

Attachment A4

**Planning Proposal Appendix C – Heritage
Assessment – 255 Broadway, Glebe**

HERITAGE ASSESSMENT



No. 255 Broadway, Glebe

February 2018 | J2921

**Weir
Phillips**
Heritage

Level 19, 100 William Street
Woolloomooloo NSW 2011
Phone: (02) 8076 5317

<u>1.0</u>	<u>INTRODUCTION</u>	<u>1</u>
1.1	PREAMBLE	1
1.2	AUTHORSHIP	1
1.3	LIMITATIONS	1
1.4	METHODOLOGY	1
1.5	DOCUMENTARY EVIDENCE	1
1.5.1	GENERAL REFERENCES	1
1.5.2	HISTORIC PLANS AND PHOTOGRAPHS	2
1.5.4	PLANNING DOCUMENTS	2
1.6	SITE LOCATION	2
<u>2.0</u>	<u>HISTORICAL DEVELOPMENT OF THE SITE</u>	<u>3</u>
2.1	ORIGINAL OCCUPATION	3
2.2	THE GLEBE: 1788-1824	4
2.3	THE FIRST SUBDIVISION OF THE GLEBE: 1824-1845	4
2.4	SYDNEY TRAMWAYS AND OMNIBUS COMPANY	10
2.5	INTERNATIONAL HARVESTER COMPANY OF AMERICA	11
2.5.1	ABOUT THE ARCHITECTS: ROBERTSON AND MARKS	15
<u>3.0</u>	<u>SITE ASSESSMENT</u>	<u>16</u>
3.1	THE SITE	16
3.2	EXTERIOR	17
3.3	INTERIOR	21
3.4	THE SURROUNDING AREA	24
<u>4.0</u>	<u>ASSESSMENT OF SIGNIFICANCE</u>	<u>26</u>
4.1	HERITAGE ITEMS IN THE VICINITY OF THE SITE	26
4.2	VIEW CORRIDORS	27
4.3	INTEGRITY	28
4.4	COMPARATIVE ANALYSIS	28
4.4.1	CRITERION (A)	33
4.4.2	CRITERION (B)	34
4.4.3	CRITERION (C)	34
4.4.4	CRITERION (D)	35
4.4.5	CRITERION (E)	35
4.4.6	CRITERION (F)	35
4.4.7	CRITERION (G)	36
4.5	STATEMENT OF SIGNIFICANCE	36
<u>5.0</u>	<u>CONCLUSIONS</u>	<u>36</u>
<u>6.0</u>	<u>RECOMMENDED MANAGEMENT</u>	<u>36</u>

1.0 INTRODUCTION

1.1 Preamble

This Heritage Assessment has been prepared to assist the City of Sydney in determining the heritage significance of the building at No, 255 Broadway, Glebe New South Wales. The site is located within the City of Sydney. The principal planning control for the site is the *Sydney Local Environmental Plan 2012 (LEP 2012)*.

The assessment of this building has been undertaken following recommendations from an earlier heritage assessment, by RPS Australia East Pty Ltd of the buildings from 225 – 277 Broadway, Glebe. The primary objective of the report was to ascertain whether the Glebe Point Road Heritage Conservation Area should be extended to incorporate the abovementioned properties so appropriate planning controls and policies can be put in place.

1.2 Authorship

This statement has been prepared by Anna McLaurin, B.Envs. (Arch.), M.Herit.Cons., Alice Fuller, B.Appl.Sc.(CCM), M.Herit.Cons.(Hons), and James Phillips, B.Sc.(Arch.), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.3 Limitations

No internal access was provided for to inform this assessment. All internal descriptions are from photographs taken previously.

No archaeological assessment has been carried out.

1.4 Methodology

This assessment has been prepared with reference to the NSW Heritage Division publication *NSW Heritage Manual update Assessing Heritage Significance (2001)*.

A site visit was carried out in December 2017. Unless otherwise stated, the photographs contained in this statement were taken at this time.

1.5 Documentary Evidence

1.5.1 General References

- Attenbrow, Val., *Sydney's Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press, 2002.
- Bernard and Kate Smith, *The Architectural Character of Glebe*, Sydney, Sydney, University Co-op Bookshop, 1973,.
- Clive Lucas Stapleton and Partners, op.cit., 1989, p. 16 and Scott Robinson, 'Robertson and Marks,' Philip Goad and Julie Willis (ed.), *The Encyclopedia of Australian Architecture*, USA, Cambridge Press, 2012
- Governor Darling, 1828 reporting on the land sales, cited in J.F. Campbell, *op cit.*, 1929
- Freda MacDonnell, *The Glebe: Portraits and Places*, Sydney, Ure Smith, 1975,
- International Harvester Company of America. *The Sydney Mail and New South Wales Advertiser* (NSW : 1871 - 1912) 25 April 1906: 1087. Web. 10 Jan 2018 <<http://nla.gov.au/nla.news-article164041394>>.
- J.F. Campbell, 'Notes on the Early History of the Glebe', *Journal of the Royal Australian Historical Society*, Volume 15, 1929,
- Lawrence and C. Warne, *A Pictorial History of Balmain to Glebe*, Alexandria, Kingsclear Books, 1995, p.118
- Lech, Michael, Grace Brothers, *Dictionary of Sydney*, 2011,

http://dictionaryofsydney.org/entry/grace_brothers, viewed 10 Jan 2018

- Max Solling and Peter Reynolds, *Leichhardt: On the Margins of the City*, Sydney, Allen & Unwin, 1997, p.14.
- Smith, *op cit.*, 1973, p.14. For details of the two sales held in February and May 1828 refer to J.F. Campbell, *op cit.*, 1929, pp.301-2.
- 'The Glebe': The Church as Landlord', Sydney Morning Herald, 13 April, 1924. Mitchell Library, Newspaper Clippings, Volume 165, p.91.
- *The Cyclopaedia of NSW*, Sydney, McCarron, Stewart & Co. Printers, 1907

1.5.2 Historic Plans and Photographs

- (Aerial photograph over Glebe), 1943. NSW Lands Department.
- Higginbotham and Robinson, Glebe, Camperdown and Newtown, Parishes of Petersham and Alexandria, 1891. City of Sydney Archives: Newtown Project.
- NSW Lands Department, Sydney Metropolitan Detail Series, Newtown, Sheet 13, 1891. State Library of NSW.
- L.G. Norman, Historical Notes on The Glebe, 1960.
- Woolcott & Clarke's Map of the City of Sydney, with the environs of Balmain and Glebe, Chippendale, Redfern, Paddington & Co., illustrates the City of Sydney and immediately surrounding areas in 1854.
- Views taken during Cleansing Operations, Quarantine Area, Sydney, 1900, Vol. IV / under the supervision of Mr George McCredie, F.I.A., N.S.W

1.5.4 Planning Documents

- Sydney Local Environmental Plan 2012.
- Sydney Development Control Plan 2012.

1.6 Site Location

The site is located on the northern side of Broadway between Glebe Point Road to the west and Bay Street to the east (Figure 1). The site is identified as Lot 1, DP 9305503.



Figure 1: Site location.

SIX Maps 2018

2.0 HISTORICAL DEVELOPMENT OF THE SITE

2.1 Original Occupation

Evidence exists for the occupation of the east coast of the Australian continent over 35,600 years. It is thought that human habitation of the Sydney region first became continuous five thousand years ago.¹ The total population of the wider Sydney area at the time of the arrival of the First Fleet (1788) has been placed at between 2,000 and 3,000 people.²

The earliest European colonists recorded few details about the kinship structures of the Aboriginal people. Recent research suggests the existence of networks of bands, as opposed to the tribal structures implied by colonial records. These bands were themselves subgroups of much larger groups bound by complex rights of language, marriage and ceremony. What were once defined as 'tribal areas' are thus more accurately described as localities where different languages were spoken.³ Three major language groups were thought to have lived within the wider Sydney region. Dharug was the predominant language over much of the Cumberland Plain. The eight known coastal Dharug speaking bands are frequently referred to as the Eora, meaning 'here' or 'from this place'.⁴ The Eora occupied the area across the southern shores of Sydney Harbour, from Botany Bay in the south to Parramatta in the west. One of the Eora people, the Cadigal, occupied the territory that embraced Sydney Cove and stretched along the southern side of Port Jackson from South Head to modern day Petersham. The southern most extent of their territory remains unknown.⁵

Archaeological evidence suggests that patterns of life in the Sydney region changed little in the period before 1788. Bands moved within their territory at the prompting of seasons and with the availability of food. A diet of terrestrial food sources, including game and gathered substances such as edible tubers, figs and apple berries, was supplemented by fish and shell fish. A wide variety of materials were used in the production of tools and artifacts. The land now included in the modern day suburb of Glebe was once thickly covered with blackbutt, stringybark, mahogany, iron bark and red gum.⁶

The Aboriginal people within reach of Port Jackson and Botany Bay absorbed the full impact of the European invasion. With no resistance to European diseases, the Eora were decimated by an outbreak of small pox in 1789-90. Traditional lifestyle was further disrupted by the loss of lands and exposure to new technologies. Conflict followed from the meeting of two fundamentally different cultures. Within two and a half years of the arrival of the First Fleet, patterns of life which had been followed for thousands of years was no longer possible. Within forty years, the pre-colonial way of life had all but disappeared from the Sydney region.⁷

Nineteenth century references provide us with only fragmentary accounts of the Aboriginal people who continued to inhabit the Sydney region. No evidence of Cadigal

¹ Sue Rosen, *Bankstown: A Sense of Identity*, Sydney, Hale and Iremonger, 1996, p.7.

² Val Attenbrow, *Sydney's Aboriginal Past: investigating archaeological and historical records*, NSW, UNSW Press, 2002, p.17.

³ Peter Turbet, *The Aborigines of the Sydney District Before 1788*, NSW, Kangaroo Press, 2001, p.18.

⁴ The term Eora is problematic. It is used today in a variety of contexts to refer to the people of the whole of the Sydney region or just those of the Port Jackson and Botany Bay area. Refer to Val Attenbrow, *op cit.*, 2002, pp.33-4. The meaning of the term is contested, with other sources suggesting that it combined the words 'yes' and 'country' or 'place.'

⁵ *Ibid*, p.19.

⁶ J. Lawrence and C. Warne, *A Pictorial History of Balmain to Glebe*, Alexandria, Kingsclear Books, 1995, p.118.

⁷ Val Attenbrow, *op cit.*, 2002, p.24.

occupation has survived the European occupation and development of Glebe.

2.2 The Glebe: 1788-1824

Governor Phillip established the original boundaries of the township of Sydney in December 1792. The eastern boundary stretched from the modern day junction of Elizabeth and Albion Streets to the south-eastern corner of Hyde Park and thence to Woolloomooloo Bay. From January 1793, in order to open up the country and augment the colony's food supplies, successive governors granted land outside these township boundaries to military and government officials, civilians and emancipated convicts.

European associations with the area now enclosed within the suburb of Glebe predate the 1793 land grant order. The vast expanses of the eastern region of the Cumberland Plain were known to the early European settlers as *Bulanaming*, or the Kangaroo Grounds, and were favoured by the military officers for hunting game. While land grants were not released to private individuals before 1793, three years earlier Phillip had, in accordance with instructions from the Home Secretary, set aside an area of 1,000 acres to the south and west of Blackwattle Swamp. This area was divided into three portions and allocated as follows: a grant of 400 acres for the Church of England (made to the person of the Reverend Richard Johnson, Chaplain of the First Fleet), a 200 acres set aside as a school reserve and 400 acres reserved for the Crown.⁸ The subject property is located upon the 400 acre grant made to the Reverend Richard Johnson.

Leases were given on the Crown and School Reserves to a number of people, including Major Francis Grose, who cleared land for cultivation in 1792, and Thomas Sheperd, who established successful nursery. In 1803, half of the Crown land (i.e. 500 acres) was granted by Governor King to the Orphan Institution, so naming the Orphan School Creek, the south-western boundary of modern day Glebe and an easily identifiable feature on early maps of the area. The Church grant was located to the north of the Crown grant and was referred to from an early date as 'The Glebe' or 'St. Phillip's Glebe', a term derived from the Latin *glæba* ('a clod of earth'), the title given in 'ecclesiastical law' to land devoted to the maintenance of the incumbent of a church.⁹ The Reverend Johnson was evidently dissatisfied with the grant, famously declaring it to be '400 acres for which (he) would not give a pence.'¹⁰ He subsequently complained to the Home Secretary when he was allocated only three convicts to work the small clearing made on the grant.¹¹ While Johnson experienced considerable success in the cultivation of other Church lands, the Glebe remained for the most part unoccupied and unimproved until the 1820s, excepting for the leases of small parcels of land to various individuals and the occupied secular grants that encroached upon the periphery of the grant.

2.3 The First Subdivision of the Glebe: 1824-1845

Two years after the establishment of the Legislative Council in New South Wales (1824), which gave a greater measure of self government to the colony, New South Wales was raised to the status of an archdeaconry (1826), an action that was to have a wide reaching implications for the Glebe. The British Colonial Office were of the opinion that public education was the joint concern of the Church of England and the government, a view shared by New South Wales' first Archdeacon, Thomas Hobbes Scott.¹² In 1826, the newly created Church and School Corporation were charged with the 'maintenance and education' of the youth of New South Wales and authorised to 'purchase, take, acquire,

⁸ Bernard and Kate Smith, *The Architectural Character of Glebe, Sydney*, Sydney, University Co-op Bookshop, 1973, p.13.

⁹ J.F. Campbell, 'Notes on the Early History of the Glebe', *Journal of the Royal Australian Historical Society*, Volume 15, 1929, p.298.

¹⁰ Cited in Freda MacDonnell, *The Glebe: Portraits and Places*, Sydney, Ure Smith, 1975, p.2.

¹¹ For further details refer to J.F. Campbell, *op cit.*, 1929, pp.299-300.

¹² Freda MacDonnell, *op cit.*, 1975, p. 4.

hold and alienate lands'. The funds were then to be used to erect churches, schools, improve lands, construct roads and maintain school masters and members of the clergy.

¹³ The land brought under their control included the Glebe. The Corporation were permitted to sell up to one third of the land granted in each county.¹⁴ In compensation for secular incursions onto the original 400 acre grant of the Glebe, the Corporation were given an additional grant of thirty-five acres between the original grant and the Parramatta Road.¹⁵

Sydney grew outwards in all directions from 1828. In the period to 1836, the population almost doubled.¹⁶ In 1828 the Church and School Corporation subdivided the Glebe into 28 portions and offered all but three portions for sale.¹⁷ The 25 allotments offered for sale ranged from 3 to 42 acres in size. Access into the area at this time was via the Parramatta Road, which, by 1810, had been improved from the rough bush track of 1789 into a trafficable 10.6 m wide road. The 1828 subdivision made allowance for in-roads into the Glebe; Bay Road and Glebe Road (Glebe Point Road) were created by cutting through bush, pulling out stumps and 'filling in the largest of the holes'.¹⁸ Of the three remaining portions, two were delivered to the trust of St. Phillip's Church, Sydney, the income to be used for diocesan purposes. The third was set aside for the residence of the Archdeacon and was henceforth referred to as the Archdeaconry.¹⁹ Little development occurred upon the later which, until the 1840s, was occupied by a caretaker.

The subject property was located on land that remained the property of the Church and was part of portion 10 as indicated by Figure 2.

¹³ Smith, *op cit.*, 1973, p.14.

¹⁴ *Ibid*, p.14.

¹⁵ Deed dated 24 November, 1829.

¹⁶ Max Solling and Peter Reynolds, *Leichhardt: On the Margins of the City*, Sydney, Allen & Unwin, 1997, p.14.

¹⁷ Smith, *op cit.*, 1973, p.14. For details of the two sales held in February and May 1828 refer to J.F. Campbell, *op cit.*, 1929, pp.301-2.

¹⁸ J. Lawrence and C. Warne, *op cit.*, 1995, p.118.

¹⁹ Smith, *op cit.*, 1973, p.127.

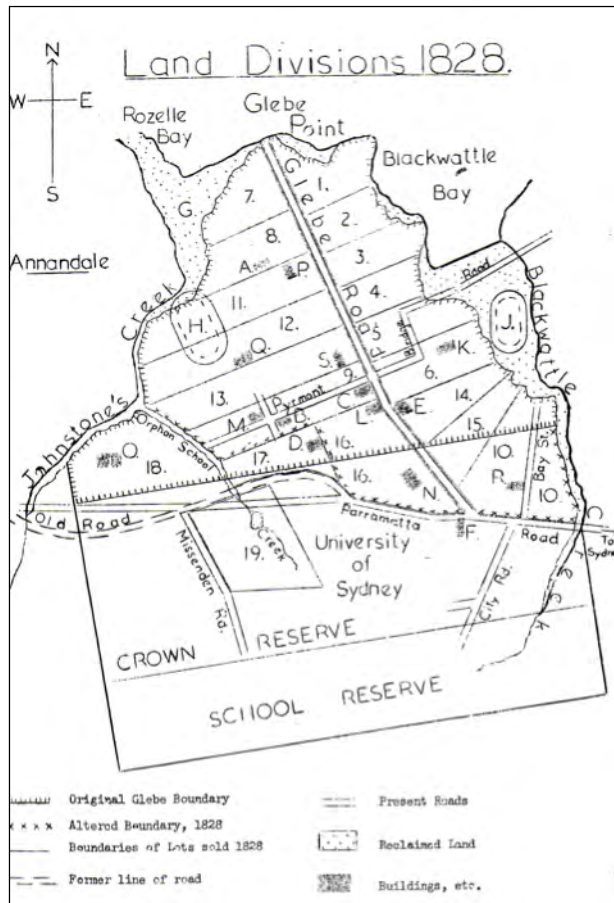


Figure 2: 1828 Subdivision of the Glebe.

L.G. Norman, Historical Notes on The Glebe, 1960.

Purchasers of land on the Glebe (1828) were required to place a 10% deposit and to bind themselves to pay 5% (or the whole) within 21 years, after which time the balance was to be paid or the land resumed by the Corporation.²⁰ As Sydney developed beyond the struggling convict outpost into a township with a secure future, land speculation became widespread. A number of the 1828 allotments on the Glebe changed hands before the expiration of the 21 year period. Not all the original purchasers, however, were speculators. As Sydney's first villa suburb was rising on Darlinghurst Hill, a number of professional gentlemen choose to build villas upon the larger elevated allotments in the northern part of the Glebe. James Raymond in his *New South Wales Calender and General Post Office Directory* of 1833 noted 'several good houses' on the right hand side of Glebe Point Road.²¹ Solicitors, doctors, businessmen, bankers and gentlemen were among the occupants of Glebe's villas in the 1830s.²² Almost a century later, the *Sydney Morning Herald* reminisced that:

*'At one time the Glebe was second only in popularity to Darling Point and Edgecliff as a residential area.'*²³

With the onset of economic depression in the early 1840s, a number of the privately held allotments on the Glebe (in the area between Glebe Point Road, Bay Street, Cowper Street and the Parramatta Road) were re-subdivided into small allotments with 25 to 30 foot

²⁰ Governor Darling, 1828 reporting on the land sales, cited in J.F. Campbell, *op cit.*, 1929, pp.303.

²¹ Max Solling and Peter Reynolds, *op cit.*, 1997, p.14.

²² *Ibid*, p.16.

²³ "The Glebe': The Church as Landlord', *Sydney Morning Herald*, 13 April, 1924. Mitchell Library, Newspaper Clippings, Volume 165, p.91.

frontages as part of the Bishopsgate Estate.²⁴ These were sold predominantly to storekeepers, merchants and others seeking relief from the high rents of the inner city suburbs. Such small lot subdivisions were the result of a number of causes, not the least of which was the improved prospect of employment for the labourer and his family. Until the 1840s, the majority of Sydney labourers resided within the city boundaries, close to the main centres of employment. The journey from Sydney into the Glebe could take up to half a day and could only be undertaken by private means.²⁵ By the mid 1840s, however, labourers could find employment in the slaughter houses and brewery that had been erected on land sold in 1828 between Rozelle and Blackwattle Bays or in the quarries and brick pits of the surrounding area. Industries to service the needs of local labourers and of the passing trade of the Parramatta Road followed.



Figure 3: A detail showing the subject site within the former smaller Bishopsgate subdivision. At this time, approximately 10 years after the subdivision, there were no structures constructed on site.

“Woolcott & Clarke’s Map of the City of Sydney, with the environs of Balmain and Glebe, Chippendale, Redfern, Paddington & Co.”, illustrates the City of Sydney and immediately surrounding areas in 1854.

²⁴ See: for example, A.E. Meikle, *Bishopsgate at the Main Entrance of the City...for Sale by Mr Lyons on the Ground...1844*, Sydney, E.D. Barlow, 1844. Mitchell Library.

²⁵ Mary Salmon, ‘The Glebe and Forest Lodge’, undated article originally appearing in the *Sydney News*. Mitchell Library, *Newspaper Cuttings*, Volume 2, pp.85-6.

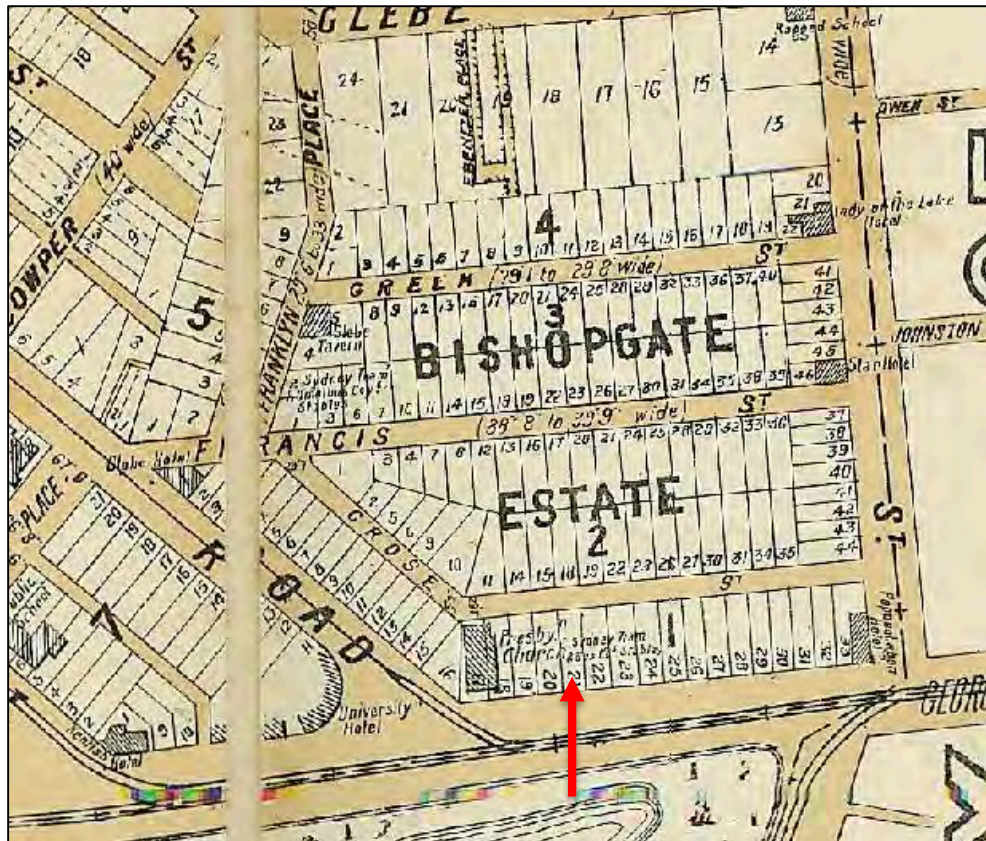


Figure 4: The subject site, subdivided in the Bishopsgate Estate in 1886.

"Map of the Municipalities of The Glebe, Camperdown, Newtown, Madconaldtown & Darlington, Parishes of Petersham & Alexandria, Compiled from the latest official & private surveys, and Published by the Proprietors, Higinbotham and Robinson, 62 Elizabeth Street and Wentworth Court, Sydney."

During the mid nineteenth century, the area to the east of Bay Street followed a contrasting pattern of development to the highly praised villas of the northern areas of the Glebe. Instead of draining away the refuse from the slaughter houses, as had been expected, the tides washed pollution onto the foreshores and into the creeks, making the area an undesirable place to live. Between these two extremes was a section of better quality housing, lying to the west of Bay Street and bordering the Church held lands, which was described by W. S. Jevons in 1854 as containing:

*'Numerous small cottages or well built rows of small houses, chiefly out of brick or stone are to be found here. They are pretty, newly built and not unduly crowded while the main streets, or at least the corner, are occupied by substantially built shops of two or three stories.'*²⁶

Figures 5 – 7 below give an indication of the slum conditions of the Bishopsgate estate at the turn of the century. These photographs are a selection from a survey of quarantine areas in Sydney, which was undertaken following the outbreak of bubonic plague in 1900. The photographs were commissioned as a result of the outbreak. Mr. George McCredie was in charge of cleansing and disinfecting operations in the quarantine areas. He commenced work on 23 March 1900.

²⁶ Cited in Smith, *op cit.*, 1973, p.24.



Figure 5: At rear of No. 32 Francis-street looking towards the subject site. Views taken during Cleansing Operations, Quarantine Area, Sydney, 1900, Vol. IV / under the supervision of Mr George McCredie, F.I.A., N.S.W.

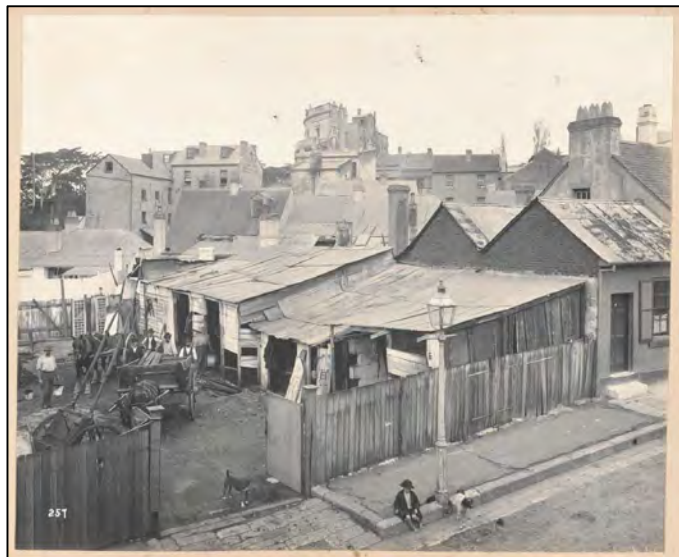


Figure 6: Stables at rear of No. 42 Francis-street with the Sydney University tower in the background. Views taken during Cleansing Operations, Quarantine Area, Sydney, 1900, Vol. IV / under the supervision of Mr George McCredie, F.I.A., N.S.W.

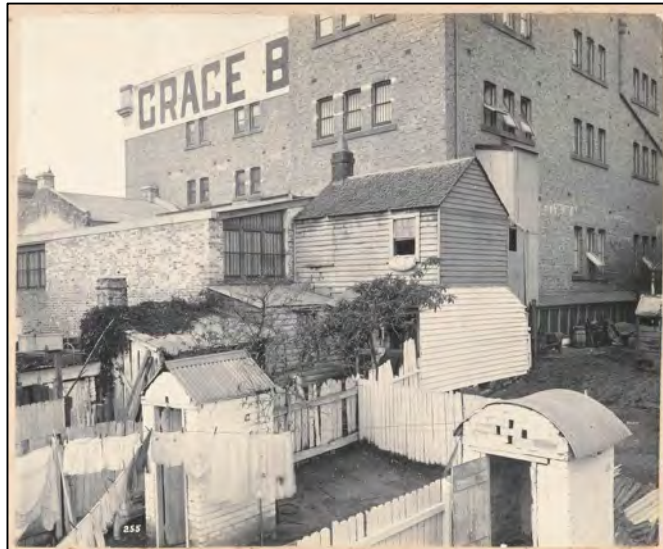


Figure 7: Cottage at rear of No. 8 Francis-street looking towards the Grace Brothers Store Views taken during Cleansing Operations, Quarantine Area, Sydney, 1900, Vol. IV / under the supervision of Mr George McCredie, F.I.A., N.S.W.

2.4 Sydney Tramways and Omnibus Company

Transport into and out of the area showed the first signs of improvement as the half century approached. Omnibuses began running into Glebe from 1846; by 1867, there were 45 operators in the Glebe alone. The fare of a sixpence from George Street to Bay Street, however, still represented a considerable expense to the labourer and his family.²⁷

Henry Vickers originally opened the Vickers and Cooks Coach Service from Francis Street which is located to the north of the subject site in 1868. Figures 5-7 above gives an indication what this area looked like at the period. The company was bought out by the Sydney Tramway and Omnibus Company in the 1880s which subsequently set up a four storey depot on the Parramatta Road/Broadway site. At the time of depot construction the company had recently expanded to construct a 'better class of omnibus' at the Glebe Factory.²⁸

One of four depots, the Glebe Depot was 'a very large building with four floors'. Iron work was undertaken in the basement where six blacksmiths were employed. The company also employed wheelwrights, carpenters, painters and trimmers turning out a two-horse bus every fortnight as well as maintenance of the 120 buses in circulation. The Sydney Mail reported, "There are large piles of timber seasoning" including "English ash, which is used for the frames of the busses and some of the best cedar forms the panels". In 1888, there were 315 horses stabled at Glebe. Each two-horse bus operated for 13 hours a day, with four changes of horses daily.²⁹

Initially the company attempted to introduce a bill in the NSW Parliament to gain a contract to lay tram lines throughout the City of Sydney. The bill was rejected as the government was reluctant to allow for a private company to interfere with the city roads. The government was spurred to lay the lines at taxpayer expense. As a result, the Company fell in to receivership by 1893 as it was felt that 'with the renewed opposition of the tram, though a private owner might make a living, it would never pay a large corporation such as the Sydney Tramway and Omnibus Company'. As such assets of the company were sold off, including 255 Broadway and the stables, with the company advertising sale of all of their omnibus and carriage fixtures, fittings and vehicles.³⁰



Figure 8: Horse-drawn omnibus, Sydney Tramway and Omnibus Company, Sydney, 1897. Sydney Tramway and Omnibus Co. Horse-drawn omnibus, Sydney Tramway and Omnibus Company, Sydney, 1897 : , . Web. 10 January 2018 <<http://nla.gov.au/nla.obj-138205476>>

²⁷ J. Lawrence and C. Warne, *op cit.*, 1995, p.124.

²⁸ "THE SYDNEY TRAMWAY AND OMNIBUS COMPANY." The Sydney Daily Telegraph (NSW : 1879 - 1883) 20 September 1879: 6. Web. 10 Jan 2018 <<http://nla.gov.au/nla.news-article239286058>>.

²⁹ "Sydney Tramway and Omnibus Company." The Sydney Mail and New South Wales Advertiser (NSW : 1871 - 1912) 23 June 1888: 1323. Web. 10 Jan 2018 <<http://nla.gov.au/nla.news-article164357778>>.

³⁰ Ibid.

2.5 International Harvester Company of America

The steady growth of the area through the 1860s to 1890s, generated a need for greater commercial development. It was during this period that the allotments along Glebe Point Road were developed for commercial and residential use. Corner Shops also appeared throughout the subdivisions (Church lease or private freehold sale) of the former Glebe, with the exception of the Allen Estate, upon which shops were forbidden by covenant. The terraced shops and Glebe Point Road, stand in strong contrast to these neighbourhood corner shops, given that they were designed to constitute a distinct shopping area.³¹

Walter Russell Hall Esq. purchased 1 rood 12¼ perches Lots 22 to 24 and part of Lot 21 Section 1 of the Bishopgate Estate, which included the subject site. Hall was prominent member of both Sydney and Melbourne societies, is best known for his philanthropic contributions with his wife Eliza.

The 1904 addition of the five storey Grace Bros on the western corner of Broadway and Bay Street paved the way for larger commercial buildings along the Broadway/Parramatta Road commercial strip.³²

As a result of the receivership of the Sydney Tram and Omnibus Company the International Harvester Company of America, acquired the lease for the site and constructed a new premises on the site in 1906. This building constructed is the building seen today. The building was designed by renowned Sydney architectural firm Robertson and Marks.

At the time of construction the building was described by the Sydney Mail and the New South Wales Advertiser as:³³

...Has a frontage to Broadway of about 64ft, with a through depth to Grose Street of about 110ft. The structure is five stories in height, with a basement 20ft in height. this extreme height being for in purpose or erecting three 'travellers' to facilitate the getting in and out of goods. The showroom is on the ground floor, with the principal entrance from Broadway. On the first floor are situated the offices of the company, and the upper floors carry heavy stocks. The building is of a very substantial character in Romanesque design.

The walls are of brick, the front being in O.K. bricks with stone dressings. The spaces around and over the windows are lined with Pilkington's tiles in turquoise-blue, which has striking effect. The base of the building is in rock-faced stone. The principal entrance is very handsome, having stone columns with carved caps and moulded and carved transom with semi-circular moulded and carved stone head. The floors are carried upon steel girders supported by steel stanchions and all protected with expanded metal and concrete.

The internal finish is of cedar on the ground floor, and pine on the upper floors. A handsome cedar staircase is provided from the ground to the first floor, and also cedar porch with swing doors at entrance. The premises are particularly well lighted, the windows being very large — all 12ft. wide, and averaging 10f in height.

The International Harvester Company also has a large machinery store in course of construction to the rear of the above from Grose street, through to Francis-street, the area being about 200ft by 66ft.

³¹ Smith *op cit.*, 1973, pp.99-106.

³² Lech, Michael, Grace Brothers, Dictionary of Sydney, 2011, http://dictionaryofsydney.org/entry/grace_brothers, viewed 10 Jan 2018

³³ "International Harvester Company of America." The Sydney Mail and New South Wales Advertiser (NSW : 1871 - 1912) 25 April 1906: 1087. Web. 10 Jan 2018 <<http://nla.gov.au/nla.news-article164041394>>.



Figure 9: The subject building soon after construction in 1906.

"International Harvester Company of America." *The Sydney Mail and New South Wales Advertiser* (NSW : 1871 - 1912) 25 April 1906: 1087. Web. 10 Jan 2018 <<http://nla.gov.au/nla.news-article164041394>>.

In 1920 the lease for the building was taken over by Tillock Company. In the interim, ownership of the site transferred twice from Richard Gardiner Casey Esq. (1917 – 1920) to Sir John Russel French (1920-1920).³⁴

Tillock Company was a wholesale grocery distribution company. For example, the Tillock

³⁴ NSW Land Titles Vol 1264 Fol 214, Vol 1264 Fol 214 and Vol 1264 Fol 214

Company brought sugar directly from the Colonial Sugar Refinery (CSR) and onsold it to smaller local groceries. The company also manufactured goods including "Aunt Mary's Baking Power".³⁵ Figure 10 below is an excerpt of advertising for the baking powder.



Figure 10: Advertising of Aunt Mary's Baking Powder.

The Australian woman's mirror Sydney: The Bulletin Newspaper, 1924. Web. 12 January 2018 <<http://nla.gov.au/nla.obj-396798960>>

In 1937 there was a large fire in the adjoining building occupied at the time by Grimley Ltd causing damage between £50,000- £100,000. According to the Sydney Morning Herald, 'practically every fireman in the metropolitan area was present in the effort to stem the flames and prevent them spreading to the remaining buildings on the block.'. Despite the firefights best efforts, the fire moved in to the Tillock Company building, causing the parapet of the building to fall through the roof, many of the groceries housed on site were damaged.³⁶

Tillock Company owned the site until 1983, along with a number of other tenants who operated from different floors. The table below displays the owners of the site.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
14.12.1840	Joseph Hickey Grose	Serial 35 Folios 352 to 361 (12 acres 3 roods 20 perches)
10.11.1898	Primary Application No. 10554 – See also D.P. 60554	
10.11.1898 (1898 to 1913)	Walter Russell Hall (Esquire)	Vol 1264 Fol 214 (1 rood 12¼ perches Lots 22 to 24 and part of Lot 21 Section 1 of the Bishopgate Estate (D.P. 977071) – See D.P. 60554
1905	D.P. 930503 – originally for lease purposes	
09.05.1913	Eliza Rowdon Hall (Widow)	Vol 1264 Fol 214

³⁵ The Australian woman's mirror Sydney: The Bulletin Newspaper, 1924. Web. 12 January 2018 <<http://nla.gov.au/nla.obj-396798960>>

³⁶ "BROADWAY FIRE (1937, April 29). The Sydney Morning Herald (NSW : 1842 - 1954), p. 10. Retrieved January 18, 2018, from <http://nla.gov.au/nla.news-article17363819>

(1913 to 1920)	(Transmission Application not investigated)	
06.06.1917 (1917 to 1920)	Richard Gardiner Casey (Esquire) Kelso King (Underwriter) (Transmission Application not investigated - ?Executors of the Will of Eliza Rowdon Hall)	Vol 1264 Fol 214
27.04.1920 (1920 to 1920)	Kelso King (Underwriter) Sir John Russell French (Knight of the British Empire)	Vol 1264 Fol 214
30.06.1920 (1920 to 1983)	Tillock Company Limited Now Tillock Company Pty Limited	Vol 1264 Fol 214 Now Vol 3094 Fol 170 (25½ perches – now Lot 1 D.P. 930503)
15.08.1983 (1983 to 1987)	Graphic Properties Pty Limited	Vol 3094 Fol 170 Now Vol 15164 Fol 142 (Lot 1 D.P. 930503)
01.12.1987 (1987 to computerisation)	Enrobook Pty Limited	Vol 15164 Fol 142

Leases: -

- 25.10.1907 (No. 477888, plan refiled as D.P. 930503) to International Harvester Company of America)

The table below indicates the number of alterations and additions undertaken on the site from 1962 – present.

Date	Occupant	Alterations/Addition.
16 Jan 1962-5 Feb 1962	Vermont Fancy Leather Goods Pty Ltd	To use second floor for manufacture of leathergoods and to carry out minor alterations
17 Jul 1962-4 Sep 1962	Tillock and Co Pty Ltd	To use first, second and third floors as a bulkstore and to carry out alterations
9 Dec 1960-22 Aug 1961	Z. A. Schmaehling (architect)	Alterations to premises for use as offices, showrooms, warehousing and car park
15 Aug 1961-27 Sep 1961	H. W. Rice Pty Ltd	Use of ground floor and basement of premises as offices, showroom and warehouse for a wholesale toy distributors business
17 Jul 1962-24 Apr 1963	Fluores-lite	Use shop for sale of electrical fittings and appliances
1 Jan 1961-31 Dec 1961		Alterations and additions
D/2006/1739	Yoga/Pilates studio.	Approval granted on 26 October 2006 for fit-out and use of level 3 as a yoga/Pilates studio.
D/2011/1586	Australian Performing Arts Grammar School	Approval granted on 23 February 2012 for change of use and fit out of levels 1 and 3 for secondary school known as 'Australian Performing Arts Grammar

		School' including signage.
D/2011/1586/A	Australian Performing Arts Grammar School	Section 96 (2) modification of the approved development to modify internal layout and expand studio floor space on level 3.
D/2013/331	Australian Performing Arts Grammar School	Approval granted on 7 May 2013 for construction of roof top terrace to be used as a student break-out area associated with the Australian Performing Arts Grammar School.
D/2015/5	Australian Performing Arts Grammar School	Change of use from office to school and internal fit-out of ground floor area for the purpose of performing art school.

2.5.1 About the Architects: Robertson and Marks

The architectural practice of Robertson and Marks was founded in Sydney in 1892 by the Scottish-born George Birrell Robertson (1858-1913) and the Australian-born Theodore John Marks (1865-1941), both of whom had worked for the well-known architect George Mansfield (refer to Figures 11 and 12). The practice continues today as Robertson & Marks Pty Ltd.

For the first five years, the partners worked on domestic commissions. From 1897, the practice undertook a large number of shops and warehouses. Among their early commercial work was Challis House in Martin Place (1907), designed in association with John Sulman.³⁷ After this time, the work of the practice was largely commercial or for private institutions.



Figure 11: T.J. Marks.



Figure 12: G.B. Robertson.

The Cyclopaedia of NSW, 1907.

³⁷ Clive Lucas Stapleton and Partners, *op.cit.*, 1989, p. 16.

Robertson and Marks designed fourteen buildings for major commercial institutions in Sydney between 1907 and 1940, making it one of the most prominent Sydney architectural firms of the period. The *Cyclopedia of NSW*, published in 1907, described the partnership as being of 'high repute' and as having provided Sydney with 'many of its elegant and beautiful buildings.'³⁸ Two other pre-World War II buildings by Robertson & Marks survive, being Pomeroy House in York Street (1914-1915) and the Perpetual Trustees Building in Hunter Street (1914-1916).³⁹



Figure 13: Pomeroy House, later International House, in York Street, Sydney.

State Heritage Inventory Database (5045543).

Figure 14: Perpetual Trustees Building in Hunter Street, Sydney.

State Heritage Inventory Database (5045035).

3.0 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 15, an aerial photograph over the site, and to the survey that accompanies this application.

The site is located on the northern side of Broadway between Glebe Point Road and Bay Street. The site is roughly rectangular in shape, with a front boundary of 19.52m; a western boundary of 33.17; a northern boundary of 19.43m; and a southern boundary of 33.38m. The site area is 644.9m².

³⁸ *The Cyclopedia of NSW*, Sydney, McCarron, Stewart & Co. Printers, 1907, pp.416-417.

³⁹ Clive Lucas Stapleton and Partners, *op.cit.*, 1989, p. 16 and Scott Robinson, 'Robertson and Marks,' Philip Goad and Julie Willis (ed.), *The Encyclopedia of Australian Architecture*, USA, Cambridge Press, 2012, pp.598-99.

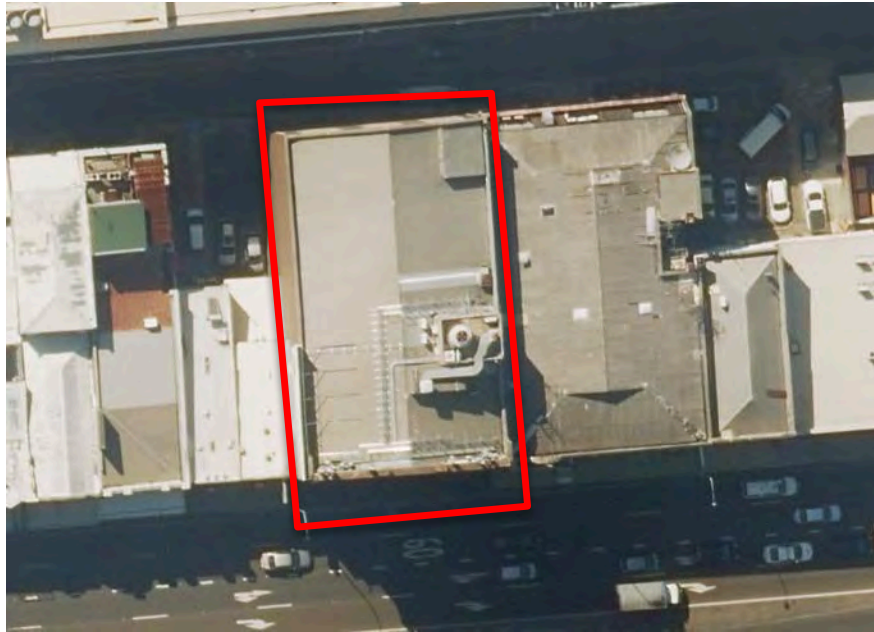


Figure 15: Aerial photograph over the site.

NSW Lands Department, 2016.

3.2 Exterior

The building is a five storey former warehouse/showroom constructed in the Federation Free Style with Romanesque style influences. The principal elevation has three distinct bays with arched tops. Each bay is separated by face brick piers. There are aluminum framed windows which have rendered concrete spandrels with dark pebble aggregate. The base of the building is in rock-faced stone. The principal entrance has sandstone columns with carved caps with a moulded and carved transom with semi-circular moulded and carved sandstone head.



Figure 16: The primary southern elevation of the subject site.



Figure 17: The southern elevation showing part of the western elevation.

The elevation facing Grose Street is utilitarian and is constructed of face brickwork with painted concrete lintels above the windows. There are multiples entrances to the building from the rear such as a loading dock. Each window on this elevation has a rendered masonry lintel.

Refer to Figures 15 to 24, the photograph on the front cover of this Heritage Assessment and to the photographs in the following sections.



Figure 18: The sandstone base on Broadway.



Figure 19: Decorative sandstone arch on Broadway.



Figure 20: Decorative sandstone carving at Broadway.



Figure 21: Looking up the face brick column on the primary elevation.



Figure 22: The utilitarian rear elevation of the site.



Figure 23: The utilitarian rear elevation of the site.



Figure 24: The utilitarian rear elevation of the site.



Figure 25: The western elevation of the rear entry on Grose Street.

3.3 Interior

The existing floor plan is best understood with reference to Figure 26.

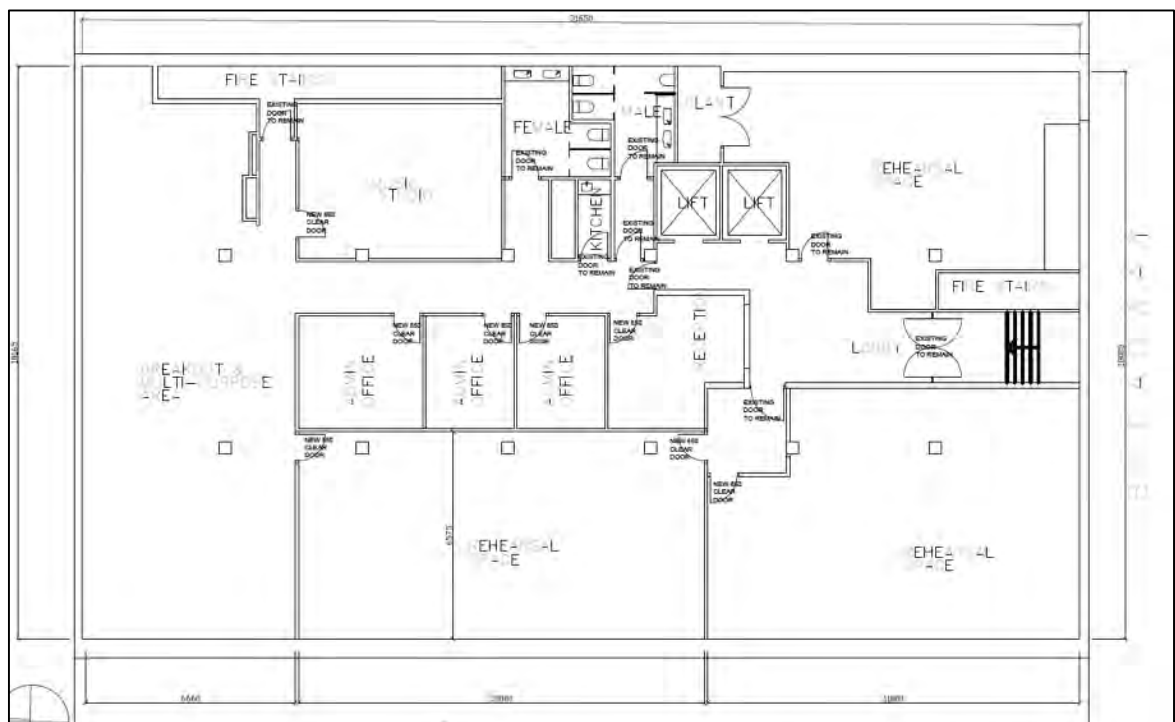


Figure 26: The Ground and First Floor plans of the subject site.

Internally, the subject building has undergone a number of alterations and additions to facilitate various uses. In some sections modern fit outs have left original wooden columns in-situ to support the ceiling. There are lifts operating to all levels.

Note: Weir Phillips Heritage was not granted access to the interior of the No. 255 Broadway, therefore the interior description is limited to supplied photographs.



**Figure 27: Rehearsal Space 1 –
GF 255 Broadway**



**Figure 28: Breakout & Multi-
purpose Area – GF 255
Broadway**



Figure 29: Lobby – GF 255 Broadway

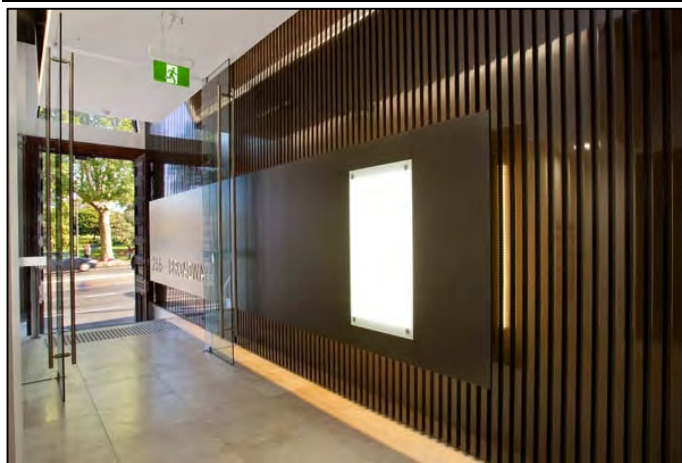


Figure 30: Lobby – GF 255 Broadway

" ETCH Studio | Architects | Sydney | Australia." Etch-studio.com. N. p., 2018. Web. 6 Feb. 2018.



Figure 31: The open floorplate revealing original.

"PL PROJECTS - 255 BROADWAY." *PL PROJECTS*. N. p., 2018. Web. 6 Feb. 2018.

3.4 The Surrounding Area

For the following, refer to Figure 32, an aerial photograph over the site and the surrounding area.

The section of Broadway where the subject building is located is a wide thoroughfare with commercial buildings on the northern side and the University of Sydney and Victoria Park on the southern side. To the rear of the site is the Broadway Shopping Centre including the former Grace Brothers Store. To the west is the southern end of Glebe Point Road which is characterised by converted Victorian Terraces with cantilevered street awnings.

Figures 33 -35 illustrate the surrounding area.



Figure 32: Aerial photograph over the site and the surrounding area.

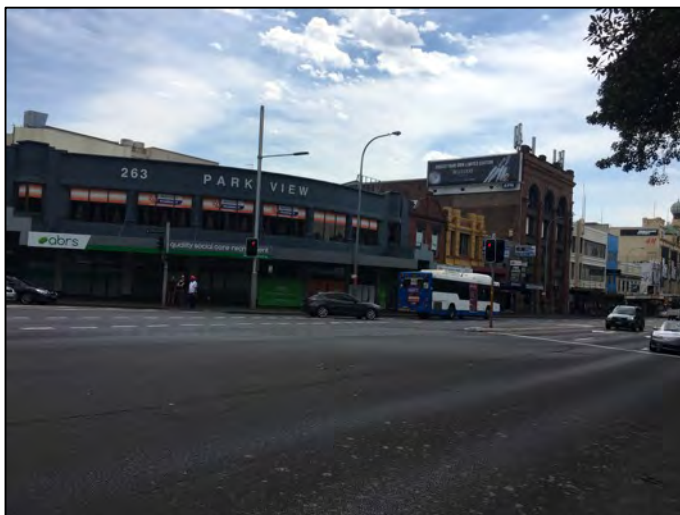
NSW Lands Department, 2016.



Figure 33: The former Grace Bros Store (now Broadway Shopping centre to the east and north of the site.



Figure 34: Victoria Park opposite the site.



**Figure 35:
The start of Glebe Point road to the west of the site.**

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

There is one heritage item listed on the State Heritage Register, under the auspices of the *NSW Heritage Act 1977*, in the vicinity of the site.

- University Hall including interior, 281-285 Broadway, Glebe. SHR No. 00128

Figure 36 shows the location of heritage items, listed by Schedule 5 Part 1 of the *Sydney LEP 2012*, and Conservation Areas, listed by Schedule 5 Part 2 of the *Sydney LEP 2012*, within the vicinity of the site. Heritage items are coloured brown or green and numbered. Conservation Areas are hatched in red and numbered. The blue outline marks the site.

The following items are within the vicinity of the subject site:

- Victoria Park, Gardener's Lodge and its interior, entry gates and piers, park layout, paths and plantings (I39)
- Commemorative fountain "Jubilee Fountain" - Glebe Point Road, corner Broadway (I776)
- Former commercial building "Grace Bros, Model & Moxham Store" including interior - 213 Broadway, Glebe (I664)
- Former "Grace Bros Homewares" including interior, 185-211 Broadway (I2018)
- Glebe Point Road HCA
- Former English, Scottish and Australian Bank including interior, 202-206 Broadway, Chippendale (I169)
- Lansdowne Hotel including interior, 2-6 City Road, Chippendale (I172)



Figure 36:
Heritage Plan
(Detail).
Sydney LEP 2012.

4.2 View corridors

The subject building is a highly visible when travelling in both directions along Broadway. The building is prominent in this location due to it being taller than the buildings surrounding it and the heavier massing materials (brick and sandstone) used in its construction. The rear of the site is less visible along Grose Street due to the narrowness of the street and the larger commercial buildings associated with the Broadway Shopping Centre.



Figure 37: Looking west along Broadway towards the subject building.



Figure 38:
Looking east along Broadway towards the subject building.



Figure 39: Looking west along Grose Street towards the subject building. This elevation is less visually prominent than the Broadway Elevation.

4.3 Integrity

The integrity of the subject building is mixed as a result of successive alterations to suit the needs of different tenants.

The external integrity of the building is considered high as the original form and a large amount of original finishes are still present. The Broadway façade is mostly intact, aside from the aluminium framed windows and rendered concrete spandrels which were originally clad with turquoise tiles. The rear elevation is mostly in-tact aside from alterations to the Ground Floor entry bay which was originally much larger to fit harvesters into the original showrooms. Wooden window frames have also been replaced with modern aluminium frames on this elevation.

The internal integrity of the subject building is considered to be partially in-tact. Internally the building has had significant alterations, most recently to suit the needs of the Australian Performing Arts Grammar School. There are some original features such as timber columns and brick walls remaining in situ. Most internal features dating from the original construction have been removed and replaced with a modern fit out, however they could be concealed.

4.4 Comparative Analysis

The building is comparatively modest (in terms of size) and is one of a comparatively large group of surviving examples example of the important partnership of Robertson and Marks designing in this style during the Federation period.

The building of their work in Sydney.




No. 255 Broadway Glebe, demonstrates characteristics typical of the Federation Free Style warehouse including masonry construction, face brickwork with stone detailing, piers dividing the façade symmetrically into bays, and spandrels recessed behind the plane of the piers. The building also demonstrates influence of the Romanesque Style in the very finely detailed entrance archway.

Like many of the Robertson and Marks designed warehouses/bond stores the building prominence in the streetscape and remains clearly recognisable as a Federation Style warehouse.




Like subject building, It is common for warehouses/bondstores to be converted into offices with modern fit outs. Generally, these fitouts retain original columns and floors but install false ceilings to facilitate the installation of services. No. 255 Broadway has undergone similar modifications and likely retains a large amount of original fabric which is currently concealed.



Unlike many of the Robertson and Marks designed warehouses/bond stores the front elevation has had the original windows replaced with aluminium framed windows in a slightly different configuration to the original. The original turquoise tile cladding on the spandrels have been removed and replaced with rendered concrete. This reduces significance of the original building as the original design intent of the architects is weakened. Other buildings of the same era generally retain much of their original detailing on the primary elevation, including timber framed windows.

The following table compares other building constructed in the same period in the similar style:

Details	Photograph
<p>Building Name: International House (formerly Pomeroy House)</p> <p>Address: 14-16 York Street, Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1913</p> <p>Style: Federation Free Classical Style</p> <p>Listing Status: SHR (00579); <i>Sydney LEP 2012</i></p> <p>Remarks:</p>	
<p>Building Name: Metters Building</p> <p>Address: 154-158 Elizabeth Street, Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1914</p> <p>Style: Federation Anglo Dutch Style</p> <p>Listing Status: SHR (00732); <i>Sydney LEP 2012</i></p> <p>Remarks: SHR notes that interior lacking in 'quality detailing' but 'quite intact', including original metal ceilings and timber firestair.</p>	
<p>Building Name: Perpetual Trustee Company</p> <p>Address: 33-39 Hunter Street, Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1914-1916</p> <p>Style:</p> <p>Listing Status: SHR (00678); <i>Sydney LEP 2012</i></p> <p>Remarks:</p>	

<p>Building Name: Trust Building</p> <p>Address: 72-72a Castlereagh Street, Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1914-1916</p> <p>Style: Federation Free Classical Style</p> <p>Listing Status: SHR (00676); <i>Sydney LEP 2012</i></p> <p>Remarks:</p>	
<p>Building Name: Simpson House</p> <p>Address: 249-251 Pitt Street, Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1912-1913</p> <p>Style: Federation Anglo Dutch Style</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks:</p>	
<p>Building Name: Commercial Building (façade only)</p> <p>Address: 397 George Street (part of listing for 395-397 George), Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1880-1908</p> <p>Style: Federation Free Classical Style</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks: Victorian period building with later Federation period façade designed by R & M. Good small scale example of work of practice.</p>	

<p>Building Name: Former Broughton House, Warehouse</p> <p>Address: 177-181 Clarence Street, Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1900, rebuilt after a fire in 1920</p> <p>Style: Federation Free Classical Style</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks: Rebuilt after fire by Robertson & Marks</p>	
<p>Building Name: Former Edwards Dunlop & Co. warehouses</p> <p>Address: 252-258 Kent Street, Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1907 and 1936</p> <p>Style: Federation Warehouse Style (1907 building)</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks:</p>	
<p>Building Name: Former Warehouse, Dunlop & Co.</p> <p>Address: 414-418 Kent Street</p> <p>LGA: Sydney</p> <p>Date Construction: 1897</p> <p>Style: Federation Free Style</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks:</p>	

<p>Building Name: Former Ford Sherington Factory</p> <p>Address: 119-127 Kippax Street, Surry Hills, Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1912 (and additions in 1920)</p> <p>Style: Federation Warehouse Style</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks:</p>	
<p>Building Name: Former Warehouse Briscoe & Co.'</p> <p>Address: 485-501 Wattle Street, Ultimo</p> <p>LGA: Sydney</p> <p>Date Construction: c.1901</p> <p>Style: Federation Warehouse Style, with Romanesque influences</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks: Hardwood structural frame</p>	
<p>Building Name: Former Canada House</p> <p>Address: 822 George Street, Chippendale</p> <p>LGA: Sydney</p> <p>Date Construction: 1910</p> <p>Style: Federation Free Style</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks: Noted as only 'medium' significance with low significance interiors</p>	

<p>Building Name: Former Warehouse, Carlton House</p> <p>Address: 38-44 York Street, Sydney</p> <p>LGA: Sydney</p> <p>Date Construction: 1909</p> <p>Style: Federation Free Style</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks: Only attributed to R & M</p>	
<p>Building Name: Former warehouses</p> <p>Address: 338 Kent Street (formerly 340) and No. 197-199 Clarence Street</p> <p>LGA: Sydney</p> <p>Date Construction: 1906</p> <p>Style: Federation Warehouse with Romanesque Style detailing</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks: Two separate listings</p>	
<p>Building Name: Former Woolstore, 'Schute, Bell, Badgery & Lumby</p> <p>Address: 94-136 Harris Street, Pyrmont</p> <p>LGA: Sydney</p> <p>Date Construction: 1911</p> <p>Style: Federation Warehouse Style</p> <p>Listing Status: <i>Sydney LEP 2012</i></p> <p>Remarks:</p>	

4.4 Heritage Council of NSW Criteria

The site is assessed for significance under the following criterion of the Heritage Council of New South Wales. The Guidelines for Inclusion / Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

4.4.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
shows evidence of a significant human activity	has incidental or unsubstantiated connections with historically important activities or processes
is associated with a significant activity or historical phase	provides evidence of activities or processes that are of dubious historical importance
maintains or shows continuity of a historical process or activity	has been altered so that it can no longer provide evidence of a particular association

The site is historically significant as an example of 19th and early 20th-century Sydney warehouse/showroom. This is an important period in Sydney's history wherein warehouses and bonded stores were an important part of the city's life.

4.4.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
shows evidence of a significant human occupation	has incidental or unsubstantiated connections with historically important people or events
is associated with a significant event, person, or group of persons	provides evidence of people or events that are of dubious historical importance
maintains or shows continuity of a historical process or activity	has been altered so that it can no longer provide evidence of a particular association

The site is associated with prominent architectural firm Robertson and Marks who were responsible for a number of Sydney's largest commercial buildings, particularly warehouses in the Federation Free Style.

4.4.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
shows or is associated with, creative or technical innovation or achievement	is not a major work by an important designer or artist
is the inspiration for creative or technical innovation or achievement	has lost its design or technical integrity
is aesthetically distinctive or has landmark qualities	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
exemplifies a particular taste, style or technology	has only a loose association with a creative or technical achievement

Demonstrates characteristics typical of the Federation Free Style warehouse including masonry construction, face brickwork with stone detailing; piers dividing the façade symmetrically into bays; and spandrels recessed behind the plane of the piers. Also demonstrates influence of the Romanesque Style in the very finely detailed entrance archway. The original pattern of the fenestration and spandrels has been lost.

The building is considered a landmark long the section of Broadway where it is located due to its large scale in the surrounding lower scale context.

4.4.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
is important for its association with an identifiable group	is only important to the community for amenity reasons
is important to a community's sense of place	is retained only in preference to a proposed alternative

The site does not have any strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.

4.4.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
has the potential to yield new or further substantial scientific and/or archaeological information	has little archaeological or research potential
is an important benchmark or reference site or type	only contains information that is readily available from other resources of archaeological sites
provides evidence of past human cultures that is unavailable elsewhere	the knowledge gained would be irrelevant to research on science, human history of culture

The site is unlikely to yield an information that will contribute to an understanding of New South Wales' cultural or natural history that is not already provided by building of a similar typology.

4.4.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
provides evidence of a defunct custom, way of life or process	is not rare
demonstrate a process, custom or other human activity that is in danger of being lost	is numerous but under threat
shown unusually accurate evidence of a significant human activity	
is the only example of its type	
demonstrate designs or techniques of exceptional interest	
shown rare evidence of a significant human activity important to a community	

Although an example of a late 19th century warehouse, the subject building is not considered to be rare within the wider Sydney context.

4.4.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

**Cultural or natural places; or
Cultural or natural environments**

Guidelines for Inclusion	Guidelines for Exclusion
is a fine example of its type	is a poor example of its type
has the potential characteristics of an important class or group of items	does not include or has lost the range of characteristics of a type
has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity	does not represent well the characteristics that make up a significant variation of a type
is a significant variation to a class of items	
is part of a group which collectively illustrates a representative type	
is outstanding because of its setting, condition or size	
is outstanding because of its integrity or the esteem in which it is held	

It is a representative example of a Federation period warehouse forming part of a precinct of warehouses in the western and southern parts of the Sydney CBD.

4.5 Statement of Significance

No. 255 Broadway, Glebe, has local historic and aesthetic significance as part of the pattern of warehouses and stores that characterised the western part of the City of Sydney in the late nineteenth and early twentieth centuries. Designed by Robertson and Marks, one of the leading commercial architects of the period and built c.1906, it is a good example of the Federation Free style, with a finely detailed Romanesque Style entrance.

5.0 CONCLUSIONS

No. 255 Broadway, Glebe meets the NSW Heritage Office threshold for listing a heritage item. The site meets the threshold under the following criterion:

- Historical significance SHR criterion (a)
- Historical association significance SHR criterion (b)
- Aesthetic significance SHR criterion (c)
- Representativeness SHR criterion (g)

The building makes a positive streetscape contribution and helps to form a cohesive ground of early 20th Century commercial buildings of different styles and sizes along the section of Broadway. The building has historic significance at a local level and should be gazetted under Schedule 5, Part 1 of the *Sydney Local Environmental Plan 2012*.

6.0 RECOMMENDED MANAGEMENT

The following recommendations for the future management of No. 255 Broadway, Glebe should be undertaken to ensure the historic significance of the site is protected. It is recommended to:

-
- Undertake a full internal fabric analysis to determine the integrity of the original structure.
 - Surfaces never intended for painting, notably face brickwork and sandstone, should remain unpainted, while surfaces such as timber which were originally painted should continue to be painted in appropriate colours.
 - Some vertical additions to the building may be permitted, however they should be subservient to the original form of the building and should be set back behind the parapet.
 - Reverse curves (part of the parapet) on the eastern and western elevations should be maintained. Services such as lift overruns and air-conditioning units should be contained in the building envelope of any new vertical addition.
 - The billboard on the western elevation should be removed if possible.
 - Significant original or early elements including face brick and sandstone facades, should be conserved with appropriate maintenance. Schedule of conservation works should be prepared to conserve face brick, sandstone dressings and features
 - The rear elevation may be altered to provide enhanced fenestration and air access at street level as required. An understanding of the utilitarian side should be maintained.
 - The spandrels on the southern elevation should be re-clad in glazed tiles. The original pane spacing with timber windows frames should be reinstated.
 - The ground floor shop front windows should be reinstated.

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of item	Former Warehouse and Showroom "International Harvester Company of America" No. 255 Broadway, Glebe		
Other name/s Former name/s	Tillock and Company		
Item type (if known)	Built		
Item group (if known)	Retail and Wholesale		
Item category (if known)	Warehouse Storage Area, Commercial Office		
Area, Group or Collection Name	Commercial		
Address	No. 255 Broadway		
Suburb/town	Glebe	Postcode:	2037
Local Government Area	City of Sydney		
Property description	Lot 1, DP 9305503		
Owner	City of Sydney		
Current use	Educational	Former use: Commercial	
Statement of significance	No. 255 Broadway, Glebe, has local historic and aesthetic significance as part of the pattern of warehouses and stores that characterised the western part of the City of Sydney in the late nineteenth and early twentieth centuries. Design by Robertson and Marks, one of the leading commercial architects of the period and built c.1906 it is a good example of the Federation Free style, with finely detailed Romanesque Style entrance.		
Level of significance	State: None	Local: Yes.	

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

DESCRIPTION			
Designer	Robertson and Marks		
Builder/maker	Mr. John Grant of Ashfield		
Physical Description	<p>The building is a five storey former warehouse/showroom constructed in the Federation Free Style with Romanesque style influences. The principal elevation has three distinct bays with arched tops. Each bay is separated by face O.K. (Open Kiln) brick piers. There are aluminum framed windows which have rendered concrete spandrels with dark pebble aggregate. The base of the building is in rock-faced stone. The principal entrance has stone columns with carved caps with a moulded and carved transom with semi-circular moulded and carved stone head.</p> <p>The rear of the building facing Grose Street is utilitarian with being of face brickwork with concrete lintels above the windows. There are multiples entrances to the building from the rear such as a loading dock. Each window on this elevation has a rendered masonry lintel.</p> <p>Internally, the subject building has undergone a number of alterations and additions to facilitate various uses. In some sections modern fit outs have left original wooden columns in-situ to support the ceiling. There are lifts operating to all levels.</p>		
Physical condition	Externally the building appears to be in fair condition. Some deterioration at the upper levels on the southern elevation.		
Construction years	Original c.1906 Alterations and additions: 1920, 1937, 1960, 1961, 1962, 1963, 2006, 2011, 2013 and 2015		
Modification and Dates	Date	Occupant	Alterations/Addition.
	1906	International Harvester Company of America	Original construction of the building.
	1920	Tillock Company	Alterations to allow for bulk storage and manufacture of goods.
	1937	Tillock Company	Repairs to parapet following fire in Grimley Building to the east.
	16 Jan 1962-5 Feb 1962	Vermont Fancy Leather Goods Pty Ltd	To use second floor for manufacture of leathergoods and to carry out minor alterations
	17 Jul 1962-4 Sep 1962	Tillock and Co Pty Ltd	To use first, second and third floors as a bulkstore and to carry out alterations
	9 Dec 1960-22 Aug 1961	Z. A. Schmaehling (architect)	Alterations to premises for use as offices, showrooms, warehousing and car park
	15 Aug 1961-27 Sep 1961	H. W. Rice Pty Ltd	Use of ground floor and basement of premises as offices, showroom and warehouse for a wholesale toy distributors business
	17 Jul 1962-24 Apr 1963	Fluores-lite	Use shop for sale of electrical fittings and appliances
	1 Jan 1961-31 Dec 1961		Alterations and additions
	D/2006/1739	Yoga/Pilates studio.	Approval granted on 26 October 2006 for fit-out and use of level 3 as a yoga/Pilates studio.
	D/2011/1586	Australian Performing Arts Grammar School	Approval granted on 23 February 2012 for change of use and fit out of levels 1 and 3 for secondary school known as 'Australian Performing Arts Grammar School' including signage.
	D/2011/1586/A	Australian Performing Arts Grammar School	Section 96 (2) modification of the approved development to modify internal layout and expand studio floor space on level 3.
	D/2013/331	Australian Performing Arts Grammar School	Approval granted on 7 May 2013 for construction of roof top terrace to be used as a student break-out area associated with the Australian Performing Arts Grammar School.
	D/2015/5	Australian Performing Arts Grammar School	Change of use from office to school and internal fit-out of ground floor area for the purpose of performing art school.

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

Archaeological potential	Unknown
Further comments	
HISTORY	
Historical notes	<p>The steady growth of Glebe through the 1860s to 1890s, generated a need for greater commercial development. It was during this period that the allotments along Glebe Point Road were developed for commercial and residential use. Corner Shops also appeared throughout the subdivisions (Church lease or private freehold sale) of the former Glebe, with the exception of the Allen Estate, upon which shops were forbidden by covenant. The terraced shops and Glebe Point Road, stand in strong contrast to these neighbourhood corner shops, given that they were designed to constitute a distinct shopping area.</p> <p>Walter Russell Hall Esq. purchased 1 rood 12¼ perches Lots 22 to 24 and part of Lot 21 Section 1 of the Bishopgate Estate, which included the subject site. Hall was prominent member of both Sydney and Melbourne societies, is best known for his philanthropic contributions with his wife Eliza.</p> <p>Following the 1904 addition of the five storey Grace Bros on the western corner of Broadway and Bay Street paved the way for larger commercial buildings along the Broadway/Parramatta Road commercial strip. As a result of the receivership of the Sydney Tram and Omnibus Company the International Harvester Company of America, acquired the lease for the site and constructed a new premises on the site 1906. This building constructed is the building seen today. The building was designed by renowned Sydney architectural firm Robertson and Marks.</p> <p>At the time of construction the building was described by the Sydney Mail and the New South Wales Advertiser as:</p> <p><i>...Has a frontage 10 Broadway of about 64ft, with a through depth to Grose Street of about 110ft. The structure is five stories in height, with a basement 20ft in height. this extreme height being for in purpose or erecting three 'travellers' to facilitate the getting in and out of goods. The showroom is on the ground floor, with the principal entrance from Broadway. On the first floor are situated the offices of the company, and the upper floors carry heavy stocks. The building is of a very substantial character in Romanesque design.</i></p> <p><i>The walls are of brick, the front being in O.K. bricks with stone dressings. The spaces around and over the windows are lined with Pilkington's tiles in turquoise-blue, which has striking effect. The base of the building is in rock-faced stone. The principal entrance is very handsome, having stone columns with carved caps and moulded and carved transom with semi-circular moulded and carved stone head. The floors are carried upon steel girders supported by steel stanchions and all protected with expanded metal and concrete.</i></p> <p><i>The internal finish is of cedar on the ground floor, and pine on the upper floors. A handsome cedar staircase is provided from the ground to the first floor, and also cedar porch with swing doors at entrance. The premises are particularly well lighted, the windows being very large — all 12ft. wide, and averaging 10ft in height.</i></p> <p><i>The International Harvester Company also has a large machinery store in course of construction to the rear of the above from Grose street, through to Francis-street, the area being about 200ft by 66ft.</i></p>

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet



Figure 1: The subject building soon after construction in 1906.

"International Harvester Company of America." *The Sydney Mail and New South Wales Advertiser* (NSW : 1871 - 1912) 25 April 1906: 1087. Web. 10 Jan 2018 <<http://nla.gov.au/nla.news-article164041394>>.

In 1920 the lease for the building was taken over by Tillock Company. In the interim, ownership of the site transferred twice from Richard Gardiner Casey Esq. (1917 – 1920) to Sir John Russell French (1920-1920). Tillock Company was a wholesale grocery distribution company. For example, the Tillock Company brought sugar directly from the Colonial Sugar Refinery (CSR) and onsold it to smaller local groceries. The company also manufactured goods including "Aunt Mary's Baking Power".

In 1937 there was a large fire in the adjoining building occupied at the time by Grimley Ltd causing damage between £50,000- £100,000. According to the Sydney Morning Herald, 'practically every fireman in the metropolitan area was present in the effort to stem the flames and prevent them spreading to the remaining buildings on the block..'. Despite the firefights best efforts, the fire moved in to the Tillock Company building, causing the parapet of the building to fall through the roof, many of the groceries housed on site were damaged.

Tillock Company owned the site until 1983, along with a number of other tenants who operated from different floors. In 2011 the site was converted for use as the Australian Performing Arts Grammar School.

HISTORICAL THEMES

State historical theme

Commerce-Activities relating to buying, selling and exchanging goods and services

Local historical theme

APPLICATION OF CRITERION

Historical significance
SHR criterion (a)

The site is historically significant as an example of 19th and early 20th-century Sydney warehouse/showroom. This is an important period in Sydney's history wherein warehouses and bonded stores were an important part of the city's life.

Historical association significance
SHR criterion (b)

The site is associated with prominent architectural firm Robertson and Marks who were responsible for a number of Sydney's largest commercial buildings, particularly warehouses in the Federation Free Style.

Aesthetic significance
SHR criterion (c)

Demonstrates characteristics typical of the Federation Free Style warehouse including masonry construction, face brickwork with stone detailing; piers dividing the façade symmetrically into bays; and spandrels recessed behind the plane of the piers. Also demonstrates influence of the Romanesque Style in the very finely detailed entrance archway. The original pattern of the fenestration and spandrels has been lost.

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

Social significance SHR criterion (d)	The site does not have any strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.
Technical/Research significance SHR criterion (e)	The site is unlikely to yield an information that will contribute to an understanding of New South Wales' cultural or natural history that is not already provided by building of a similar typology.
Rarity SHR criterion (f)	Although an example of a late 19 th century warehouse, the subject building is not considered to be rare within the wider Sydney context.
Representativeness SHR criterion (g)	It is a representative example of a Federation period warehouse forming part of a precinct of warehouses in the western and southern parts of the Sydney CBD.
Integrity	<p>The integrity of the subject building is mixed as a result of successive alterations to suit the needs of different tenants. The external integrity of the building is considered high as the original form and a large amount of original finishes are still present. The Broadway façade is mostly intact aside from the aluminium framed windows and rendered concrete spandrels which were originally clad with turquoise tiles. The rear elevation is mostly in-tact aside from alterations to the Ground Floor entry bay which was originally much larger to fit harvesters into the original showrooms. Wooden window frames have also been replaced with modern aluminium frames on this elevation.</p> <p>The internal integrity of the subject building is considered low. Internally the building has had significant alterations, most recently to suit the needs of the Australian Performing Arts Grammar School. There are some original features such as timber columns remaining in situ. Most internal features dating from the original construction have been removed.</p>

HERITAGE LISTINGS

Heritage listing/s	<p>Other Local, State, Commonwealth statutory listing on non-statutory listings for this item.</p> <ul style="list-style-type: none"> State Heritage Register: Not listed. Sydney Local Environmental Plan 2012: Not listed as an individual item; not located within a Conservation Area. AlA Register of 20th Century Buildings of Significance (no statutory): Not listed. National Trust of Australia (NSW) (non statutory): Not listed as an individual item. Register of the National Estate (non-statutory): Not listed as an individual item.
---------------------------	---

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Newspaper	The Sydney Mail and New South Wales Advertiser	<i>International Harvester Company of America. The Sydney Mail and New South Wales Advertiser</i>	25 April 1906	Trove – National Library of Australia
Newspaper	The Sydney Morning Herald	<i>Broadway Fire The Sydney Morning Herald</i>	29 April 1937	Trove – National Library of Australia
Written	John Sands Ltd	<i>John Sands' Sydney and Suburban Directories</i>	Various dates	City of Sydney
Written	J.F. Campbell	<i>Notes on the Early History of the Glebe</i>	1929	Journal of the Royal Australian Historical Society, Volume 15, 1929,
Written	Freda MacDonnell	<i>The Glebe: Portraits and Places</i>	1975	
Written	Max Solling and Peter Reynolds	<i>Leichhardt: On the Margins of the City</i>	1997	-
Land Titles	NSW Lands Department	<i>255 Broadway, Glebe</i>	1840-1987	NSW Lands Department

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

RECOMMENDATIONS	
Recommendations	<p>The following recommendations for the future management of No. 255 Broadway, Glebe should be undertaken to ensure the historic significance of the site is protected. It is recommended to:</p> <ul style="list-style-type: none"> • Undertake a full internal fabric analysis to determine the integrity of the original structure. • Surfaces never intended for painting, notably face brickwork and sandstone, should remain unpainted, while surfaces such as timber which were originally painted should continue to be painted in appropriate colours. • Some vertical additions to the building may be permitted, however they should be subservient to the original form of the building and should be set back behind the parapet. • Reverse curves on the eastern and western elevations should be maintained. Services such as lift overruns and air-conditioning units should be contained in the building envelope of any new vertical addition. • The billboard on the western elevation should be removed if possible. • Significant original or early elements including face brick and sandstone facades, should be conserved with appropriate maintenance. Schedule of conservation works should be prepared to conserve face brick, sandstone dressings and features • The rear elevation may be altered to provide enhanced fenestration and air access at street level as required. An understanding of the utilitarian side should be maintained. • The spandrels on the southern elevation should be re-clad in glazed tiles. The original pane spacing with timber windows frames should be reinstated. • The ground floor shop front windows should be reinstated.

SOURCE OF THIS INFORMATION			
To be completed if this form is part of a heritage study or report			
Inspected by	Anna McLaurin - from the public domain only		
NSW Heritage Manual guidelines used?		Yes ✓	No
This form Completed by	Anna McLaurin, Weir Phillips Heritage	Date January 2018	

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES

Image caption					
Image year	2017 & 2018	Image by	Weir Phillips Heritage & City of Sydney Council	Image copyright holder	City of Sydney Council



Figure 2: The primary southern elevation of the subject site.



Figure 3: The southern elevation showing part of the western elevation.

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet



Figure 4: The sandstone base on Broadway.

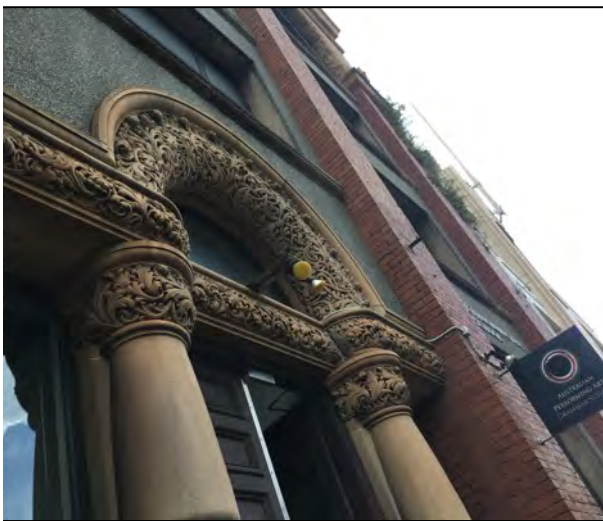


Figure 5: Decorative sandstone arch on Broadway.



Figure 6: Decorative sandstone carving at Broadway.

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet



Figure 7: Looking up the face brick column on the primary elevation.



Figure 8: The utilitarian rear elevation of the site.



Figure 9: The utilitarian rear elevation of the site.

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet



Figure 10: The utilitarian rear elevation of the site.



Figure 11: The western elevation of the rear entry on Grose Street.



Figure 12: Rehearsal Space 1 – GF 255 Broadway

Heritage Inventory Sheet

Based on the NSW Heritage Office State Heritage Inventory sheet



Figure 13: Breakout & Multi-purpose Area –
GF 255 Broadway



Figure 14: Lobby – GF 255 Broadway