

Attachment C

**Conservation Works to be Completed for the
Second State of the Award – as amended**

Corporation Building, 181-187 Hay Street, Haymarket

Conservation Works to be Completed Before the Second Stage of the Award – as Amended

The following amended table outlines the work required to be completed before the second stage of an award of heritage floor space. This work should be completed and verified by a suitably qualified heritage specialist or heritage architect prior to the award of the second stage of heritage floor space for the corporation building.

The following table outlines the necessary works identified by Urbis and Mott Macdonald as part of the application for heritage floor space, and additional works identified by Hector Abrahams Architects as part of the independent heritage assessment of the proposal.

The deleted works are shown in strikethrough, the amended works in bold.

Proposed Work	Timeframe	Comments
Necessary works identified by Urbis and Mott Macdonald		
Consult a stonemason to assess the condition of discoloured and degraded sandstone in the façade and carry out works as identified.	Within 18 months of the initial HFS registration.	To be undertaken as part of a planned Building Remediation Program.
Point between coping stones and install flashing over coping stones to protect sandstone and bricks from shed rainwater.	Within 18 months of the initial HFS registration.	To be undertaken as part of a planned Building Remediation Program.
Carry out opening up works as needed to allow inspection of first floor and ground floor framing. Removal of ceiling linings or floor boards may be necessary if existing hatches do not allow sufficient access for inspections.	Within 18 months of the initial HFS registration.	To be undertaken as part of a planned Building Remediation Program.
Carry out inspection of awning framing and fixings to base building.	Within 18 months of the initial HFS registration.	To be undertaken as part of a planned Building Remediation Program.
Engage a roofer to inspect the full roof structure and advise on how to achieve water tightness. Full reroofing of the building may be required.	Within 18 months of the initial HFS registration.	To be undertaken as part of a planned Building Remediation Program.
Inspect and test all rainwater goods, replace, repair or unblock where necessary.	Within 18 months of the initial HFS registration.	To be undertaken as part of a planned Building Remediation Program.

Test all inground storm water to ensure that storm water can get away from the building. Replace, repair or unblock as needed.	Within 18 months of the initial HFS registration.	To be undertaken as part of a planned Building Remediation Program.
Necessary works identified by Hector Abrahams Architects		
Repair and repaint exterior of casement windows, rekey the lockable casement fasteners, replace rubber seals around windows, prepare and repaint the interiors of the windows including removing painters' filling compounds.	Within 18 months of the initial HFS registration.	
Re-point all joints where pointing is missing.	Within 18 months of the initial HFS registration.	
By injection stabilise crack in string course of first floor window continuous across the facades.	Within 18 months of the initial HFS registration.	
Replace corrugated roof material with slate tiles as shown in historic photos.	Within 18 months of the initial HFS registration.	This work is required in order to conserve the aesthetic value of the place, which is of state significance.
Replace copper tray roof on corner conical roof with copper shingles, with quad gutter, as shown in historic photos and original drawings.	Within 18 months of the initial HFS registration.	This work is required in order to conserve the aesthetic value of the place, which is of state significance.
Reset finial behind conical roof tower	Within 18 months of the initial HFS registration.	
Over flash in lead the major projection of stone above the first-floor windows and the pediment.	Within 18 months of the initial HFS registration.	
Remove random hooks and nails and redundant gas and other service	Within 18 months of the initial HFS registration.	

fittings from Hay Street elevation. If possible, remove remnant paint.		
Reconstruct doorway and windows in southern bay on Parker Street elevation as per original drawings and historic photos.	Within 18 months of the initial HFS registration.	This work is required in order to conserve the aesthetic value of the place, which is of state significance.
On Parker Lane elevation reconstruct upper section of downpipe up stand on fourth bay to match the third bay including lead pipe through the wall.	Within 18 months of the initial HFS registration.	
Re-paint 'Cyril's Fine Food' sign at western end of awning. Reconstruct detail of the top of the riveted fascia.	Within 18 months of the initial HFS registration.	This work interprets the building's history as the location of prominent deli Cyril's Fine Food.
Necessary works identified (as amended)		
<p>At the time of the first scheduled cyclical painting of the building and external joinery, the existing rendered Parker Street (east) elevation south bay is to be painted as follows:</p> <p>(a) Primary wall surface and niche door reveals are to be painted in a matte mineral silicate paint to match the colour of the adjacent original face brick; and</p> <p>(b) The wall surfaces within the niches are to be repainted to match the scheduled colour of the painted original timber joinery window immediately to the north.</p>		This work is required in order to conserve the aesthetic value of the place, which is of state significance.