpg
26/3/20, 3:16:58 pm



IMG_8370.jpg
26/3/20, 3:16:32 pm



IMG_8371.jpg
26/3/20, 3:23:39 pm



IMG_8372.jpg
26/3/20, 3:23:43 pm



IMG_8373.jpg
26/3/20, 3:23:57 pm



IMG_8374.jpg
26/3/20, 3:24:37 pm



IMG_8375.jpg
26/3/20, 3:24:40 pm



IMG_8376.jpg
26/3/20, 3:24:43 pm



IMG_8377.jpg
26/3/20, 3:24:56 pm



IMG_8378.jpg
26/3/20, 3:24:58 pm



IMG_8379.jpg
26/3/20, 3:25:08 pm



IMG_8380.jpg
26/3/20, 3:25:16 pm



IMG_8381.jpg
26/3/20, 3:25:18 pm



IMG_8382.jpg
26/3/20, 3:25:22 pm



IMG_8383.jpg
26/3/20, 3:25:24 pm



IMG_8384.jpg
26/3/20, 3:25:36 pm



IMG_8385.jpg
26/3/20, 3:25:46 pm



IMG_8386.jpg
26/3/20, 3:25:48 pm



IMG_8387.jpg
26/3/20, 3:26:01 pm



IMG_8388.jpg
26/3/20, 3:26:23 pm



IMG_8390.jpg
26/3/20, 3:26:40 pm



IMG_8391.jpg
26/3/20, 3:26:51 pm



IMG_8392.jpg
26/3/20, 3:27:05 pm





