

Attachment C7

**Former Liverpool and London
and Globe Inventory**

Item name: Former Liverpool & London & Globe building including facade walls and fixtures and internal structure

Location: 62 Pitt Street Sydney 2000

Sydney

Address: 62 Pitt Street

Planning: Sydney South

Suburb/nearest town: Sydney 2000

Local govt area: Sydney

Parish:

State: NSW

County:

Other/former names:

Area/group/complex:

Group ID:

Aboriginal area:

Curtilage/boundary:

Item type: Built

Group: Commercial

Category: Insurance company/building

Owner: Private - Corporate

Admin codes:

Code 2:

Code 3:

Current use: Offices, ground floor retail

Former uses: Insurance offices

Assessed significance: Local

Endorsed significance: Local

Statement of significance: The former Liverpool & London & Globe building provides uncommon evidence of the prevalence of insurance companies in Central Sydney during the post-World War II period, which were concentrated in the northern section of Central Sydney known as the “golden mile”. It represents Sydney’s post-World War II boom of international finance and insurance. The site and building is associated with the prominent and long established company, Liverpool & London & Globe Insurance, which occupied the site from 1874 for over 100 years and for whom this building was purpose-built.

The building demonstrates an individual and distinctive example of the Late Twentieth Century International style by the prominent architectural firm, Spain Cosh & Stewart. The design of the building, both in plan, with its rare triangular form, and external expression, skilfully responds to the acute-angled and visually prominent corner site. Its facades are a distinctive example of curtain wall design in terms of its construction, unusual colour scheme, and the rare and late use of pigmented structural glass as spandrel panels. The building’s curtain wall cladding is technically significant because of the way it was designed to overcome thermal expansion problems, demonstrating the ways that facade technology evolved in response to local conditions. The building appears to have retained a substantial amount of original external fabric.

The building is an important townscape element in Central Sydney, occupying a visually prominent corner site. The architectural resolution of the building’s exterior skilfully responds to the site constraints.

The building demonstrates one of the few surviving post-World War II curtain wall buildings that once proliferated at the northern end of Central Sydney.

The former Liverpool & London & Globe building is of local heritage significance in terms of its historical, associations, aesthetic/technical, rarity and representative value. This satisfies five of the Heritage Council criteria of local heritage significance for local listing.

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

The site of 62 Pitt Street is a part of land granted to the Right Reverend Frederick Barker, Lord Bishop of Sydney, on 27 October 1857.

In 1874, Liverpool & London & Globe Insurance Company purchased and relocated to this site.

The genesis of the Liverpool & London & Globe Insurance Company took place in 1836 with the foundation of the Liverpool Fire & Life Assurance Company, which became the Liverpool & London Assurance Co in 1847 after the purchase of another insurance company. It achieved its final form after the acquisition of the Globe Insurance Company in 1863. The first Sydney office was established in Bridge Street in 1853, after the Australasian Colonial and General Life Assurance and Annuity Company transferred its agents and liabilities to the Liverpool & London. The office was relocated to Margaret Street the following year.

Sydney's local insurance industry rose from small beginnings in 1831 with the establishment of the Australian Marine Assurance Company by several Sydney merchants for the express purpose of effecting marine insurance. This was followed in 1835 by the arrival of an agency of the London-based Alliance British and Foreign Life Assurance Company. The first local fire and life assurance office to be established in the colony was the Australian Fire and Life Assurance Co, in 1836. However, conditions were not propitious for home grown insurance, and of the seven colonial companies set up between 1831 and 1843, six were dissolved or otherwise in trouble. There were also two British insurance companies represented at this time. By the time the Australian Mutual Provident Society was founded in 1849 there were seven other insurance companies represented in Sydney. The insurance industry expanded rapidly and, by the second half of the 1860s, there were well over twenty companies with Sydney offices. Liverpool & London was part of this era of consolidation.

In 1874, when Liverpool & London & Globe Insurance Company purchased and relocated to the subject site at the intersection of Pitt and Spring Streets, it was originally occupied by the 1861 building known as Bible Hall. Bible Hall was designed by prominent architect, George Allen Mansfield, for the British and Foreign Bible Society. The building was extensively upgraded in 1905 to the design of Spain & Cosh. Articles of the time reported "The remodelling of the new offices at the corner of Pitt and Spring Streets for the Liverpool, London and Globe Insurance Company, under the supervision of Messrs Spain and Cosh, is being pushed along. The outline of what is practically a new building has been completed" (Sydney Morning Herald, 13 June 1905).

For many years the land title for the subject site appears to have been in the name of company directors, but in March 1908 the title was transferred to the company following the death of two of the three directors on the title. It was subsequently amended in 1911 when Liverpool, London & Globe became a limited company. Liverpool & London & Globe was acquired by Royal Insurance in 1919 but continued to trade as a discrete entity.

At the end of the 1950s, Spain, Cosh & Stewart were commissioned to design a new building for the company; the subject building. The development application for the project was lodged on 13 May 1959 (DA 278/59), followed by the building application on 11 September (BA 2106/59). Tenders for the building's construction were invited in January 1960.

The firm of Spain & Cosh, formed in 1904 when Alfred Spain (1868-1954) and Thomas Frame Cosh (1868-1946) went into partnership, was well regarded as designers of commercial buildings. The firm incorporated the latest technologies and building materials into its works and from the 1910s to the outbreak of World War II. The firm designed a relatively large number of prominent buildings in Central Sydney that included Culwulla Chambers in Castlereagh Street (1911), the Evening News Building, Elizabeth Street (1925), the Lincoln Building in Pitt Street (1924), Marcus Clark's store at Railway Square (1928), Scottish House, Bridge Street (1925), and the former Shell House in Carrington Street (1938). The firm was also responsible for flats, hotels and fire stations. Reginald Arthur Stewart (1911-2006) became a partner in the firm after Alfred Spain retired at the end of the 1930s.

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On 15 March 1962, the completed building was officially opened by Eric Dodds, assistant manager of Liverpool and London. The next day, on 16 March 1962, the Registrar General published in the Government Gazette that the firm's registered office had changed to 62 Pitt Street.

Newspapers of the time reported the newly constructed building in some detail. Articles reported that the building was designed to accommodate four additional levels, although these were never constructed. A 1962 Sydney Morning Herald article reported that the restricted nature of the site led to unusual features, including internally, that only one structural column interrupted the working space on each floor. This article further described the building's construction: "The remaining support for the building is by means of perimeter columns between each bay of windows. These are laid out to a module suitable for subdivision into offices as required. The columns, as well as the solid portion of the flanking walls to each street, are faced wholly with polished Swedish green granite above ground floor level. Externally the ground floor walls and columns are faced with white Sicilian marble, with a base course and shaped corner treatment in green filled travertine." At the ground floor, the company identification was described as "On the shaped travertine corner, externally at ground level, is a fabricated brass and bronze modelled globe, reproducing the design of the company's crest with title lettering above in bronze letters, pinned and shaped off white baked enamel concave bands. These in turn are pinned off the travertine walling and spot-lighted from above." The article also noted further internal features including "One of the original features of the building is a circular steel stair linking ground and first floors. This winds around a circular structural column, the only column in the internal office space."

This development formed part of central Sydney's intense post-war commercial activity and development during the 1950s and early 1960s, which concentrated in the precinct near Circular Quay. This part of central Sydney became known as the "golden mile" or "golden square mile", extending from Circular Quay to Martin Place and from Macquarie Street to George Street (Building, Lighting and Engineering, January 1967, p.38). The insurance industry was at the forefront of Sydney's intense post-war commercial activity and development.

From the mid-1960s, central Sydney became the focus of the country's most frantic construction boom, as a consequence of major economic changes. Sydney became an important link in the chain of cities controlling many of the world's financial and corporate affairs and was closely linked to London. British companies, particularly insurance companies, found Australian cities a source of great investment potential. In Sydney, insurance companies accounted for more new office buildings constructed in Sydney between 1957 and 1966 than were built by local developers or other concerns. The numbers were impressive. Between 1958 and 1976, 210 buildings were constructed in central Sydney, of which 84 were built from 1971 onwards (Daly). This included a cluster of curtain wall buildings constructed in the "golden square mile" for insurance and shipping companies. These typically responded to particular sites, notably on street corners. The subject building at 62 Pitt Street is one of the few surviving examples of these curtain wall buildings from the period of the second half of the 1950s and early 1960s.

In 1978, the property title for the subject land was transferred to Royal Insurance Australia. It was sold to Peter Hutley Investments Pty Limited in 1980, and then acquired by NOI Properties Pty Limited in 1992.

Themes:	National theme	State theme	Local theme
	3. Economy	Commerce	Insurance
	8. Culture	Creative endeavour	Modern architecture & art
	9. Phases of Life	Persons	Spain Cosh & Stewart, architect

Designer: Spain Cosh & Stewart – architect; Stanley Llewellyn & Whitten – structural engineer

Builder: F.T. Eastment & Sons

Year started: 1960

Year completed: 1962

Circa: No

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Physical description: The building is 9 storeys in height and constructed of reinforced concrete with aluminium curtain walls. The building is located on a prominent corner site, addressing both Pitt and Spring Streets, and has a distinctive wedge-shaped footprint resulting from the configuration of its site. It provides a well-resolved response to an awkward, acute-angled site. The perimeter dark granite framing each facade is pulled back from the corner, allowing the curved end of the building to project.

The exterior of the building is clad with an unusual and distinctive curtain wall system. Each bay between the regularly spaced structural columns around the perimeter of the building is contained by a separate aluminium-framed unit, to overcome expansion problems associated with curtain walls. Spandrel panels are a proprietary pigmented structural glass product known as Carrara glass, which is rare for this period, and are coloured white. Some shading is provided by aluminium hoods over windows, integrated into the unit framing. Each of the facades is terminated at its northern end by a bay faced with what was described in contemporary reviews as polished dark green Swedish granite. The end bay on the Spring Street facade contains small aluminium framed windows, indicating the location of service areas. The same granite is also used to line the face of perimeter columns while a horizontal granite course separates the ground floor from upper sections of the facades. A pergola-like structure at roof level, which was a popular device when the building was constructed, terminates the building against the sky. Other examples include Bunning & Madden's Liner House in Bridge Street and Terence Daly's St Peter Julian's Church in George Street, Haymarket.

Internally, the original circular concrete column at the apex of the triangular floor plate is retained at all upper levels. The perimeter walls and windows, building structure and fire safety stair are also original. Otherwise the interiors have non-original finishes and fit-outs.

The ground floor is divided into two retail tenancies. The main lobby to the upper levels and basement is accessed from Pitt Street. The lobby features painted plaster walls with a built-in fire extinguisher cupboard, utility closet beside the elevator and flooring of marble. The basement level comprises a tiled, floor-lit hallway which provides access to restroom facilities, storage and building operation rooms. The seven upper office levels differ in layout and style of partitioning. Each upper office floor includes restrooms, kitchenette and central concrete column. The content of each office level has been altered since is original construction. Currently each level features suspended ceiling fixtures with varying finishes. Original concrete beams and the Carrara glass spandrel panels can be seen in areas where the suspended ceiling panels have been removed. Casement window frames intermittently line the band windows of each office level, separated by concrete columns, with the exception of those that comprise the south-western corner. The roof terrace is not intended for foot traffic. It is open to air with a series of high balcony railings and a pergola like structure at the street parameters. The roof terrace includes engineer's offices, plant rooms, lift motor room and air-conditioning systems.

The heritage item listing, as specified in the item name, includes the building exterior, facade walls and fixtures and internal structure. It excludes non-structural interiors.

Physical condition level: Good

Physical condition: The building is in good condition with a high degree of original fabric externally and high structural integrity.

Archaeological potential level:

Archaeological potential Detail:

Modification dates: Apart from the internal modifications to common areas and office areas that all older office buildings in Central Sydney have been subjected to since completion, modifications have included closure of the Spring Street entry (Spain Stewart & Lind, BA 1548/82). Alterations to the ground floor have resulted in changes to glazing and opening up of the corner to provide access into the building.

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Recommended management: The building should be retained and conserved. Listed building features include the building exterior, facade walls and fixtures and internal structure. The non-structural interiors are excluded from the listing.

Retain original fabric on the building exterior. Surfaces never intended for painting, including the aluminium and pigmented structural glass curtain walls and the Swedish granite cladding, should remain unpainted and be appropriately maintained.

Alterations and additions should be undertaken in a sympathetic manner that do not obscure original architectural features. Alterations to ground floor shopfronts are to be compatible with original architectural features, finishes and colours. Remaining intact original internal structural fabric should be retained and conserved.

A conservation management plan should be prepared to guide future use and maintenance. Any application for future development affecting listed building features should be accompanied by a heritage impact statement.

Management:	Management category	Management name
	Statutory Instrument	List on a Local Environmental Plan (LEP)

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

Criteria a): The former Liverpool & London & Glove building provides uncommon evidence of the prevalence of insurance companies financing the construction of commercial buildings during the post-World War II construction boom in Central Sydney, particularly that part known as the “golden mile”. It represents Sydney’s post World War II boom of international finance and insurance. The site is notable for having been occupied by one company, Liverpool & London & Globe Insurance, for over 100 years, for whom the subject building was purpose-built.

Meets this criterion at a Local level.

Criteria b): The building has associations with the Liverpool & London & Globe Insurance Company, which was amongst the earlier British insurance companies to establish an office in Sydney and occupied the site for about 100 years, from 1874 until the second half of the 1970s. The company effectively rebuilt twice on the site, in 1905 and the early 1960s.

The building is associated with the long-established and prominent architectural firm of Spain & Cosh, which became Spain Cosh & Stewart at the end of the 1930s.

Meets this criterion at a Local level.

Criteria c): The facades of 62 Pitt street are a distinctive example of curtain wall design in terms of construction, unusual colour scheme and use of uncommon materials. They demonstrate a rare and late use of pigmented structural glass in spandrel panels. The building’s curtain wall cladding is also significant because of the way it was designed to overcome thermal expansion problems, demonstrating the ways that facade technology evolved in response to local conditions. The facades are an individual expression of the so-called Late Twentieth Century International style.

The building is an important townscape element in Central Sydney, occupying a visually prominent corner site. The architectural resolution of the building’s exterior skilfully responds to the site constraints.

Meets this criterion at a Local level.

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Image:



Caption: Pitt Street elevation viewed from Australia Square, to the west

Copy right: City of Sydney

Image by: Roy Lumby

Image date: 01/01/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34501baae9401be43a6a5cf782f9898a266.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34501baae9401be43a6a5cf782f9898a266.jpg

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Image:



Caption: Spring Street elevation

Copy right: City of Sydney

Image by:

Image date: 01/01/2005

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3453959fa92e28447e99615eaddc975f2c8.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3453959fa92e28447e99615eaddc975f2c8.jpg

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Caption: Corner presentation

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 02/12/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34561882807052441a99234a1fa09a00e79.jpg>

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Caption: Detail of curtain wall cladding on west elevation and turning the corner

Copy right: City of Sydney

Image by: Roy Lumby

Image date: 01/01/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3450848ecce8960438ea2e729c8e3cee0d0.jpg>

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Caption: Site preparation in 1960 for building construction

Copy right: City of Sydney

Image by:

Image date: 01/01/1960

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345670b5e1ae8ca41bcac6544f559e85d6a.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345670b5e1ae8ca41bcac6544f559e85d6a.jpg

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Caption: Shortly after construction, with low-level surrounding skyline, viewed from the south on Pitt Street

Copy right: State Library of NSW

Image by:

Image date: 01/01/1962

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3457708e54baf734ea396be02ba3af06d32.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3457708e54baf734ea396be02ba3af06d32.jpg