

APPENDIX 8

Conservation management strategy (John Oultram Heritage & Design)

**7-9, 11-13 & 15 RANDLE STREET,
SURRY HILL, NSW**

CONSERVATION MANAGEMENT STRATEGY



View to the sites in 978 Randle Street in 1989 – City of Sydney Archives SRC 4368

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SECTION 1



Figure 1.1 Randle Street and Randle Lane (former Railway Place) as re-subdivided by the government in 1904

1.0 SECTION 1 – BACKGROUND

1.1 INTRODUCTION

1.1.1 THE BRIEF

The following report has been prepared to provide a conservation strategy for existing properties at 7-9, 11-13 (the former RC Henderson Factory) and 15 Randle Street, Surry Hills, NSW. The report has been prepared on behalf of Hanave Pty Limited, the owners of the properties.

1.1.2 BACKGROUND

The current owners are proposing redevelopment of the sites. The proposals have been discussed with the City of Sydney and, due to the need to vary some of the planning controls applying to the site, a planning proposals and site specific DCP is required. This will be followed by a design competition for the project.

The City has indicated that a conservation management strategy is required to allow selected designers to assess the heritage constraints and opportunities at the place. The Strategy is intended to be a stand-alone document in the form of a Conservation Management Plan that will be used by the recipients as a guide to the heritage aspects that may affect development.

The Strategy is not targeted to any particular design outcome (or development option) but is for any development at the site including partial development or an adaptive reuse of each site.

1.1.3 STRUCTURE

The development site is linked but contains three distinct buildings. For clarity, this report is divided into sections as follows:

- SECTION 1 Introduction
Heritage Listing and Controls
Methodology for assessment of significance and rankings

These apply to all of the sites.

- SECTION 2 7-9 Randle Street
- SECTION 3 11-13 Randle Street (former Henderson Factory)
- SECTION 4 15 Randle Street
- SECTION 5 Background historical information

Each of the sections contains:

- Particular history in summary
- Physical description
- Discussion and assessment of significance
- Ranking of significance
- Conservation guidelines

This is to allow an assessment of the impact of works in each building and is designed to allow for development that may not link the sites.

A detailed history of the area and each site is contained in Section 5 at the end of this report.

1.1.4 THE STUDY AREA

The study area is as follows:

- 7-9 Randle Street Lots 5 & 6 in DP 78903
- 11-13 Randle Street Lot 1 in DP 538913
- 15 Randle Street Lot 1 in DP 74545

at Surry Hills, Parish of Alexandria and County of Cumberland (Figure 1.1).

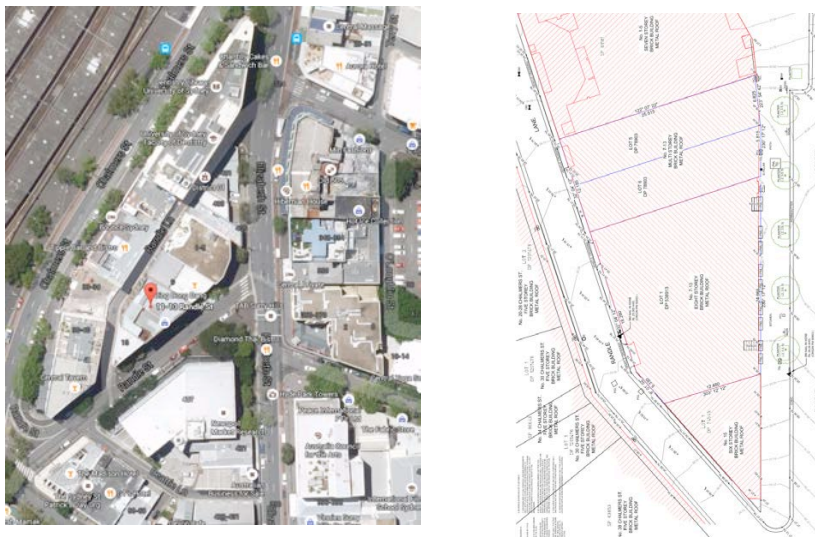


Figure 1.1 The Study Area

Source: Google Maps & Geo Survey Detail Survey over 7-13 Randle Street dated April 2015

1.1.5 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.1.6 METHODOLOGY

The conservation management strategy follows the general guidelines and structure outlined in J. S. Kerr's *The Conservation Plan* (National Trust of Australia (NSW) - Seventh Edition 2013) and the guidelines to the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance. – The Burra Charter 2013*.

1.1.7 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Ultram of John Ultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nichols Jackson. John Ultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

1.2 HERITAGE LISTING & CONTROLS

1.2.1 STATUTORY HERITAGE CONTROLS

1.2.1.1 Heritage Division of the NSW Office of Environment & Heritage

State Heritage Register

Under the Heritage Act 1977 (as amended), the Heritage Division of the NSW Office of Environment and Heritage administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject properties are not listed on the Register.

State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory, a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. Only 11-13 Randle Street (the former RC Henderson Factory) is listed on the Inventory (SHI 5062501). Listing on the Inventory has no statutory implications for development at the place but reflects the listing of the property on the LEP.

The listing sheet for the property contains management guidelines (See Section 3.5.2.3) that would be required to be addressed in any development.

1.2.2 LOCAL AUTHORITY

1.2.2.1 7-9 & 15 Randle Street

The local authority for the area is the City of Sydney. 7-9 Randle Street and 15 Randle Street are not listed as heritage items in Schedule 5 Part 1 of the *Sydney Local Environmental Plan 2012 (as amended)* (LEP) and are not within a conservation area. The properties are in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I824		Central Railway Station Group	State
I1469	2-18 Chalmers Street	Dental Hospital including interiors	Local
I1470	20-28 Chalmers Street	Former Metro Goldwyn Mayer including interior	Local
I1486	8 Cooper Street	Evening Star Hotel facade	Local
I1533	328-344 Elizabeth Street	<i>Hibernian House</i> including interior	Local
I2270	11-13 Randle Street	Former RC Henderson Ltd factory including interiors	Local

The heritage provisions in the LEP relating to the development in the vicinity of a heritage item would apply

1.2.2.2 11-13 Randle Street

11-13 Randle Street has recently been gazetted as a heritage item in the LEP:

REF	ADDRESS	ITEM	RANKING
I2270	11-13 Randle Street	Former RC Henderson Ltd factory including interiors	Local

The property is in the vicinity of the heritage items noted above.

The heritage provisions in the LEP relating to the development of a heritage item in the vicinity of a heritage item would apply

Development at the site may also be the subject of the *Sydney Development Control Plan 2012* (DCP) that contains detailed objectives and controls for development of heritage items and warehouses and industrial building over 50 years old.

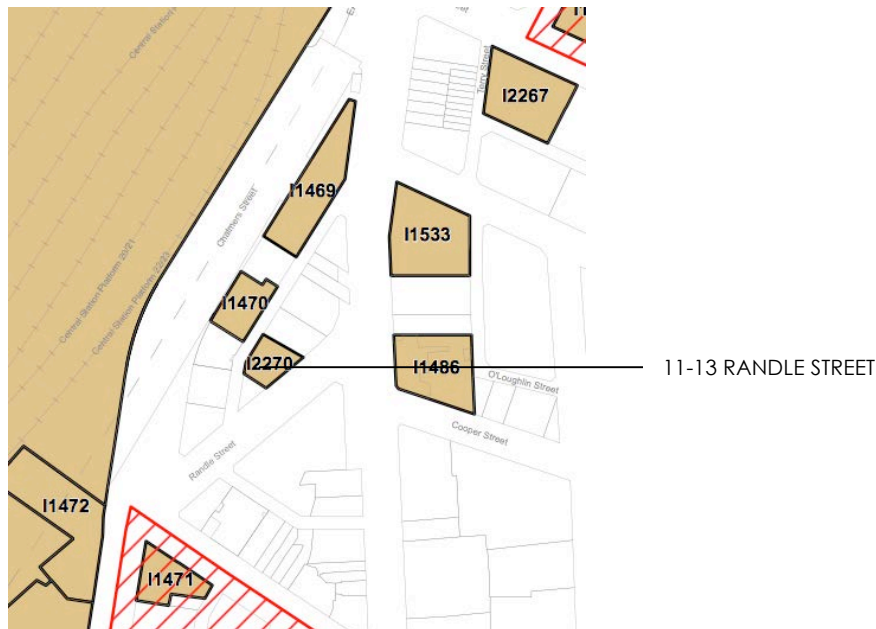


Figure 4.1 Sydney Local Environmental Plan 2012 – Heritage Map Sheet HER_016

1.2.3 NON STATUTORY HERITAGE LISTINGS

1.2.3.1 National Trust

The properties are not classified on the Register of the National Trust of Australia (NSW).

1.2.3.2 Australian Institute of Architects NSW

The properties are not classified on the Australian Institute of Architects (NSW) Register of Significant Buildings in New South Wales.

1.3 ASSESSMENTS OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's</i>
	<ul style="list-style-type: none"> • <i>Cultural or natural places; or</i> • <i>Cultural or natural environments</i>
	<i>(or a class of the local area's:</i> <ul style="list-style-type: none"> • <i>Cultural or natural places; or</i> • <i>Cultural or natural environments)</i>

The subject buildings are to be assessed under the Heritage Office criteria.

1.4 DEFINING AND RANKING SIGNIFICANT ELEMENTS

1.4.1 PREAMBLE

In determining conservation policy for the place significant spaces and elements can be identified and ranked according to their relative significance.

The following elements will be identified and assessed on the associated diagrams:

- Significant layouts
- Significant built elements

1.4.2 GRADINGS OF SIGNIFICANCE

Different components of the place may make a different relative contribution to its heritage value. The NSW Heritage Manual has identified gradings of significance that can be applied to the place that have been amended as follows:

H	High	High degree of original fabric
		Demonstrates a key element of the of the item's significance
		Alterations do not detract from significance
M	Moderate	Altered or modified elements
		Elements with heritage value and which contribute to the overall significance of the item
L	Little	Altered or modified elements with little heritage value
		Alterations detract from significance
		Difficult to interpret
I	Intrusive	Damaging to the items heritage significance

The rankings are not absolute and relate to the overall significance of the place.

The conservation guidelines will reflect the overall significance of each building.

1.5 CONSERVATION GUIDELINES

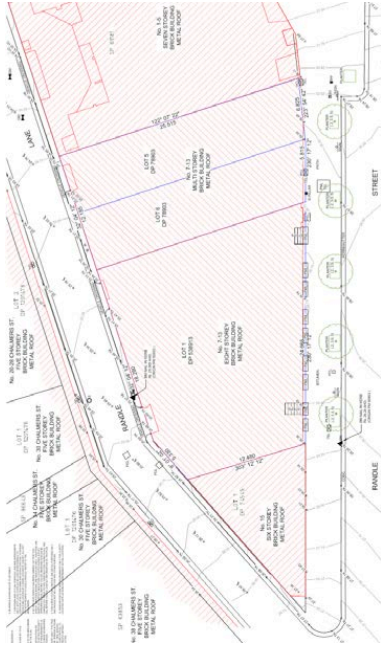
1.5.1 PREAMBLE

From consideration of the assessments below and, where relevant, the statement of significance, appropriate guidelines for the conservation of the place can be developed for:

- Archaeology of the place
- Use of the place
- Treatment of the fabric
- Removal of fabric
- Restoration and Reconstruction
- Adaptation of significant fabric
- Additions and new buildings at the place
- Setting, landscape and views
- Signage and Lighting
- Interpretation of the place
- Movable heritage
- Conservation procedures
- Adoption and review of conservation procedures

These are noted in the following sections for each building.

SECTION 2 – 7-9 RANDLE STREET



KEY PLAN

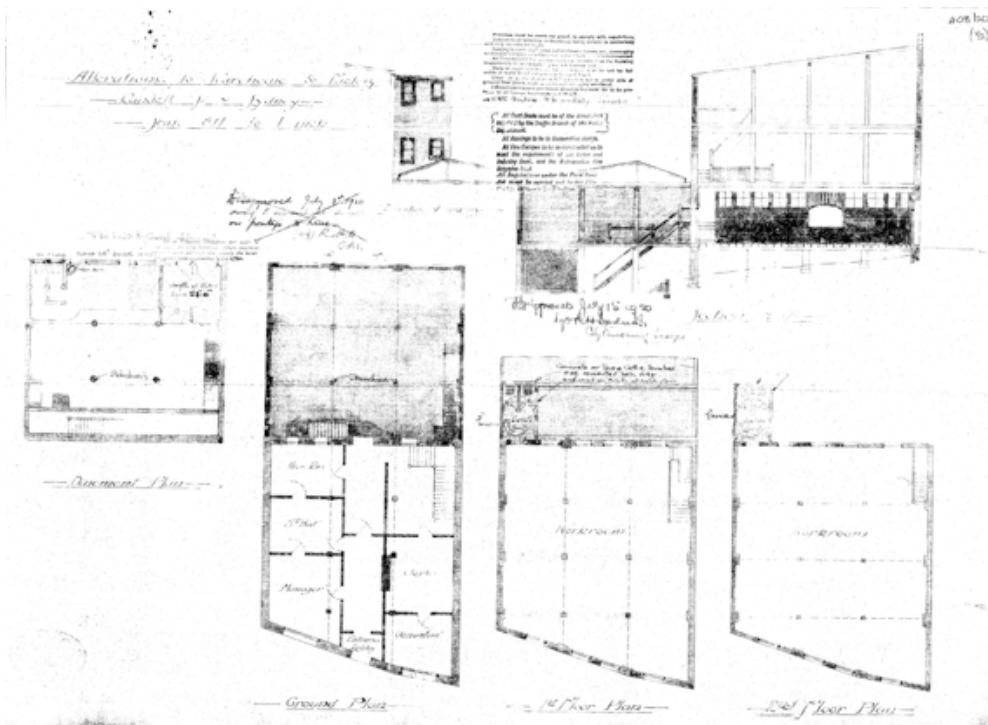


Figure 2.1 Plan of additions made in 1920 to the rear of the building

2.0 SECTION 2 - 7-9 RANDLE STREET

2.1 HISTORICAL DEVELOPMENT

The historical development is summarised below.

DATE	DEVELOPMENT
1904	Subdivision. The subject site is lots 5 & 6
1907	Sites purchased by the Reverend George Soo Hoo Ten
1908	Three storey factory building fronting Randle Street erected for the Rev. Ten Occupied initially by a Chinese cabinetmaker
1920	Property sold to Taylor and Adams Ltd, saddlers and Single storey addition to the rear to extend to Randle Lane The company went into liquidation shortly afterwards and the property changed hands a number of times
1927	Property purchased by Henderson Ltd who had built a hat factory on the adjoining site to the south Building damaged by fire in adjacent building
1934	Rear section demolished and replaced by four storey building connected to the main hat factory
1954	Henderson Ltd went into liquidation
1958	Property purchased by BB & B Ltd
1978	Property purchased by Hanave Pty Limited, the current owner

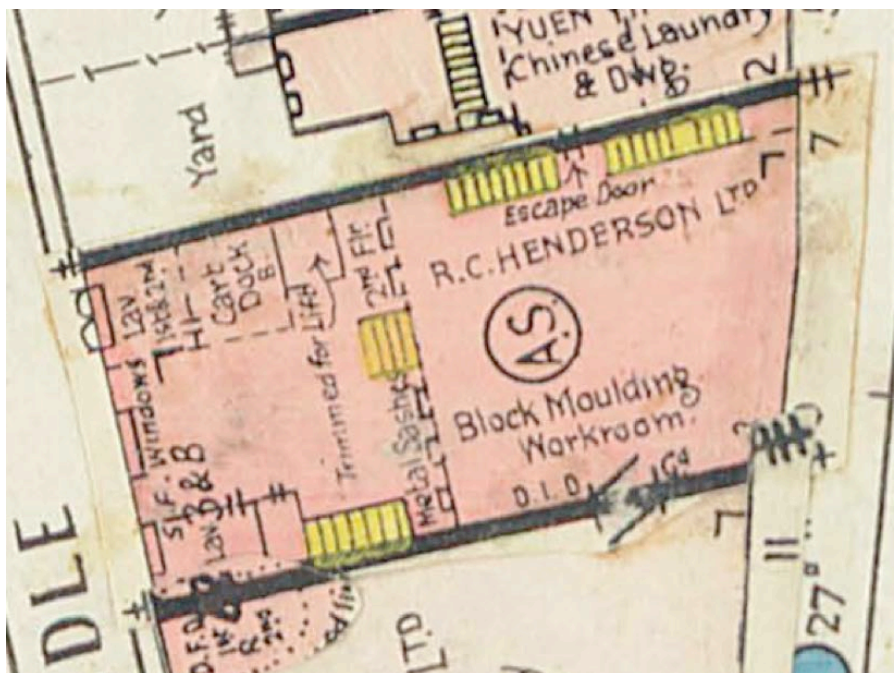


Figure 2.2 Detail from the Fire Underwriter's Sheet 250

The sheet is dated 1923, but was changed at later times to record important changes. This survey probably recorded the post 1933 configuration of the building. This annex was Henderson's hat block moulding workroom

Source: Sydney City Archives

2.2 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in March and April 2016 to ascertain its layout, condition and intactness from original construction.

2.2.1 7-9 RANDLE STREET

7-9 Randle Street is a three storey building in rendered masonry with a parapet to the street. The lower section is tiled. All of the front windows have been replaced. The building is in face brick to the rear with a basement at the lane level and multi-paned, steel windows.

The building has three levels of accommodation with a timber stair to one side. The upper levels have a split-level plan suggesting an addition at the rear and there are blocked openings to the Henderson factory.

2.2.1.1 Basement

The basement is to the rear of the building only and is a utilitarian space with concrete floors, painted brick walls and an exposed floor structure to the space above. There is a loading dock and entry to the northwest.

2.2.1.2 Ground Floor

The ground floor has been refitted throughout and divided into a series of cellular rooms off a central hall that is accessed off Randle Street. Floors are carpeted and walls and ceilings are in plasterboard. The rear is set above the front with steps in the hall. There is no original fabric apparent though the steel windows to the rear wall are extant. The windows to the front have been replaced.

There is a second entry to the north with a small hall and steep, timber stair that leads to the two upper levels. The stair is crudely detailed with angled balusters to the upper section though the lower retains its vertical balusters.

2.2.1.3 First and Second Floors

The first and second floors are to a similar detail with a split-level plan with central steps between. The upper floor has been crudely divided with partitions.

The first floor has a steel floor structure supporting the floor above and to the rear is a timber column and beam structure with steel headstocks.

Floors are in timber and masonite and walls in painted brick, fibro and plasterboard. Ceilings are in plaster and lath and fibro. The windows to the front have been replaced with three pane hopers but the steel windows to the rear are extant.

2.3 DISCUSSION OF SIGNIFICANCE

2.3.1 HISTORIC

2.3.1.1 Historical Development

7-9 Randle Street is an example of a three storey, Edwardian period building that was constructed in 1908 for the Rev. George Soo Hoo Ten, a deacon of the Anglican Church.

The Rev. Ten had purchased the site in 1907 that was part of the 1904 land clearances by the State Government associated with the construction of the new Central Station. It appears to have been a speculative development by the minister and the factory was leased initially to a firm of Chinese cabinetmakers. The area was well populated by the Chinese community as it provided opportunities for employment, businesses and cheap housing.

The property was sold in 1920 to Taylor and Adams Limited who extended the building to the rear in the same year. The building had a variety of tenants till it was sold to RC Henderson Ltd. in 1927. Henderson's had constructed a hat factory on the site to the south in 1912 and expanded into the premises. The building appears to have been damaged by fire in 1927 and was refurbished by Henderson's.

Henderson's constructed a large addition to the rear in 1934 with a cart access at the basement of Randle Lane and connections to their adjoining premises.

Following the demise of Henderson's in 1954 the property was converted to offices and the interior structure altered.

The establishment of the site is associated with the construction of Central Station that saw the resumption of much of the area in 1901 by the State Government, the demolition of the earlier housing and the realignment of the rear lane. The resumptions led to the development of the area for warehouses and factories in the manner of the development along nearby Wentworth Avenue.

2.3.1.2 Historical Associations

The place is most closely associated with the Rev. George Soo Hoo Ten (1848-1934), a deacon of a church in nearby Surry Hills that had a large Chinese congregation. The church was in an area around Wexford Street that was resumed and demolished by the City Council as slum clearance measure and with it went the congregation.

The Rev. Ten was born in Hoiping, China but left for San Francisco in 1865 where he converted to Christianity. By 1876 he was a tea merchant in Sydney and was later ordained at St. Andrew's Cathedral. His mission first took him to the Chinese market gardeners at Botany and Waterloo. He helped raise funds for a church (St. Luke's - 1898) and mission hall in Wexford Street¹. The Rev. Ten was also active in opposing racist attitudes and policies towards Chinese immigrants that were prevalent in the late Nineteenth Century².

The association with Henderson Ltd is partly of note as they converted the premises to part of their hat factory in the late 1920s and constructed the large addition to the rear in 1934.

¹ Australian Dictionary of Biography Vol. 6, 1976 by Ruth Teale

² National Library of Australia, Harvest of Endurance Website. Shopkeepers

2.3.2 AESTHETIC

7-9 Randle Street is a modest example of a three storey, Edwardian period workshop that has a large, Inter War extension to the rear. The front section of the building has been heavily altered, particularly at the ground floor with the front façade tiled to the lower section. The architect for the original building (if any) is not known. From Randle Street it is of no recognizable style though there is some Victorian style decoration.

The later extension to the rear building has plain, robust elevations. The extension was designed by architect Thomas Pollard Sampson who had designed the Henderson factory adjoining. He is not considered an architect of note and the addition has none of the qualities of the handsome elevation of the main factory to Randle Street. The interiors retain part of their early layout and structure to the front and rear but there are no features of note.

2.3.3 SOCIAL

The building has been largely tenanted or used by a single occupier for their business. Though the place may have had numerous employees who have worked there over the years, it is unlikely to have any special associations for any particular group.

The original building was one of the many Chinese businesses that were established in the area but the association is tenuous and now obscure.

2.3.4 TECHNICAL/SCIENTIFIC

Randle Street was developed for terraced housing in the 1880s but this was completely demolished following the resumptions in 1901. The scale of the later development may preclude there being underground remains though the unexcavated section of the site to Randle Street may contain evidence of previous structures.

The section to the rear replaced the earlier, single storey structure that was built in 1920 but there is unlikely to be any evidence of what was likely a very modest structure.

The archaeological potential of the site is low.

2.3.5 INTACTNESS

The building has been heavily altered and extended though it retains some original and early fabric to both sections.

2.3.6 ASSESSMENT OF SIGNIFICANCE

Based on the above, we consider that the building would not meet any of the Heritage Division criteria for identification as a place of local significance.

Based on the above the overall significance of the place is considered to be **LOW** at a **LOCAL** level and we consider that the building has no elements of HIGH to MODERATE SIGNIFICANCE and can be demolished.

2.4 CONSTRAINTS AND OPPORTUNITIES

2.4.1 CULTURAL SIGNIFICANCE

From the above assessment of cultural significance there are no constraints arising that would preclude the building being demolished.

2.4.2 STATUTORY HERITAGE CONTROLS

2.4.2.1 Local Authority – City of Sydney Heritage Controls

The property is not listed as a heritage item in the LEP and is not within a conservation area. It is in the vicinity of a number of heritage items noted in Section 1.2.2 above.

11-13 Randle Street has recently been gazetted as a heritage:

REF	ADDRESS	ITEM	RANKING
I2270	11-13 Randle Street	Former RC Henderson Ltd factory including interiors	Local

The heritage provisions in the LEP relating to the development in the vicinity of a heritage item would apply.

Section 3.10.1 of the DCP contains objectives and controls relating to warehouses and industrial buildings over 50 years old including:

Objectives:

(a) Conserve warehouse and industrial buildings older than 50 years and ensure that alterations, additions and adaptive re-use maintain the legibility of the historic use.

We consider that the building has been altered to the point where it could not be considered to be of any significance.

However, if the building is to be retained, then the DCP controls would apply.

2.4.2.2 Local Authority – City of Sydney Planning Controls

Development at the site would be the subject of the other relevant planning provisions in the LEP and the planning objectives and controls in the DCP.

2.4.3 OTHER STATUTORY CONTROLS

Development at the site may be the subject of other statutory control such as the Building Code of Australia (BCA) and the Disability Discrimination Act.

2.4.4 OWNERS REQUIREMENTS

The owner is considering redeveloping the site as part of a larger development of three buildings at 7-15 Randle Street. Any works or development should be carried out in accordance with the conservation guidelines below.

2.5 CONSERVATION GUIDELINES

2.5.1 PREAMBLE

From consideration of the assessment above appropriate guidelines for the conservation of the place can be developed for:

- Archaeology of the place
- New buildings at the place
- Setting and views
- Interpretation of the place

2.5.2 ARCHAEOLOGY

The archaeological potential of the site is low due the level of subsequent development.

Policy A.1 Treat the place as having some archaeological potential. Monitor all excavations for evidence of previous structures and configurations and allow the assessment of any finds by a suitably qualified archaeologist

2.5.3 NEW BUILDINGS

2.5.3.1 Height and Scale

The property is adjacent to the former Henderson factory a six/seven storey building of some significance that is now a listed item in the LEP. It is important that any development at the site does not overwhelm the former factory or impact on its setting.

Policy A2 Any new buildings on the site should be no higher than the proposed recommended height of the Henderson building (See Section 3.6.12).

2.5.3.2 Setbacks

The current building is built to its site boundaries and new development can follow this pattern. The development should follow the setback recommendations for the former Henderson factory at the top levels

Policy A3 New development can be built to the site boundaries

Policy A4 If new development is higher than the parapet to the former Henderson factory the upper floors to Randle Street should be set back to the alignment roof additions to the former factory (See Section 3.6.12)

2.5.3.3 Contemporary Design and Detail

Contemporary design would be appropriate and it is not considered necessary to follow the brick detailing to the Henderson building. The west side of the street is characterised by the robust detailing of the early buildings and any new building or additions should retain a balance of solid over void to both front and rear elevations.

Policy A5 Contemporary design is appropriate

Policy A6 Any new building should be robustly detailed and retain a balance of solid over void. Curtain wall style facades should be avoided.

2.5.4 INTERPRETATION

Interpret the place to the public and to specialists by introduced devices (plaques etc.) using the available historical information on the site

Policy A32 Interpret the place as:

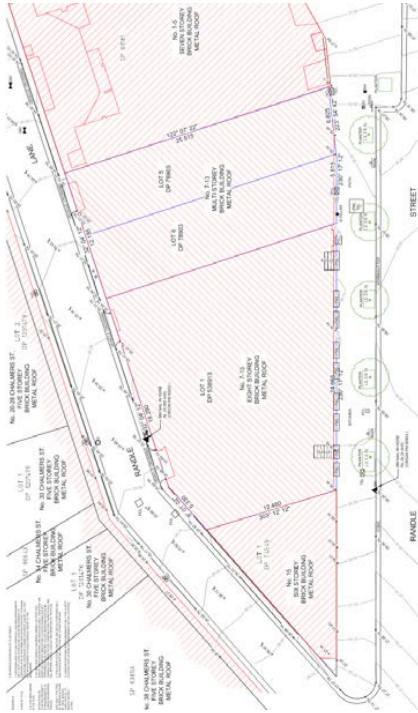
...the site an three storey, Edwardian factory that was constructed in 1908 for the Rev. George Soo Hoo Ten and later extended and altered while in the ownership of Henderson Ltd, the well-known hat manufacturer.

...part of the 1904 land resumptions and clearances by the State Government associated with the construction of the new Central Station.

2.5.5 PHOTOGRAPHIC SURVEY

Carry out, catalogue and archive a systematic photographic survey of the place before any works in accordance with the Heritage Office guidelines for photographic archival recording (digital format) and lodge the survey with a suitable archive (e.g. City of Sydney Archives).

SECTION 3 11-13 RANDLE STREET




KEY PLAN

Henderson
Hats-for Smart Wear.
Made in Australia.

What a Gage hat is to the American woman, or a Jay hat to the English, a Henderson hat is to the woman of Australia.

Hats of the moment in every form and for every use—sports hats, dress hats, travelling hats, tailored hats, summer hats, winter hats—hats of velvet, of straw, of felt; lace hats, silk hats, suede hats—each individual in distinction and design.

Rigorous inspection insures perfection in every hat sent out for local sale or export.



R. C. Henderson,
Limited
Randle Street, Sydney,
Australia

3.0 SECTION 3 - 11-13 RANDLE STREET

3.1 HISTORICAL DEVELOPMENT

The historical development is summarised below.

DATE	DEVELOPMENT
1904	Subdivision. The subject site is lots 2, 3 and 4
1908	Sites purchased by William Gulliver, a building contractor who may have used the site for storage
1910	Property purchased by Charles Alfred Henderson
1912	Henderson Ltd hat factory built on the site, a six/seven storey building designed by architect Thomas Pollard Sampson
	A lift was added shortly after construction
1930	Drying loft added to the roof
1954	Henderson Ltd went into liquidation
1958	Property purchased by BB & B Ltd and individual floors leased
1978	Property purchased by Hanave Pty Limited, the current owner

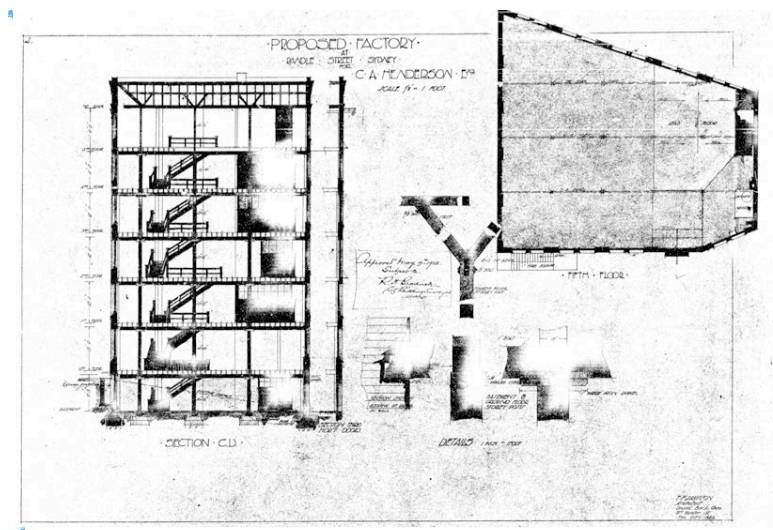


Figure 3.1 Plans of the fifth floor and section of the factory as designed in 1912 (architect TP Sampson) for RC Henderson's hat factory. The top floor housed the boiler room for the steam pressure moulding equipment

Source: Sydney City Archives BA (374/12)



Figure 3.2 Quality control and checking. Both the staircase and hardwood columns are visible. March 1949

Source: State Library of New South Wales (Government Printing Office 1 - 46941)

3.2 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in March 2016 to ascertain its layout, condition and intactness from original construction.

3.2.1 GENERALLY

11-13 Randle Street is a six/seven storey, Edwardian period building with a basement and has its main elevations to Randle Street and Randle Lane at the rear. It is built tight to its lot boundaries.

3.2.2 EXTERNALLY

The main façade to Randle Street is in English bond, face brick and is divided into five bays with inset bays with paired windows. The main entrance is to the east with an arched opening with steps up to a modern set of glazed doors. There is a second entrance to the west.

The building has parapet to the street with a brick cornice with a signage band below (signage repeated at the rear). The outer bays and lower two floors have arched openings and sections of the windows to the basement are visible at the ground level with pavement lights in front.

The rear elevation is to a similar detail but in plain brick with a variety of openings with some later infill of former door openings. The line of an external fire stair (now removed) can be seen. The building has a higher section to the southwest corner and there are larger openings to the basement car park.

3.2.3 INTERNALLY

3.2.3.1 Generally

The floor plan of the building generally repeats at each level with a large area of open space to the north and a service stair, lobby and lift to the south. The original lift shaft remains but has been replaced with a modern lift to the side. At some levels there are original lavatories to the southwest corner.

There is an original (though partly modified) timber stair to the southeast corner with square, timber newel posts and balusters that are horizontal at the upper levels. There is a later, metal fire stair to the northwest corner with blocked openings to the building to the north.

The building is largely intact at all levels but has modern partitions and some of the original fabric has been removed. The main internal structure is in timber columns and beams with steel headstocks. Many of the original windows have been replaced but some of the original double hung sashes remain though many have been converted to hoppers with metal brackets. The floors are fitted with modern services and sprinklers.

3.2.3.2 Basement

The basement is a low height space with access from Randle Lane with a large opening to the rear lane. The space is partly divided with store and service rooms at the perimeter. The floor is in concrete. Walls are in painted brick. Ceilings are in fibro and battens though in some areas the floor joists and floorboards above are exposed. The original lift can be seen through the lift shaft.

There is a steep, timber stair to the ground floor.

3.2.3.3 Ground Floor

The ground floor is divided as per the common detail and is an open plan office.

Floors are carpeted. Walls are in plastered masonry with moulded timber skirtings. Ceilings are in fibrous plaster divided into bays by the main beams with timber batten and moulded timber cornices.

The stair lobby has a corrugated metal partition lined with plasterboard to the offices. The office has some later plasterboard partitions and wall coverings with a modern kitchen.

3.2.3.4 First to Fourth Floors

The detail to the upper floors is largely similar though the internal divisions (that are later) vary.

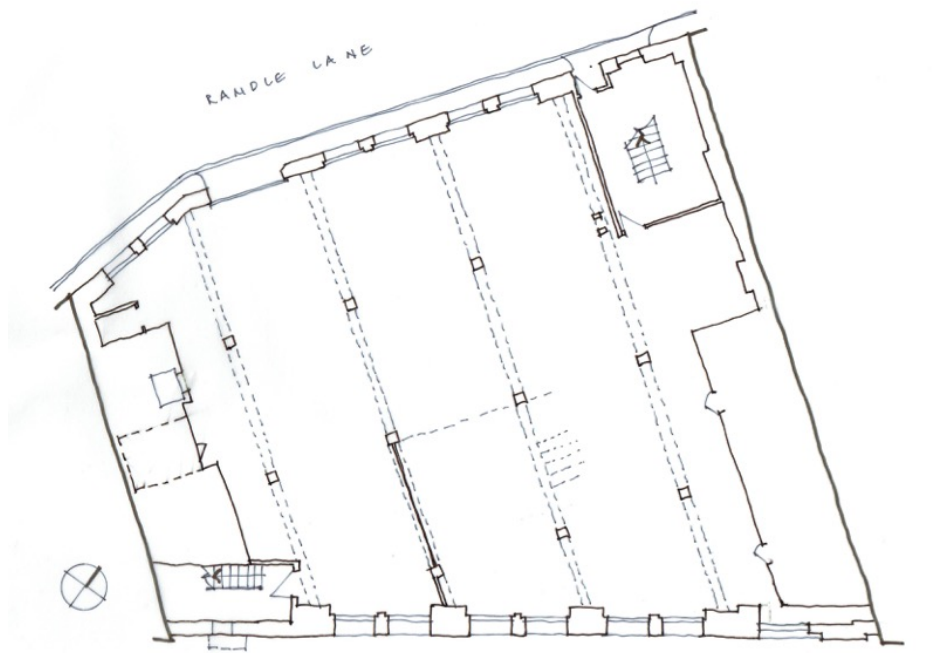
Floors are in painted or polished timber though the first floor is overlaid with masonite. Walls are painted brick. Ceilings are in beaded timber boards with coved timber cornices.

The original lavatories (some altered) have timber boarded walls with glazed highlights and timber partitions and doors to the cubicles.

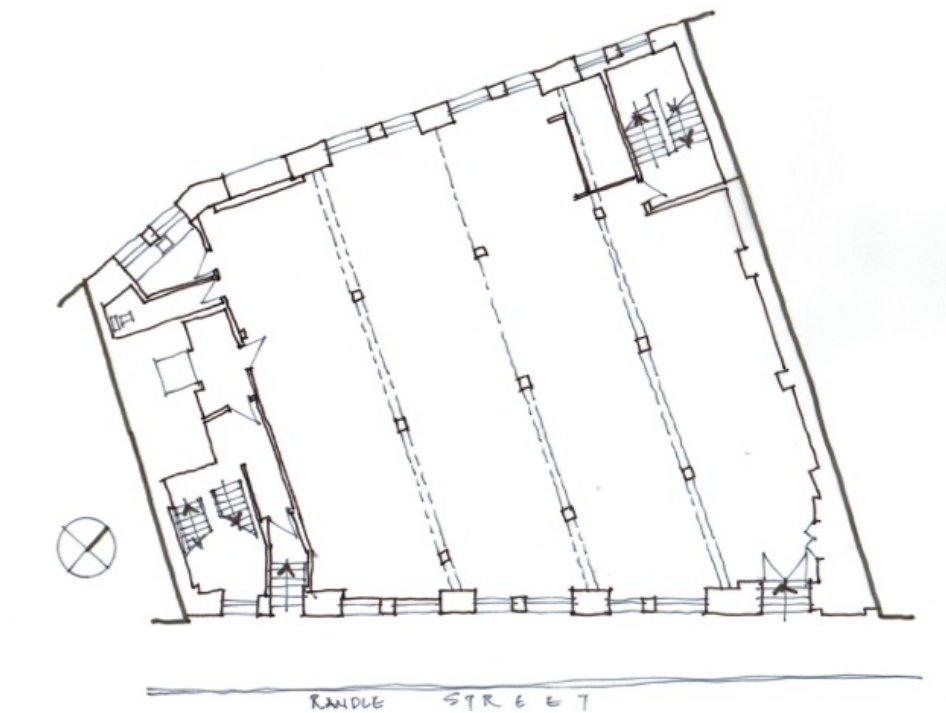
3.2.3.5 Fifth Floor

The detail is largely as the lower floor though the space is divided by a stair to a loft and the roof. The ceilings follow the slope of the roof with the rafters supported on expressed timber beams on small section, timber posts.

The corrugated metal roof is divided into five bays of pitched roof sections with higher sections to the south and west.



BASEMENT

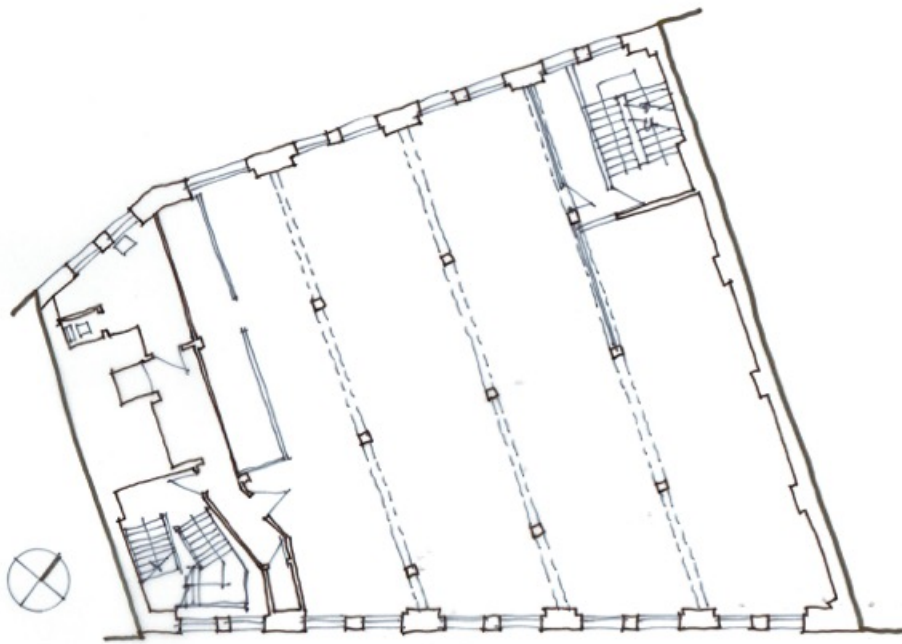


GROUND FLOOR

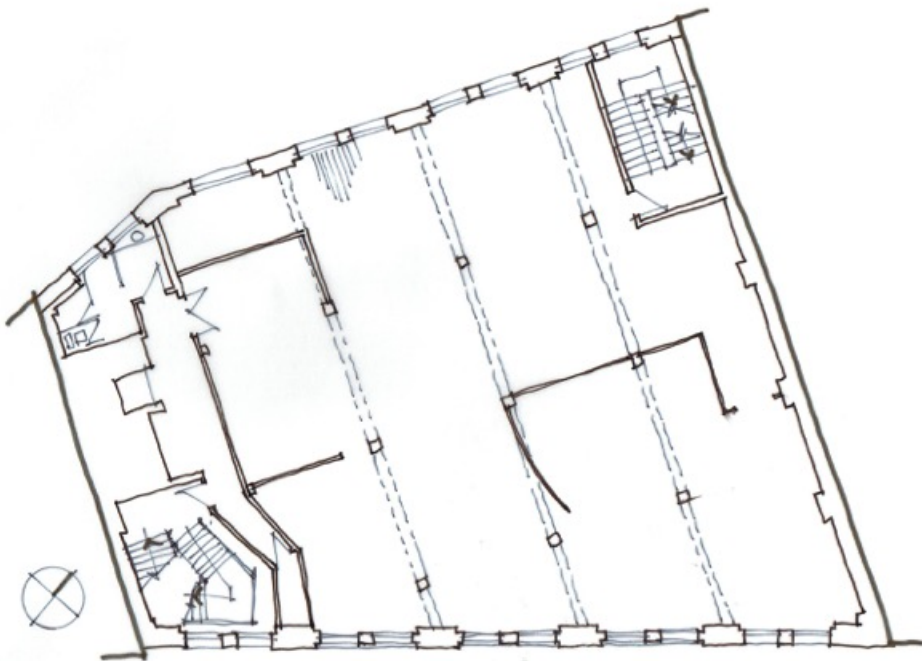
Figure 3.2.1 11-13 Randle Street, Surry Hills

Plans as existing

April 2016



FIRST FLOOR PLAN

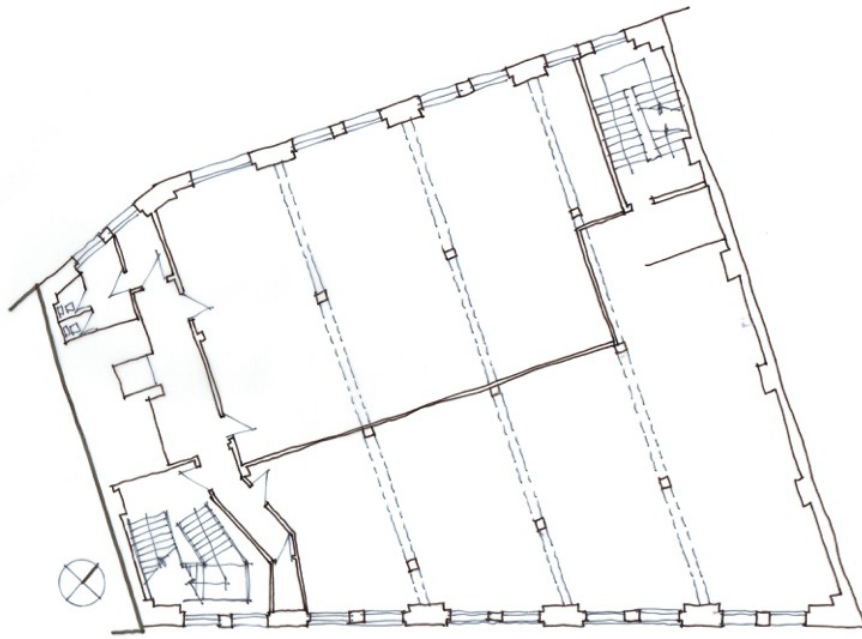


SECOND FLOOR PLAN

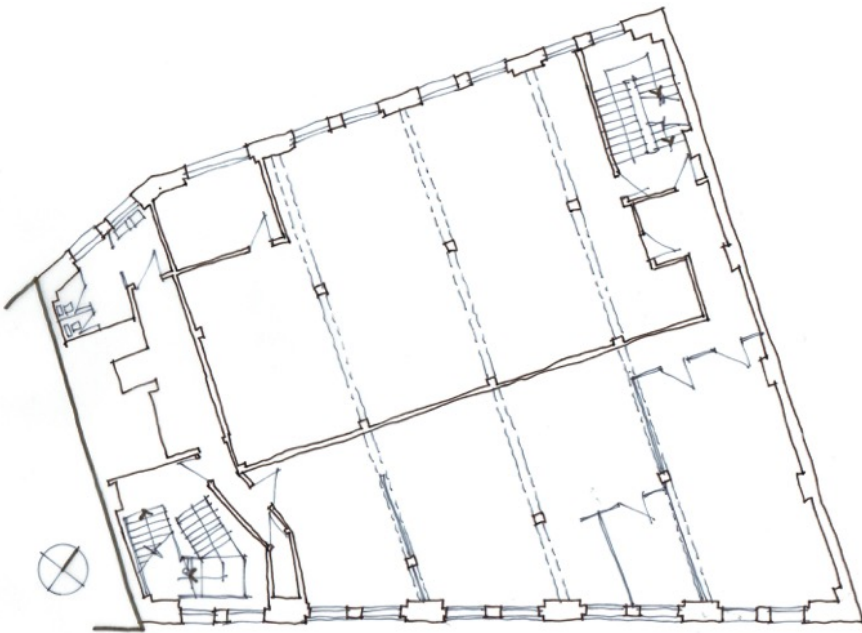
Figure 3.2.2 11-13 Randle Street, Surry Hills

Plan as existing

April 2016



THIRD FLOOR PLAN

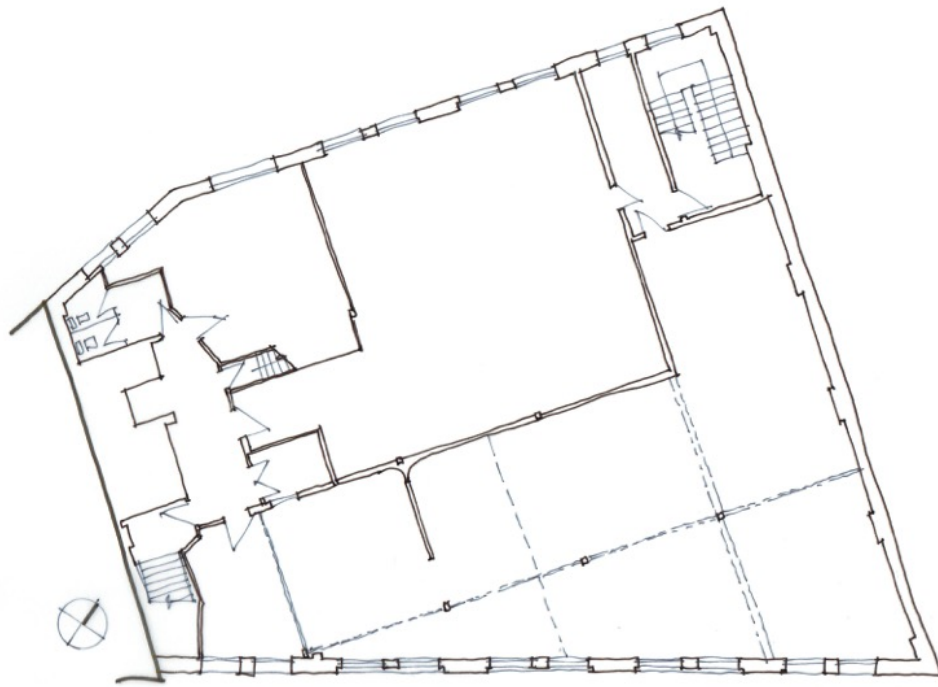


FOURTH FLOOR PLAN

Figure 3.2.3 11-13 Randle Street, Surry Hills

Plan as existing

April 2016



FIFTH FLOOR PLAN

Figure 3.2.4 11-13 Randle Street, Surry Hills

Plan as existing

April 2016

3.3 DISCUSSION OF SIGNIFICANCE

3.3.1 HISTORIC

3.3.1.1 Historical Development

11-13 Randle Street is an example of a seven storey (including basement) factory building that was constructed in 1912 for Henderson Ltd, the well-known hat manufacturers. The building was designed by architect Thomas Pollard Sampson and was built by contractors Wheelwright and Alderson.

The site comprised of three lots of the Government subdivision of 1904 that were purchased by Charles Alfred Henderson in 1908. The site was part of the 1904 land clearances by the State Government associated with the construction of the new Central Station.

Henderson Ltd was originally based in Clarence Street before moving to the new premises. Though the company was founded by Charles Alfred Henderson it was run largely by his son, Rollo Crosby Henderson.

The factory was used for the manufacture and sale of straw hats, and women's and children's hats. The fabric and materials were produced off site at the company's felt mill and dye works in Roseberry (extant).



Figure 3.3 Former RC Henderson factory at Hayes Road, Roseberry, 1920

A lift was added soon after completion and a drying loft added to the roof in 1930.

The company collapsed in 1954 and the property was sold. Later owners are not significant though the building continued to be used to manufacture millinery and clothing. Later owners carried out various works to divide up the spaces and upgrade services.

The establishment of the site is associated with the construction of Central Station that saw the resumption of much of the area in 1901 by the State Government, the demolition of the earlier housing and the realignment of the rear lane. The resumptions led to the development of the area for warehouses and factories in the manner of the development along Wentworth Avenue.

3.3.1.2 Historical Associations

The place is most closely associated with Henderson Ltd, the well-known hat manufacturer that was established in 1905 by Charles Alfred Henderson and his son, Rolla Crosby Henderson. The building was constructed as their principal factory in Sydney and the company produced hats there from 1912 to the company's demise in 1954. There were no later owners of note.

The building was designed by Thomas Pollard Sampson who had married into the Henderson family. He is not considered an architect of note. The building was constructed by contractors Wheelwright and Alderson that were a well-known building company in their day and carried out buildings for many notable architects.

3.3.2 AESTHETIC

11-13 Randle Street is a good example of a six/seven storey, Edwardian period factory that has robust and well-detailed elevations. The building is reasonably intact externally and internally though some of the original windows have been replaced and there is evidence of alterations at all levels.

The interiors are partly intact but have been subdivided at all levels with modern partitions. Much of the original fabric remains though this has been removed or altered in parts or overlaid with later finishes.

By its nature the interior was simply laid out without highly decorative features even to the ground floor office areas. The layouts were open plan with only one stair to the southeast corner and lavatories to the southwest. Oddly, the building was built without a lift though this was added soon after construction.

Few alterations were carried out in the Henderson years though a crude drying room was added over the rear roof. Later alterations include a second lift, internal partitions and a second, steel fire stair that replaced an external steel stair to the rear elevation.

It is unclear why the original windows were replaced. The originals were timber sashes some fitted with a tilt mechanism presumably to allow for cleaning at the upper levels.

The building was designed by Thomas Pollard Sampson but he is not considered an architect of note.

3.3.3 SOCIAL

The place would have had numerous employees who have worked there over the years and any surviving employees from the Henderson years may hold the building in some regard. However, Henderson's left the building in the 1950s and the place is unlikely to have any special associations for any particular group.

The original building was one of the many factories and warehouses that were established in the area following the early resumptions and the place is not a landmark element in terms of its use and scale.

3.3.4 TECHNICAL/SCIENTIFIC

Randle Street was developed for terraced housing in the 1880s but this was completely demolished following the resumptions in 1901. The scale of the later development (that included a full width basement) precludes there being underground remains.

The archaeological potential of the site is low.

3.3.5 INTACTNESS

The building is reasonably intact and the later alterations have tended to be additive allowing the original layout to remain readable. The interiors retain original fabric at all levels.

3.4 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	11-13 Randle Street is an example of a seven storey (including basement) factory building that was constructed in 1912 for Henderson Ltd, the well-known hat manufacturers
	The site was part of the 1904 land resumptions and clearances by the State Government associated with the construction of the new Central Station
	Local Significance
Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The place is most closely associated with Henderson Ltd, the well-known hat manufacturer that was established in 1905 by Charles Alfred Henderson and his son, Rolla Crosby Henderson
	The place is also associated with Wheelwright and Alderson that were a well-known building company in their day and carried out buildings for many notable architects.
	Local Significance
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	1-13 Randle Street is a good example of a six/seven storey, Edwardian period factory that has robust and well-detailed elevations
	The building was designed by architect Thomas Pollard Sampson
	Local Significance
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The building has no associations with a particular community or cultural group
	Does not meet the criterion
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The archaeological potential of the place is low
	Does not meet the criterion
Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The building type is common in the area
	Is not rare. Does not meet the criterion
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's</i>
	<ul style="list-style-type: none"> • Cultural or natural places; or • Cultural or natural environments
	The building is an example of a six/seven storey, Edwardian factory
	Does not meet the criterion at a State Level
	<i>(or a class of the local area's:</i>
	<ul style="list-style-type: none"> • Cultural or natural places; or • Cultural or natural environments)
	The building is an example of a six/seven storey, Edwardian factory
	Historically Representative Locally
	Aesthetically Representative Locally

3.4.1 STATEMENT OF SIGNIFICANCE

11-13 Randle Street is a good and relatively intact example of a six/seven storey (including basement) factory building that was constructed in 1912 for Henderson Ltd, the well-known hat manufacturer that was established in 1905 by Charles Alfred Henderson and his son, Rolla Crosby Henderson. The site was part of the 1904 land resumptions and clearances by the State Government associated with the construction of the new Central Station. The building was designed by architect Thomas Pollard Sampson and has a well-detailed front elevation.

The listing sheet for the property (SHI 5062501) contains an assessment and statement of significance:

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

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

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

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

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

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

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

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

3.4.2 DEFINING AND RANKING SIGNIFICANT ELEMENTS

3.4.3 PREAMBLE

In determining conservation policy for the place significant elements can be identified and ranked according to their relative significance. The following assessment relates only to the major buildings and landscaping.

The following elements have been identified and assessed on the associated diagrams:

- Significant layouts
- Significant built elements

3.4.4 GRADINGS OF SIGNIFICANCE

See Section 1.4.2.

3.4.5 SIGNIFICANT SPACES AND FABRIC

The layouts of the building were largely open with discrete lavatories to the northwest corner. Even the ground floor (that is a little 'grander' in detail) was open plan and the building did not have had a well-detailed lobby or office spaces. The layout of the spaces simply follows the site boundaries and there is no significant planning as such. The open floors have been subdivided with crude, later partitions, lobbies and a fire stair.

The building contains much of its original fabric though it has been altered in many areas. The original lift has been replaced though the shaft and possibly the lift car remain. Many of the original windows have been replaced and there is an infilled opening to the rear where an external fire stair has been removed. The original stair to the south western corner remains but it is crudely detailed.

The external and internal fabric can be ranked as shown in the table below.

EXTERNAL	Item	Note
High	External brickwork	Retain largely as is
		New/enlarged openings to basement at rear
	Arched entrance opening to ground floor	Retain largely as is
	Original windows	Retain largely as is unless in poor order or not functional
		Potential removal to form balconies with preference for removing altered windows as opposed to original
Moderate	Pitched roof form to fifth floor	Potential removal of part or whole to allow for new level
Low	Altered openings	Can be further altered
Intrusive	Modern windows	Can be removed
		Reinstatement to the original or early detail may not be possible due to the hopper mechanism
INTERNAL		
High	Timber floors	Retain largely as is
		New openings for service shafts and the like
		New openings for lightwells or architectural features
	Timber structure	Retain largely as is
	Exposed brick walls	Retain if possible with any coverings done in a reversible manner
	Original ceilings (fibrous plaster and timber)	Retain largely as is
		New openings for service shafts and the like
		New openings for lightwells or architectural features
Low	Original lift	Retain at basement or ground floor
	Original timber stair	Retain at ground floor
		Interpret where removed
	Early lavatories	Can be removed
	Later lift	Can be removed or replaced
Intrusive	Modern windows	Replace
	Later partitions	Can be removed
	Later fire stair	Can be removed

The rankings of spaces and fabric are shown in Figures 3.4.1 to 3.4.4 below.

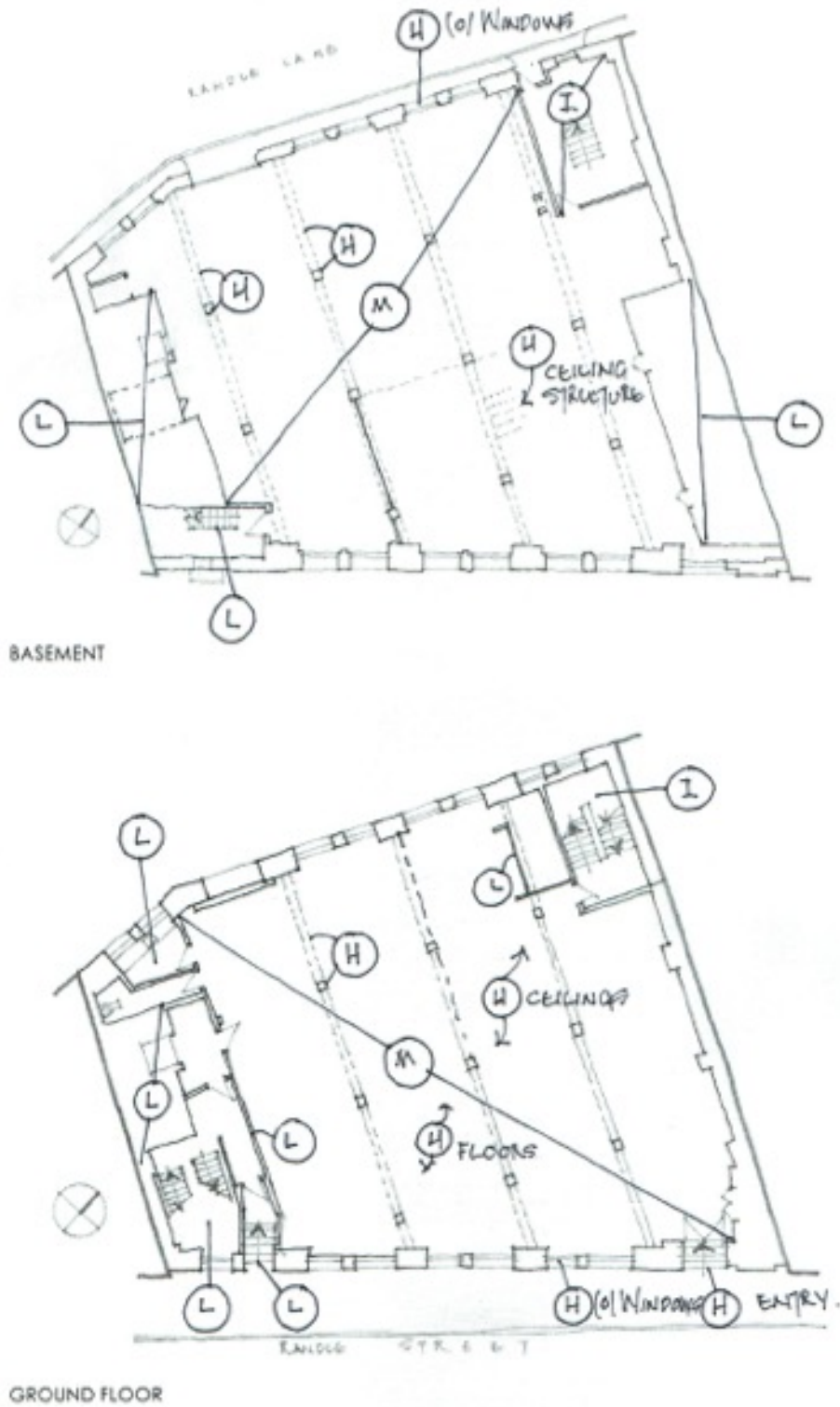
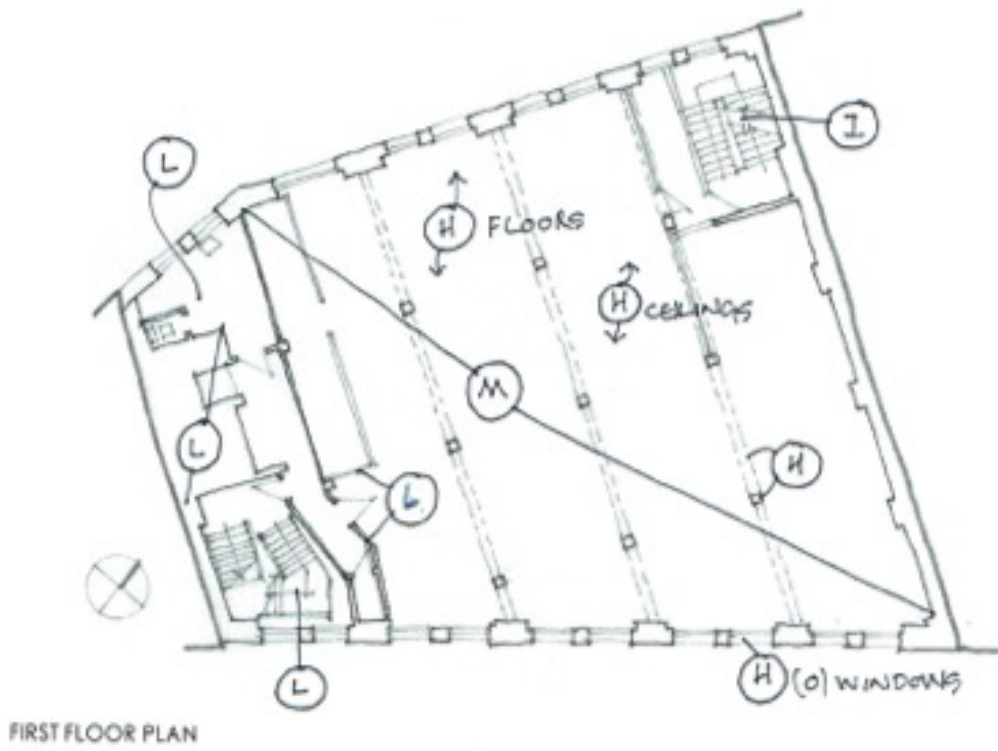
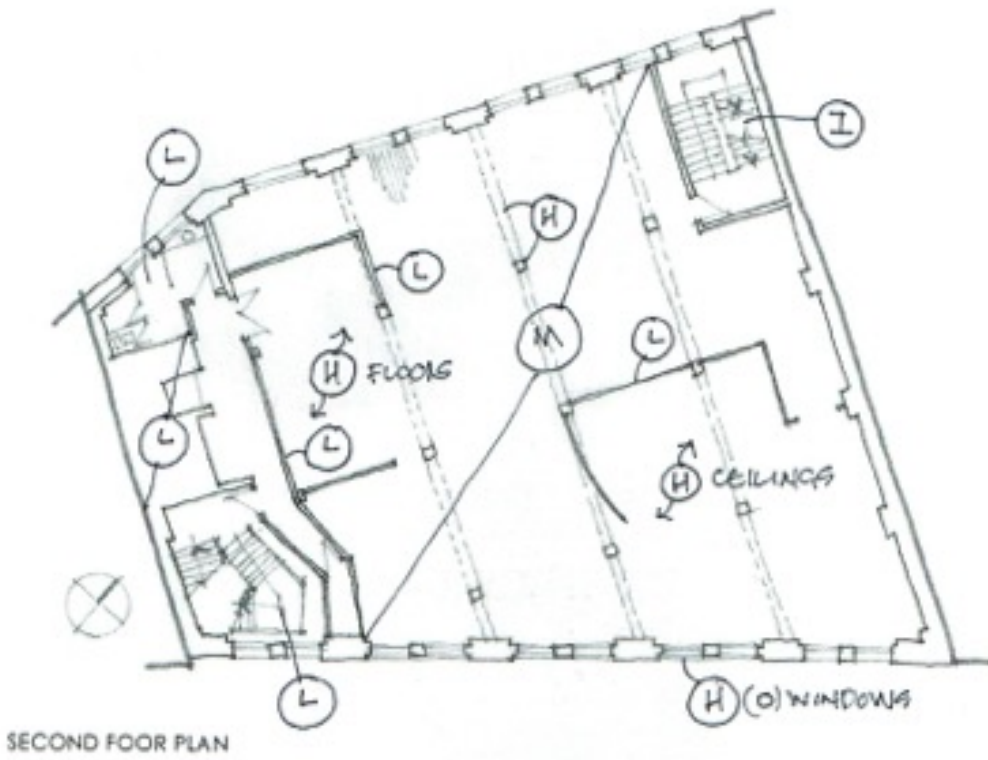


Figure 3.4.1 11-13 Randle Street, Surry Hills

Significant Spaces and Fabric



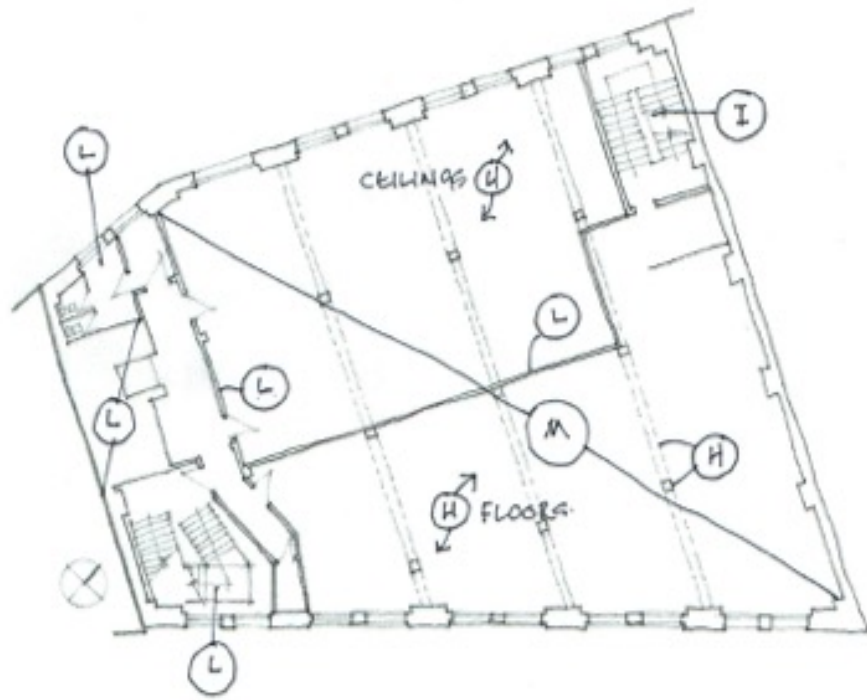
FIRST FLOOR PLAN



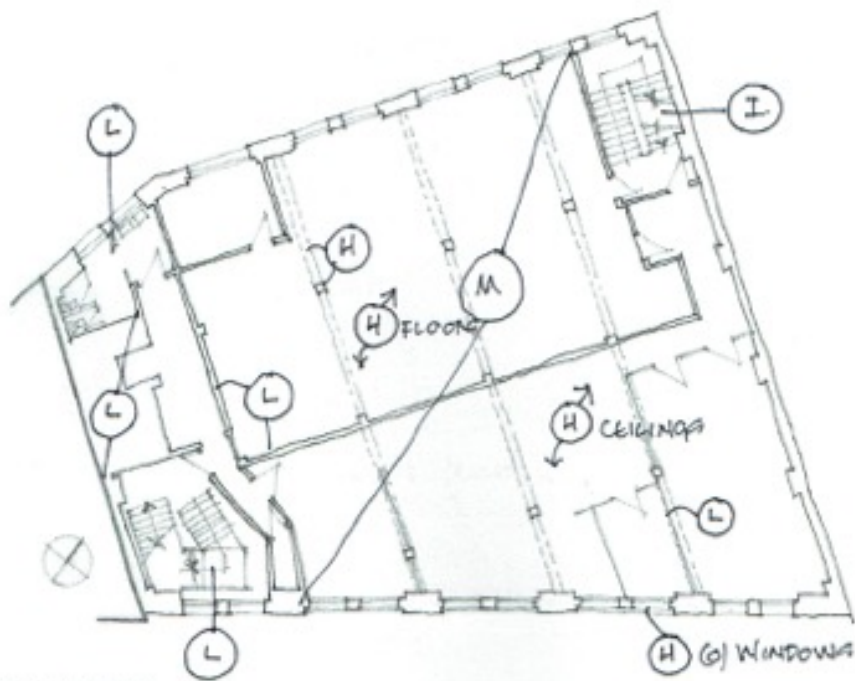
SECOND FLOOR PLAN

Figure 3.4.2 11-13 Randle Street, Surry Hills

Significant Spaces and Fabric



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

Figure 3.4.3 11-13 Randle Street, Surry Hills

Significant Spaces and Fabric

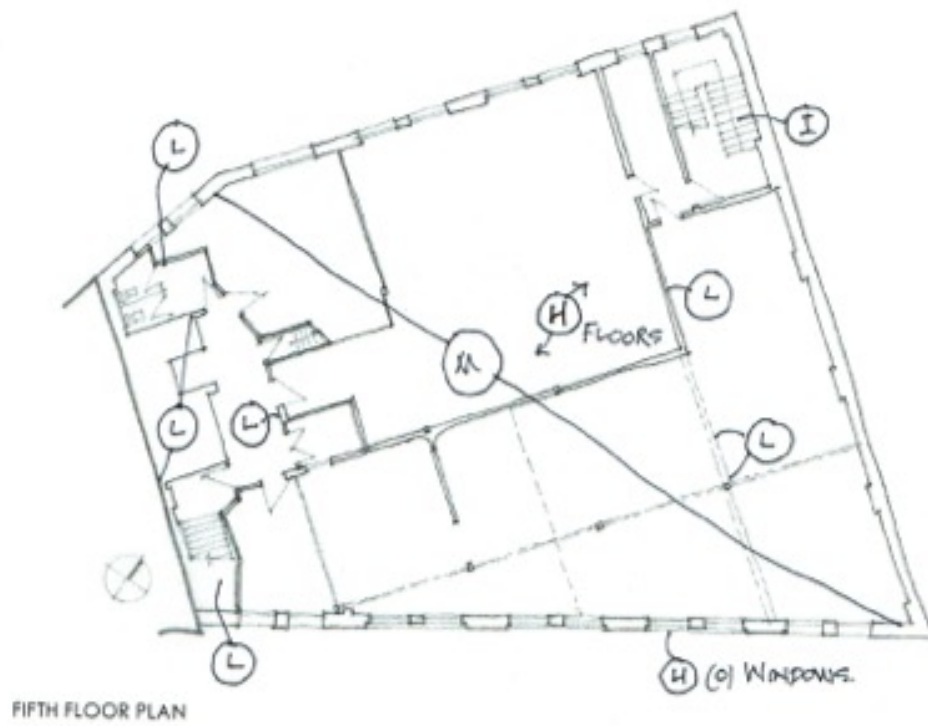


Figure 3.4.4 11-13 Randle Street, Surry Hills
Significant Spaces and Fabric

3.5 CONSTRAINTS AND OPPORTUNITIES

3.5.1 CULTURAL SIGNIFICANCE

From the above assessment of cultural significance it is clear that the building is of some significance at a local level and should be conserved. The building is suitable for a high quality adaptive reuse that maintains some sense of its robust detailing and former use.

3.5.2 STATUTORY HERITAGE CONTROLS

3.5.2.1 Sydney Local Environment Plan

11-13 Randle Street has recently been gazetted as a heritage:

REF	ADDRESS	ITEM	RANKING
I2270	11-13 Randle Street	Former RC Henderson Ltd factory including interiors	Local

The property is not within a conservation area but in the vicinity of the heritage items noted in Section 1.2.2 above.

The heritage provisions in the LEP relating to the development of a heritage item in the vicinity of a heritage item would apply

3.5.2.2 Sydney Development Control Plan

Development at the site would also be the subject of the *Sydney Development Control Plan 2012* (DCP) that contains detailed objectives and controls for development of heritage items and warehouses and industrial building over 50 years old.

The heritage objectives and controls related to the development of a heritage item are contained in Section 3.9 of the DCP.

	<i>Control</i>	<i>Comment</i>
3.9.5	<i>Heritage Items</i>	
	<i>Provision</i>	<i>Comment</i>
(1)	<i>Development affecting a heritage item is to:</i>	
(a)	<i>minimise the extent of change to significant fabric;</i>	The assessment of significant fabric above would apply
(b)	<i>use traditional techniques and materials unless contemporary techniques and materials will result in a better conservation outcome</i>	Self evident
(c)	<i>enable the interpretation of each of the significant values of the item through the treatment of the item's fabric, spaces and setting;</i>	The interpretation could involve retention of part or all some elements (e.g. structure, joinery, lift)
(d)	<i>provide a use compatible with its significance;</i>	See guidelines
(e)	<i>the provision of on-site interpretation, or a combination of each of these measures</i>	This usually involves signage or plaques detailing the history of the building and in this instance could include the building name
(f)	<i>Not reduce or obscure the heritage significance of the item; and</i>	Self evident

	<i>Control</i>	<i>Comment</i>
(g)	<i>be reversible where necessary so new work can be removed with minimal damage, or impact to significant building fabric.</i>	This is not practical in this instance and would not be insisted upon
(2)	<i>Development should enhance the heritage item by removing unsympathetic alterations and additions and reinstating missing details, building and landscape elements, where physical or documentary evidence is available.</i>	This extent of this is likely to be limited

3.5.2.3 Heritage Inventory Listing Sheet

The State Heritage Inventory listing sheet for the building (SHI 5062501) contains management guidelines for the treatment of the place that would need to be considered.

	<i>Management Guideline</i>	<i>Comment</i>
	<i>The building should be retained and conserved</i>	The building will be retained
	<i>A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken</i>	This report
	<i>All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)</i>	This is taken as read
	<i>Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes</i>	This would likely be a condition of any development consent
	<i>Maintain the original face brickwork, timber windows, arched entrance, pattern of openings, moulded entablature, remnant painted signage, timber staircase and other original architectural detailing</i>	This is likely to be adopted in the design
	<i>Do not paint, render or seal face brick walls</i>	This is unlikely to occur
	<i>Remove paint to previously unpainted face bricks</i>	This presumably applies to the exterior of the building
	<i>Consider opportunities to reinstate lost timber windows as part of future redevelopments.</i>	This would depend on the use and may not be insisted upon
	<i>Consider new uses for the building that will re-use and expose its industrial features to retain its former industrial character as an integral part of the new use</i>	Only an commercial use would allow open plan spaces
	<i>Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable</i>	The exterior form of the building is unlikely to be altered apart from a new levels at the roof

3.5.2.4 Other City of Sydney Planning Controls

Development at the site would be the subject of the other relevant planning provisions in the LEP and the planning objectives and controls in the DCP.

3.5.3 OTHER STATUTORY CONTROLS

Development at the site may be the subject of other statutory control such as the Building Code of Australia (BCA) and the Disability Discrimination Act.

3.5.4 OWNERS REQUIREMENTS

The owner is considering redeveloping the site as part of a larger development of three buildings at 7-15 Randle Street. Any works or development should be carried out in accordance with the conservation guidelines below.

3.6 CONSERVATION GUIDELINES

3.6.1 PREAMBLE

From consideration of the above assessment and the statement of significance appropriate guidelines for the conservation of the place can be developed for:

- Archaeology of the place
- Use of the place
- Treatment of the fabric
- Removal of fabric
- Restoration and Reconstruction
- Adaptation of significant fabric
- Additions and new buildings at the place
- Setting, landscape and views
- Signage and Lighting
- Interpretation of the place
- Movable heritage
- Conservation procedures
- Adoption and review of conservation procedures

3.6.2 DEFINITION OF THE PLACE

The area is defined by the current site boundaries.

Policy A1 Define the extent of the place is as shown on Figure 3.6.1

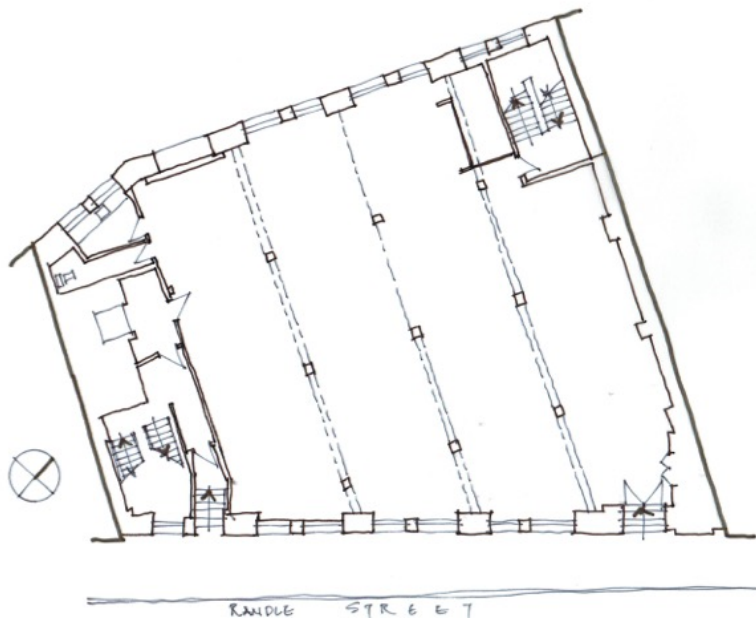


Figure 3.6.1 Definition of the Place

3.6.3 ARCHAEOLOGY

The archaeological potential of the site is low due the level of subsequent development.

Policy A2 Treat the place as having some archaeological potential. Monitor all excavations for evidence of previous structures and configurations and allow the assessment of any finds by a suitably qualified archaeologist

3.6.4 GUIDELINES FOR THE USE OF THE PLACE

The place was used as a factory from 1912 till 1954. Reversion to a factory is unlikely though there continue to be warehouses in the area used for the rag trade and this use would maintain this aspect of its significance. However, it is now used for offices and studios and could continue as such. There may be alternative uses that are suitable in heritage terms provided that the use maintains and conserves the significant elements of the place.

Any use should seek to maintain some sense of the original layout (though not to all floors) and any new divisions should not require the alteration of the façade to Randle Street.

Historic Use

Policy A3 Allow the use of the place for its historic use as a warehouse/factory

Policy A4 Allow the use of the place for current historic use as a offices studios

There may be other suitable uses for the place that may not impact on its significance though these may lead to a cellular arrangement of spaces and removal of fabric. The significance of the building is largely embodied in its external elevations and any alternative uses should not result in alterations or particularly to the more significant elements.

The area is close to Central Station and public transport and is popular dining area. Council encourage uses that activate street frontages and lanes and a restaurant or café use may be appropriate to the lower floors, provide that the use does not result in inappropriate alteration (e.g. external exhausts ducts).

Compatible Use

Policy A5 Allow for compatible use that maintains the cultural significance of the place with sympathetic change to significant fabric:

- Educational Use (college, school, childcare centre)
- Hotel, serviced apartments
- Residential apartments
- Café/Restaurants (lower floors)

3.6.5 MANAGEMENT OF USE

Policy A6 Manage the use of the place to maintain the cultural significance of the place and allow its interpretation as noted in section 3.6.15

3.6.6 INCOMPATIBLE USE

Policy A7 Restrict incompatible uses that diminish the cultural significance of the site or require the removal or substantial alterations of significant external fabric and elements

3.6.7 TREATMENT OF THE FABRIC AND LAYOUTS

The building retains much of its original fabric including primary and secondary structure, joinery, floor, wall and ceiling finishes, though there has been some alteration.

The original open plan layout has been distorted by the insertion of new walls and partitions but this is to be expected and it would be unreasonable, considering the overall significance of the building, to insist on the retention of an open plan or the removal of later works to reinstate the original configuration.

Changes to the layouts may be extensive though significant fabric should be retained where possible even if overlaid with new finishes.

3.6.7.1 Fabric to be Conserved

- Policy A8 Conserve the following:
- All fabric identified as of High Significance introduced in 1912
 - All fabric introduced after 1912 for the preservation and reconstruction of the place
 - All fabric restored or reconstructed in the future in accordance with these guidelines
- Except:
- Where the fabric is clearly of a temporary nature

3.6.7.2 Fabric to be Maintained

- Policy A10 Maintain the following:
- All fabric of High Significance

3.6.7.3 Fabric that may be Removed

- Policy A11 The following fabric may be removed (this may include paint finishes and temporary coverings)
- All fabric identified as of Moderate to Low Significance introduced in 1912
 - All fabric introduced after 1912 except where it is identified as significant fabric
 - All fabric that is Intrusive

3.6.7.4 Fabric that may be Demolished

- Policy A12 The following fabric may be demolished:
- All fabric introduced after 1912 except where it is identified as fabric of High Significance
 - Fabric of High Significance where it is only a remnant of a previous configuration or detail

3.6.8 RESTORATION AND RECONSTRUCTION

3.6.8.1 Layouts

Considering the level of change that has occurred from the later uses of the building, it is unlikely that the layouts will revert to the original open plan particularly considering the requirements for fire separation and egress. An open plan arrangement may suit a whole building tenant or owner but some degree of division is likely.

3.6.8.2 Fabric

The building retains much of its original fabric and later changes have tended to be additive though some material has been removed or altered.

The reinstatement of period detail (e.g. lavatory screens) is unlikely though the detail is partly extant and the original drawings are available. The external fire stair would not be an option for reinstatement.

Some of the changes to the facades are reversible, and the reinstatement of some elements would enhance the significance of the place. The loss of the original windows was particularly unfortunate and these would be relatively easy to reinstate as the detail is extant.

Restoration and reconstruction should only be based on historical or physical evidence.

Policy A13 Allow the restoration or reconstruction of significant fabric that has been removed or altered and in particular:

- Original windows

3.6.9 ADAPTATION FOR FIRE, DISABLED ACCESS AND OTHER STATUTORY REQUIREMENTS

Policy A14 Allow adaptation of significant fabric in order to comply with fire safety and other statutory requirements but only after investigation of alternatives to determine design and construction strategies that minimize damage to fabric of High Significance. Carry out alterations in areas and spaces of lower significance in preference to those of higher significance

3.6.10 ADAPTATION FOR INSTALLATION OF NEW OR REPLACEMENT SERVICES AND FITTINGS

The building has reasonably modern services and fittings in parts, though any substantial upgrade is likely to result in a wholesale upgrade. The installation of any new fittings or services should limit the impact on layouts and fabric of high significance.

Policy A19 Allow adaptation of significant fabric to allow the installation of new or replacement services provided that:

- They are installed in areas and spaces of lower significance in preference to those of higher significance
- They are designed and constructed in a manner that causes minimum damage to significant fabric and are removable without further damage to significant fabric
- They do not result in the removal of significant fabric

3.6.11 IDENTIFICATION OF ADAPTATION

Policy A20 Identify by method and style of construction all adaptations introduced pursuant of these guidelines

3.6.12 ADDITIONS

There is little scope for additions as the building is set tight to its boundaries. The roof structure is not of high significance and could be removed to allow for vertical additions.

The scale of the local area is quite mixed and there are higher buildings close by. The building has a high parapet to the front (above the current ridge line) and could accommodate additional levels provided that these are sympathetically designed and do not require alteration of the front parapet.

Any additions should be set behind the front parapet.

Policy A22 Allow the following:

- Construction of a maximum two floors at the roof level set back from the front parapet at the upper level

3.6.13 SETTING AND VIEWS

The setting of the building is densely urban with high buildings to all sides. As the building is to be retained there are no works that are likely to impact on its setting.

The building can be seen in views along Randle Street from Elizabeth Street, along Randle Lane and in views from the intersection of Devonshire Street and Chalmers Street. The upper floor can be seen from Prince Alfred Park but this is a distant, partial view and not significant. Any upper floor additions may be seen from this aspect but compliance with Policy A 22 will limit the impact in this regard.

3.6.14 LIGHTING AND SIGNAGE

The original painted Henderson sign is extant to the front and rear and should be retained as is and not repainted. Any new signage should comply with the relevant City of Sydney policies.

There could be signage affixed to the building in the form of interpretive plaques or nameplates to signal the early development of the place.

Policy A30 Allow signage and locate signage to the following:

- Front and rear façade at the basement ground or first floor

The building would benefit from discrete lighting of its handsome front façade and lighting to the rear lane would encourage its use.

Policy A29 Lighting - allow the following:

- Discrete lighting to the street facades

3.6.15 GUIDELINES FOR INTERPRETATION

3.6.15.1 Generally

Interpret the place to the public and to specialists by a combination of restoration and reconstruction works to significant fabric and introduced devices (plaques etc.).

3.6.15.2 Interpretation

Policy A32 Interpret the building as a place of Local Significance as:

a good and relatively intact example of a seven storey (including basement) factory building that was constructed in 1912 for RC Henderson Ltd, the well-known hat manufacturer that was established in 1905 by Charles Alfred Henderson and his son, Rolla Crosby Henderson. The site was part of the 1904 land resumptions and clearances by the State Government associated with the construction of the new Central Station. The building was designed by architect Thomas Pollard Sampson and has a well-detailed front elevation.

and its associations with:

RC Henderson

Architect Thomas Sampson Pollard and builders Wheelwright and Alderson

3.6.15.3 Interpretation of Adaptations

Policy A33 Identify, by method and style of construction, all adaptations introduced pursuant of these guidelines

Policy A34 Prior to any major development at the place develop a written interpretation strategy that will allow the interpretation of the place based on recorded information, extant fabric and photographic evidence

3.6.16 MOVABLE HERITAGE

There are few items of movable heritage to conserve apart from the early lift machinery. This is not considered significant and can be removed.

3.6.17 CONSERVATION PROCEDURES

3.6.17.1 Guidelines

The proposed guideline for the Conservation Procedures at the Place is to treat the place as of high cultural significance, and consequently guide activities at the place by the provisions of the *Australia ICOMOS Burra Charter*

3.6.17.2 Professional Conservation Team

Engage personnel skilled in the disciplines of conservation practice at a professional level as appropriate to advise on, and implement, the conservation aspects of the place.

3.6.17.3 Skilled Trade Team

Engage skilled trade building and engineering trades as appropriate to advise on the conservation of the place and to carry out all works at the place.

3.6.17.4 Reference Documentation

Assemble, catalogue and make readily available, copies of all known historical drawings, pictorial documents and major written primary and secondary records relating to the place in a permanent archive.

3.6.17.5 Archaeological Finds

Record all archaeological finds. Document and safely house all finds that have been, or are in future, removed from the place. Store in one location, apart from items that might be distributed elsewhere for particular research or interpretative reasons.

3.6.17.6 Photographic Survey

Carry out, catalogue and archive a systematic photographic survey of the place before any works in accordance with the Heritage Office guidelines for photographic archival recording (digital format) and lodge the survey with a suitable archive (e.g. City of Sydney Archuves)

3.6.17.7 Conservation Practice

Carry out works to the place in the following manner:

a) Condition Survey

Before commencement of work to an element of the place, a full photographic and measured survey should be carried out to record:

- the extent and nature of the significant fabric
- if possible, the age of each part of the fabric

b) Documentation of Works

Proposed works to an element should be documented for implementation, in a way that allows scrutiny by others before the work is executed and also in posterity. The documentary or physical evidence upon which the works are based should be clearly known and cited. A copy of the documentation, including plans and schedules, should be held at the archive for the place.

c) Preservation of Fabric and Patina

The documentation should be drawn up to retain the maximum amount of significant fabric and patina consistent with the preservation and significance of the element. Replacement fabric should be considered of far less heritage value than the original fabric.

f) Information Revealed during Works

New information revealed about materials, configuration, use, age, evolution etc., that comes to light during the works should be recorded and added to the archival record.

g) Identification of Personnel

Personnel involved in the documentation and implementation of the works at the place should be recorded for future reference.

3.6.17.8 Compliance with Conservation Guidelines

Act only in accordance with the adopted guidelines. Proposals that are not in accordance with the Conservation Guidelines are only to be implemented following a revision of the whole of the guidelines that results in the conclusion that the proposals are consistent with the revised guidelines. Alterations to the guidelines should not be carried out in an ad hoc manner.

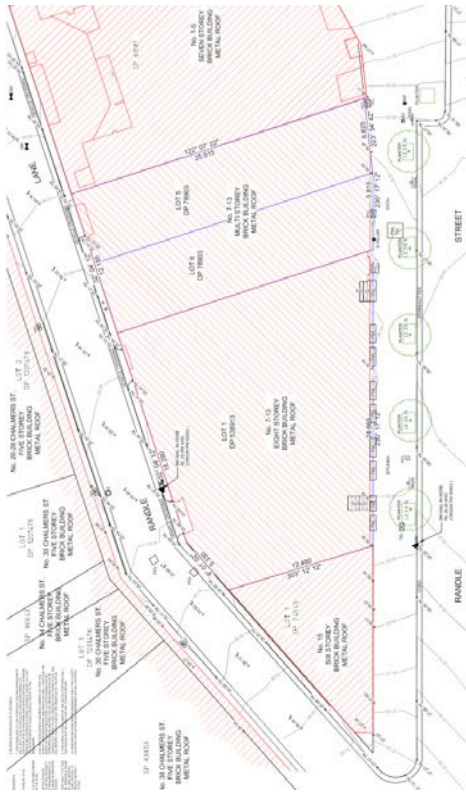
3.6.17.9 Review of Conservation Guidelines

Review the Conservation Guidelines after the first major works at the place, or otherwise at regular intervals, say seven years after their adoption.

3.6.17.10 Distribution of Conservation Guidelines

Allow this heritage study to be freely available by providing copies to public libraries. Supply a copy of any future conservation studies and guidelines to an appropriate archive (e.g. the City of Sydney Archives).

SECTION 5 15 RANDLE STREET



KEY PLAN

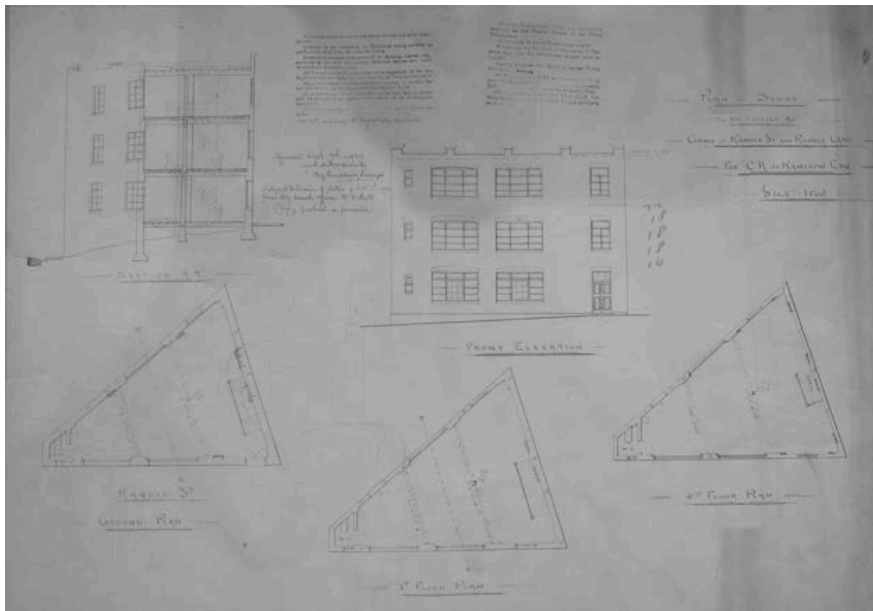


Figure 5.1 The building as designed in 1922 and completed in 1923 as a store. The architect was probably WW Gray

Source: Sydney City Archives (BA 265/22)

4.0 SECTION 5 - 15 RANDLE STREET

4.1 15 RANDLE STREET HISTORICAL DEVELOPMENT

DATE	DEVELOPMENT
1904	Subdivision. The subject site is lot 1
1905	Sites purchased by Herbert Valentine Haynes.
	The site remained vacant under various owners though there was a seven storey building approved in 1914 that was not built
1922	Site purchased by Charles Adolphus de Kantzow
1923	Three storey warehouse constructed on the site and leased to various trades
1925	Building converted to residential chambers
?	Fourth floor added to the building
1944	Property sold to RC Henderson Ltd and the residential use continued
1954	Henderson Ltd went into liquidation
1958	Property purchased by BB & B Ltd and individual floors leased
1965-	Property sold to various owners and the building altered to suit
1973	Building damaged by fire
2005	Property purchased by Rosselli Superfund and two floors added to the building for commercial and residential use
2016	Property sold to Hanave

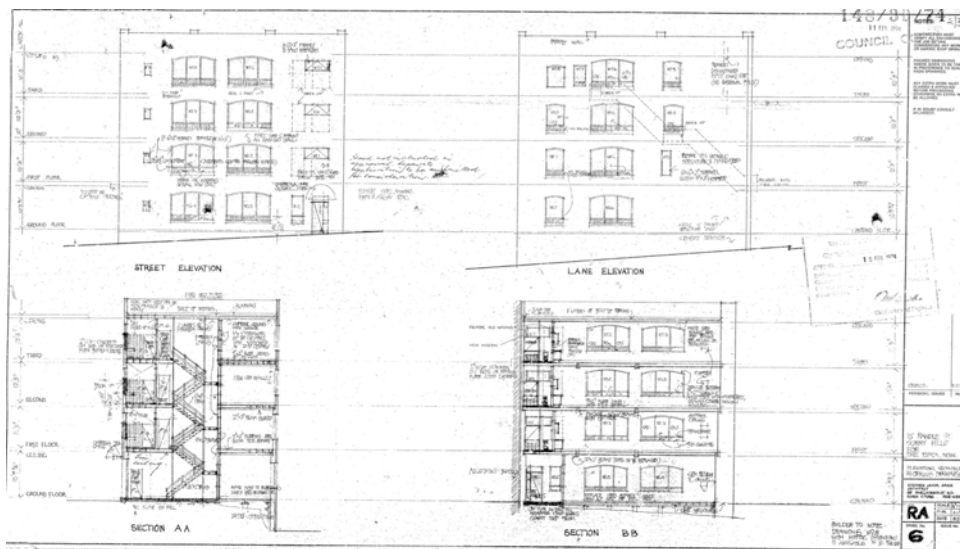


Figure 4.2 The building was badly damaged by fire in 1973 and was remediated the following year. That work was extensive. Elevations and sections by Stephen Javor. RAIA

Source: Sydney City Archives (BA148/74)

4.2 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in March 2016 to ascertain its layout, condition and intactness from its original construction.

4.2.1 15 RANDLE STREET

15 Randle Street is a six storey commercial building with two levels of modern additions over the earlier, four storey, brick building that is set on a triangular site to the corner of Randle Street and Randle Lane.

The building has a chamfered corner with modern, curved balconies and a parapet to the street.

The building has been refurbished through with open plan and cellular offices, all to a modern detail. There is an open plan gallery to the ground floor with access to the street corner.

The building is modern throughout and has a modern lift and fire stair. Internally floors are in a variety of materials (chipboard, carpet and floating timber). Walls are in plastered masonry and plasterboard. Ceilings are in plasterboard. All of the original windows have been replaced with new timber or aluminium framed glazing.

The floors are used for offices and with an apartment at the second level and a gallery at the ground floor.

4.3 DISCUSSION OF SIGNIFICANCE

4.3.1 HISTORIC

4.3.1.1 Historical Development

15 Randle Street is an example of a three storey, Inter War building that was originally constructed in 1923 for Charles Adolphus de Kantzow who had purchased the site in the previous year. The building appears to have been a speculative development for lease. A fourth floor was evidently added to the building but the date of this is not known though it can be seen on the plans of 1973.

The building was originally a store but was converted to residential chambers in 1925 and known as Randle House. Kantzow sold the property in 1934 and it was sold to Henderson Pty Limited in 1944 that renamed the building Subway House. Henderson Ltd had built a factory on the adjoining site to the north in 1912 but did not expand into the building. The use as residential chambers continued though the building was later converted to offices.

The building was damaged by fire in in 1973 and was refurbished in 1974.

Two additional floors were added to the building in 2005 and the building was heavily altered.

4.3.1.2 Historical Associations

The place has no associations of note and no biographical details were available on Charles de Kantzow, who appears to have been a property developer.

The building may have been designed by architect WW Gray but would not be considered to be a noteworthy building.

The association with Henderson Ltd is not of note as the company appear to have purchased the site as a speculative investment.

Later works ere carried out by several well-known architects including Joseland and Gilling (1966) and Luigi Rosselli (2005) but the works were in the form of alterations and additions that could not be considered significant in their own right.

4.3.2 AESTHETIC

7-9 Randle Street is a modest example of a three storey, Inter War office/factory building that has been very heavily altered. The original architect is not clear but it may have been designed by WW Gray (no information available).

A fourth floor was added by the 1970's and by then the building had undergone substantial alteration internally. The works from 2005 that were designed by Luigi Rosselli and added two floors and the building was comprehensively refurbished. The additions were an elegant alteration of the building that raised its architectural status but obviously distorted the form and detail of the original building.

4.3.3 SOCIAL

The place is unlikely to have any special associations for any particular group.

4.3.4 TECHNICAL/SCIENTIFIC

Randle Street was developed for terraced housing in the 1880s but this was completely demolished following the resumptions in 1901. The scale of the later development may preclude there being underground remains though the unexcavated section of the site to Randle Street may contain evidence of previous structures.

The archaeological potential of the site is low.

4.3.5 INTACTNESS

The building has been heavily altered and extended though it retains original and early fabric to the main facades and the timber floor and column structure may remain under later coverings.

4.3.6 ASSESSMENT OF SIGNIFICANCE

Based on the above, we consider that the building would not meet any of the Heritage Division criteria for identification as a place of local significance.

The significance of the place is considered to be **LOW** at a **LOCAL** level.

Based on the above we consider that the building is not at a level of significance that would preclude it being demolished.

4.4 CONSTRAINTS AND OPPORTUNITIES

4.4.1 CULTURAL SIGNIFICANCE

From the above assessment of cultural significance there are no constraints arising that would preclude the building being demolished.

4.4.2 STATUTORY HERITAGE CONTROLS

4.4.2.1 City of Sydney Heritage Controls

The property is not listed as a heritage item in the LEP and is not within a conservation area. It is in the vicinity of a number of heritage items noted in Section 1.2.2 above.

11-13 Randle Street has recently been gazetted as a heritage:

REF	ADDRESS	ITEM	RANKING
I2270	11-13 Randle Street	Former RC Henderson Ltd factory including interiors	Local

The heritage provisions in the LEP relating to the development in the vicinity of a heritage item would apply.

Section 3.10.1 of the DCP contains objectives and controls relating to warehouses and industrial buildings over 50 years old including:

Objectives:

(a) Conserve warehouse and industrial buildings older than 50 years and ensure that alterations, additions and adaptive re-use maintain the legibility of the historic use.

We consider that the building has been altered to the point where it could not be considered to be of any significance.

However, if the building is to be retained, then the DCP controls would apply.

4.4.2.2 City of Sydney Planning Controls

Development at the site would be the subject of the other relevant planning provisions in the LEP and the planning objectives and controls in the DCP.

4.4.3 OTHER STATUTORY CONTROLS

Development at the site may be the subject of other statutory control such as the Building Code of Australia (BCA) and the Disability Discrimination Act.

4.4.4 OWNERS REQUIREMENTS

The owner is considering redeveloping the site as part of a larger development of three buildings at 7-15 Randle Street. Any works or development should be carried out in accordance with the conservation guidelines below.

4.5 CONSERVATION GUIDELINES

4.5.1 PREAMBLE

From consideration of the assessment above appropriate guidelines for the conservation of the place can be developed for:

- Archaeology of the place
- New buildings at the place
- Setting and views
- Interpretation of the place

4.5.2 ARCHAEOLOGY

The archaeological potential of the site is low due the level of subsequent development.

Policy A.1 Treat the place as having some archaeological potential. Monitor all excavations for evidence of previous structures and configurations and allow the assessment of any finds by a suitably qualified archaeologist

4.5.3 NEW BUILDINGS

4.5.3.1 Height and Scale

The property is adjacent to the former Henderson factory a six/seven storey building of some significance and it is important that any development at the site does not overwhelm the former factory or impact on its setting.

Policy A2 Any new buildings on the site should be no higher than the proposed recommended height of the Henderson building (See Section 3.6.12).

4.5.3.2 Setbacks

The current building is built to its site boundaries and new development can follow this pattern. The development should follow the setback recommendation at the top levels

Policy A3 New development can be built to the site boundaries

Policy A4 If new development is higher than the parapet to the former Henderson factory the upper floors to Randle Street should be set back to the alignment roof additions to the former factory (See Section 3.6.12)

4.5.3.3 Contemporary Design and Detail

Contemporary design would be appropriate and it is not considered necessary to follow the brick detailing to the Henderson building. The west side of the street is characterised by the robust detailing of the early buildings and any new building or any additions should retain a balance of solid over void to both front and rear elevations.

Policy A5 Contemporary design is appropriate

Policy A6 Any new building should be robustly detailed and retain a balance of solid over void. Curtain wall style facades should be avoided.

4.5.4 INTERPRETATION

Interpret the place to the public and to specialists by introduced devices (plaques etc.) using the available historical information on the site

Policy A32 Interpret the site as:

...the site a former three storey, Inter War warehouse that was constructed in 1923 for Charles Adolphus de Kantzow and later extended and altered.

...part of the 1904 land resumptions and clearances by the State Government associated with the construction of the new Central Station.

4.5.5 PHOTOGRAPHIC SURVEY

Carry out, catalogue and archive a systematic photographic survey of the place before any works in accordance with the Heritage Office guidelines for photographic archival recording (digital format) and lodge the survey with a suitable archive (e.g. City of Sydney Archives)

4.6 SUMMARY & RECOMMENDATIONS

4.6.1 SUMMARY

Overall, we consider that:

- The building at 11-13 Randle Street is of some significance and should be retained.
- The building at 7-9 Randle Street is of low significance and could be demolished.
- The building at 15 Randle Street is of low significance and could be demolished.

4.6.2 RECOMMENDATIONS

4.6.2.1 Conservation Management Strategy

We would recommend that the conservation management strategy be the guiding document for development of the sites and that the conservation guidelines for each section be implemented.



JOHN OULTRAM

5.0 APPENDIX A

5.1 APPENDIX A – BACKGROUND HISTORY

5.1.1 COOPER'S CLEVELAND HOUSE

The three properties are located within that part of Sydney granted to Daniel Cooper in 1831. The deed of the grant of 6¼ acres was issued in May 1830,³ but it had been given in 1824.⁴ Cooper's grant was bounded by present day Rutland Street, Elizabeth Street, and Chalmers Street, and the northern boundary being near Kippax Street.

Around 1819 Cooper had purchased the ten acres to the south (of Rutland Street) that extended to Dr Redfern's grant (demarcated by Cleveland Street). This property had been owned by a former convict, Charles Smith, who had arrived with the First Fleet in 1788, with 10 acres being granted to him in 1809.⁵ Smith's property was known as Cleveland Gardens. Smith died in July 1818,⁶ and in 1819 his widow sold Cleveland Gardens to Cooper for 180 pounds. Within the combined grants Daniel Cooper erected Cleveland House (still standing) between 1823 and 1825; the architect was probably Francis Greenway.⁷

Cooper (1785-1853) and his business partners William Hutchinson (1772-1846) and Solomon Levey (1794-1833) were emancipated convicts who by the early 1820s were co-owners of a substantial mercantile, whaling, and banking empire that traded as the Waterloo Company, a patriotic nod to the defeat of England's adversary Napoleon at the Battle of Waterloo in 1815. In 1825 Hutchinson sold his interest in the Waterloo Company leaving Cooper and Levey sole owners. Levey returned to England in 1826, and was followed by Cooper in 1831.⁸ Cooper had left Cleveland House some years before, in 1828. Cleveland House with a garden of two acres was tenanted then after on long-term leases.⁹ Cooper died in 1853 in England.

In the 1820s Cooper's Cleveland House was some distance from the commercial and residential centre of Sydney town. His property was bounded on the west and north by numerous government reserves situated between Cleveland Street, Campbell Street, and George Street. Much of this crown land became part of the extensive yards of the government railway later in the nineteenth century, and was inclusive of reserves for the Government or Cleveland Paddocks (now part Prince Alfred Park), the now removed Benevolent Society, Carter's Convict Barracks, the cattle market, and the general cemetery for Sydney (hereafter Devonshire Street Cemetery). To the east, across Elizabeth Street, was the extensive Riley Estate and inclusive of the sand hills of John Palmer's Surry Hills. Some distance to the west and across the government reserve was Parramatta Road.

³ Land and Property Information - Grant Index Series 27 No. 185

⁴ Broadbent, James, *The Australian Colonial House, Hordern House, Sydney, 1997*, p.125 (Broadbent 1997)

⁵ Ryan, RJ, *Land Grants 1788-1809, Australian Documents Library, Sydney, 1974*

⁶ Advertisement, *Sydney Gazette*, 18/7/1818, p.1

⁷ Broadbent, James, *The Australian Colonial House, Hordern House, Sydney, 1997*, p.125 (Broadbent 1997)

⁸ Broomham, R., 'The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920', unpublished report for Woollahra Council, 2001

⁹ Advertisement, *Sydney Gazette*, 1 /8/1829, p.3

This southern part of the Sydney began to develop in the 1850s following the discovery of gold in the colony that brought profound social, economic and demographic changes, and the rapid development of outlying suburb villages such as Surry Hills and Redfern.

The foundation of these subdivisions however was much earlier. In 1842 the area south of Cleveland Street, Dr Redfern's grant, was subdivided for housing, but developments mainly commenced in the 1850s. Palmer's Surry Hills Farm across Elizabeth Street was subdivided in 1814 and while much of it was bought by Alexander Riley, the blocks fronting the Elizabeth Street boundary were acquired by Daniel Cooper (between Devonshire Street & Foveaux Street) and subdivided as the Waterloo Estate between 1836 and 1840, and John Connell, whose Strawberry Hill estate south of Devonshire Street was subdivided in 1832.

Another outcome of Palmer's 1814 sale was a purchase by Samuel Terry and his building of the Albion Brewery in 1826, later managed by his son-in-law John Terry Hughes. The Hughes' Albion Estate, fronting Elizabeth Street between Kippax and Albion streets was subdivided for housing in 1873.

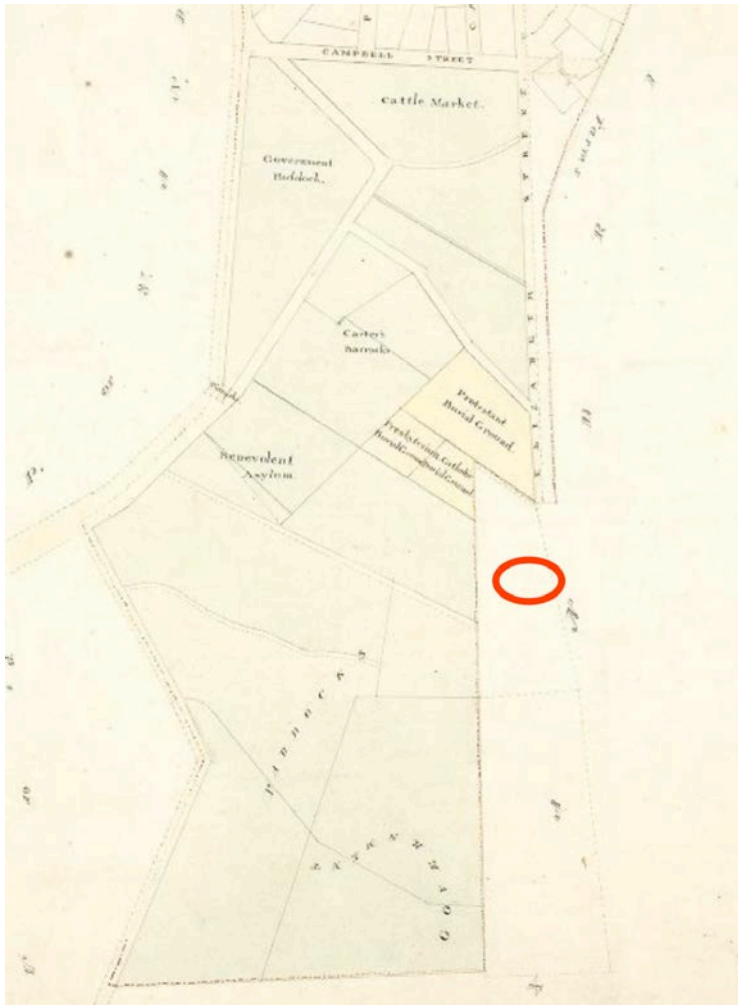


Figure 5.1.1 The government reserves at the southern edge of the city were depicted in this undated, c.1830s, official map of the parish of St Lawrence. To the east of these reserves and west of Elizabeth Street, was combined area of Smith's 10 acres and Cooper's $\frac{6}{4}$ acres that was the Cleveland House estate

Source: Land and Property Information



Figure 5.1.2 Detail from Francis Webb Shields' survey of Sydney dated 1844 showing Cleveland House and surrounding government reserves

Across Elizabeth Street was James O'Connell's Strawberry Hill, a farm purchased in 1814 from John Palmer, and to the north of it was Terry and Hughes' Albion Brewery. Shields (1820-1906) had arrived in Sydney in 1843 and was engaged by the City Council as an assistant surveyor (City Surveyor from 1846). In 1849 he was appointed engineer of the Sydney Railway Company, a private company that built the railway between Sydney and Parramatta, which opened in 1855

Source: City of Sydney Archives

5.1.2 FIRST SYDNEY RAILWAY STATION

On Cooper's death in 1853 his estates in New South Wales were inherited by a nephew who bore the same name, Daniel Cooper (1821-1902, later Sir Daniel Cooper, baronet (hereafter Daniel Cooper II). Cooper II subdivided and sold the bulk of the grounds of Cleveland House, south of Devonshire Street (today traced by the railway pedestrian tunnel) in the mid 1850s.¹⁰

The area north of Devonshire Street seems to have been subdivided around the same time or a little later in the late 1850s or early 1860s.¹¹ In earlier years this part of the Cleveland Estate was described as paddock.¹²

¹⁰ National Library of Australia Map F.691

¹¹ The original freehold titles to this part of Sydney were extinguished by the government resumption in 1901 and reverted to Crown title

¹² Advertisement, Sydney Gazette, 13/4/1830, p.2

Randle Street was put through to connect Elizabeth Street with Devonshire Street sometime in the last half of the 1850s. Devonshire Street provided access to the first railway station in Sydney opened in 1855. There was another street, Railway Place, also formed at the same time (today traced by Randle Lane). Randle Street was so named it seems to recognize William Randle (1826-1883), the contractor that built the railway in the 1850s and was its manager in the period (1855-56) prior to the purchase by the colonial government.¹³ Maps of the mid-nineteenth century plotted Randle Street as continuing south beyond Devonshire Street to the railway station, however that length of the street does not appear to have been implemented.

Despite the inherent disadvantage of Railway Place (Randle Lane) having backed onto the Roman Catholic section of the cemetery and its northern termination was the Anglican section of the cemetery it developed quickly and by the mid 1860s was mostly developed on its western (cemetery) side. Randle Street in contrast had very few buildings at the time.¹⁴ The cemetery was closed for new burials in 1867, and by the mid 1880s the whole Randle Street precinct had been developed with narrow fronted, terraced dwellings.¹⁵

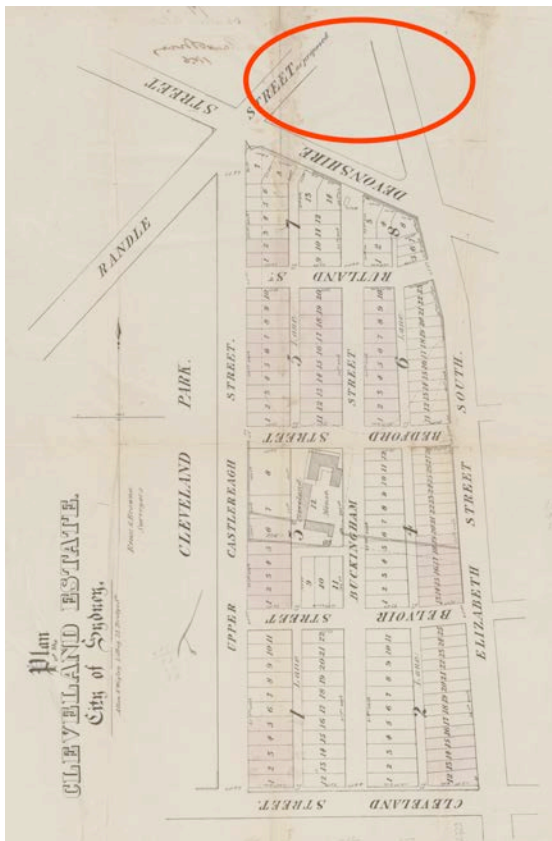


Figure 5.1.3 Plan of the subdivision of the Cleveland Estate for housing

The subdivision did not include the area north of Devonshire Street, which was released for sale a little later. In this plan, the alignment of Randle Street was intended ("proposed") to be made, but had been named already. Not dated, but about 1855.

Source: National Library of Australia (Map F.691)

¹³ Hagarty, Don, Sydney Railway 1848-1857, Australian Railway Historical Society, (NSW Division), 2005

¹⁴ Trigonometrical Survey of Sydney, 1865, Sheet R1

¹⁵ Rygate and West's survey of Sydney, 1887, Sheet 40



Figure 5.1.4 Detail from Waugh and Cox's commercial map of City of Sydney published in 1854, when the city began to experience marked development owing to the onset of gold mania. In this map the alignment of Randle Street was plotted as the main road to the then incomplete railway station. Randle Street as shown did not eventuate south of Devonshire Street

Source: City of Sydney Archives



Figure 5.1.5 Detail from Sheet 23 of the City Council's detailed survey of Sydney dated 1855

The plan shows development on the Cleveland Estate south of Devonshire Street, but the area north continued as vacant paddock. The layout of the first railway station opened in 1855 was shown and its Devonshire Street frontage. Randle Street was put through a little later and provided a shorter route between Elizabeth Street and Devonshire Street. The area north of Devonshire Street was government reserve (cemeteries, barracks, etc) until 1900

Source: City of Sydney Archives

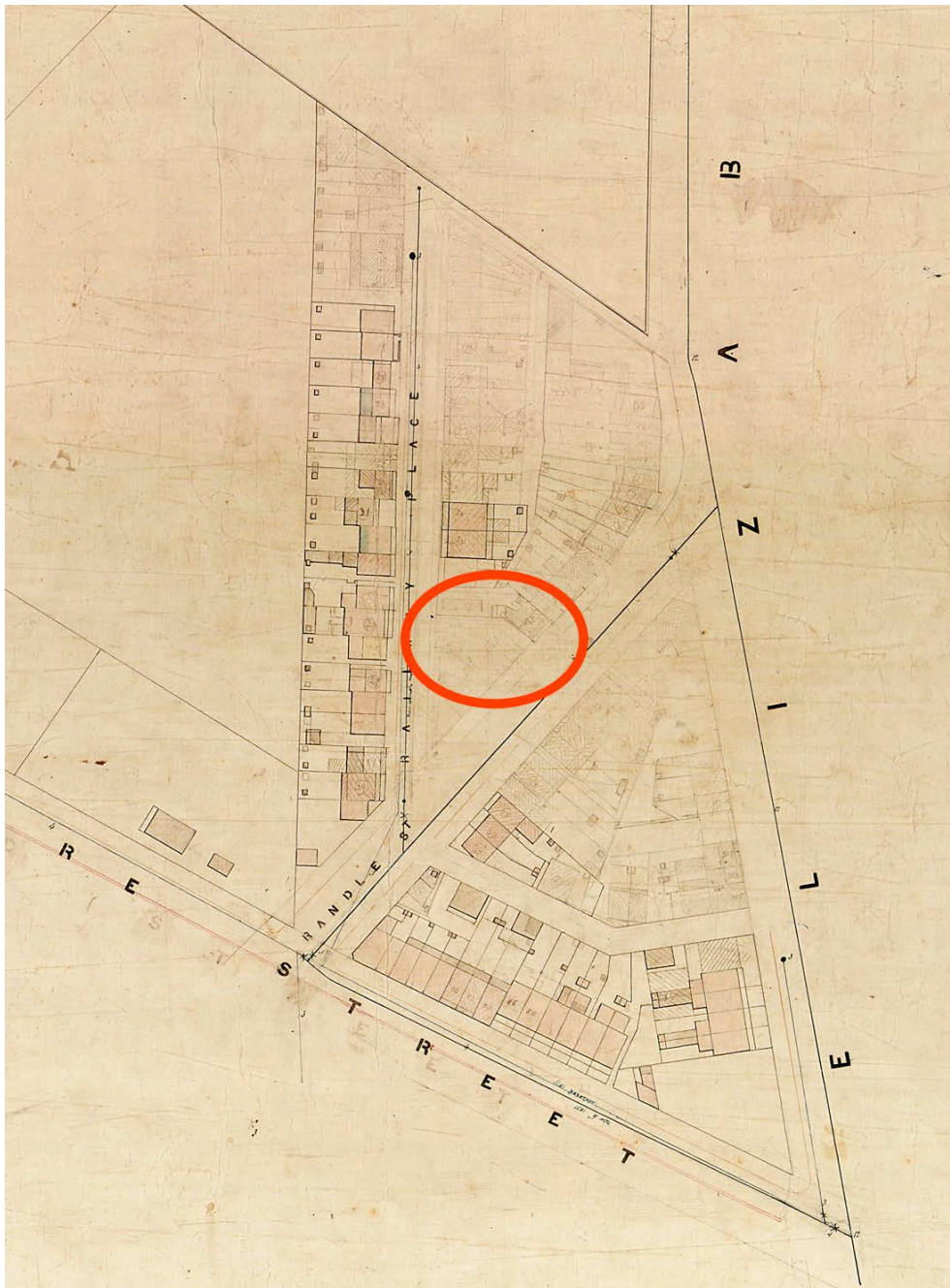


Figure 5.1.6 Detail from Block R1 of the City Council's detailed survey of Sydney dated 1865

The plan shows development of Randle Street and Railway Place (Randle Lane) in the previous decade. The area north and west was the Devonshire Street Cemetery (still in use at the time)

Source: City of Sydney Archives

5.1.3 CENTRAL RAILWAY STATION

The first railway terminus proved too small for Sydney's needs and was substantially rebuilt in 1874. It too was outgrown by the rapid extension of the country and suburban railways in the last decades of the nineteenth century. The selection of a new (present) site on the closed Devonshire Street Cemetery was made in 1897, and was formally adopted by the Government in June 1900. However, the final design was not completed until October 1901. Clearance of the graves from the cemetery was undertaken between February 1901 and June 1902. Concurrently, site works then commenced and the foundation stone of the new terminus was laid in April 1902. The project was officially completed in August 1906 at a cost of about 718,000 pounds (\$102.4 million today), although final completion (the clock tower, and eastern and western wings) came in 1921.¹⁶

The final phase of the development of Central Station was the opening of the electrified suburban stations on the eastern side. This was part of the scheme for an underground city railway with connections to the suburban lines. The scheme had been under discussion since 1909, and planning commenced in 1914. Construction commenced in 1917, and was completed in stages from the mid 1920s to 1932.

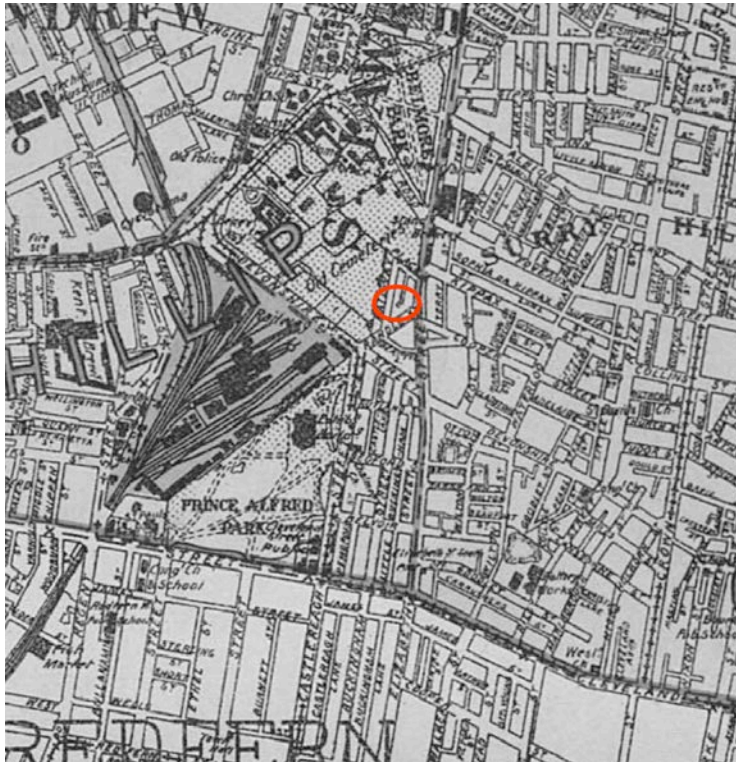


Figure 5.1.7 Detail from a commercial map of city of Sydney published in 1888

Depicted is the second Sydney Railway Station completed in 1874 with the railway yards was still south of Devonshire Street. The city had experienced remarkable development in the 1870s and 1880s, and yet this southern part of Sydney with its government reserves remained very much as it been since the 1830s. One notable change being the transformation of the Government Paddock north of Cleveland Street in the 1860s to form Prince Alfred Park and its exhibition hall

Source: City of Sydney Archives

¹⁶ McKillop, R, D Ellmore and J Oakes, *A Century of Central*, Australian Railway Historical Society (NSW Division), 2008, pp.35-36 (McKillop et al 2008)

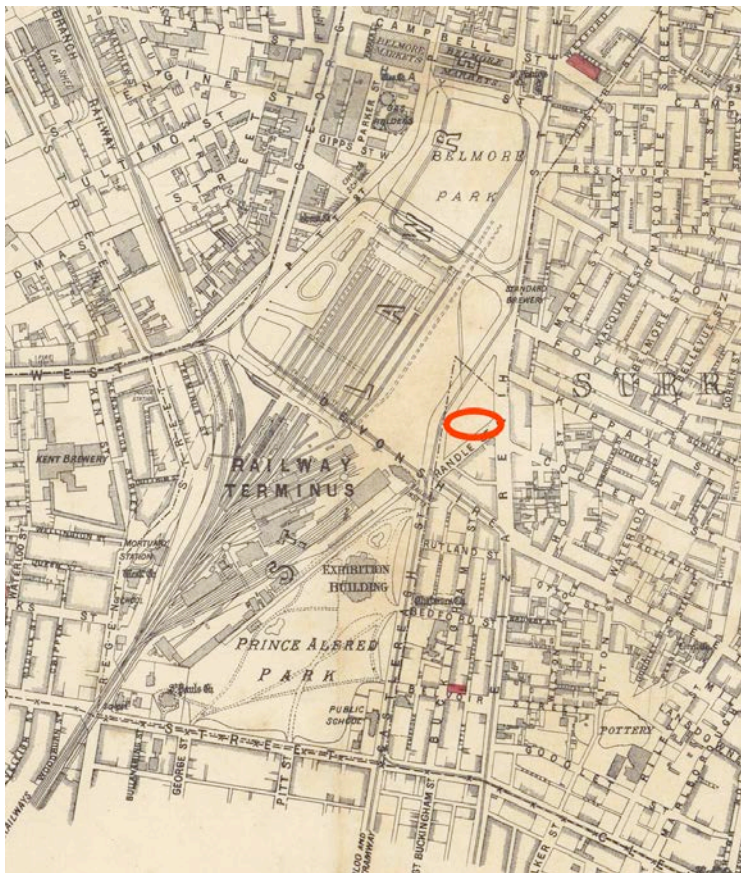


Figure 5.1.8 Detail from a commercial map of city of Sydney published in 1903

Depicted is the third (and current) Sydney Railway Station (Central), then under construction and the details of it were copied from the Department of Public Works plan of the proposal dating from 1900

Source: City of Sydney Archives

5.1.4 RANDLE STREET RESUMPTION

The Randle Street precinct was resumed as a consequence of the building of the new railway terminus for the city. In November 1901 the Government resumed the whole of Randle Street (north side) and Railway Place (Randle Lane) for a need associated with the building of the railway terminus.¹⁷ The precinct was one of three resumed under the provisions of the City Railway Extension (Devonshire Street) Act of December 1900; the other two areas being the block of the former Presbyterian Church at the corner of Pitt and Hay streets, and block of the Anglican's Christ Church of St Lawrence (excluding the church) bounded by George, Pitt and Barlow streets.

These blocks were resumed after the main raft of resumptions for the new the railway terminus were gazetted in December 1900, and they were resumed for the construction of planned streetscapes around the new station. The resumptions for the railway station had cost 148,000 pounds (\$21.56 million today), and the resumptions of the blocks at Randle, Hay and Pitt streets cost a further 32,248 pounds (\$4.7 million today).¹⁸

¹⁷ Old System Conveyance Book 702 No. 107

¹⁸ McKillop et al 2008, p.28

When these blocks were disposed off by the government in 1904 they were sold to the public as having being part of the 'approaches' to the new station. However, it seems that the resumption was for both civic improvement (Rawson Place, the new Randle Street, the northern length of Chalmers Street were created) and arguably also a measure intended to remove slums from the immediate vicinity of the new civic edifice.

By 1900 there was a sizable Chinese community residing in the city. Generally, they lived amongst the urban poor at the fringes of the main business district - along Sussex Street beside Darling Harbour, at The Rocks to the north, and around the city markets on the southern edges. Between 1900 and the early 1910s many of these working class districts were resumed and cleared; firstly by the state government for improving ports and railways, and from 1905 by the City Council for a variety of reasons. These clearances impacted on the Chinese community as it did the urban poor. However, at the Randle Street precinct there were no Chinese according to the council rate valuation returns and street directory listings. This was unusual and was probably owing to the ethnic Chinese' cultural aversion to living beside or near an urban cemetery.

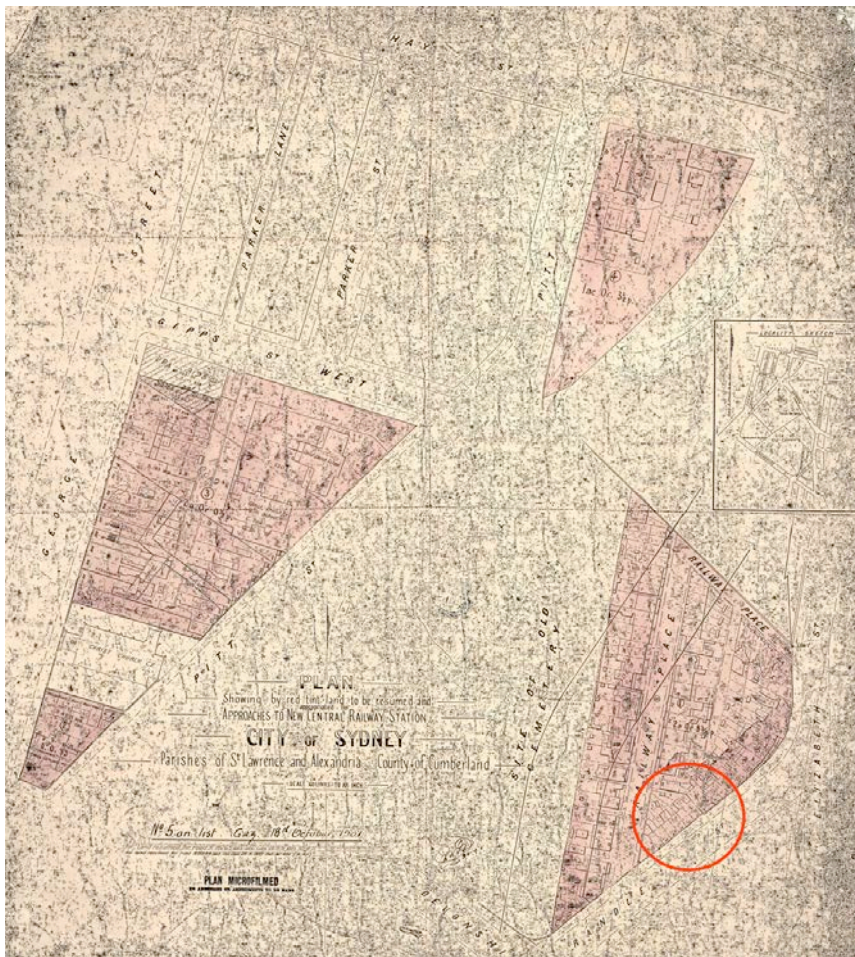


Figure 5.1.9 The plan of the additional areas surrounding the new Central Station that were resumed by the government in 1901 for 'approaches' to the station. The Randle Street precinct was one of three such areas resumed in 1901. (Image quality as supplied by Land and Property Information)

Source: Land and Property Information (Crown Plan 4150.3000)

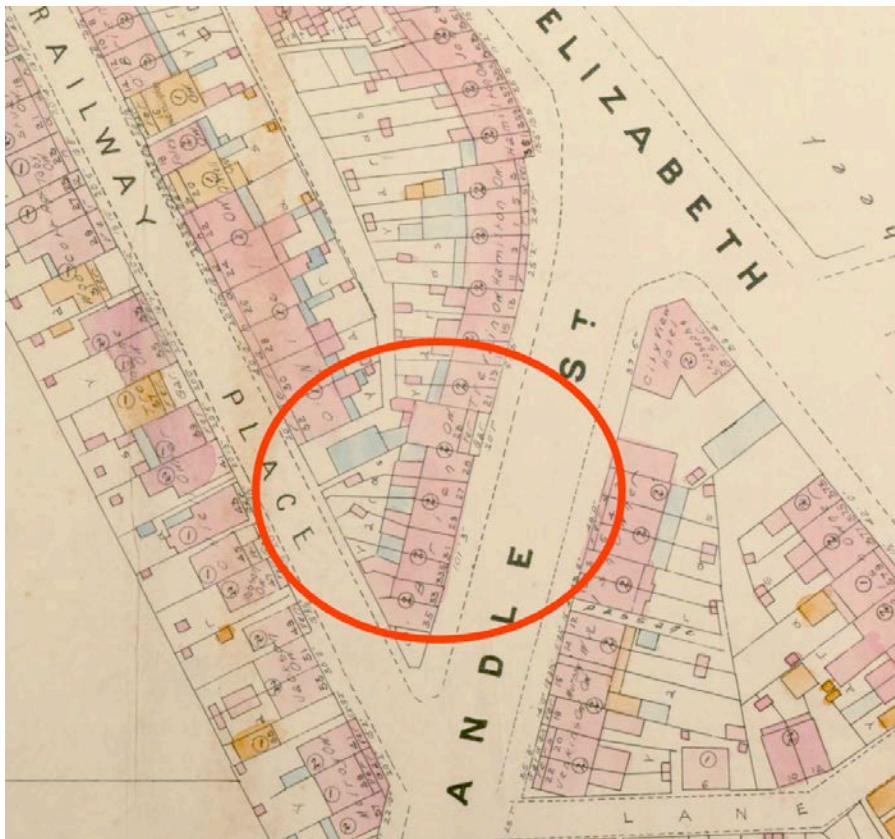


Figure 5.1.10 Detail from commercial surveyors Rygate and West's detailed surveys of the southeastern parts of the city published in 1887. The closely developed residential nature of the area in the nineteenth century is evident

Source: City of Sydney Archives

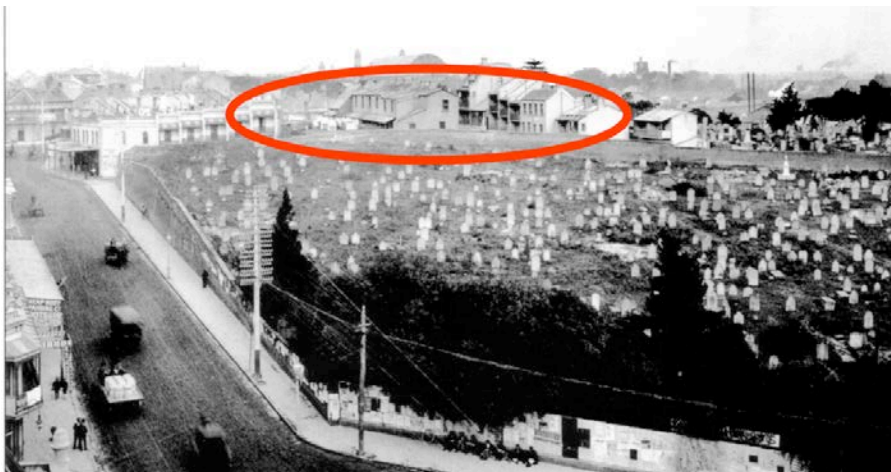


Figure 5.1.11 The Devonshire Street Cemetery about 1900 and prior to clearance for building Central Station. Looking south along Elizabeth Street, Randle Street and Railway Place is circled. The close proximity of these streets to the cemetery is readily apparent

Source: McKillop, R, D Ellsmore and J Oakes, *A Century of Central*, Australian Railway Historical Society (NSW Division), 2008

5.1.5 RANDLE STREET SUBDIVISION

The resumed land at Randle Street was declared surplus to government requirements and was offered for sale to the public by auction in May 1904. Between the resumption in November 1901 and the sale, the government had cleared all buildings, formed Randle Lane, realigned Randle Street, and re-subdivided. The land title reverted to the Crown and all prior titles were extinguished.

Where prior to 1901 the precinct had been predominantly residential, but the post 1904 developments were commercial. While the Randle Street frontage remained unchanged, the blocks that had fronted Railway Place (now Randle Lane) now fronted the new Chalmers Street along which a tramline had been laid.

Owing to the protracted on/off progress of the Eastern Suburbs Railway this northern length of Chalmers Street was closed to traffic in 1948 and the roadway was dug up for open cut tunnel works, and remained in that state for decades.¹⁹ The work of 1948 required the re-routing of the tramline along Randle Street to connect Elizabeth Street and Chalmers Street.

The opening of the new railway station in 1906 revitalized the southern fringe of the city, as commuters changed from train to tram for their final destination. To service this influx new shops, theatres, restaurants, etc. were opened, and many old established retailers invested heavily in new developments in the vicinity, particularly along George Street. At Broadway Grace Bros opened a new store in 1904, Anthony Hordern & Sons opened its emporium at Brickfield Hill in 1905 (demolished), Marcus Clark opened their store on George Street opposite Central in 1906, and Mark Foy's opened its Liverpool Street store in 1908.²⁰ The goods stocked by these firms were in many instances locally manufactured, and new millinery factories and the like were also constructed; one example being Henderson's hat factory Nos. 11-13 Randle Street in 1912, and cabinet and furniture works that occupied Nos. 7-9 Randle Street from 1908.

Central Railway Station was further developed in the 1920s as part of the city and suburban electric rail service. A consequence of this was the opening of the underground stations at St James, Town Hall, and Wynyard allowing direct access between the suburbs and the northern part of the city. The retailing and cinema hub of the city quickly shifted from the southern edge to around Market Street. While the southern edge began its gradual decline in these inter-war eras, the electric railway platforms on the eastern side of Central provided workers with quick and convenient access to commercial premises along southern Elizabeth Street, such as in Randle Street. In respect of the buildings in Randle Street it seems no coincidence that in this period Hendersons expanded its factory staffed by predominantly single females by purchasing Nos 7-9 Randle Street in 1927, while the building at No. 15 Randle Street was erected in 1924, which was converted soon after to residential chambers.

¹⁹ McKillop et al 2008, p.105

²⁰ McKillop et al 2008, p.42

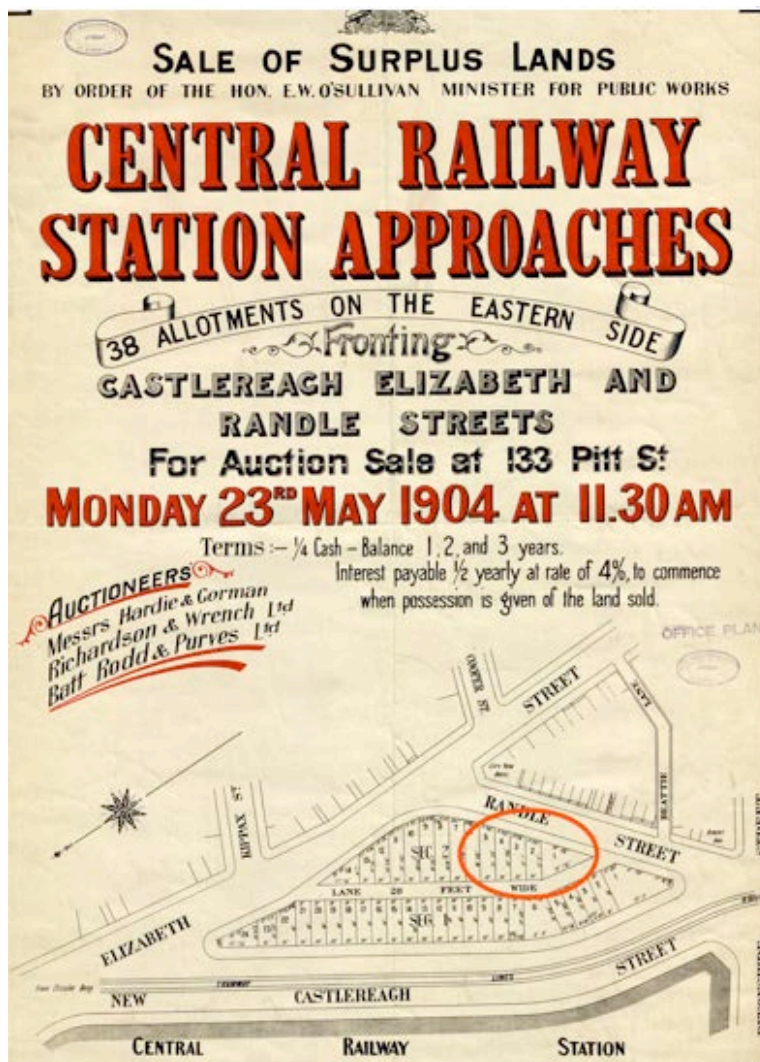


Figure 5.1.12 Randle Street and Randle Lane (former Railway Place) as re-subdivided by the government in 1904

The area had been resumed in 1901, the dwellings cleared, and new allotments formed. Also formed was the extension north of Chalmers Street along which a new tramline was laid. Nos. 7-15 Randle Street are located within Lots 1-6 in Section 2 (circled)

Source: City of Sydney Archives S7C-494-33

5.2 7-9 RANDLE STREET HISTORICAL DEVELOPMENT

5.2.1 SITE ACQUISITION (NOS. 7-9 RANDLE STREET)

This site comprised Lots 5 & 6 in Section 2 of the government land release of 1904. Each of these allotments had a street frontage width of about 20 feet. The allotments were purchased from the government in June 1907 for 550 pounds (\$78,471 today) by the Rev. George Soo Hoo Ten.²¹

5.2.2 FACTORY 1908-1920 (NOS. 7-9 RANDLE STREET)

Rev. Ten (d.1934) was born in China, and was ordained deacon of the Anglican Church in Sydney in 1885. He was appointed then to the Chinese Christian Church at Botany,²² and spent the rest of his life ministering to the Chinese Anglican community in Sydney. He was particularly associated with the Chinese residing in the former Wexford Street (now Wentworth Avenue).²³ That area was resumed by the City Council in 1906 as a slum clearance measure, and with it went his church and congregation.²⁴ In mid 1908 Rev Ten proposed to erect a factory in Butt Street, Surry Hills, and following submittal of the drawing²⁵, the Council struck again and resumed his property for road widening.²⁶

Rev. Ten arranged for the construction of the three storey factory building standing at Nos. 7-9 Randle Street. The building was completed about 1908 and therefore is the oldest of the three standing at Nos. 7-15 Randle Street. Owing to the early date, the City Council retains no record of its construction, but by a later (1920) architectural drawing²⁷, as built the building occupied the southern half of the allotment with a yard area to Randle Lane. The ground floor comprised offices and the upper two floors were workrooms. There was staircase against the north-east corner.

The first tenant was Go Kee Bros, cabinet and furniture makers,²⁸ a company registered in 1907 and the principals were Go Kee, Go Die, Leum Kung, and Ting Chung.²⁹ In 1918 the tenant was the DOB Sweets Store, a business registered in 1918 by Walter Samuel Percival.³⁰

5.2.3 FACTORY 1920-1927 (NOS. 7-9 RANDLE STREET)

In 1920 Rev. Ten sold the property to Taylor and Adams Ltd for 4,200 pounds (\$279,255 today).³¹ This firm manufactured saddlery harness and leather goods, with the principals being Reginald Edgar Taylor and George Edgar Thomas Adams.³² Additions were undertaken in 1920 to extend the ground floor to the Randle Lane building line and also provide a basement under that addition.³³

²¹ Old System Conveyance Book 830 No. 292

²² 'Chinese Clergyman', Evening News, 21/12/1885, p.5

²³ 'Rev G Soo Hoo Ten', Sydney Morning Herald, 25/9/1934, p.10

²⁴ 'The Slum Area', Sydney Morning Herald, 25/8/1905, p.7

²⁵ City of Sydney Building Application 373/08 (street card entry - documentation lost)

²⁶ City of Sydney Town's Clerk's Correspondence 1908/1336

²⁷ City of Sydney Building Application 408/20 (plan)

²⁸ City of Sydney Rate Valuation of Phillip Ward, 1911

²⁹ State Records NSW Index to Registers of Firms

³⁰ State Records NSW Index to Registers of Firms

³¹ Old System Conveyance Book 1188 No. 206

³² State Records NSW Index to Registers of Firms

³³ City of Sydney Building Application 408/20 (plan)

The upper two floors were altered by the addition of a lavatory against the external rear wall.³⁴ These changes related evidently to the introduction of multiple tenancy and by 1925 the tenants were the Central Athletes Gymnasium, cabinetmaker Frederick Miller, printers Hazel Cook & Company, and the South Coast Transport Company.³⁵

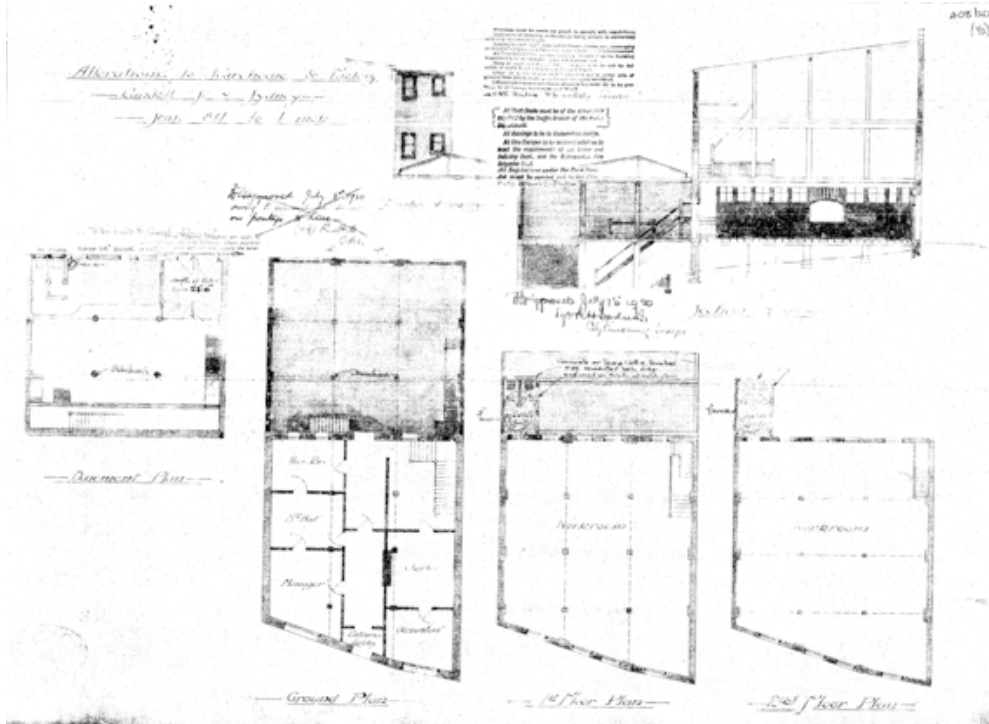


Figure 5.2.1 Plan of additions made in 1920 to the rear of the building

By this plan, the original c.1908 build comprised the front part of the building and there was a yard area to Randle Lane prior to 1920

Source: Sydney City Archives (BA 408/20)

³⁴ City of Sydney Building Application 785/20 (plan)

³⁵ Sands' Directory, 1925

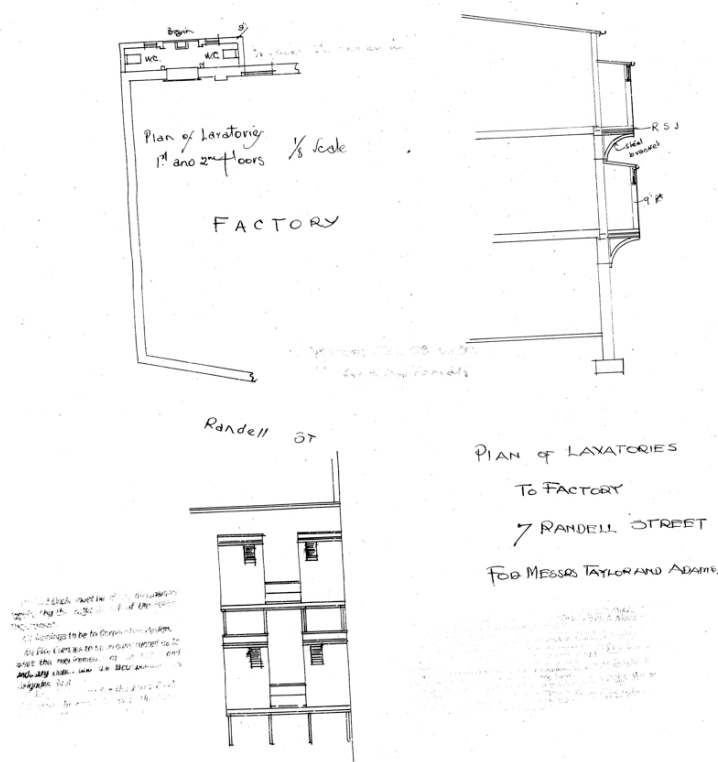


Figure 5.2.2 Alterations were undertaken also in 1920 to increase the number of lavatories for the upper floors

Source: Sydney City Archives (BA 785/20)

Shortly after the purchase Taylor and Adams Ltd went into liquidation, and in October 1922 the official assignee sold the property to Thomas George Murray, grazier of Canowindra, for 4,750 pounds.³⁶ Over the middle years of the 1920s ownership changed frequently; in 1923 to John Stewart Maynard,³⁷ in 1926 to Cosmas Nicholas Cassimaty and Keriakas Nicholas Cassimaty, fruiterers of the Barraba district,³⁸ and finally in August 1927 the property was purchased by RC Henderson Ltd for 3,650 pounds,³⁹ a marked decrease from the 5,250 pounds the Cassimatys paid a few years before, RC Henderson Ltd were manufacturers of hats and had built a factory in 1912 at neighbouring at Nos. 11-13 Randle Street (see entry below).

³⁶ Old System Conveyance Book 1277 No. 912

³⁷ Old System Conveyance Book 1306 No. 889

³⁸ Old System Conveyance Book 1416 No. 615

³⁹ Old System Conveyance Book 1283 No. 5

5.2.4 FACTORY 1927-1954 (NOS. 7-9 RANDLE STREET)

There had been a fire at a nearby printery in July 1927⁴⁰ and RC Henderson Ltd probably purchased the building in a dilapidated state for in December 1927 it lodged a building application to reinstate the building after being damaged by fire. The architect for this work was Thomas Pollard Sampson, the architect Hendersons used. The application has been lost by the City Council and no further details are known.⁴¹ Further building applications to reinstate after fire damage were lodged in 1928 and 1931. These applications have not survived,⁴²

In 1931 architect Sampson lodged another building application to undertake alterations, and in 1934 he lodged an application for a rear addition.⁴³ These applications have not survived, but would seem to have related to converting the building for use by RC Henderson Ltd; in 1931 the tenant was Regan Snell & Co, auctioneers,⁴⁴ but by 1933 it was Henderson's show room and also an extension to its main factory next door.⁴⁵

The physical changes in this period were recorded probably in the Fire Underwriter's survey that depicted new staircases, a cart dock, and door openings on the western wall to the main Henderson factory at Nos. 9-13 Randle Street.

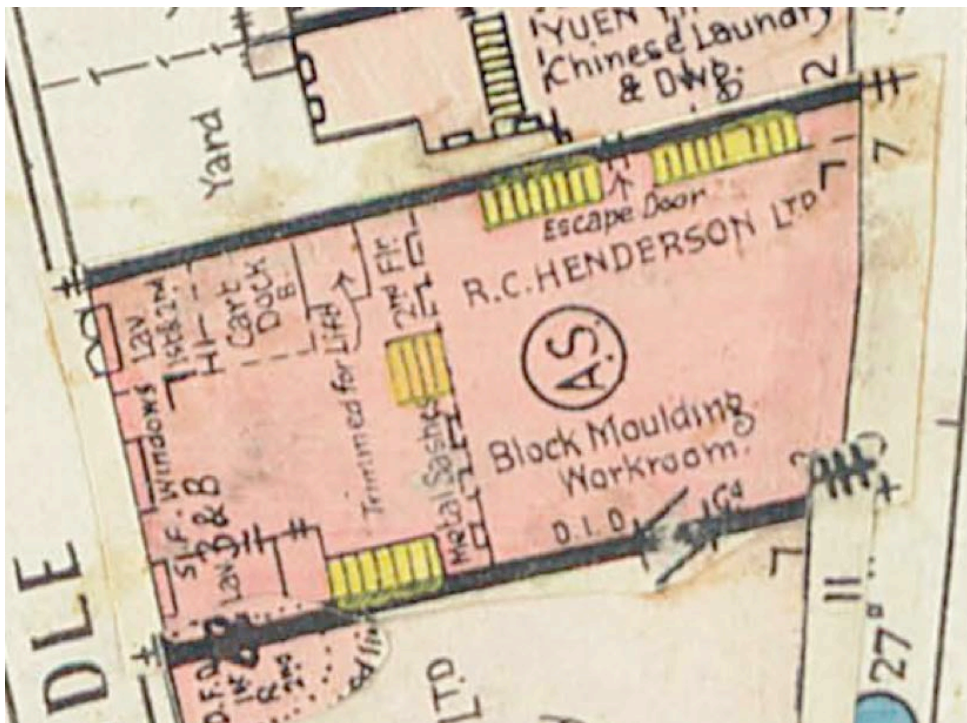


Figure 5.2.3 Detail from the Fire Underwriter's Sheet 250.

The sheet is dated 1923, but was changed at later times to record important changes. This survey probably recorded the post 1933 configuration of the building. This annex was Henderson's hat block moulding workroom

Source: Sydney City Archives

⁴⁰ Advertisement, Evening News, 12/7/1927, p.1

⁴¹ City of Sydney Building Application 111/1927 (street card entry)

⁴² City of Sydney Building Applications 875/28 and 39/31 (street card entry)

⁴³ City of Sydney Building Applications BA 297/31 and 173/34 (street card)

⁴⁴ City of Sydney Rate Valuation of Flinders Ward, 1931

⁴⁵ City of Sydney Rate Valuation of Flinders Ward, 1933

5.2.5 FACTORY POST 1954 (NOS. 7-9 RANDLE STREET)

Following the financial collapse and insolvency of RC Henderson Pty Ltd in 1954, the property was purchased by B.B & B. Ltd. in 1958.⁴⁶ This company purchased all of RC Henderson Pty Ltd's assets in Randle Street at the time and then subdivided and leased the individual buildings and floors within each building.

In the instance of Nos. 7-9 Randle Street it was partitioned throughout to form offices and workshops.⁴⁷ A part of the building on the first floor from 1958 was a camera equipment repair shop,⁴⁸ and there was a photography studio also.⁴⁹ On another floor there was a tailoring workshop.⁵⁰ Structural alterations of this time included replacement of the original timber storey posts (columns) with rolled steel joists,⁵¹ inserting reinforced concrete stairs,⁵² installing mechanical ventilation,⁵³ and forming a new business entrance to Randle Street. This work was inclusive of fitting a new filling (existing) to the exterior street wall.⁵⁴

In 1978 the property (as was Nos. 11-13 Randle Street) was purchased by Hanave Investments Pty Ltd,⁵⁵ who continued as owners into at least the 1990s. The use of the ground floor as a karaoke bar commenced in 1996.⁵⁶

⁴⁶ Torrens Title Dealing G731270

⁴⁷ City of Sydney Building Application 1716/56 (plan)

⁴⁸ City of Sydney Development Application 544/58 (street card entry)

⁴⁹ City of Sydney Development Application 545/58 (street card entry)

⁵⁰ City of Sydney Development Application 682/58 (street card entry)

⁵¹ City of Sydney Building Application 1716/57 (street card entry)

⁵² City of Sydney Building Application 782/57 (street card entry)

⁵³ City of Sydney Building Application 415/59 (street card entry)

⁵⁴ City of Sydney Building Application 782/57 (street card entry)

⁵⁵ Torrens Title Dealing 898805

⁵⁶ Torrens Title Dealing 2100469

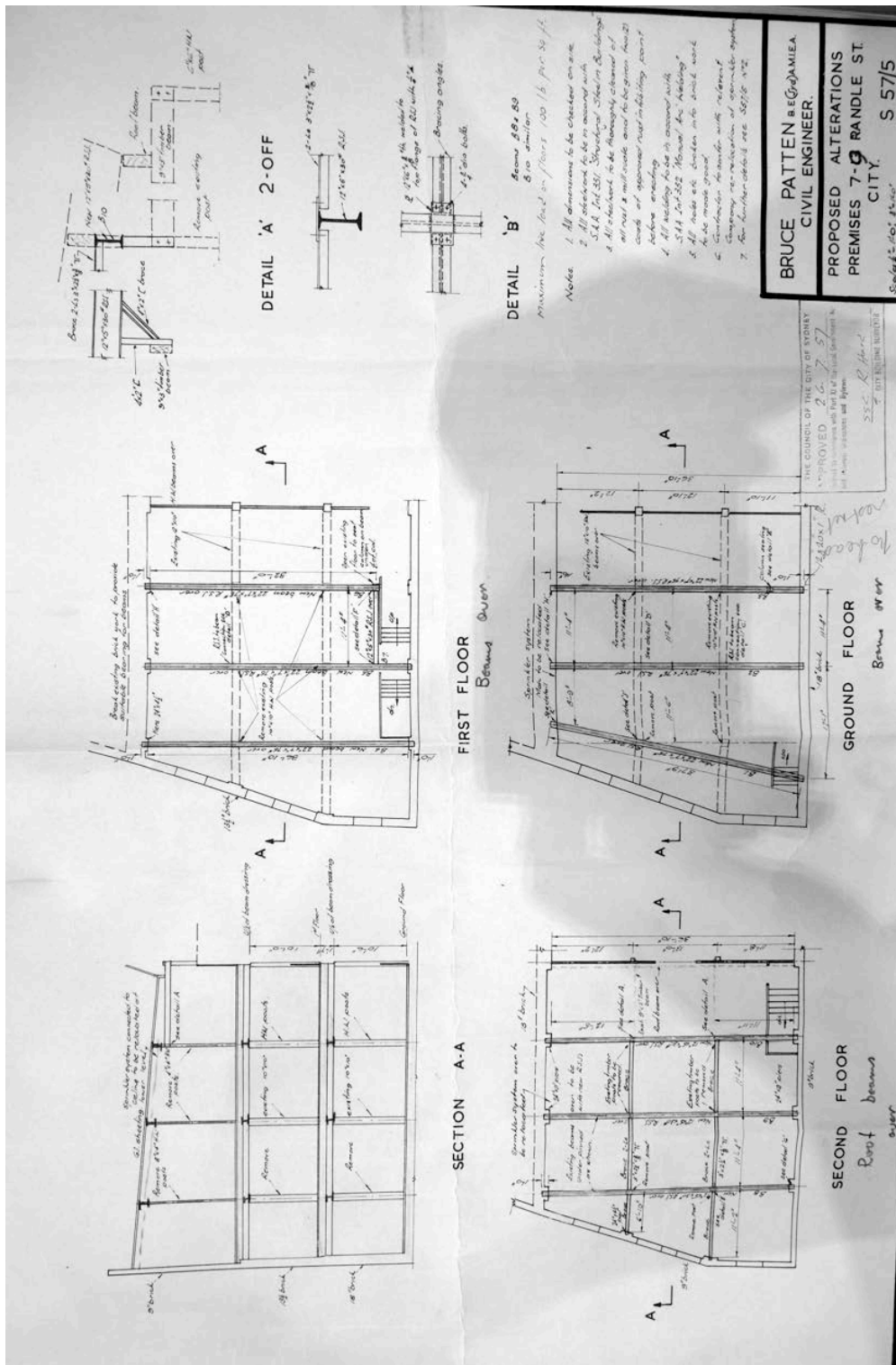


Figure 5.2.4 Plan of structural alterations undertaken in 1956. This work replaced much of the original hardwood frame with RSJs

Source: Sydney City Archives (BA1716/56)

5.3 11-13 RANDLE STREET - HISTORICAL DEVELOPMENT

5.3.1 SITE ACQUISITION (NOS. 11-13 RANDLE STREET)

This site comprised Lots 2, 3 and 4 in Section 2 of the government land release of 1904. Each of these allotments had a street frontage width of about 20 feet. The allotments were purchased from the government in February 1908 by building contractor William Gulliver for 660 pounds (\$88,626).⁵⁷ The allotments were sold subsequently in April 1910 to hat manufacturer Charles Alfred Henderson for 800 pounds.⁵⁸ Between 1908 and 1910 the site was vacant, but probably used for storing materials associated with Gulliver's building projects. Gulliver (1848-1915) was known for his 'considerable railway works',⁵⁹ and that possibly included the building of the Sydney terminus and yard in this period.

5.3.2 FACTORY BUILT 1912 (NOS. 11-13 RANDLE STREET)

Henderson arranged for the construction of the hat factory standing at Nos. 11-13 Randle Street in May 1912.⁶⁰ The architect was Thomas Pollard Sampson and the contractor was Wheelwright & Alderson, that being the partnership of George Jackson Wheelwright and Henry Ward Alderson. Sampson (1874-1961) had married Clarice Effie Henderson (1883-1980), the daughter of Charles Alfred and Frances Henderson in 1911.⁶¹

The building application was approved by the City Building Surveyor in May 1912. As built, the factory comprised six floors and a basement (seven floors in total). The traditional structural system utilised brick load bearing external walls with internal hardwood columns and beams. The posts were generally 12 inch by 12 inch (14 inch by 14 inch on the basement and ground floors). There was a timber framed staircase against the south-east corner between the basement and the sixth floor, with an external fire escape to Randle Lane. The main entrance from Randle Street was near the eastern wall and opened onto a small foyer, and beside that was the general office (probably RC Henderson's). The goods entry was in the basement and fronted Randle Lane.

The basement level was naturally lit by prismatic pavement lights on the south, and the upper floors work rooms were lit by the numerous windows fronting Randle Street and Randle Lane with its favourable northern aspect. Lavatories were located at the south-west corner and the number varied between floors - none on the ground, basement and fifth, two on the second, and four on the other floors. The higher number probably reflected increased staff levels, and so the main workrooms staffed by women were the second to fourth.

⁵⁷ Old System Conveyance Book 848 No. 600

⁵⁸ Old System Conveyance Book 904 No. 298

⁵⁹ Personal, Barrier Miner, 29/4/1915, p.2

⁶⁰ City of Sydney Building Application 0374/12 (plan); Contracts, Sydney Morning Herald, 7/5/1912, p.4

⁶¹ NSW Birth, Death and Marriage Index

Curiously, in Sampson's drawing there was no lift (either hydraulic or electric); a necessity where the production process is staged vertically. However, a lift was fitted either during construction or shortly after as it was recorded in the Fire-Underwriters' survey dated 1923. It was located on the north side of the staircase. Other later changes included the re-building in 1926 (one is shown in the 1912 plan) of the boiler room for the steam pressure felt hat forming machinery,⁶² and inserting a drying loft in 1930,⁶³ both on the sixth floor.

The architectural drawings and a series of photographs of 1949 indicated the factory manufactured hats, but it was not a mill and so materials such as straw and felt were sourced elsewhere and brought to Randle Street. Its dye works and felt mill were located in Hayes Road (between Dunning Avenue and Jones Lane) at Rosebery from 1920 (extant).

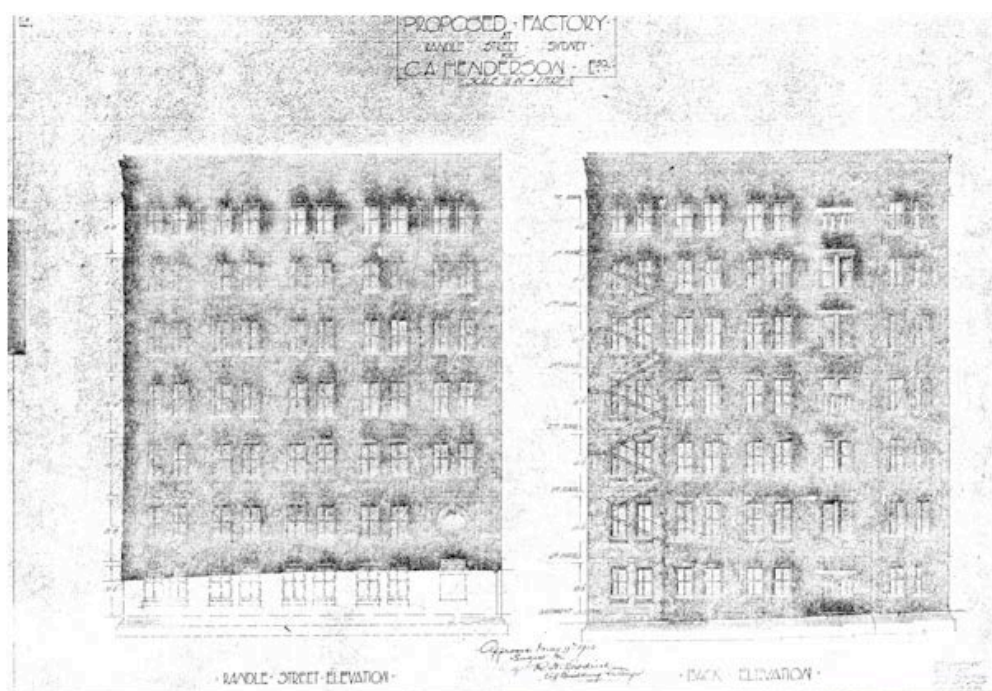


Figure 5.3.1A Elevations of the factory as designed in 1912 (architect TP Sampson) for RC Henderson's hat factory

Source: Sydney City Archives (BA 374/12)

⁶² City of Sydney Building Application number obliterated/1926 (street card entry)

⁶³ City of Sydney Building Application 644/30 (street card entry)

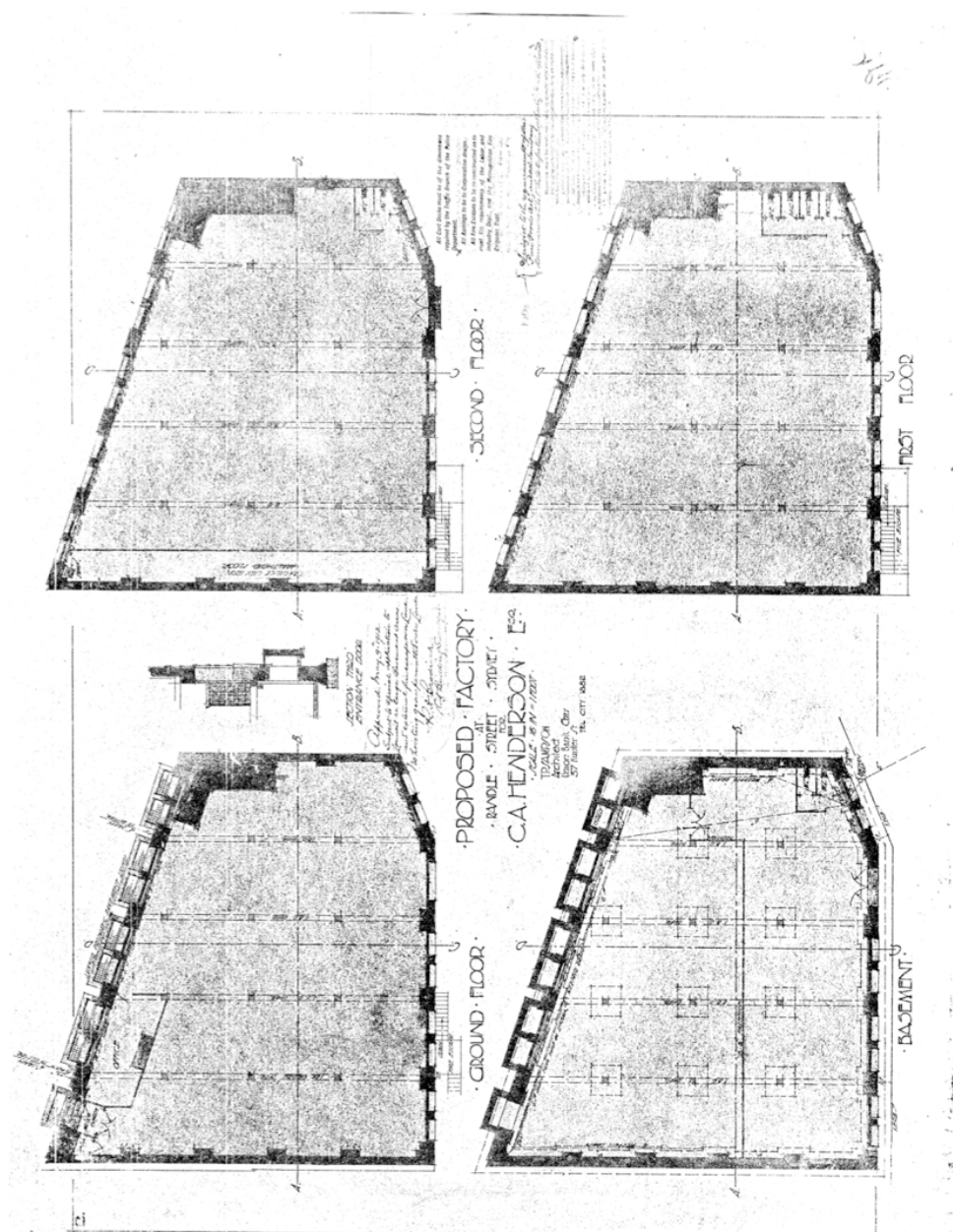


Figure 5.3.1B Plans of floors basement to second of the factory as designed in 1912 (architect TP Sampson) for RC Henderson's hat factory

Source: Sydney City Archives (BA 374/12)

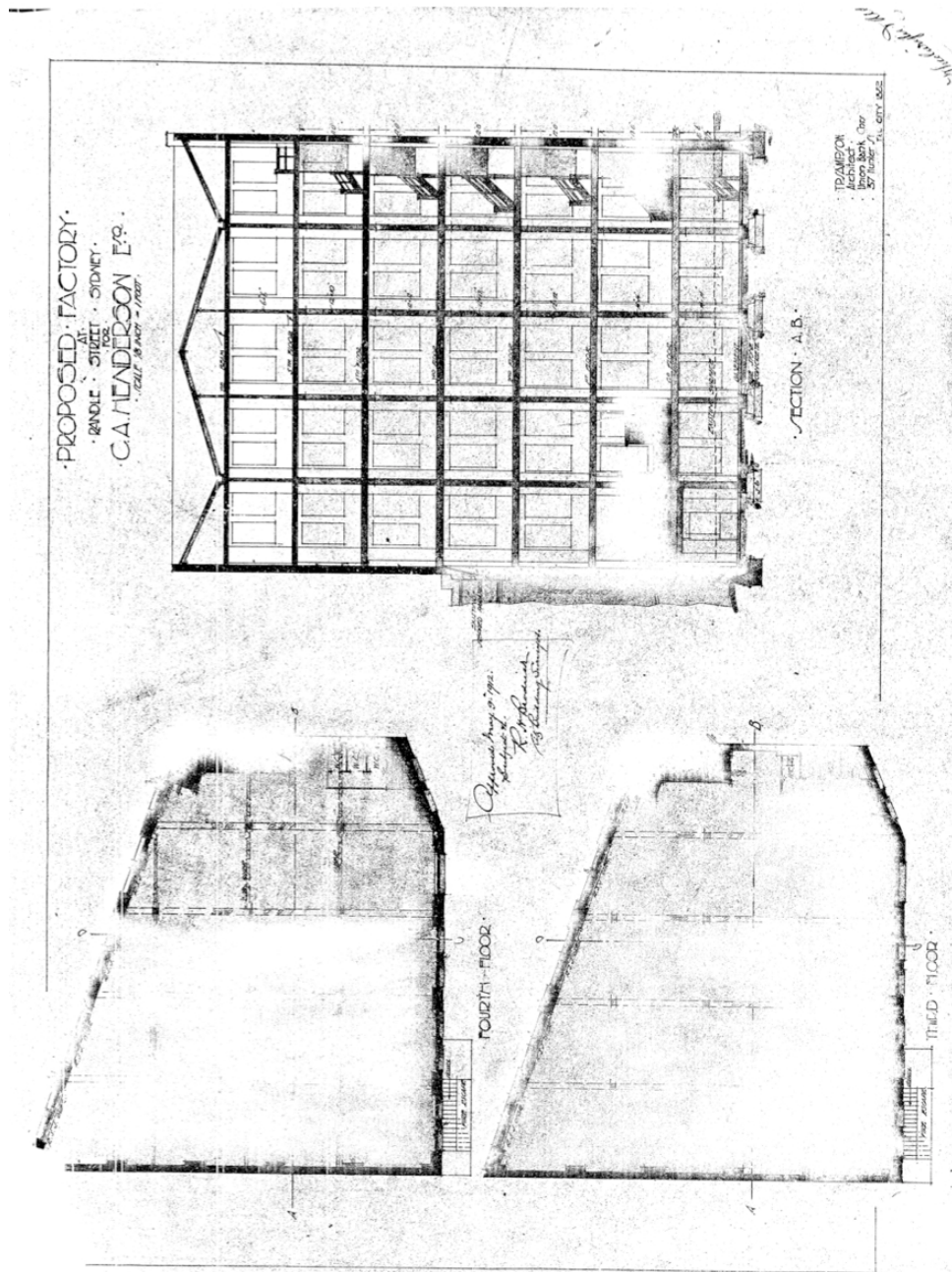


Figure 5.3.1C Plans of floors third to fourth, and section of the factory as designed in 1912 (architect TP Sampson) for RC Henderson's hat factory

Source: Sydney City Archives (BA 374/12)

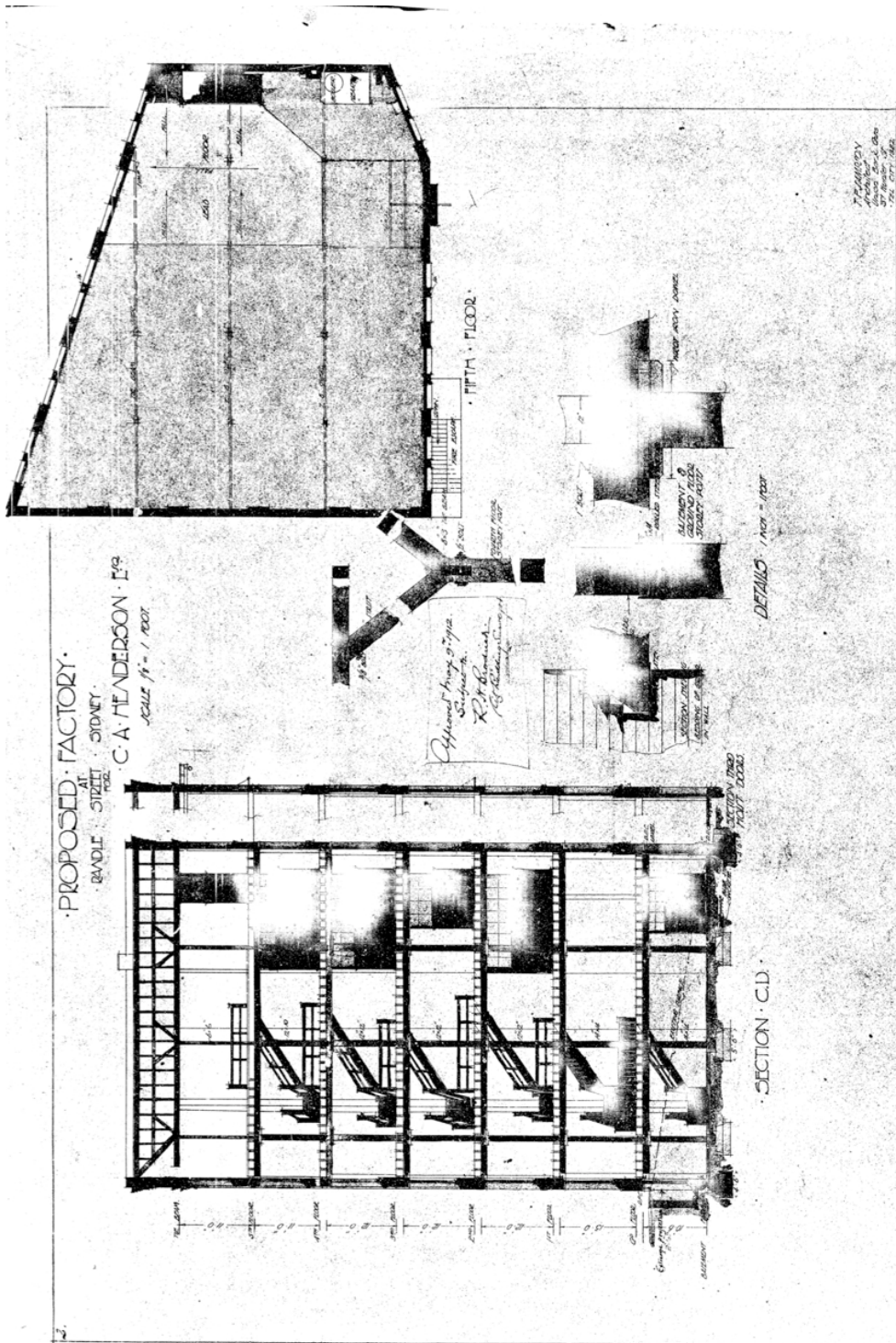


Figure 5.3.1D Plans of the fifth floor and section of the factory as designed in 1912 (architect TP Sampson) for RC Henderson's hat factory. The top floor housed the boiler room for the steam pressure moulding equipment

Source: Sydney City Archives BA (374/12)

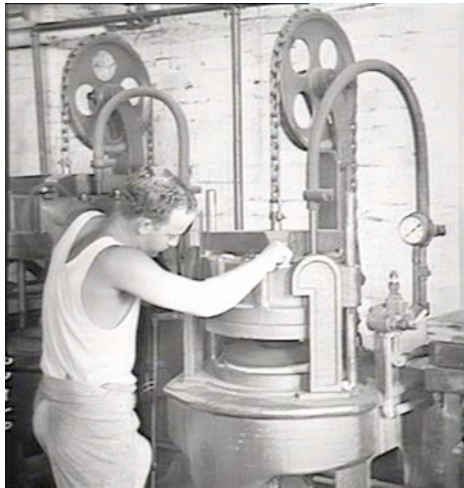


Figure 5.3.2 Rolling the brim with steam under great pressure

The factory was fitted with a steam boiler on the fifth floor and this was upgraded in 1926. One of a series of photographs that recorded the manufacture of hats at RC Henderson's Randle Street factory in March 1949

Source: State Library of New South Wales (Government Printing Office 1 - 46937)



Figure 5.3.3 Skilled machinist preparing a felt hat by machine sanding the brim and crown. Note the overhead belt driven machinery in this part of the factory (possibly Nos. 7-9). March 1949

Source: State Library of New South Wales (Government Printing Office 1 - 46942)



Figure 5.3.4 The second stage in the sanding of felt hat to remove any irregularity or blemish. March 1949

Source: State Library of New South Wales (Government Printing Office 1 - 46943)



Figure 5.3.5 Central store with rolls of silk and other fabric, March 1949

Source: State Library of New South Wales (Government Printing Office 1 - 46938)



Figure 5.3.6 Skilled machinist working on the brim of a hat, March 1949

Source: State Library of New South Wales (Government Printing Office 1 - 46935)



Figure 5.3.7 Final finishing and trimming a hat, March 1949

Source: State Library of New South Wales (Government Printing Office 1 - 46940)



Figure 5.3.8 Quality control and checking. Both the staircase and hardwood columns are visible. March 1949

Source: State Library of New South Wales (Government Printing Office 1 - 46941)



Figure 5.3.9 Final packing for distribution, also visible a partitioned office. March 1949

Source: State Library of New South Wales (Government Printing Office 1 - 46944)

5.3.3 POST 1954 (NOS. 11-13 RANDLE STREET)

Following the financial collapse and insolvency of RC Henderson Pty Ltd in 1954, the property was purchased by B.B & B. Ltd. in 1957.⁶⁴ This company purchased all of RC Henderson Pty Ltd's assets in Randle Street at the time and then subdivided and leased the individual buildings and floors within each building.

In the instance of Nos. 11-13 Randle Street the building continued to be used for millinery manufacture,⁶⁵ and also clothing throughout the 1960s and into the 1970s, with each floor seemingly having a different tenant. The major change was the insertion of partitioning in 1957 on the first to fourth floors.⁶⁶ Amenity was improved in the mid 1960s by the installation of an electric lift service in 1965,⁶⁷ and mechanical air ventilation in 1964.⁶⁸



Figure 5.3.10 Former Henderson factory in 1978

Source: City of Sydney Archives CRS 1035/6036

⁶⁴ Old System Conveyance Book 2407 No. 911

⁶⁵ City of Sydney Development Application 159/58 (street card entry)

⁶⁶ City of Sydney Building Application 782/57 (Building Inspector's Card)

⁶⁷ City of Sydney Building Application 1923/65 (street card entry)

⁶⁸ City of Sydney Building Application 581/64 (Building Inspector's Card)

In 1978 the property (as was Nos. 7-9) was purchased by Hanave Investments Pty Ltd,⁶⁹ who continued as owners into at least the 1980s. Under the new owners the second floor became a gymnasium in 1979,⁷⁰ the sixth floor was partitioned in 1987,⁷¹ the ground floor became an architects office in 1987, and in 1988 a new air-conditioning system was installed.⁷²

5.3.4 RC HENDERSON LTD

The hat manufacturer RC Henderson Ltd was listed as a business in 1905 under the management of father and son Charles Alfred Henderson and Rolla Crosby Henderson.⁷³ The business was initially based in Clarence Street before relocating to the new purpose built factory in Randle Street erected in 1912.

CA Henderson's (1850-1945) role seems to have been titular only, and the company was Rolla Crosby Henderson's (1879-1949). Rolla had acquired an interest in hats when employed in a warehouse that stocked them, and later was a salesman for hats, before moving into manufacturing.⁷⁴

In the 1910s the company employed at the Randle Street factory about 150 workers, the vast majority (about 144) being women. They manufactured straw hats, women's fashion hat, and children's hats. The company at that time was doing very good business and had experienced an increase in trade by 35 per cent between 1910 and 1912, but made no profit owing to having to match the cost of cheaper imported hats. Imposition of tariffs on imported hats helped the local manufacturer to make a profit in later years.

RC Henderson Ltd was one of a number of hat manufacturers in Sydney in the 1910s (there were 20 straw hat manufacturers in 1914),⁷⁵ but the company seems to have dominated the market for fashionable women's hats across Australia. This was a difficult market for the hats needed to be up to date with contemporary styling, which changed frequently and the local manufacturer needed to respond accordingly. In the 1930s the company sent its designers overseas to study (and copy) the latest fashions, which were then introduced to the Australian market.⁷⁶ However, they did not covet the top end of the market and a common business slogan was 'Henderson's hats for the thrifty'.⁷⁷

In 1925, the Governor of NSW, Sir Dudley de Chair, visited Henderson's factory in Randle Street and witnessed the production of women's hats.⁷⁸

During the war years the company offered a reduced range of hats by common agreement⁷⁹, but possibly produced military hats for the government (although no information on that is available). Also during the war no new apprentices were taken on, which resulted in a skilled labour shortage after 1945, and there was also a shortage in unskilled labour.⁸⁰

⁶⁹ Torrens Title Dealing 898805

⁷⁰ City of Sydney Development Application 11/02/0187 (street card entry)

⁷¹ City of Sydney Building Application 1867/89 (street card entry)

⁷² City of Sydney Building Application 1054/88 (street card entry)

⁷³ State Records NSW Index to Registers of Firms,

⁷⁴ 'Straw Hat Industry', *The Register*, 20/6/1914, p.17

⁷⁵ 'Straw Hat Industry', *The Register*, 20/6/1914, p.17

⁷⁶ 'Film Star Tries on Hats', *Sydney Morning Herald*, 15/6/1937, p.4

⁷⁷ 'Hat Tycoon ..', *Truth*, 2/10/1949, p.6

⁷⁸ 'Hat Manufacture', *Sydney Morning Herald*, 7/5/1925, p.11

⁷⁹ 'Hat manufacture limitation ends', *Canberra Times*, 4/1/1947, p.2

⁸⁰ 'Hat Shortage to Continue', *Newcastle Morning Herald*, 26/8/1946, p.5

The company's post war problems were compounded by the 'sudden' death of its founder, Rolla Charles, in May 1949.⁸¹ His estate was valued for probate at 107,531 pounds (\$5.75 million), and he was thought a 'tycoon' in his day by the more sensational press.⁸²



Figure 5.3.11 The Henderson range of hats produced during the Second World War for the summer season, being a mixture of straw and felt hats

Source: Australian Women's Weekly 4/11/1944 p.6

On the death of Rolla in 1949, Octavius Wilkinson Cowley (1870-1956) was appointed managing director of the company at Rolla's direction.⁸³ The company was then restructured as a public company listed on the Stock Exchange in 1950 as RC Henderson Ltd, distributors and manufacturers of hats, with a capital of 130,000 pounds, of which 28,000 pounds was raised in the listing. The company stated it had made an annual after tax profit of 13,911 pounds (averaged) since 1945.⁸⁴ An additional 20,000 pounds was raised later in 1950 by a new share issue,⁸⁵ and another 25,000 pounds in 1952.⁸⁶ While the company traded profitably in 1952 it reported a loss owing to depreciation allowance for its properties.⁸⁷ The balance sheet for 1953 revealed the company had an overdraft of 107,332 pounds and a mortgage of 76,000 pounds. In 1954 the company went into receivership on the direction of the Bank of New South Wales (Westpac) to recover its exposure to the mortgage.⁸⁸

⁸¹ Deaths, Sydney Morning Herald, 6/5/1949, p.16

⁸² 'Hat Tycoon', Truth, 2/10/1949, p.6

⁸³ 'Will Directs Children to Stay in State', Newcastle Morning Herald, 30/9/1949, p.3

⁸⁴ 'RC Henderson', Sydney Morning Herald, 16/3/1950, p.8

⁸⁵ 'RC Henderson', Sydney Morning Herald, 10/11/1950, p.7

⁸⁶ 'RC Henderson', Sydney Morning Herald, 8/4/1952, p.8

⁸⁷ 'RC Henderson', Sydney Morning Herald, 10/12/1952, p.8

⁸⁸ 'Receiver for Hat Makers', The Age, 3/12/1954, p.6

5.3.5 ARCHITECT TP SAMPSON

The architect of the former factory at Nos. 9-11 Randle Street was Thomas Pollard Sampson (1874-1961). He was born in England in 1874 and came to Tasmania as a child in the company of his family. The family settled in Launceston, where Sampson was articled to architect Alfred E Luttrell. By 1907 he was in Sydney and practicing as an architect. In February 1911 he married Clarice Effie Henderson, the daughter of Charles Alfred and Frances Henderson, and sister of the founder of RC Henderson Ltd, Rolla Crosby.

Much of Pollard's known work was residential, and the exact extent remains undetermined. However, Romahapa, 22-24 Martin Road, Centennial Park, and Kama at 16 Llandilo Avenue, Strathfield are his work. Kama was featured in the June 1916 edition of the architectural journal *The Salon*. His commercial work by contrast seems to have been limited and included factory in Randle Street (1912), additions to the Austral Club in Darlinghurst (1912, demolished), a factory in Rosebery (1924 and probably part of Henderson's mill in Hayes Road), a block of flats at Darlinghurst (1927), etc.⁸⁹

Commencing in 1927, Sampson worked for Meriden School at Strathfield. The first work was a classroom block erected in stages between 1927 and 1929 (demolished), and then the Wallis Hall (assembly, chapel, and boarders' rooms) in 1935.⁹⁰ Sampson worked through the depressed 1930s with late works being a four-storey office in 1939 in George Street,⁹¹ and a hotel in Blackheath about 1938.⁹² His name was removed from the Board of Architects Register in 1951,⁹³ and he died in 1961.

5.3.6 CONTRACTORS WHEELWRIGHT AND ALDERSON

While Sampson would seem to have had limited experience in designing warehouse type buildings, his contractors Wheelwright and Alderson were not. The partnership comprised George Jackson Wheelwright (1854-1936) and Henry Ward Alderson (1864-1947). For architects Spain, Cosh and Minnett they built Utz's warehouse of eight storeys at 352 Kent Street in 1915.⁹⁴ They worked for architects Sheerin and Hennessy (first stage (1907) Sacred Heart Catholic Church, Roma Avenue, Kensington⁹⁵; first stage (1908) Mater Hospital, North Sydney)⁹⁶, Nangle and Nursey (first stage (1909) St Columbia's College, Springwood),⁹⁷ for Manson and Pickering (the Inverell Club (1909), Evans Street),⁹⁸ and for City Architect RH Brodrick (Coffee Palace (1913), Hay Street).⁹⁹

⁸⁹ Notes provided by Dr Noni Boyd, RAI (NSW)

⁹⁰ 'Meriden School, Strathfield. A brief history of the development of the site', prepared by Nick Jackson, 2013

⁹¹ Advertisement, Sydney Morning Herald, 2/ 5/1939, p.9

⁹² 'Supreme Court', Sydney Morning Herald, 3/12/1938, p.6

⁹³ Bulletin, RAI (NSW Chapter), Vol. 9 (1952), no.9

⁹⁴ 'Sydney's Commercial Architecture', Construction and Local Government, 19/11/1915, p.2

⁹⁵ 'Kensington Roman Catholic Church', Sydney Morning Herald, 15/1/1907, p.3

⁹⁶ Building 15/12/1908

⁹⁷ 'Buildings and Works', Sydney Morning Herald, 22/12/1908, p.5

⁹⁸ 'New Club', Inverell Times, 21/9/1909, p.2

⁹⁹ 'Round the Jobs', Construction and Local Government, 8/12/1913

5.4 15 RANDLE STREET HISTORICAL DEVELOPMENT

5.4.1 SITE ACQUISITION (NO. 15 RANDLE STREET)

This site comprised Lot 1 in Section 2 of the government land release of 1904. This allotment was atypical of the others in the subdivision in its irregular (triangular) plan and generous street frontage width of 75 feet. The allotment was purchased from the government in April 1905 by licensed surveyor Herbert Valentine Haynes for 350 pounds (\$49,936 today).¹⁰⁰

Over the following two decades the site was left vacant until the existing building was completed in 1923¹⁰¹ for Charles Adolphus de Kantzow, who had purchased the allotment in 1922. De Kantzow (1857-1947) seems to have been involved in real estate mainly.

Between 1905 and 1922 the allotment was left vacant by its various owners; Haynes (1905), builder William Peter Noller (1905 to 1912),¹⁰² manufacturer James Sinclair and Robert Sinclair, his executor and brother, (1912 to 1922), accountant Edward Marsh Brodie (1922)¹⁰³ and decorator Albert Edwin Orange (1922).¹⁰⁴ Sinclair intended to erect a seven storey warehouse in 1914¹⁰⁵ (architect Thomas Sampson Pollard), but nothing came of it, and his death in 1918 ended evidently any further thoughts in that respect.

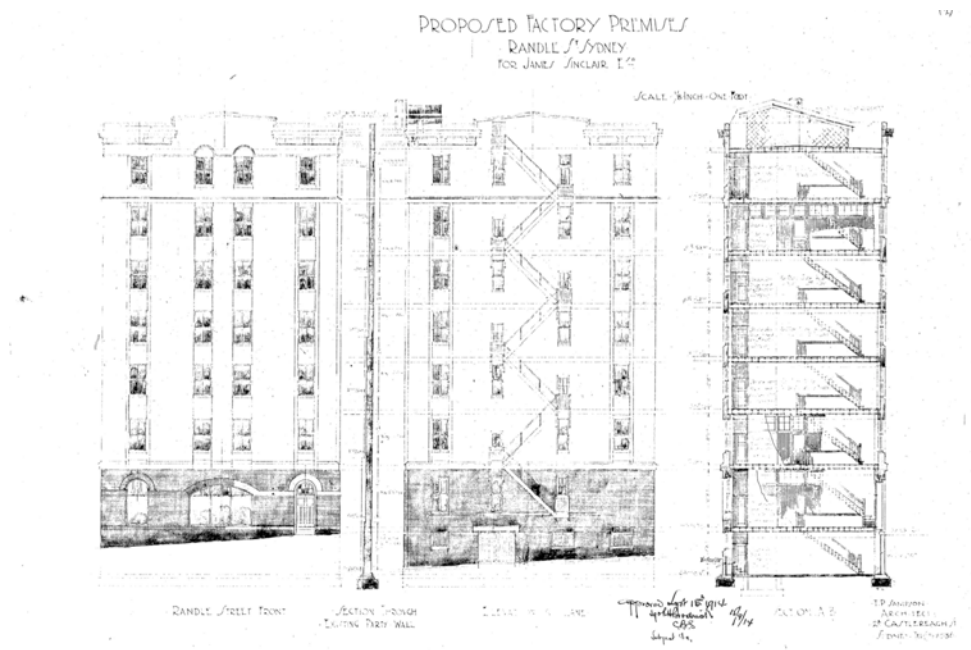


Figure 5.4.1 This building was approved for construction in 1914, but was not built. The architect was TP Sampson (who in 1912 had designed the hat factory next door at No.11-13 Randle Street). The client was manufacturer James Sinclair who died in 1918

Source: City of Sydney Archives (BA 687/14)

¹⁰⁰ Old System Conveyance Book 780 No. 244

¹⁰¹ City of Sydney Building Application 0625/22 (plan)

¹⁰² Old System Conveyance Book 920 No. 840

¹⁰³ Old System Conveyance Book 964 No. 383

¹⁰⁴ Old System Conveyance Book 1261 No. 595

¹⁰⁵ Sydney City BA 687/1914 (plan)

5.4.2 STORE BUILT 1923 (NO. 15 RANDLE STREET)

The building application for the new store was approved conditionally by the City Building Surveyor in September 1922. The surviving drawing did not identify the architect¹⁰⁶, but it was probably WW Gray who was reported in the trade journal *Construction* to have submitted a building application in September 1922 for a brick store in Randle Street.¹⁰⁷ Gray and de Kantzow shared the same business address (82 Pitt Street). The drawing submitted by WW Gray and conditionally approved in September 1922 did not include a fire escape, and that was provided in a revised drawing approved in December 1922.¹⁰⁸

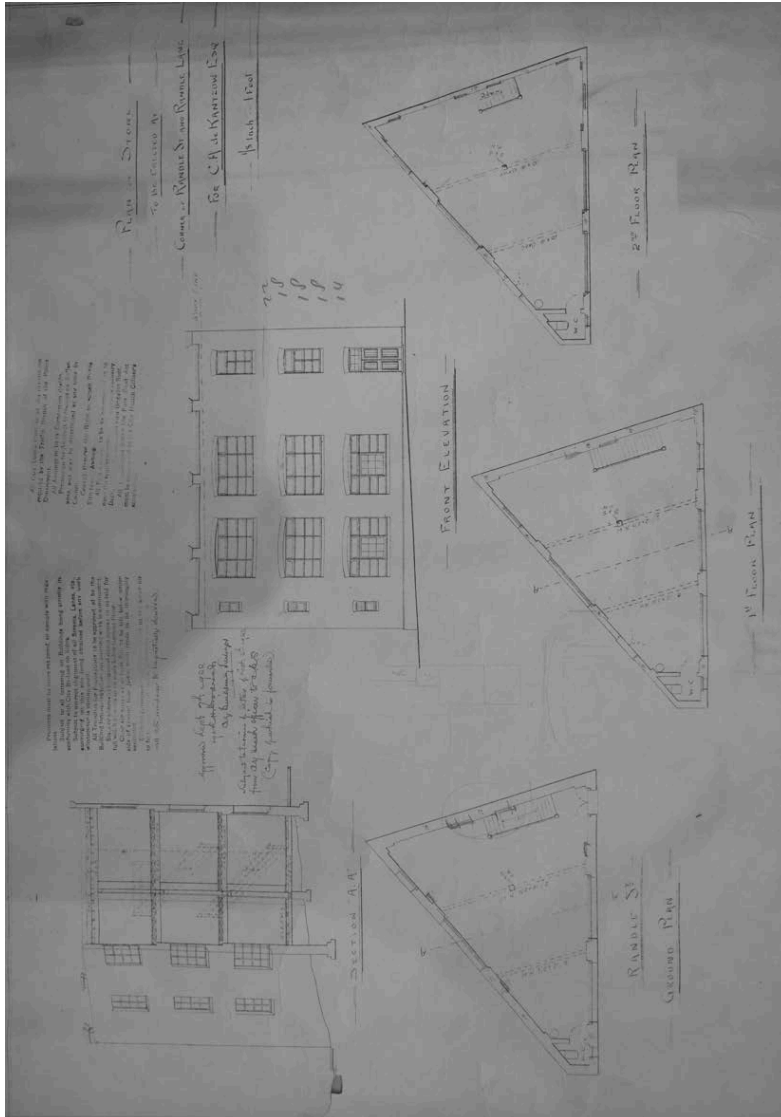


Figure 5.4.2 The building as designed in 1922 and completed in 1923 as a store. The architect was probably WW Gray

Source: Sydney City Archives (BA 265/22)

¹⁰⁶ Sydney City Building Application 265/1922 (plan)

¹⁰⁷ *Construction*, 13/9/1922, p.2

¹⁰⁸ Sydney City Building Application 265/1922 (plan)

As built the new store comprised three floors (no basement) utilising a traditional structure of brick load bearing walls with an internal hardwood frame. It had a flat roof behind a low brick parapet. The three floors were open plan with a timber framed staircase on the east wall and a lavatory within the western apex. The street entrance to Randle Street was on the east side of that elevation.

5.4.3 RESIDENTIAL CHAMBERS 1925-1957 (NO. 15 RANDLE STREET)

At first the building was a store leased by de Kantzow to tenants such as FC Carter, manufacturer of letters, and Coulter & Wastle, dealers in fancy leather goods.¹⁰⁹ However, in 1925 the use changed to residential chambers trading as Randle House.¹¹⁰ This required alterations, but the building application has been lost.¹¹¹

In 1934 de Kantzow sold the property to Mrs Margaret Frances Guy¹¹². Mrs Guy had been managing the residential chambers since the early 1930s.¹¹³

In 1944 Mrs Guy sold the property to RC Henderson Ltd.¹¹⁴ RC Henderson Ltd were manufacturers of hats and had built a factory in 1912 neighbouring at Nos. 11-13 Randle Street (see separate entry). Henderson Ltd renamed the premises Subway House (the underground electric city railway and its stations at Central were completed in the mid 1920s and there was the Subway Hotel opposite), and continued the use as residential chambers.¹¹⁵ A change was made in 1947 with the construction of a new lavatory/bathroom block.¹¹⁶

5.4.4 OFFICE SUITES 1957-2004 (NO. 15 RANDLE STREET)

Following the financial collapse and insolvency of RC Henderson Pty Ltd in 1954, the property was purchased by B.B & B. Ltd.¹¹⁷ This company had purchased all of RC Henderson Pty Ltd's assets in Randle Street at the time and then subdivided and leased the individual buildings and floors within each building. In the instance of Nos. 15 Randle Street all the existing fittings and fixtures were removed in 1957 and the floors partitioned for offices and professional suites.¹¹⁸

While B.B & B. Ltd. retained ownership of Nos. 7-13 Randle Street until 1978, in the instance of No. 15 Randle Street it was sold in 1965 to Mercantile Constructions Pty Ltd.¹¹⁹ That company sold the property in 1966 to The Royal Society for the Prevention of Cruelty to Animals (NSW)¹²⁰ for its office. The Society engaged architects Joseland and Gilling (possibly on an honorary basis) to re-partition the four floors.¹²¹ That work was destroyed by fire in late 1973, and the damage was remediated in 1974. The new work included replacing the window frames, inserting new floors and staircase, and generally making good the damaged fabric.¹²²

¹⁰⁹ Sands' Directory

¹¹⁰ City of Sydney Rate Valuation of Phillip Ward, 1931

¹¹¹ City of Sydney Building Application 887/25 (street card entry)

¹¹² Torrens Title Dealing C63768

¹¹³ City of Sydney Rate Valuation of Flinders Ward, 1933

¹¹⁴ Torrens Title Dealing D327418

¹¹⁵ City of Sydney Rate Valuation of Flinders Ward, 1939 - 1948

¹¹⁶ City of Sydney Development Application 84/47 (street card entry)

¹¹⁷ Torrens Title Dealing G731270

¹¹⁸ City of Sydney Development Application 665/57 (street card entry)

¹¹⁹ Torrens Title Vol. 9921 Fol. 239

¹²⁰ Torrens Title Dealing K226379

¹²¹ City of Sydney Development Application 1761/66 (street card entry)

¹²² City of Sydney Building Application 0148/74 (plan)

5.4.5 RESIDENTIAL APARTMENTS POST 2004 (NO. 15 RANDLE STREET)

By the beginning of the 21st century the property was owned by Rosselli Superfund. In 2005 that trust undertook alterations to the existing building, and added two floors and Juliet balconies. The use changed to retail on the ground floor, and residential loft studios above. The architect was Luigi Rosselli.¹²³



Figure 5.4.3A The building was badly damaged by fire in 1973 and was remediated the following year. That work was extensive. Elevations and sections by Stephen Javor. RAIA

Source: Sydney City Archives (BA148/74)

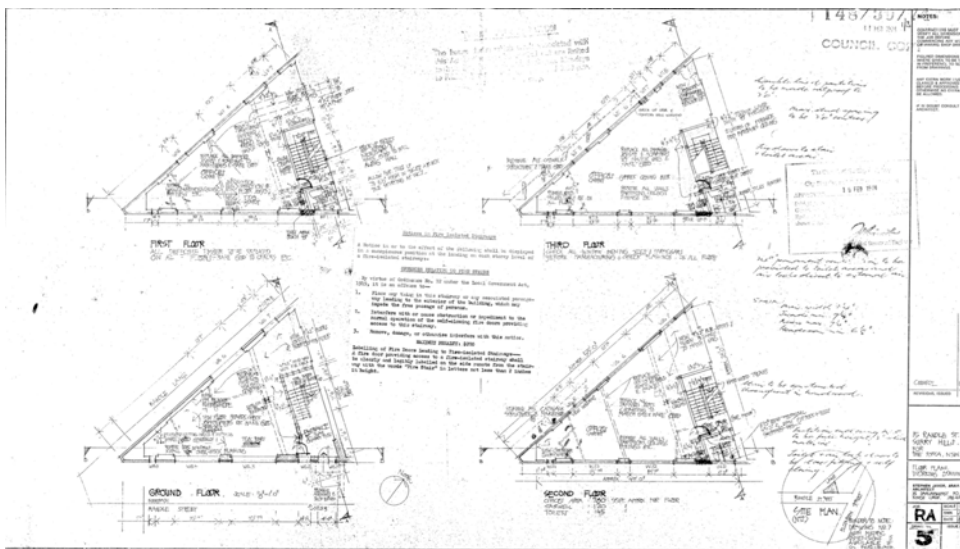


Figure 5.4.3B Floor plans by Stephen Javor. RAIA

Source: Sydney City Archives (BA 148/74)

¹²³ City of Sydney Development Application D/2004/1172 (file)

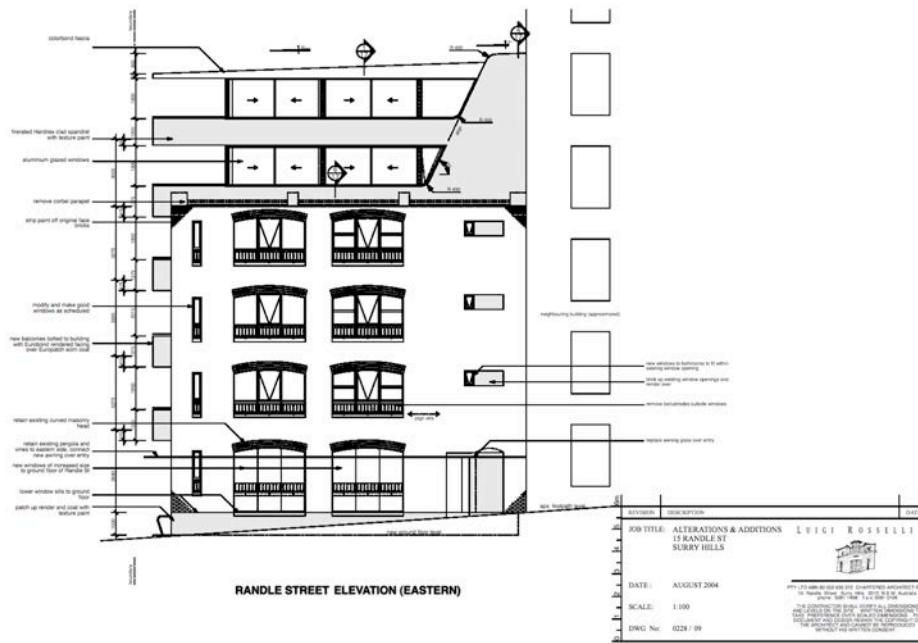


Figure 5.4.4 About 30 years after the fire in 1973, in 2005, the office building was converted to loft apartments. The work included addition of two floors and a wall of Juliet balconies. The architect was Luigi Rosselli

Source: Sydney City Archives (D/2004/1172)

5.5 APPENDIX B1 7-9 RANDLE STREET - OWNERS 1901-1990S

Auto Consolidated 11269-128 (Source: Land and Property Information)

Year	Owner
1830	15th May CROWN GRANT Parish of Alexandria 6 acres 1 rood 2 perches Daniel Cooper
Prior titles not searched	
1901	24th November BOOK 702 NO. 107 Notice of Resumption
1907	24th June BOOK 830 NO. 292 Conveyance Lots 5 & 6 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: The Minister for Public Works To: George Soo Hoo Ten, Elizabeth Street, clerk in holy orders 550 pounds
1920	31st May BOOK 1188 NO. 206 Conveyance Lots 5 & 6 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: George Soo Hoo Ten, Elizabeth Street, clerk in holy orders To: Taylor and Adams Ltd 4,200 pounds
1922	5th October BOOK 1277 NO. 912 Conveyance Lots 5 & 6 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: Taylor and Adams Ltd (in liquidation) To: Thomas George Murray, Canowindra, grazier 4,750 pounds
1923	11th June BOOK 1306 NO. 889 Conveyance of Equity From: Thomas George Murray, Canowindra, grazier To: John Stewart Maynard, Ryde, gentleman 1,950 pounds plus 3,750 pounds mortgage
1926	27th February BOOK 1416 NO. 615 Conveyance Conveyance Lots 5 & 6 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: John Stewart Maynard, Orange, hotel keeper To: Cosmas Nicholas Cassimaty & Keriakas Nicholas Cassimaty, Barraba, fruiterers 5250 pounds
1927	16th August BOOK 1283 NO. 5 Conveyance Lots 5 & 6 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: Cosmas Nicholas Cassimaty & Keriakas Nicholas Cassimaty, Barraba, fruiterers To: RC Henderson Ltd 3,650 pounds
1930	January PRIMARY APPLICATION 28903

Year	Owner
1958	2nd May CERTIFICATE OF TITLE Vol. 7488 Fol. 198 Lots 5 & 6 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station 1 1/2 perches Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station 4 perches RC Henderson Ltd
1958	9th June Dealing G731270 Transfer B.B & B. Ltd
1970	11th March CERTIFICATE OF TITLE Vol. 11269 Fol. 128 Lots 5 & 6 in plan lodged with PA 28903 1 1/2 perches B.B & B. Ltd
1978	13th October Dealing 898805 Transfer Hanave Investments Pty Ltd
1979	13th June Dealing R262999 Application Hanave Investment Company Pty Ltd
1996	8th May Dealing 2100469 Lease of ground floor Hae Song Lee
Dealings in Auto Consolidated 11269-128 not searched	

5.6 APPENDIX B2 11-13 RANDLE STREET - OWNERS 1901-1980s

Auto Folio 1/538913 (Source: Land and Property Information)

Year	Owner
1830	15th May CROWN GRANT Parish of Alexandria 6 acres 1 rood 2 perches Daniel Cooper
Prior titles not searched	
1901	24th November BOOK 702 NO. 107 Notice of Resumption
1908	7th February BOOK 848 NO. 600 Conveyance Lots 2, 3 and 4 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: Minister for Public Works To: William Gulliver, Rookwood, contractor 660 pounds
1910	12th April BOOK 904 NO. 298 Conveyance Lots 2, 3 and 4, and part Lot 1 of a subdivision of Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: William Gulliver, Rookwood, contractor To: Charles Alfred Henderson, Sydney, manufacturer 800 pounds
1924	28th August BOOK 1360 NO. 520 Conveyance Lots 2, 3 and 4, and part Lot 1 of a subdivision of Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: Charles Alfred Henderson, Sydney, manufacturer To: RC Henderson Ltd 3,487 pounds
1957	10th April BOOK 2407 NO. 911 - withdrawn from LPI search room (February 2016) Conveyance From: RC Henderson Ltd To: BB & B Pty Ltd
1969	18th November PRIMARY APPLICATION 47205 Lots 2, 3 and 4, and part Lot 1 of Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station B.B & B Pty Ltd, 379 Kent Street
1970	24th September CERTIFICATE OF TITLE Vol. 11417 Fol. 145 Lot 1 in Deposited Plan 538913 16¾ perches B.B & B Pty Ltd
1978	13th October Dealing 898805 Transfer Hanave Investments Pty Ltd
1979	13th June Dealing R262999 Application Hanave Investment Company Pty Ltd
Dealings in Auto 1/538913 Folio not searched	

5.7 APPENDIX B3 15 RANDLE STREET - OWNERS 1901-1970s

Auto Folio 1/74545 (Source: Land and Property Information)

Year	Owner
1830	15th May CROWN GRANT Parish of Alexandria 6 acres 1 rood 2 perches Daniel Cooper
Prior titles not searched	
1901	24th November BOOK 702 NO. 107 Notice of Resumption
1905	27th April BOOK 780 NO. 244 Conveyance Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: The Minister for Public Works To: Herbert Valentine Haynes, licensed surveyor, Leichhardt 350 pounds
1910	2nd November BOOK 920 NO. 840 Conveyance From: Henry Valentine Haynes To: William Peter Noller, Sydney, builder
1912	29th April BOOK 964 NO. 383 Conveyance Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: William Peter Noller, Sydney, builder To: Edward Marsh Brodie, Roseville, accountant 375 pounds
1912	30th April BOOK 964 NO. 384 Conveyance Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: Edward Marsh Brodie, Roseville, accountant To: James Sinclair, Sydney, manufacturer 450 pounds
1922	6th April BOOK 1261 NO. 595 Conveyance Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: Robert Sinclair, executor of will of James Sinclair (died 27/3/1918) To: Albert Edwin Orange, Sydney, decorator 450 pounds
1922	7th August BOOK 1271 NO. 970 Conveyance Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station From: Albert Edwin Orange, Boonah, Qld, decorator To: Charles Adolphus de Kantzow, Sydney, gentleman 600 pounds
1922	23rd October PRIMARY APPLICATION 24545 Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station Charles Adolphus de Kantzow, Sydney, gentleman (unoccupied)

Year	Owner
1923	21st August CERTIFICATE OF TITLE Vol. 3494 Fol. 60 Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station 4 perches Charles Adolphus de Kantzow, Sydney, gentleman
1923	(18th January) Unregistered Lease of Randle House for 5 years Frances Charles Lester, sign manufacturer
1934	1st April Dealing C63768 Lease Margaret Frances Guy, Sydney, married woman
1944	31st October Dealing D327418 Transfer RC Henderson Ltd
1958	2nd May CERTIFICATE OF TITLE Vol. 7488 Fol. 198 Lot 1 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station 4 perches Lots 5 & 6 in Section 2 of a subdivision by the Crown of surplus land at Sydney Railway Station 1 1/2 perches RC Henderson Ltd
1958	9th June Dealing G731270 Transfer B.B & B. Ltd
1958	9th November Dealing H86842 Transfer of Lots 5 & 6 in Section 2 to separate title
1965	11th February CERTIFICATE OF TITLE Vol. 9921 Fol. 239 Lot 1 in Section 2 of the Crown of surplus land 4 perches Mercantile Constructions Pty Ltd
1966	9th February Dealing K226379 Transfer The Royal Society for the Prevention of Cruelty to Animals (NSW)
Dealings in Auto Folio 1/74545 not searched	