Conservation Management Plan

For the

Former Maitland Technical College
High Street
Maitland NSW.

January 2012

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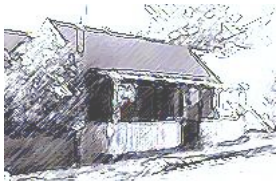

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1 Executive Summary

The former Maitland Technical College together with the 2009 additions form the Maitland Regional Art Gallery (MRAG). The site includes two buildings designed by Walter Liberty Vernon for use as the Maitland Technical College in 1910 and 1911 and the new building designed by Paul Berkemeier and opened in 2009 for use as the Maitland Regional Art Gallery. The Main Building of the Former Maitland Technical College has a street frontage to High Street and the 1911 building is sited to the rear north-east of the site. The new Art Gallery is located between the former Technical College Buildings and forms a physical link between these two earlier buildings. The design has enabled a compatible and vibrant new use of the former Technical College, the buildings and the site. The MRAG is located at 230 High Street on the eastern section of the Maitland CBD in a precinct that includes the Maitland City Council, Town Hall, Repertory Theatre and numerous businesses such as antique stores and a cafe. The area surrounding the MRAG is proposed for further planning study by Maitland City Council as a Civic Precinct.

The purpose of the Conservation Plan is to provide knowledge that will guide the conservation and management of the Former Maitland Technical College and its use as the MRAG and in the future. It is to be used as a tool for the conservation of the Former Maitland Technical College and its curtilage and provides both broad and detailed advice. As a tool it should be accessible to all users of the building including planners, architects, builders, trades people and artists who in the process of their work could, without knowing, destroy or alter a part of the significance of the place. The report should also be available to researchers and members of the community who are interested in the history of the place.

This Conservation Management Plan is a review of the previous and first version of the Conservation Management Plan for Maitland City Council, March 2003 (CMP 2003).[1] This later version has been written after major changes to the subject place which included the building of the new MRAG in 2008-2009 and alterations to the buildings and site as a consequence of this.

The Conservation Plan includes a history, prepared by Cynthia Hunter for the CMP 2003, of the buildings and their place in the overall history of Maitland (Section 3) and includes a thorough physical description of the buildings and building fabric which is summarised in the main report (Section 4) and then described in more detail, room by room in the inventories (Appendix A). An assessment of significance of the place has been made based on the 5 standard criteria of the NSW State Heritage Branch (Section 6) and this has been further informed by a comparative assessment of educational buildings of a similar period and buildings designed by Walter Liberty Vernon (Section 5).

A Statement of Significance (Section 6) summarises the assessment of significance of the place:

> *The original buildings (Rear and Main Buildings) of the former Maitland Technical College are historically significant as a record of the role of adult vocational education for men and women in Maitland from 1910 until its closure*

[1] Eric Martin and Associates, Former Maitland Technical College, Conservation Management Plan for Maitland City Council, March 2003

in 1987. The prominence of the Main Building in High Street further records this role and the prestige and importance placed by the community and State Government in further education. The museum use of gallery spaces from 1910 until the 1955 flood is also historically significant.

Walter Liberty Vernon, Government Architect, is recognised for his skill in the design of Public Buildings in NSW. The Main Building of the former Maitland Technical College is aesthetically significant and representative of Vernon's skill and exemplifies the use of the Federation Gothic style, the creative adaptation of this style and the use of innovative structure and materials. The High Street frontage displays all the qualities of Vernon's work in the proportions, modulation and details. The proportions of the façade with flanking gable ends and a central bay divided by engaged piers and windows. The contrast of brick and sandstone, and the modulation of the sandstone, moulded and carved with simplified Gothic detail and the refined Gothic portal. The interior further exemplifies Vernon's skills. The degree of detail and the quality of the materials and refinement of the Federation Gothic style. The stair hall is of exceptional aesthetic significance with the contrasting white and pink marble staircase, timber joinery and timber parquetry floor with white marble border and sandstone skirting and red brick walls.

The innovation and the transitional nature of the structural systems in the Main Building are technically significant as a record of Vernon's work and could yield more information on the early use of these materials and structures. This includes the use of steel and reinforced concrete slabs with loadbearing masonry walls and the innovative internal ventilation system.

Portions 175, 176 and 177 (refer to Figure 16) are assessed as having high archaeological significance as evidence of the use of the site was found from the 1830s.

The social significance of the Former Maitland Technical College (Rear and Main Building) has been enhanced by the new use of these buildings as the MRAG. The buildings are now used by the local community and valued as a part of the cultural life of Maitland.

Based on the assessment of significance of the building and the comparative assessment of significance, the Former Maitland Technical College has been assessed as significant at a local level in the Maitland area. The Main Building is given a HIGH to EXCEPTIONAL significance rating at a local level in Maitland and is representative of the Government Architect, Walter Liberty Vernon's skilled design and technical innovation. The Rear Building is given a HIGH significance rating at a local level and is assessed as less representative of Walter Liberty Vernon's work.

The parts of the buildings and significant elements have been given a rating of significance. This rating for each rooms is shown in Section 6 Figures 14-15 and a rating for significant elements of the buildings is contained in Appendix A.

The curtilage of the MRAG is assessed in Section 7 and the view lines and curtilage zones shown. New work within this curtilage and in the vicinity will potentially impact on the significance of the MRAG. The Policy section 9 of the report provides recommendations on future uses and proposed new work in the vicinity including the Civic Precinct of which the MRAG is an important part.

The assessment of the significance of the Former Maitland Technical College (of HIGH to EXCEPTIONAL significance for the Main Building and HIGH significance for the Rear Building) is refelected in the Conservation Policy and Management. Hence the General Policy states that all those original elements and fabric of the Main Building and the Rear Building that are evidence of the design skills of Walter Liberty Vernon and the use of the building as the Former Technical College should be conserved in accordance with the principles of the Burra Charter 1999.

The Conservation Policy, Section 8 and 9, of the report contains management recommendations based on the assessed significance of the place. It also takes into account the statutory constraints and the requirements of all the stakeholders. The policy targets the current use as the MRAG that has enabled a new use that is compatible with the original educational importance of this place and has the potential to enhance the place and to provide opportunities for the future conservation. This future conservation should include the best practice conservation for all maintenance and new work and should also include Interpretation of the layers of the use of the place including the post-1830s uses of the site stated in the Archaeological Assessment[2] and the later layers of use as the Technical College and Museum, the 2003 interim Gallery use and the 2009 MRAG use to the present day.

2. Introduction

2.1 The Brief

Carste STUDIO Pty Ltd, trading as Stephen Booker architect, was commissioned by Maitland City Council to review the Conservation Management Plan[3] (CMP 2003) for the Former Technical College located at 230 High Street, Maitland. The use of the former Technical College has changed since the CMP 2003 was written. The building was vacant in 2003 and since that time the site, curtilage and the buildings have been significantly altered. This has included a change of use with the adaptation of the High Street Building as the MRAG in 2003 and the later major new building work for the Maitland Regional Art Gallery in 2008-2009.

The brief concentrated on the original building of the Former Maitland Technical College which includes the Main Building, located on High Street and the Rear Building, located to the north-east of the site. It required that the assessment of significance and the policy and management be reviewed. More detailed requirements included a revised comparative assessment, identification of the curtilage and additional assessment of the original buildings and the fabric and a ranking of significance of the parts of the building.

The review is based on the requirements of the brief and the meeting with Council and Art Gallery staff on the 3 May 2011. It was undertaken between May and July 2011 (amended in November 2011 and finalised in January 2012) by Stephen Booker, Elizabeth Evans and Katrina Goddard.

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[2] Historical and Archaeological Assessment for Proposed Redevelopment of Maitland Art Gallery, 230 High Street, Maitland NSW, Higginbotham E. & Associates Pty Ltd, (16th April 2008).

[3] Eric Martin and Associates, Former Maitland Technical College, Conservation Management Plan for Maitland City Council, March 2003

2.2 Limitations of the Conservation Management Plan and the Review

The history was not reviewed for this report as on the advice of the historian, Cynthia Hunter, it was decided that further research was unlikely to reveal more information that would contribute to the assessment of significance of the building. Based on the history in the (CMP 2003), a more detailed assessment of significance was able to be made as part of the review and a more detailed physical and comparative assessment has also provided information to further assess the Rear Building. Further research could reveal information on the following:

- copies of the original drawings have been used in the CMP 2003 (original drawings were not used for historical research) and further research is required to locate these;
- spelling of contractor's name in the history requires correction as there are a number of spellings used; and
- there is limited historic information provided on the Rear Building.

2.3 Methodology

This Conservation Management Plan (CMP) has been prepared in accordance with the approaches and methodologies outlined in the following documents:

- The Burra Charter, 1999
- The Heritage Manual, published by the NSW Heritage Office
- The Conservation Plan, by James S. Kerr and published by the National Trust of Australia (NSW) Latest edition – 2000.
- Heritage Curtilages, published by the Department of Urban affairs and Planning.

In summary these documents form the methodology for the assessment and management of the Maitland Technical College:

The Burra Charter

The conservation management methodology detailed in the Burra Charter, 1999 is contained in the introductory statement of Article 6 – Burra Charter Process:

The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally, management of the place in accordance with the policy.

The terms used throughout this CMP are those definitions in the Burra Charter such as the management recommendations which include: change, maintenance, preservation, restoration, reconstruction, adaptation and conserving use.

The Burra Charter identifies the need to recommend a timeframe for the monitoring and review of the Plan.

The NSW Heritage Manual

The important methodology described in the NSW Heritage Manual ensures that the process of determining the significance of a place is as objective and transparent as possible. This process is the application of the seven standard Evaluation Criteria to determine comparative heritage value and the application of the five ratings.

The Conservation Plan by Dr James S. Kerr.

Kerr described the Conservation Plan:

a document which sets out what is significant in a place and consequently, what policies are appropriate to enable that significance to be retained in its future use and development. For most places, it deals with the management of change.

2.4 Definitions

The following terms have been used in this report to define the subject place of this report. These include the following:

- The building fronting High Street is known as the **Main Building**.
- The building located to the rear of the site (north-east of High Street and orientated parallel to James Street) is known as the **Rear Building**.
- The **Former Maitland Technical College** includes all those buildings and parts of the site associated with this historic use. These include the Main Building and Rear Building and parts of the site: 228-230 High St, Lot 1 DP554101, 230 High St Lot1 DP581007, 228-230 High St Lot1 DP213725.

2.5 Acknowledgements

The assistance of the following people is gratefully acknowledged:
Ms Clare James, Heritage Officer, Maitland City Council
Mark Threadgate, Building Assets Officer, Maitland City Council
Peter Joass, Maitland Regional Art Gallery
Joe Eisenberg, Maitland Regional Art Gallery

2.6 Authorship

This Conservation Management Plan was prepared by Stephen Booker, Elizabeth Evans and Katrina Goddard of carste STUDIO Pty Ltd. It is a review of the Former Maitland Technical College, Conservation Management Plan prepared by Eric Martin and Associates, March 2003.

3 Documentary Evidence

3.1 Historical Context – West Maitland

Convict-era settlers at the discretion of Governor Macquarie first farmed land on either side of Wallis Creek and the Hunter River following 1818. Dangar's survey map indicates that 13 such farms were established by the early 1820s.[4] The three westernmost farms were allocated to William O'Donnell, Mary Hunt (Molly Morgan) and Patrick Maloney and within a few years their land became the nucleus of the settlement at first known as 'Molly Morgan's'[5] and later as West Maitland.

A track passed through these farms from the Wallis Creek junction with the river to where boat traffic came, to the upper Hunter Valley. This track through the emerging settlement became High Street.

West Maitland was declared a township independent of East Maitland in 1839. By this time O'Donnell, Hunt and Maloney had sold their land. The land with High Street frontages was particularly sought for commercial development. Residential development occurred on much of the land back from the commercial street.

3.2 Land use in the vicinity of the former college site

The boundary between Maloney and Hunt's farms later became Hunter Street and the boundary between Maloney's land and the land retained by the government (known as Horseshoe Bend) was approximately Odd Street. (Interestingly, James Street was at first known as Government Road and provided access to the Horseshoe Bend area from High Street.[6])

Maloney's land facing High Street on the northern side was highly sought after because of its proximity to the earliest commercial developments — Powdich and Boucher's store and wharf and then Cohen's wharf and stores.

A plan of High Street Maitland drawn about 1850 (held by Maitland City Council, copy not included) confirms that the largest stores of the pre-1850 era were located on the north side of High Street between Hunter Street and near Smith Street.[7] They were, from west to east, Bourne Russell's store (later the *Maitland Mercury* premises), William Nicholson's, D and J Dickson's Stores (later Maitland Technical College site), Mr Lipscomb's Store, and the Rose Inn (formerly part of Powdich and Boucher's store complex). David Cohen's store and wharf was at first nearer to the river than to High Street. The Post Office occupied a building in this vicinity.

The foundation stone for the Congregational Church was laid in December 1854.[8] The Commercial Bank occupied a residence converted for bank purposes about 1860.

The assessment of West Maitland properties for rating purposes made for the first time in 1864 indicates usage and occupancy (the rate appears payable by the occupier) in this locality and is similar to the information on the 1850 plan. For the land on the northern side of High Street between the Congregational Church (built 1854-1856) and solicitor W H Mullen the assessments were: — Congregational Church, nil; Hubert and Nicholson £190; John Compton £75; Alfred Levien £100; R Strachan and Company (warehouse) £150; W Lipscomb £150; Robert Hyndes £50; D Cohen and Company £600; Commercial Banking Company £200; W H Mullen £175, etc.[9]

R Strachan and Company (warehouse, and formerly Dickson's Stores) later became the Northumberland Coach Factory and the first Maitland Technical College. Therefore in 1864 Hubert and Nicholson, John Compton and Alfred Levien occupied whatever building was on the allotment between James Street and Strachan's. A survey plan of the coach factory site made in 1892 describes this site then as 'Mullen's or Brown'.[10]

Figure 2 is a 1886 plan of thearea.

4 This map is held by State Records and is catalogued at H 33 (2950)
5 W Allan Wood, *Dawn in the Valley*, several references, see Index under 'Molly Morgan's Town'
6 James Street is called Government Road in the 1850 map of Maitland held by Maitland City Council
7 This plan is held by Maitland City Council, historic maps file
8 *Maitland Mercury* 9 December 1854
9 *Maitland Mercury* 19 March 1864, 'Assessment of West Maitland'
10 See Figure 4 of Ron Heap, History of Maitland Technical College', p, 32

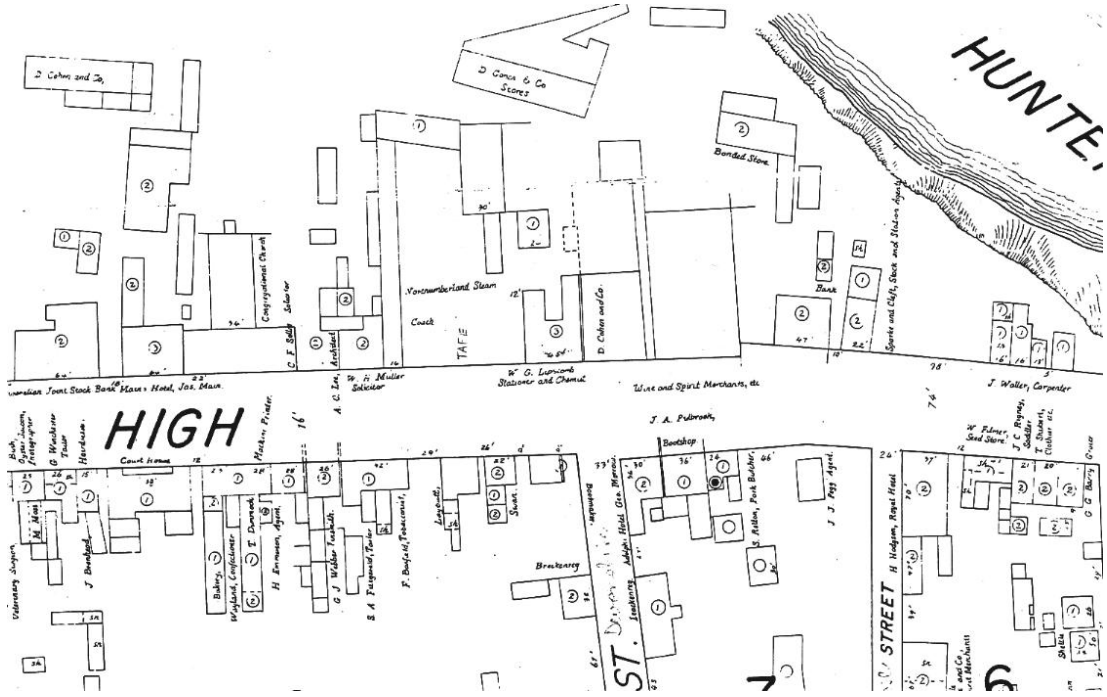


Figure 2 1886 Plan

The warehouse or bulk stores of R Strachan and Company trace their business origin back to pioneering storekeepers James and David Dickson who established stores at the eastern end of High Street about 1839. The retail part of their business was probably just west of Hunter Street on the northern side of High Street, and the warehouse or bulk store on the site referred to above. James and David Dickson, who were among the leaders of Maitland's Presbyterian community, later purchased part of the Bolwarra Estate from Richard Jones in 1847 and subsequently developed there a grand homestead complex Bolwarra House and farm.

A business partnership between Dickson and Strachan occurred that was dissolved in 1863, Strachan continuing at first with Potter and later with Patterson. Strachan was declared insolvent in 1867 and subsequently left Maitland for California. Patterson continued the retail business for many subsequent years.[11] The warehouse then became the Northumberland Coach Factory.

William Lipscomb came to Maitland in the 1830s and established an extensive and prosperous business as a druggist, chemist, bookseller and stationer. He was appointed a magistrate in 1864. His death occurred in 1873.[12]

Robert Hyndes, who lived in Hunter Street, was a leading West Maitland businessman for over thirty years. He came to New South Wales from Ireland when young and served his apprenticeship as a cabinet-maker and upholsterer in Sydney. He established his business in West Maitland in the early 1850s in premises adjoining D Cohen and Company.[13] He entered public life as a magistrate and alderman holding the Mayoral position for three terms. He was a leader of the Catholic community and adviser to the Bishop about secular matters.[14]

The Commercial Bank at Maitland established in 1860 in adapted premises formerly the residence of the Anglican schoolmaster Mr Colyer.[15]

An event of considerable consequence occurred in March 1865 when a great fire caused extensive damage to several buildings from Lipscomb's east to the Rose Inn and including Lipscomb's, Hyndes',

[11] Entries for Strachan, 'Lower Hunter Index', H F Boyle
[12] *Maitland Mercury* 11 October 1864, 8 July 1873 (HFB Index)
[13] *Maitland Mercury* 17 November 1887, 'The late Mr Robert Hyndes'
[14] Harold Campbell, *The Diocese of Maitland 1866-1966*, p. 104, and P A Punch, 'Reminiscences of Maitland Diocese', 1937, p. 206
[15] *Maitland Mercury* 13 March 1860

Cohen's, the CBC Bank, McDonald's, Mullen's and the Rose Inn.[16] The almost immediate outcome was considerable re-building for the proprietors as well as others with land in the vicinity. Within two months, architect William White had prepared plans for new premises for Mr Lipscomb on the site of his former store. The walls of the old ruins were cleared away in May to make way for the new work. The new building was of three storeys. David Cohen and Co had cleared the debris from their site and had erected a large iron store (100 ft. long and 40 ft. wide) on the site formerly occupied by Robert Hyndes' workshops. Cohen's also rebuilt their two-storey brick store, which stood at the back of the main building before the fire. The main store ruins were cleared away and preparations were underway for the substantial new structure, which was to replace it. The architect E T Blacket prepared plans for this building, and also for a noteworthy building to replace the Commercial Bank. The size, architecture and materials of these buildings were expected to enhance the eastern end of High Street considerably.[17] John Compton had a new shop and residence erected on the opposite side of High Street.

By September 1865 the *Mercury* reported that foremost among new building work in Maitland were the new stores for D Cohen and Company. The brickwork of Lipscomb's building was complete and the roof was being slated. The new building for the Commercial Bank was in an advanced state. Robert Hyndes' new premises were erected to the first floor level and other nearby buildings were in progress.[18]

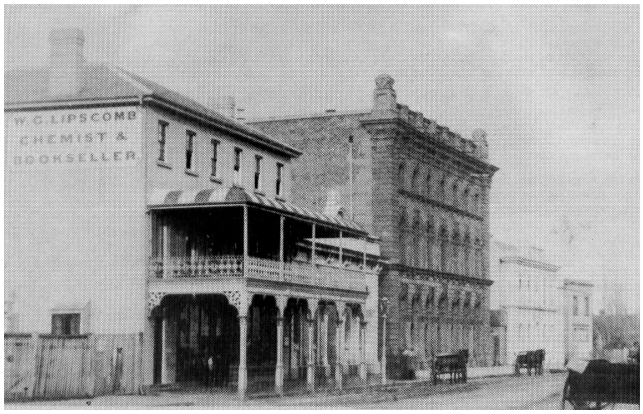


Figure 3

Photo, left, shows Lipscomb's new store that was erected in 1865 and had veranda and colonnade built in 1873. D Cohen and Company stores (the western section of one storey and the main building of three storeys) and the CBC Bank are evident. Lipscomb's building was bought for extensions to Maitland Technical College in 1964 and demolished in 1967

Mr Lipscomb's premises were again noteworthy in 1873 when Mr White designed and Mr Bertles constructed handsome permanent awnings to shade the front from the sun and to shelter foot passengers from severe weather while shopping. This was a new initiative in Maitland and Lipscomb was among the earliest proprietors to adopt the trend. His colonnade was about 45 feet in length and consisted of four arches or openings supported by five hardwood pillars.[19]

The warehouse or bulk store of R Strachan and Company had, prior to 1870, become the Northumberland Steam Coach and Buggy Factory. In that year Miarus Moore purchased the business.

[16] *Maitland Mercury* 14 March, 16 March 1865 (HFB Index)
[17] Maitland Mercury 6 May 1865
[18] *Maitland Mercury* 19 September 1865
[19] *Maitland Mercury* 20 March 1873

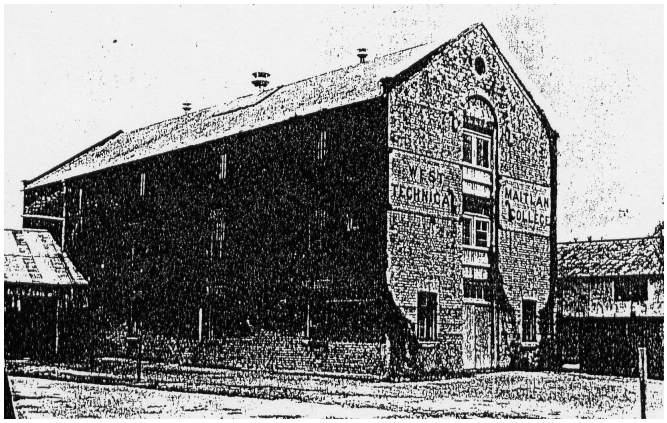


Figure 4

Illustration, left, former 'Moore's Coach Factory' on the High Street site purchased in 1892 for the West Maitland Technical College, from Ron Heap's History of the College, Figure 6 page 35

Miarus Moore, proprietor of the Northumberland Steam Coach and Buggy Factory, Auctioneer (Northumberland Sale Rooms, High Street) and veterinary surgeon (Elgin Street) was born in 1835 at Congham, Norfolk, England and received his education and learned his profession of veterinary surgeon etc in his native land. Arriving in Sydney in 1860, for three years he practised in various parts of the colony and in 1863 finally settled in Maitland. In 1870 he erected extensive premises in Elgin Street, started a produce business, and the following year took out an auctioneer's license. In 1870 he purchased the Northumberland Coach Factory, sold it (to J Woodforth) in 1871[20], and four years later re-purchased the concern. (The factory is sometimes referred to as 'Woodforth and Moore's Coach Factory'.) In 1872 he bought Sadlear's auction mart in High Street. For five years Mr Moore conducted an iron foundry, which he leased to Messrs Taylor and Sons for ten years. He was also the proprietor of a large timber business, agent for the principal cedar-getters in the northern districts, and agent for the producers of 'Wilderness' wines, the Greta shale and coal companies, Moore's Household Remedy, and the Colonial Mutual Life and Mercantile Fire Insurance societies. He was one of the most active and enterprising men in the northern districts.[21]

At the time that the college function transferred to Metford in the 1980s, the property was made up of Lipscomb's site, the coach factory site, the site of the building, at times occupied by two or three (professional) tenants, between the coach factory and James Street and a closed road, or part thereof, at the rear.

3.3 Brief history of technical education in NSW to 1900

The early emigrants to NSW, whether convict or free, brought with them a random assortment of skills. An apprenticeship system did emerge that relied on sharing knowledge and striving for proficiency in practical tasks. In Great Britain by 1830 a network of Mechanics Institutes, Schools of Arts, etc. set up, which provided a form of adult vocational education and which attracted state funding. A Mechanics Institute or School of Arts opened in Sydney in the early 1830s, Newcastle in 1835 and Maitland in 1857. Providing books, journals, newspapers and occasional lectures of practical or education value comprised the main activities of these institutions.[22]

A government system of public education in NSW set up in 1848 under the direction of a Board of National Education that continued until 1866 when the passing of the Public Schools Act provided an improved system for public education. This reorganisation created the Council of Education, which directed schooling until the Public Instruction Act of 1880 was passed. Amongst other educational initiatives under the new Department of Public Instruction were the first high schools for boys and girls, which began in 1883, and evening classes at public schools for people wanting to learn literacy skills. [23]

[20] *Maitland Mercury* 23 November 1871 indicates that M Moore sold the coach and buggy factory to J Woodforth (HFB Index)
[21] Brief biography of Miarus Moore from J Turner *Who was Who in the Hunter Valley Towns in 1888*, page 76, (extracts from W F Morrison, Editor, *Aldine Centenary History of New South Wales* 1888)
[22] R Heap, 'The History of Maitland College of TAFE'
[23] NSW Department of School Education, *Government Schools in NSW 1848 to 1993,* Introduction

During the 1870s a greater demand emerged for scientific and technical knowledge by adults and youths. Schools of Arts, Mechanics Institutes, Literary Institutes and Working Men's Institutes were more appropriate places at the time for meeting this demand than elementary public schools. In the Sydney School of Arts, mechanical drawing was taught from 1865 and the study of minerals and geology introduced in 1869. Classes in Latin, French, chemistry, physics, writing, arithmetic and many other practical courses followed. Efforts to establish 'Technical Colleges' within the Schools of Arts network began in 1873. In 1878 such a college was set up in Sydney and government funding provided for classrooms and later a building.[24]

A Technical Education Act was passed in 1883, which transferred the recently established Sydney Technical College at Ultimo from the School of Arts committee to a Board of Technical Education. Development under this board was progressive. Within a few years technical classes were opened at Newcastle in 1877, and Bathurst, Goulburn, Granville and West Maitland by 1885. (The spread of primary, secondary and technical education after the 1880s deprived many Schools of Arts of much of their function.) The Board of Technical Education wanted to be incorporated, self-governing and independently funded. However, this step was not granted. Instead, in 1888 the Board was wound up and a Technical Education Branch set up within the Department of Public Instruction.[25]

Much progress in providing technical education classes and college buildings occurred under the new arrangement. Technical education was soon extended to 49 centres in NSW. Technical College buildings opened in Newcastle in 1896, Bathurst and Broken Hill in 1898, Albury in 1899 and Goulburn in 1902.[26]

Classes at West Maitland in rented premises lasted until the conversion of Moore's Coach Factory after purchase for the purpose in 1892. Not until 1910 was a new college building provided.

3.4 Manufacturing industries of Maitland district 1889

The *Maitland Mercury* 2 March 1889 published a lengthy description of the manufacturing industries of Maitland district. A summary of the list of workplaces indicates that there were 6 buggy manufacturers making carriages and other vehicles and together they employed 68 hands including apprentices. (One was the establishment of Miarus Moore.) There were 2 tanneries employing about 12 people. There were 11 saddle and harness makers who employed 90 workers including apprentices. There was one beer and porter manufacturer employing 15 men. Three cordial and aerated water manufactories employed about 19 men. The largest tobacco manufacturer employed 8 men. One soap and candle manufacturer employed 10 hands. Six tinsmiths and galvanised ironworkers had businesses employing 25 persons. Eleven boot manufacturers employed 40 men including apprentices. Six cabinet making and joinery works and a number of manufacturers of agricultural and dairy implements employed a variable workforce. These workplaces required employees with trade skills such as those provided by technical colleges.

Many other people were employed in clerical positions in commercial and professional businesses in Maitland. Women's employment included dressmaking, millinery and clerical skills, which technical courses provided.

3.5 Brief history of early technical education in Maitland

Technical classes were first established in the district in 1885[27]. Through the efforts of local residents including John Pender, R A Young, C E Norrie and J Gillies MLA a room was provided at the School of Arts and art classes under the tuition of J A Hollings were commenced. More suitable premises in the Superior Public School were then occupied and later the classes moved into premises in Free Church

[24] A Barcan, *A Short History of Education in NSW,* p. 160
[25] A Barcan, p. 176
[26] A Barcan, p. 195
[27] Ron Heap refers to an article in the *Maitland Mercury* 6 November 1987 that says that published exam results indicates that classes were operating in the School of Arts as early as 1883. This has not been confirmed in any contemporary newspaper

Street adjoining the Girls' High School. A mathematics master was appointed in 1888 and a greater variety of courses ensued.[28]

As noted, in 1888/9 technical education in NSW was positioned within the Department of Public Instruction. Several new teachers were subsequently appointed to the staff at West Maitland, selected from the district's leading professional men and tradesmen, such as architect Pender and building contractor Noad who provided tuition in architectural drawing, mechanical drawing and building construction. Staff from the Newcastle College provided other subjects such as practical and theoretical chemistry. Typing, bookkeeping, shorthand and dressmaking were added to the classes available, providing opportunities for women students.

3.5.1 Local technological museums associated with technical classes

Local technological museums using as a model the central Technological Museum in Ultimo, Sydney were developed at Goulburn, Bathurst, Newcastle and West Maitland in association with technical education classes at those institutions. A special feature of each was the prominence given to the raw and manufactured products of each district.[29]

In 1890, West Maitland Technological Museum was opened in the old Masonic Hall in High Street. Apparently an assortment of items belonging to the Maitland Scientific Society formed a nucleus for the museum's collection. William Yeats was appointed Attendant at the Museum at a salary of 25/- per week. In November tenders were called for display cases. The Department of Public Instruction allocated significant funds for setting up the museum, which indicates the importance given to such collections as a teaching resource. The Minister for Public Instruction officially opened the museum in December 1890.[30]

3.5.2 Conversion of the old coach factory 1892/93

Within a few years, due to the growth in the number of students enrolled in the courses available and the demand for new courses, rented premises were no longer adequate and the Department looked for a suitable site in West Maitland with intention of purchase. The industrial prospects of the district, already summarised, were greatly enhanced by the foreshadowed opening of the South Maitland Coal Fields and indicated a good potential for trade courses. In 1892/93 the Minister for Public Instruction approved the purchase for technical education purposes of the site in High Street upon which stood Woodforth's and Moore's Coach Factory. The old factory was roomy as to floor space but said to be too low in the ceilings for suitably ventilated classrooms or workshops. However, following modifications prepared by the resident art master Mr Hollings, the first classes moved there in 1893. West Maitland had a designated technical college at last. The old building had to serve until 1910.

In 1909 the facility was described as 'absolutely useless from every point of view. The old building was many years ago built as a bulk store with very little consideration for light, ventilation and sanitary considerations, so far as technical educational purposes were concerned'.[31]

The early 1890s especially the years 1893-1895 brought several devastating floods to the Valley. The *Maitland Mercury*, in an article descriptive of the damage caused in High Street, noted that the water had been 5 ft. 2 inches in Mr Lipscomb's shop —'a height never approached within the memory of Mr Lipscomb and that stretches over 50 years'. Damage to his stock was valued at over £1500. 'There did not appear to be much damage done at the old Northumberland Coach Factory now used as a Technical College, but Mr Mullen's office at the end of the next row of buildings was a spectacle to appal the strongest heart …'. [32]

Widespread economic depression in the colony in the early 1890s compounded the adverse outcomes of the record floods. Despite these setbacks, the decade 1893-1903 was one of increasing demand for technical classes in the district. The parliamentary representative for Maitland John Gillies made

[28] Outline history given at the ceremony to open the new building, *Maitland Mercury* 6 August 1910
[29] R Heap, p. 25
[30] R Heap, p. 25
[31] *Newcastle Morning Herald* 30 August 1909 p. 6
[32] *Maitland Mercury* 21 March 1893

repeated appeals to the government for a new building. A promise was made of £12,000 for a new college and plans were drawn up, which apparently were one of the first designs in NSW specifically for technical college purposes.[33] £6,000 was placed on the estimates for part of the building with assurance that the rest would be set aside for its completion. But instead of putting the money into a building at Maitland, the government of the day expended it in 1898 in the erection of a technical college at Broken Hill. In the following years the government claimed that there was insufficient money for Maitland's college.

Tenders were finally called for Maitland's building in 1908. However, only about £7,000 was available for the work.[34] When the community realised that the money would provide for only a part of the facilities indicated in the plans and that all but one classroom was cut out of the original design, a general feeling of dissatisfaction prevailed.

At this time, the Maitland Technical College was administering technical education at Singleton, Clarence Town, Raymond Terrace, Morpeth, Hinton and Kurri.[35] Enrolment was 337 at West Maitland and 326 in the outlying districts, total 663. Many Maitland scholars travelled daily to Newcastle because the Maitland College did not have the accommodation for them.

The tender of contractor B J Pearce of Hamilton for £7393 for the reduced scheme was accepted in 1909 and in August the Minister for Public Instruction unveiled the memorial stone.

Refer Figures 5-7 for original plans 1908.

[33] Unidentified article c. 1982, 'Clock making, coach building and elocution', Newcastle Local Studies Library, Newcastle Technical College file
[34] John Gillies' speech at the laying of the foundation stone, as reported in the *Maitland Mercury* 28 August 1909, gives this outline of negotiations for the new building
[35] *Maitland Mercury* 24 July 1969

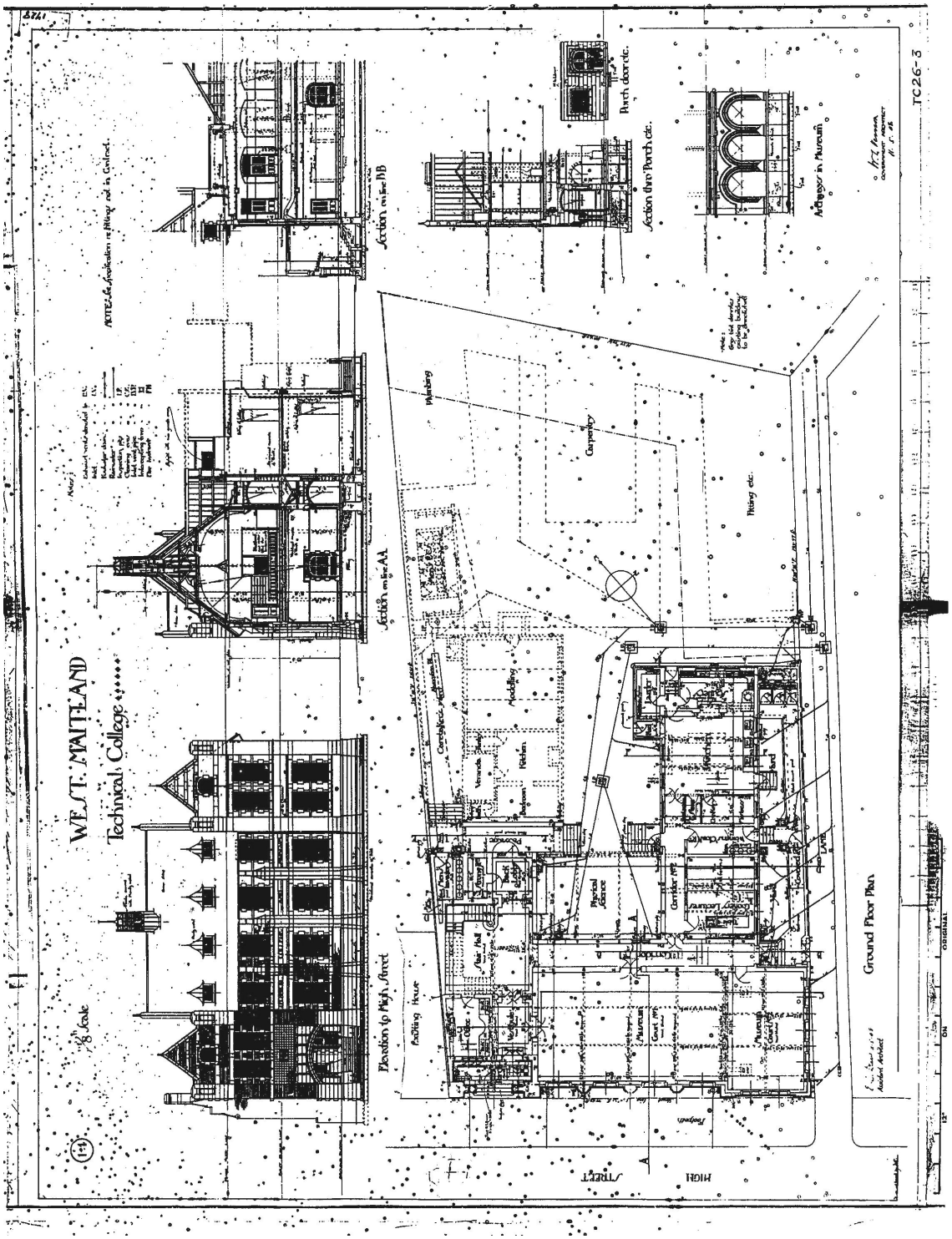


Figure 5 Original Drawings 1908 – sheet 1

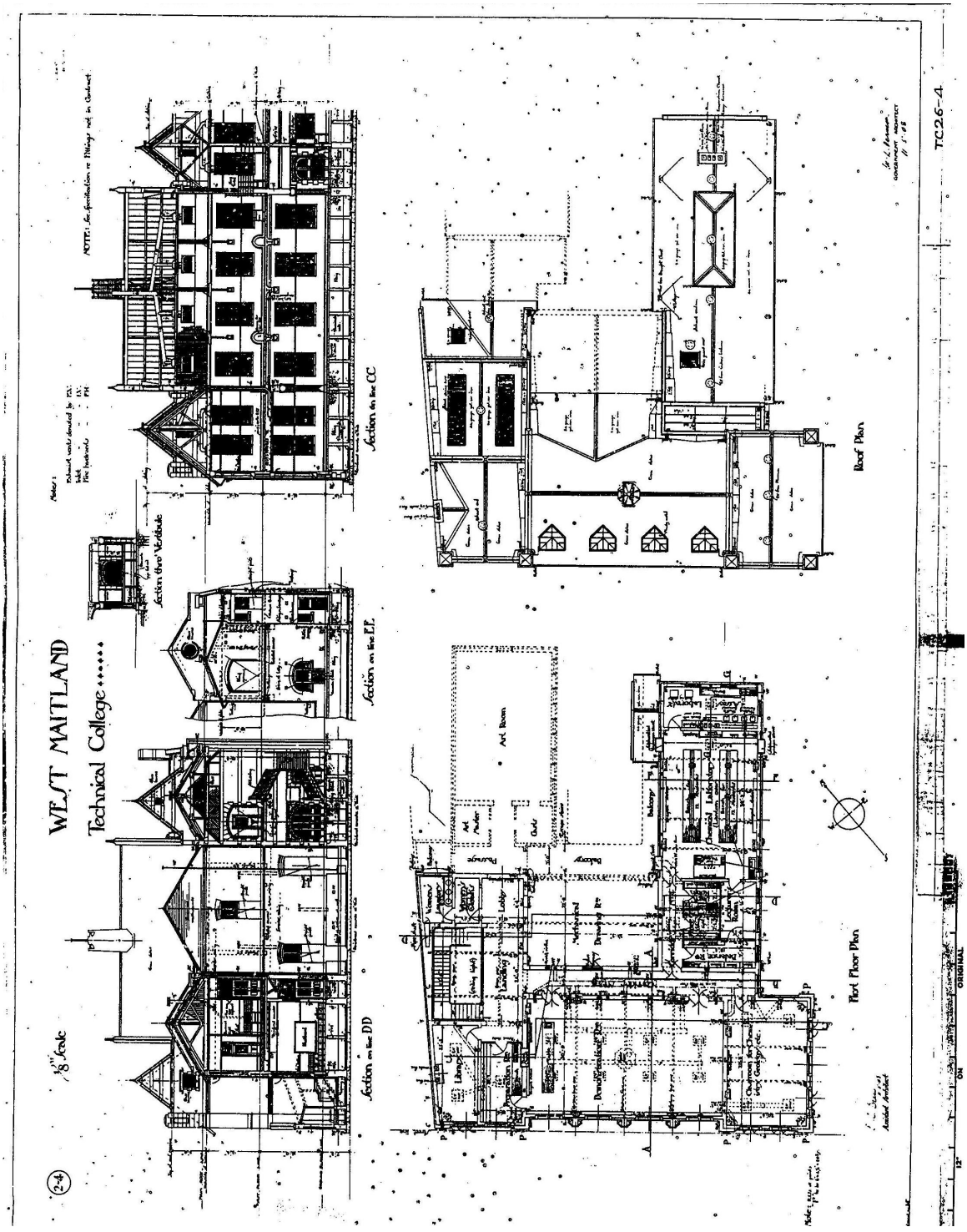


Figure 6 Original Drawings 1908 – sheet 2

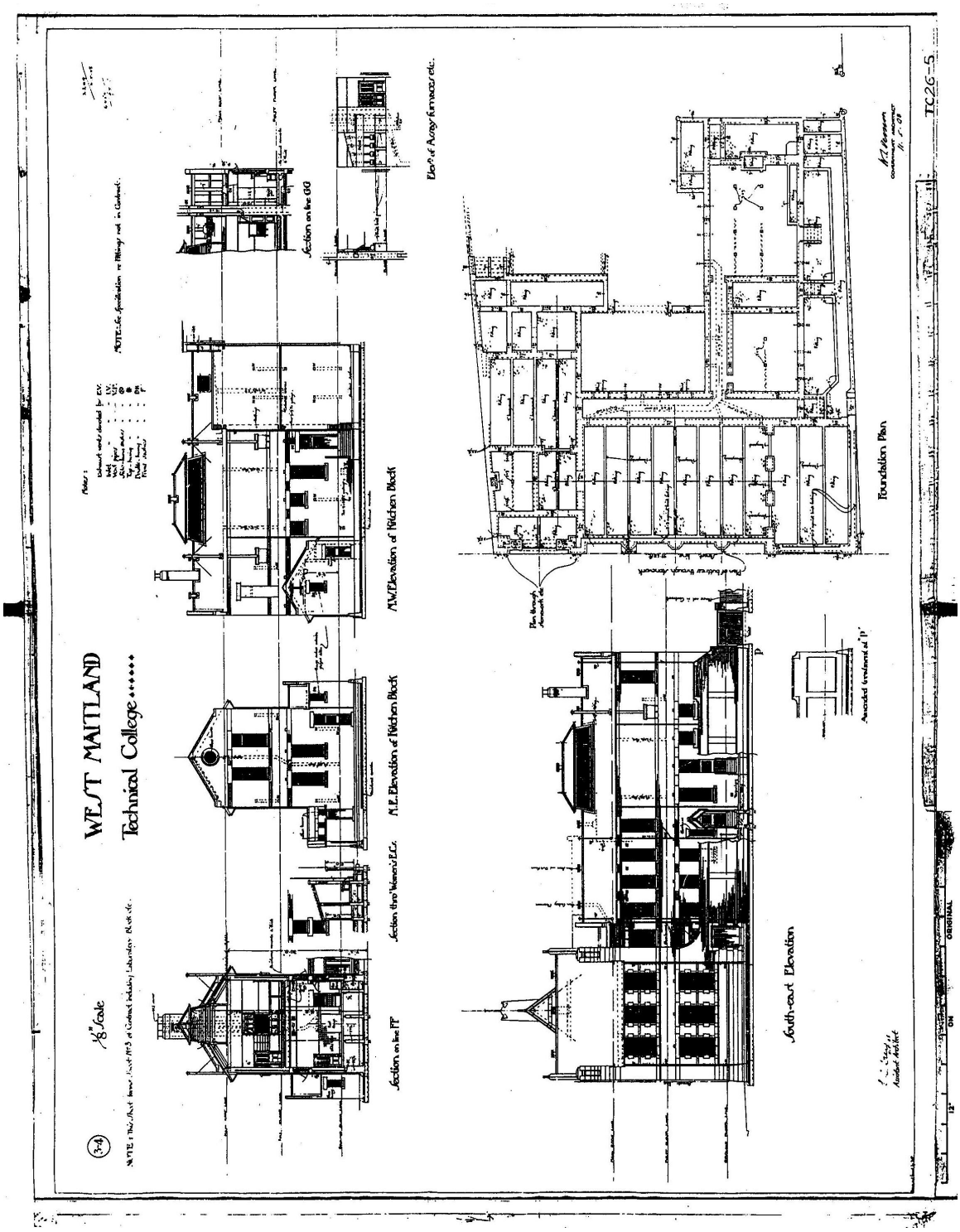


Figure 7 Original Drawings 1908 – sheet 3

3.6 Unveiling the memorial stone, August 1909

The building was in course of erection when the Minister for Public Instruction Mr Hogue in the presence of a large gathering of citizens, visitors and officials of the government and council, unveiled the memorial stone. About 500 people gathered in the street.[36]

Hogue and his party arrived at East Maitland by train. They travelled to the college site in a 'four horse drag' and were first brought to the old building where a deputation led by the local member Mr Gillies, the mayor and aldermen, representatives of the commercial, agricultural and mineral interests of the district 'from Tarro to Cessnock', school teachers and many womenfolk urged the Minister to complete the new building according to the original plans as the building in course of erection was wholly inadequate for the requirements of the district.

The deputation acknowledged that if the Maitland Technical College was completed in its entirety and according to the original plans, it would have been one of the finest buildings in New South Wales. The front of the building was very handsome but the whole of the necessary classrooms required for the proper training and education of the students had been cut out. They argued that since 1892 they had put up with an utterly unsuitable old building that had served as a makeshift college. Notwithstanding this serious handicap the enrolments at technical classes at Maitland stood second only to Newcastle of the provincial centres of the State. They believed that it was only fair and reasonable to provide these facilities and complete the building.

The expenditure on the present building by itself was extravagant, they pointed out. An ornamental show had been made in the High Street frontage but the most important part of the plan – the well-lighted and well-ventilated classrooms - was left out. If carried out as originally intended, the complete work would be a justifiable expenditure.

Mr Gillies MP supported the people by saying that he had been promised time and time again £10,000 or £12,000 for a new technical college building and plans were prepared when Mr Turner was Head of the Department. A former government had allocated £6,000 for a first stage of the building with assurances that when the first part was complete more money would be available. But instead of putting that money into a building at Maitland, a new government expended it in the erection of a technical college at Broken Hill. Gillies noted the numerous students who were enrolled in Maitland Technical College and its various outreach centres including some public schools wherein technical instruction was provided. A population of an industrious character was evolving in the district and a first-rate Technical College was absolutely essential.

In reply the Minister Mr Hogue acknowledged that at first about £11,000 or £12,000 had been intended for allocation for the building but 'in consequence of the state of finances' this 'could not be done'. The cost of the modified building was £7395. He believed that there would be adequate accommodation for the present number of students attending the college. He foreshadowed the setting up of more trade classes in the outlying districts, which would mean only the scientific instruction, would have to be given at the college. It was up to the people of the district, he said, to patronise the college, to enrol in courses in large numbers, and then the building might get finished.

The unveiling ceremony was carried out on a stage erected over the main entrance, the stone overlying the arch. The memorial stone was a block of trachyte donated by stonemason Thomas Brown. Hogue ceremonially removed a flag (the Union Jack) from the face of the stone.

The Minister and Mrs Hogue were entertained at luncheon in the Town Hall at quarter past three o'clock. As a memento of the occasion the Mayor gave Mr Hogue a 'handsome gold medallion carrying as a centrepiece a piece of polished trachyte from the memorial stone'.

Much was said about the value of technical education and the role that the government was taking in establishing the present system of technical education and colleges.

[36] Comprehensive reports of this event are recorded in the *Maitland Mercury* 28 August 1909 and *Newcastle Morning Herald* 30 August 1909 from which this account has been summarised

In August 1910 several hundred citizens again joined the civic and political representatives for the opening event, which was one of great significance in Maitland's cultural history. No commitment was made to complete the building but a second contract was referred to in August 1910 that would provide 'a new wing'.

3.7 Description of the new college building at the time of the opening ceremony as reported in the Maitland Mercury 6 August 1910

The new college building is of brick with Ravensfield stone dressing and slate roof, the general design being perpendicular Gothic. The High Street façade forms an imposing but quiet and dignified aspect being flanked at each end with gables and massive rectangular piers, while the balance of the design has been well maintained. Between the two gables the front is divided by three half octagonal piers, standing well in relief. The main entry porch is approached from the footway by seven trachyte steps, and is surmounted by a large moulded stone segmental arch, the face above being divided into moulded panels with stone diaper work above. Fourteen stone mullion windows with stone quoins, fitted with metal frames, furnish light to the front rooms on the ground and first floors. The roof is steeply pitched and is of slate. Four dormer windows furnished in muntz metal relieve any monotony in the roof surface.

The seven trachyte steps lead through the entrance porch, 12 ft. x. 6 ft., into the vestibule, 15 1/4 ft. x 10 3/4 ft., from which access is gained to the stairs hall, through folding doors under a Tudor arch. The fittings of the vestibule are in Tasmanian Blackwood all to detail while the flooring is parquetry of red beam with a border of marble, the whole floor being set in concrete. Swinging doors under a Tudor arch give access from the vestibule to the No 1 museum court, 49 ft. x 30 ft. x 16 ft., which is separated from No 2 museum court, 32 ft. x 20 ft. x 14 ft., by three large late Gothic arches, with massive piers moulded and finished in Keen's's cement. The openings in each museum court are finished in the same way, and a projecting moulded dado at a height of eight feet runs throughout the two courts, the ceiling of which are plain, but finished with massive cornices. A corridor six feet wide leads from the lane entrance along the rear of the museum courts into the stairs hall, through a Tudor arch. Provision has been made for access from this corridor to the new wing provided for in the second contract. Access is gained to the first floor from the stairs hall by a handsome staircase of Australian marble, the treads being of white Sicilian marble. The railing is of wrought ornamental ironwork, with polished Blackwood handrail, and a second handrail along the wall. The walls of the stairs hall are in face-brick bedded in black mortar. The floor of the hall is parquetry of red beam timber with marble border, all bedded in concrete. Apart from the handrail, there is no woodwork in the staircase, which is probably the finest of its kind in the State.

The first floor provides accommodation as follows: —A large demonstration room, a classroom for chemistry, geology etc., lecture room, library and corridor. The demonstration room is over the museum and is 22 feet high, with an open roof, carried on three hammer beam trusses. All walls throughout the building are finished in Keen's's cement. Fireplaces are also provided liberally for asbestos fires. The resident master's offices open from the stairs hall and are on the left of the vestibule.

Water and gas services are laid on throughout. The ventilation is a main feature of the building, and calls for special attention. The inlet vents are all of galvanised tubing, coming in at various points through large tubes, and having smaller branches. All exhausts from the ground floor, as well as from the first floor, are similarly constructed. The tubing is taken up through the walls and

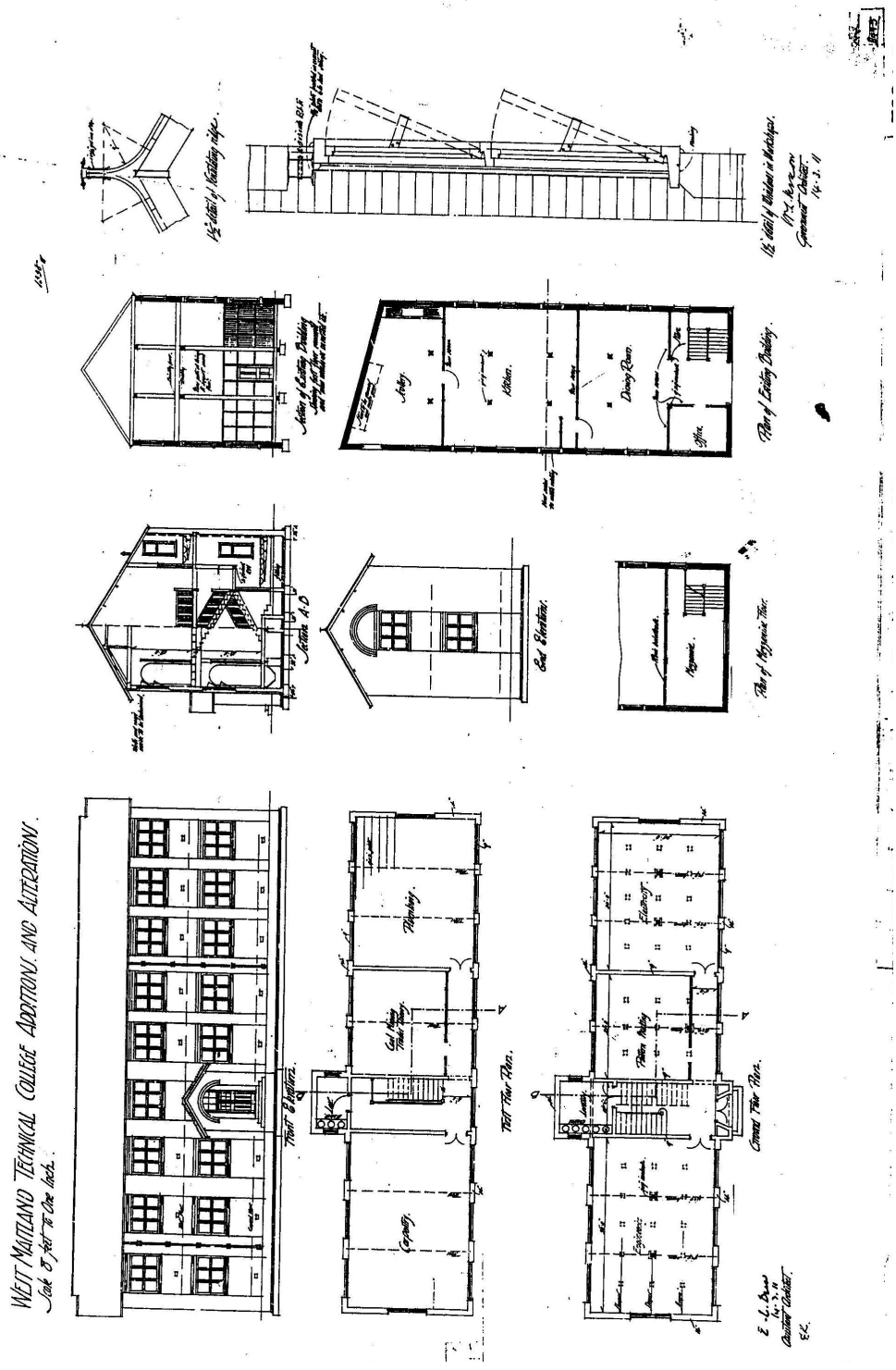


Figure 8 Original Drawings 1911

connects into larger shafts in the roof, where they are centralised and discharge through large cowls above the roof. The building has cost about £8000 and was designed in the office of the government architect Colonel W L Vernon, and was erected by Mr B G Pearse of Hamilton under the able supervision of Mr John Harding, clerk of works.

Figure 9
Photo of the new building, from the Annual Report Department of Public Works 1910

This image is Illustration 6 of the list of illustrations, section 15.1

A leaflet produced by MTC called *"MTC Centenary Year 1886 – 1986"* contains the statement:

> *"It [the new college] was one of the Department's most ornate, including among its features a slate roof, lead lighted ceiling, arched doorways, and what is believed to be the largest freely supported marble staircases in the southern hemisphere".*

Plans and specifications were drawn up for a two storey detached workshops block of modest design. When the new accommodation was available, new classes were offered in 1911, especially in electricity and mining and commercial subjects

(Refer Figure 8 for 1911 plans.)

3.8 A new model for public schooling and technical education

Between 1905 and 1913, a great reform occurred in primary and then secondary education in NSW.[37] A new system of public education was introduced wherein students followed pathways from primary schools to junior technical schools, high schools or evening continuation schools, and thence to either technical college or university. Two Royal Commissions in 1912 looked into juvenile labour and the apprenticeship system.[38]

Reform flowed to the technical education system in 1913 when the first students moving through the new junior technical schools were ready to enter colleges. Prior to this reform, any student had been able to join any technical college class without preparation and without any attempt to study subjects in proper sequence.

A policy of emphasis on trade training in the colleges was founded. New 5-year trade courses successfully completed merited a trade certificate after 3 years and a higher certificate of trade competency after a further 2 years. Under the new policy the old colleges were re-named 'trade schools', with only Sydney and Newcastle being allowed to keep the designation 'college'.[39]

[37] A Barcan, *A Short History of Education in NSW*, Chapter 16
[38] Ron Heap, 'History of the Maitland College of TAFE, 100 Years of Technical Education 1886-1986'
[39] Ron Heap, p. 51

In 1914, forty-one trade courses were available at Maitland.[40]

3.9 Technical College Museums

A lengthy article in the *Newcastle Morning Herald* 10 April 1916 describes in considerable detail the 'storehouse of information and entertainment' within the Newcastle Technical Museum and indicates the collection policy. Primarily, a technological museum was for the purpose of illustrating technological processes. However, because Newcastle had no other museum, natural history including the display of fossils was also included. Newcastle's geology, mineral resources and local industries and the processes carried out therein were given prominence. A noteworthy collection of evidence of Aboriginal industry was also on display and reference was made to the 'site of one of their factories recently discovered on Shepherd's Hill'.

Maitland Technological Museum collection was most likely similar and focused on local resources and industry. Ron Heap notes that 'the importance given to the museum is indicated by the continuing relatively high levels of spending in setting the museum up as indicated by Department records'.[41] In 1933 the museum was reported well stocked with exhibits of natural history and included rare and curious collections of animals, birds, fish and reptiles.[42]

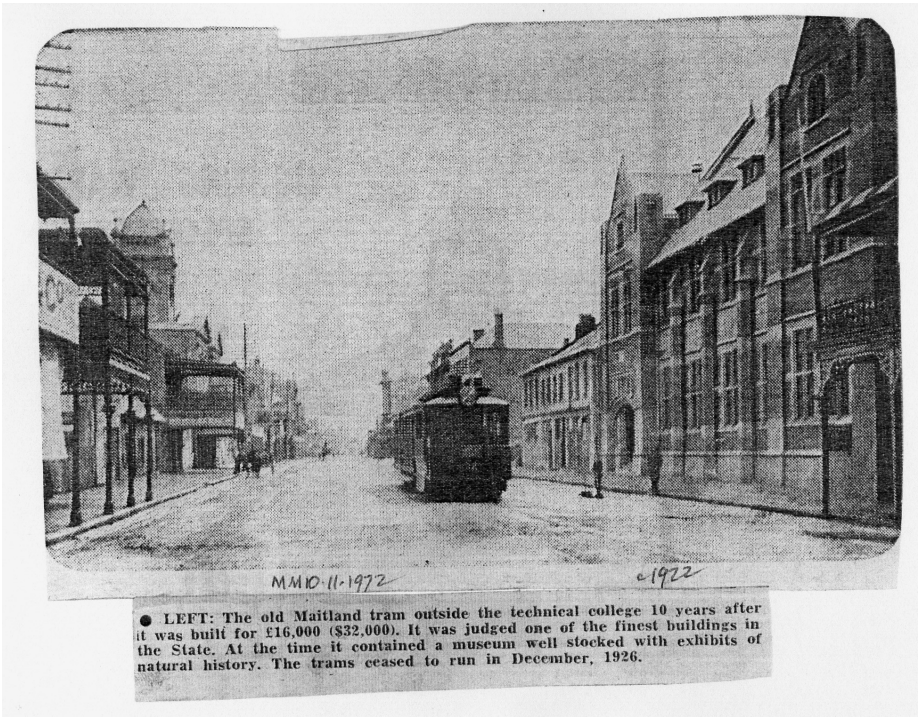


Figure 10 Main Street 1922
Source: Cynthia Hunter

3.10 Post World War One and the great influenza epidemic

Following war's end in 1918, courses for retraining returned servicemen were offered at many colleges although Maitland's role is not known.

In 1919, the great influenza epidemic was prevalent in the Maitland district. The main building at Maitland Trades School was used as an emergency influenza hospital for several months.[43]

[40] Ron Heap, p. 11
[41] Ron Heap, p. 25
[42] *Maitland Mercury* 13 August 1979
[43] Ron Heap, p. 54

3.11 Maitland Trades School

In July 1920 the Resident Master in Charge Mr James A Hollings retired after 35 years association with technical education in Maitland that began when the Board of Public Instruction appointed him in 1886. Subsequently, Maitland Trades School was administered from Newcastle for many years. Teaching staff frequently taught at both Newcastle and Maitland. Enrolments continued to rise. Special training programs for teachers of technical subjects were introduced.[44]

The main college building was urgently in need of repair. No maintenance such as painting or renovating had been carried out on the 20-year old buildings. The only source of money for any works was that allocated for unemployment relief and by this means some maintenance was carried out in 1930.

The local community successfully opposed closure of classes during the Great Depression (late 1920s-early 1930s) but training people who had no job prospects presented new difficulties. Maitland Trades School was selected to be part of a scheme to assist such students by offering a number of courses especially set up to provide elementary training in several different skill areas. These classes were held during the day, provided 9 to 18 hours training each week and lasted for most of the depression years, some as late as 1939.[45]

In 1943, an amendment to the Industrial Arbitration Act allowed NSW apprentices to attend classes during the day; henceforth the majority of apprentices attended technical classes for one day per fortnight and one evening per week.[46]

3.12 Improving the status of technical education

Secondary education in NSW expanded generally in the 1930s and was accompanied by significant reorganisation of educational progression and examinations.

An improved status for technical education was sought and a Commission of Enquiry was appointed. The report presented by the Commission in 1935 made over 300 recommendations one of which was that the term 'trade school' be abandoned. Another was that more courses be provided in rural areas. Another was a proposed Technical Education Act but this did not pass into law due to a change in government and the impending war.[47]

The advent of World War Two also brought many changes. Technical education expanded greatly during the war years (1939-1945), both because of the needs of the armed services for specialists and the demands of an expanding secondary industry for qualified technicians.[48] However, while Newcastle and Cessnock received major new facilities at this time there was little change to facilities, classes and courses at Maitland. Newcastle was involved in training for the war effort such as making munitions and toolmaking. The Maitland community protested at the apparent sidelining of Maitland's facilities. It was thought that Maitland was passed over because of its limited accommodation. Meetings were called to improve the standing of facilities and technical education in Maitland.[49]

In 1947 it was decided to establish an Institute of Technology in Sydney and the first courses started in 1948. The next year, the passing of the University of Technology Act changed the name to the 'University of Technology', which was at first controlled by the NSW Public Services Board. However, the Act also established a Department of Technical Education with a Director who had responsibility and access to the Minister for Education and authority over the various technical colleges in NSW. (In

[44] Ron Heap, p. 54 The text indicates that the Maitland Technical College was officially called the Maitland Trades School between c1913 and 1935
[45] Ron Heap, p. 58
[46] Alan Barcan, *A Short History…,* p. 250
[47] Ron Heap, Chapter 4
[48] Alan Barcan, *A Short History…,* p. 249
[49] Ron Heap, p. 60

1948 there were 13 colleges controlled by principals - 5 in Sydney suburbs and 8 in the country - and 19 colleges (including Maitland) controlled by teaching registrars.)[50]

The new Department of Technical Education was designed to overcome the 70-year old arguments about administrative control of technical education. Another was to advance the status of higher technical training in the modern era. Adjusting to these changes was a lengthy process.

Figure 11 Interior Rear Building
Source: Maitland City Council (from Mitchell Library Collection)

Possibly in this new climate, the site between the 1910 building and James Street was acquired. Reference to the map of the Parish of Maitland County of Northumberland (10th edition) suggests that this allotment may have been gazetted for technical college purposes in October 1951.

The Maitland community with the support of the Council formed a lobby group in the early 1950s and sent recommendations to the Department of Technical Education including the suggestion that more farm and general mechanical courses should be offered to local students. One result of this initiative was that a 'college panel' for the city was set up, called the Maitland Technical Education District Committee. The Committee was to advise the college and investigate the need for new courses for many years. However, it is said that between 1950 and 1979 there was little change to the range of courses offered at Maitland.[51]

Prize giving occasions were regular highlights in the city's calendar of events. The mayor regularly presented these prizes to students and exam results were regularly published in the *Maitland Mercury*.

[50] Alan Barcan, *A Short History…,* p. 250
[51] Ron Heap, Chapter 5

The community panel continued to apply for more courses to be offered but these appeals were countered by arguments that enrolments numbers were insufficient to allow any expansion.[52]

Central Maitland has a long history of devastation by floods and the Technical College building was inundated regularly but none equalled the severity of the flood in February 1955.

3.13 The flood of February 1955

In February, the most devastating and costly flood on record occurred in the Hunter Valley. Maitland Technical College was closed for three weeks due to the disaster. (The enrolment that year was 375 students.) The flood destroyed most of the college records. The registrar later estimated that 200 man-days were needed to clean up.

The Technological Museum was ruined. Twenty-two showcases were smashed and at least 50% of all exhibits destroyed. The museum was abandoned and most of the retrievable exhibits sent to the Sydney Museum of Applied Arts and Science. The closing down of the museum provided for new classrooms and lessened the congestion of other classrooms.

Following the flood, Maitland and its surrounding areas received assistance in many forms from all over the State. Staff and students of the Building Trades Department at Sydney Technical College repaired flood damaged furniture from Maitland at no cost, and built new household furniture such as kitchen tables and stools for flood-affected residents. Newcastle women responded to an appeal to wash flood-damaged clothing and linen, for which Maitland Technical College acted as a receiving depot. Three washing machines were installed in the college for people who had no washing facilities and Newcastle firms supplied detergents and soap powder.[53]

In retrospect, the 1955 flood bode the demise of the Maitland Technical College on the High Street site although interestingly the land that the complex occupied appears to have been formally 'dedicated, resumed and purchased' in 5 gazettals dated 1951, 1953, 1960, 1961 and 1968.[54]

3.14 Post 1955

In 1956, the Maitland Technical Education District Committee was concerned about the general overcrowding of facilities (enrolment was about 460 students) and the need for new courses. Ups and downs in the building industry created fluctuation in attendances at all colleges. Full daytime training of apprentices (at their employer's expense) was introduced about this time and only students doing advanced courses attend evening classes.[55] Colleges were operating at Cessnock, Maitland and Newcastle and rationalisation of courses to overcome duplication had to be considered. However, in 1957 the Deputy Director of Technical Education announced that a new workshop block would be provided at Maitland for the engineering trades. Subsequently plans were drawn up for a two-storey building that was to be placed on the opposite side to the existing block, making a quadrangle. The budget allocation for the building was then deferred.[56]

Barcan has recognised a 'transitional crisis' that was brought about by the reconstruction of technical education following 1949 and lasting until the University of Technology became the University of NSW in 1958 with autonomy to offer whatever courses it wished.[57] In these years, colleges offered trade courses, trade certificate courses, post certificate courses and various diploma courses, with close links to the central institute or university. Providing extra facilities at Maitland to meet additional organization of courses was probably associated with this general progression in technical education.

Meanwhile, post-1955 flood planning controls for Maitland were being proposed. At first the council supported a 5-year plan for the complete resiting of the central core of Maitland to flood free locations such as at East Maitland and Rutherford.[58] However, the plan proved too difficult and complex to be

[52] Ron Heap, Chapter 5
[53] Ron Heap, pp. 67, 68, 69
[54] Parish of Maitland, County of Northumberland map, 10th edition, note (36)
[55] *Maitland Mercury*, 24 September 1964
[56] Ron Heap, p. 74
[57] Alan Barcan, *A Short History…*,, pp. 292, 293
[58] *Maitland Mercury* 16 March 1955, for plan of area of Central Maitland to be abandoned

implemented and although many homes were removed to safer sites, in general the community rejected the plan in the hope that future flood mitigation works would obviate such extreme action. An interim planning scheme prevented any large-scale redevelopment in flood prone areas and proposed to lessen the importance of commercial and retail functions while the future of Maitland was debated and flood mitigation in the valley closely studied. In the plan, new options for sites for public facilities such as technical education were indicated in several flood free locations.

In late 1958 the Director of Technical Education asked the local committee to review the proposed new block in light of the interim county plan for Central Maitland. The committee decided that a substantial brick and concrete structure on the present site might not only be refused under the plan, but might also be a false step. The committee agreed that a removable prefabricated type of building in the college grounds would suffice temporarily.[59] Whether such a building eventuated at this time is unclear.

New courses were introduced to encourage elderly farmers to adopt modern methods. The Students' Association provided the college with many amenities such as table tennis, basketball facilities, and a piano.[60]

The college was given a higher status when the registrar was appointed the first principal. This followed the Department's decision to create principal's position at 17 country colleges then administered by registrars.

In the 1960s, enrolments reached over 650 and facilities were again inadequate, for example in 1962 there were not enough typewriters and many girls were refused enrolment in clerical classes. Two years later negotiations provided the college with several rooms at the former Maitland Girls High School.[61] (The college was near several other educational institutions significant to Maitland's history)

In 1964/65, the site to the east of the main college building was resumed. Mr Lipscomb's former large store still occupied this site. The Acting Director of Technical Education announced that work would start in 1967 on a new wing to accommodate about 400 evening students. The building was to be two storeyed with laboratories and classrooms and cost £250,000. This work appears to have been enabled by the recent contribution from the Commonwealth government of financial assistance to the States for technical education facilities following the release of the Martin Report in 1965.[62]

However, this proposal appears in contradiction to the post-1955 flood county plan, which was not gazetted. Not until 1972, that is 17 years after the 1955 flood, was an interim development order gazetted that allowed for retaining the importance of the central business area of Maitland, and other provisions. Demolition of Lipscomb's 3-storey building began in 1967 and the site was soon cleared. A delay in the building was then announced.

There was a great shortage of accommodation. About 60 students were attending classes at other sites, for example courses in textile related subjects were set up at the Bradford Mills at Rutherford. Many students were travelling to Newcastle College. A library, council rooms, offices, teacher rooms, storerooms etc. were much wanted. Maitland Council and the local Member of Parliament were active in urging a start to be made on the proposed new building.

In 1970, more than 800 students were enrolled, reflecting the general increase in population and residential development that was occurring in the surrounding district.

A copy of the college principal's report to the Maitland Technical Education District Committee's 102nd meeting, held 14 November 1973, (copy held at Maitland Library and only copy of the business of this committee yet located), notes under the heading 'Accommodation, Buildings and Grounds' that the 'female toilet block and rest room have been completed. Facilities for females are now adequate. Demolition of Permewans Building has been completed, and the fencing erected.[63] Security has been

[59] Ron Heap, pp. 74, 75
[60] *Maitland Mercury*, 24 September 1964
[61] Ron Heap, Chapter 5
[62] Alan Barcan, *A Short History…,* p. 293
[63] The site of Permewans Building has not yet been identified

restored to its former level. The contract to paint the college has been awarded to Mr D Millar of Belmont but as yet he had not begun the work. I have been advised by the secretary that expenditure on the following items has been approved for 1974: Heating of ground floor classrooms, main building; Division of a classroom to provide for principal's office; Exit gate to James Street; Suspended ceilings in Trade Block; Removal of wall in plumbing workshop to allow rearrangement of the area; New linoleum for the main building'.

Other meeting reports if located would provide more information about the college property, buildings and maintenance, as well as courses, acquisitions and student activities. Enrolment was over 1000 in 1973

As noted, in 1972 an interim development plan for Maitland was gazetted. As a proposal for a complete new college elsewhere was announced in 1974, apparently the decision not to go ahead with a costly new addition at the High Street site was made according to the new plan. Fourteen sites were considered for the relocated college.[64]

In the decade or so before a new college was built at Metford, enrolments increased to over 2000. Portable classrooms in the grounds were proposed[65] and apparently £150,000 was allocated for them but it seems that not until 1983 were two demountable buildings erected at the High Street site to help alleviate accommodation problems. They were erected at the rear of the college, at a height of 1.8 metres above the ground due to flood level restrictions. Meanwhile, classes were held in 17 different locations in the city including Bradmill Industries Rutherford, Maitland Boys High School, the East Maitland CWA Hall, a former Army drill hall at East Maitland and a church hall at Beresfield.[66] In 1981 a teacher described the overcrowded conditions in the college's School of Building, conducted in the former Army drill hall at East Maitland as 'appalling, grotty and unbearable'.[67] Other accommodation was unavailable and the choice was to continue to use the building or close the course.

Apparently the Maitland College was unable to benefit from a 1980 allocation of Commonwealth funds to provide additional trade training facilities because of the lack of a suitable site.[68] The greater involvement of the Commonwealth in technical education followed the creation of the Commonwealth Technical and Further Education Council within the Tertiary Education Commission, and the setting up of a new State Department of Technical and Further Education (TAFE) within the Department of Education.

In 1983, following a review of the matter of a site for the new college by a Special Task Force under the chairmanship of TAFE's Hunter District Council, the Commonwealth Technical and Further Education Council in 1983 endorsed the NSW government's choice of Metford as the site for the new college. The building contract (for $7.4 million) was let 1984 and the new college opened in June 1987.

The centenary of Maitland Technical College was celebrated in 1986. It is recorded (undated newspaper cutting c. 1985) that the community was asked to provide material and memorabilia about the college over the years to place on exhibition on this occasion.

In the following year, the enrolment at the Metford TAFE College was 2600 students taught by 52 full time and 105 part time staff.[69]

The 1910 buildings and the consolidated site were subsequently sold.

[64] For the list of the 14 sites, see Ron Heap, p. 89
[65] *Maitland Mercury* 16 December 1977
[66] *Maitland Mercury* 16 December 1977
[67] *Maitland Mercury* 9 October 1981
[68] Unidentified article c. 1982 in the Newcastle Technical College file, Newcastle Local Studies Library, 'Building for the Future'
[69] *Maitland Mercury* 5 June 1987

3.15 Walter Liberty Vernon[70]

Walter Liberty Vernon was born in 1846 at High Wycombe in England, educated at Westminster, and had a successful London practice before leaving for Australian in 1883 for medical reasons. Vernon worked in private practice in Sydney before joining the newly named Government Architect's Branch in 1890 as Branch Head. Funds and staff were depleted for the first years of Vernon's term, until 1894, in response to the depression, the government voted 136,635 pounds for new building works. A changed public architecture was evident in the new Post Offices, Schools and Court Houses completed at this time. Other achievements of Vernon's term were the construction of the brick suburban fire stations, and major public buildings such as the Mitchell Wing of the State Library, the Art Gallery of NSW, the old Fisher Library at the University of Sydney, and Central Railway Station. The GAB [Government Architect's Branch] under Vernon was responsible for the design and installation of the elaborate decorations and illuminations in the city to celebrate the federation of the Australian colonies in 1900. Vernon retired from the position of Government Architect on 11 August 1911.[71]

Vernon was the architect for the Maitland Technical College. It is interesting to note that most of the schools and colleges in NSW up until the early twentieth century were designed by the NSW Department of Education Schools Architect William E Kemp. These are discussed in detail in the Section 5, Comparative Analysis.

3.16 The site

Reference to the map of the Town of Maitland, County of Northumberland, Parish of Maitland, 10th Edition, (see illustration 9) indicates a site made up of:

Portion 175, as note (36) the arrow should indicate land east of James Street

Portion 173, as note (36)

Portion 176, as note (36)

Portion 177, as note (36)

Note (36): dedicated, resumed and purchased for Technical College Gazette 19 October 1951, 7 August 1953, 21 October 1960, 24 March 1961 and 20 September 1968

Note (21): closed road

A more up to date plan describes the site as Portion 402 of 4.06 ha and Portion 403 of 1.22 ha, for Technical College notified 24 October 1975 and 7 May 1976.

The significance of the gazettal dates and circumstances invites further research.

3.16.1 Additional illustrations provided (copies of some of these items are included in the history, CMP 2003).

1. 1886 survey map of Maitland (vicinity of Technical College), MCC
2. 1892 Site plan of Moore's Coach Factory, from Ron Heap's thesis page 32
3. 1892 plan (2 pages) for conversion of the factory for college purposes, from Ron Heap's thesis page 33
4. Architect sketch of college façade and ground floor plan showing area to be omitted, from Ron Heap's thesis page 47

[70] Eric Martin and Associates, Former Maitland Technical College, Conservation Management Plan for Maitland City Council, March 2003

[71] The Public Works Department of NSW, *The Work of the government and colonial Architects of NSW.*

5. Plans (2 pages) for the Technical College as printed in the Public Works Department Annual Report 1909
6. Photograph of completed building as printed in the Public Works Department Annual Report 1910, additionally showing part of the building to the west, and the laneway and Lipscomb's building to the east (see page 12)
7. Photograph of the building taken c. 1920 (Newcastle Local Studies Library)
8. 1936 sewerage survey map of Maitland (vicinity of Technical College)
9. Part of 10th edition, map Parish of Maitland County Northumberland

3.17 Bibliography for History Section 2

3.17.1 Books

Alan Barcan, *A Short History of Education in New South Wales*, Martindale Press, Sydney, 1965
New South Wales Department of School Education, *Government Schools of New South Wales 1848-1993*, New South Wales Department of School Education, Sydney, 1993
W Allan Wood, *Dawn in the Valley*, Wentworth Books, Sydney, 1972
John Turner, *Who was Who in the Hunter Valley Towns in 1888,* Hunter History Publications, Newcastle, 1984
Annual Reports 1903-1913 Public Works Department, bound copy held at Government Offices Newcastle

3.17.2 Thesis

Ron Heap, 'A History of Maitland Technical College, 100 Years of Technical Education 1896-1986', submitted in partial fulfilment of the requirements for the degree of Bachelor of Education (Technical), Institute of Technical and Adult Teacher Education, Sydney College of Advanced Education 1987. Also illustrations extracted from this thesis as indicated.

3.17.3 Other

File 'Newcastle Technical Education', Local Studies Library, Newcastle Public Library
Hunter Valley Index 1801-1883, H F Boyle, Newcastle Local Studies Library, 1997
Research files, Cynthia Hunter
Parish of Maitland County Northumberland map 10th edition
1850 historic map of Maitland, Maitland City Council (MCC)
1886 historic map of Maitland, Maitland City Council (MCC)
1936 sewerage survey map of Maitland, Maitland City Council (MCC)
Leaflet 'MTC Centenary Year 1886 – 1986'

3.17.4 Newspapers

Newcastle Morning Herald/Newcastle Herald
Maitland Mercury

3.18 More recent history appended as part of the Review of the CMP (2011)

Planning for the Cultural Precinct

3.18.1 The Interim MRAG 2003 – Stage 1[72]

The Maitland Technical College was sold after the relocation to the Metford TAFE College in 1987. In 2002 Maitland Council purchased the building and site with the intention to develop a cultural precinct to include a central library, regional gallery, and other cultural uses. At the time of this purchase the building was vacant. Philip Dyer was the applicant for a DA and was also the building owner.[73] The Council commenced a planning period for the site which included a Cultural Precinct Working Party, community consultation and the preparation of a Masterplan (Cultural Precinct Masterplan, Trevor and Esther Haytor, architects 4/09/04).

Maitland City Art Gallery was established in 1975 when the Gallery leased Brough House in Church Street from the National Trust. Prior to this there was a Maitland Art Prize from 1957 and art was acquired from 1965. Brough House was assessed as been inadequate for the purpose of an Art Gallery with minimal display and storage space. During the preparation of the Masterplan for the Cultural Precinct in High Street, funding of the amount of $250,000 was received from the Premier of NSW to implement Stage 1 of the Cultural Precinct, which Maitland Council matched with Section 94 funds. Consent for the work by the architects Trevor and Esther Haytor, was granted in September 2003. In November 2003 Stage 1, the Interim Maitland Regional Art Gallery, opened in the former Maitland Technical College Building.

A Gallery Committee was formed in 1973-74 and this Committee, with Council, oversaw the renovations to the building.

Development of the Gallery exhibition program and funding for acquisitions to the City Collection was developed initially through the voluntary work of executive and members of the Gallery Society and the Foundation Director, Margaret Sivyer. The Art Gallery was supported by the inaugural Gallery Society through to the final development and relocation from Brough House to 230 High Street, Maitland with the Official Opening on 7 November, 2003 by the Member for Maitland, Mr. John Price.

3.18.2 The MRAG 2009 – Stage 2

In 2009 the new MRAG was opened and includes a contemporary building designed by the architect Paul Berkemeier. The new building is sited between and adjoining original Maitland Technical College, Main Building on High Street and the Workshop building to the rear of the site. The new MRAG continues to use the area of the original Maitland Technical College building, established as Stage 1 (Interim MRAG), as a part of the new gallery.

The building to the rear, built in 1911 as the workshop and classroom area has been adapted as the Cultural Activities Centre of the MRAG. This building was designed by Vernon and is much simpler in resolution than the earlier Maitland Technical

[72] Margaret Sivyer provided information on the history of the establishment of the an Art Gallery in Maitland.

[73] Maitland Council file DA 02-323. The DA was for the approval to adapt the Technical College Building on High Street for office use. This work did not proceed.

College Building. It would appear to respond to the economical and functional requirements for workshop space. We know from the earlier documents and plans that the College was proposed to be larger and as a consequence of cost cutting, the original proposed Technical College was reduced in size and had inadequate classroom space.

3.18.3 The proposed new Civic Precinct

A planning study is proposed to be prepared for the Civic Precinct in which the MRAG is located. The Central Library has since 1968 been located in a purpose built structure on the corner of High Street and Belmore Bridge, which is now assessed as being inadequate in size. The Cultural Centre was located in High Street and at this stage has been closed and has not been relocated. The planning of the Civic Precinct and future use of the vacant site located adjacent to the MRAG will be considered as part of the planning study for this whole civic precinct.

http://maps.google.com.au/

Figure 12 Location Map

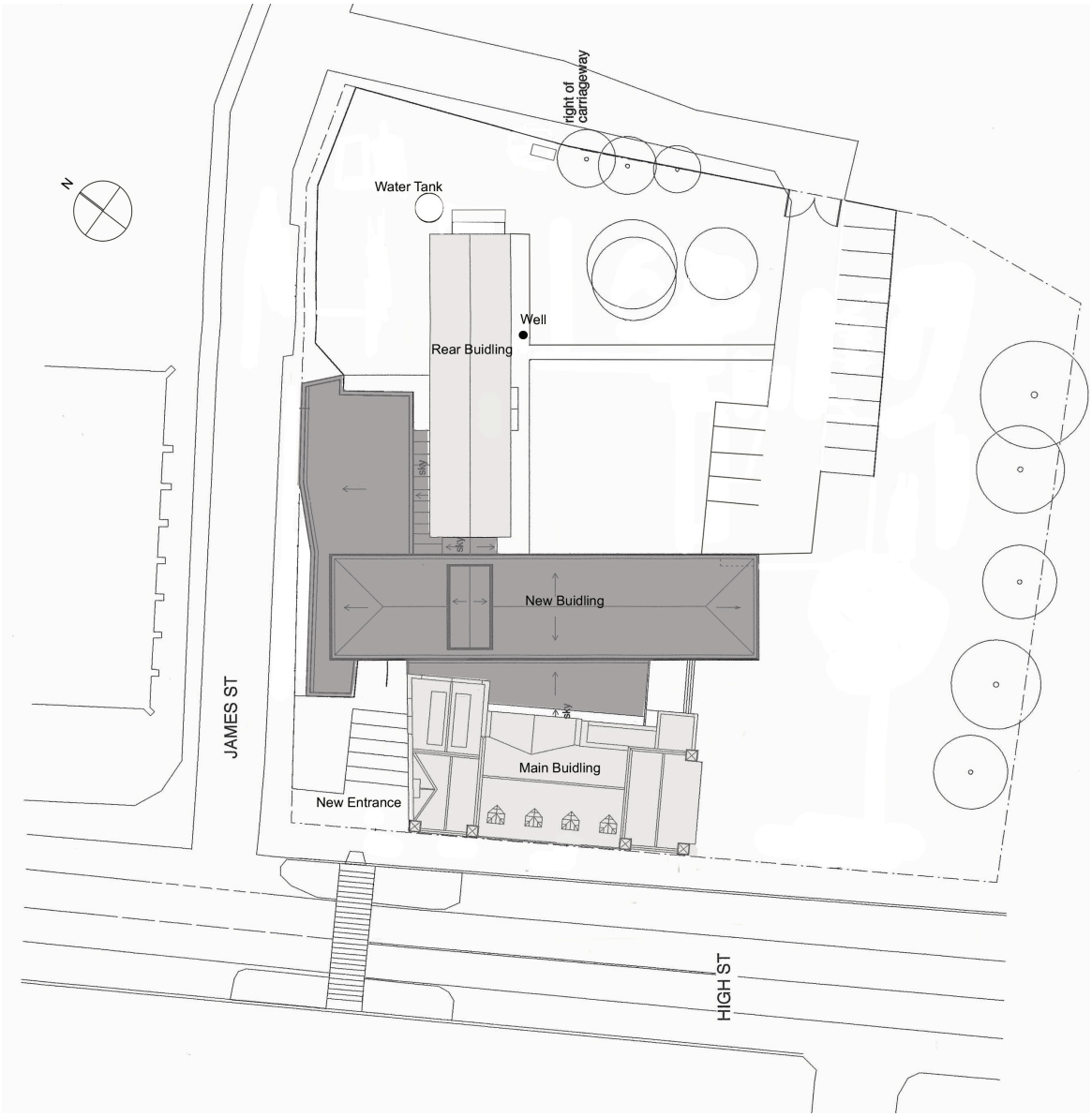


Figure 13 Site Plan

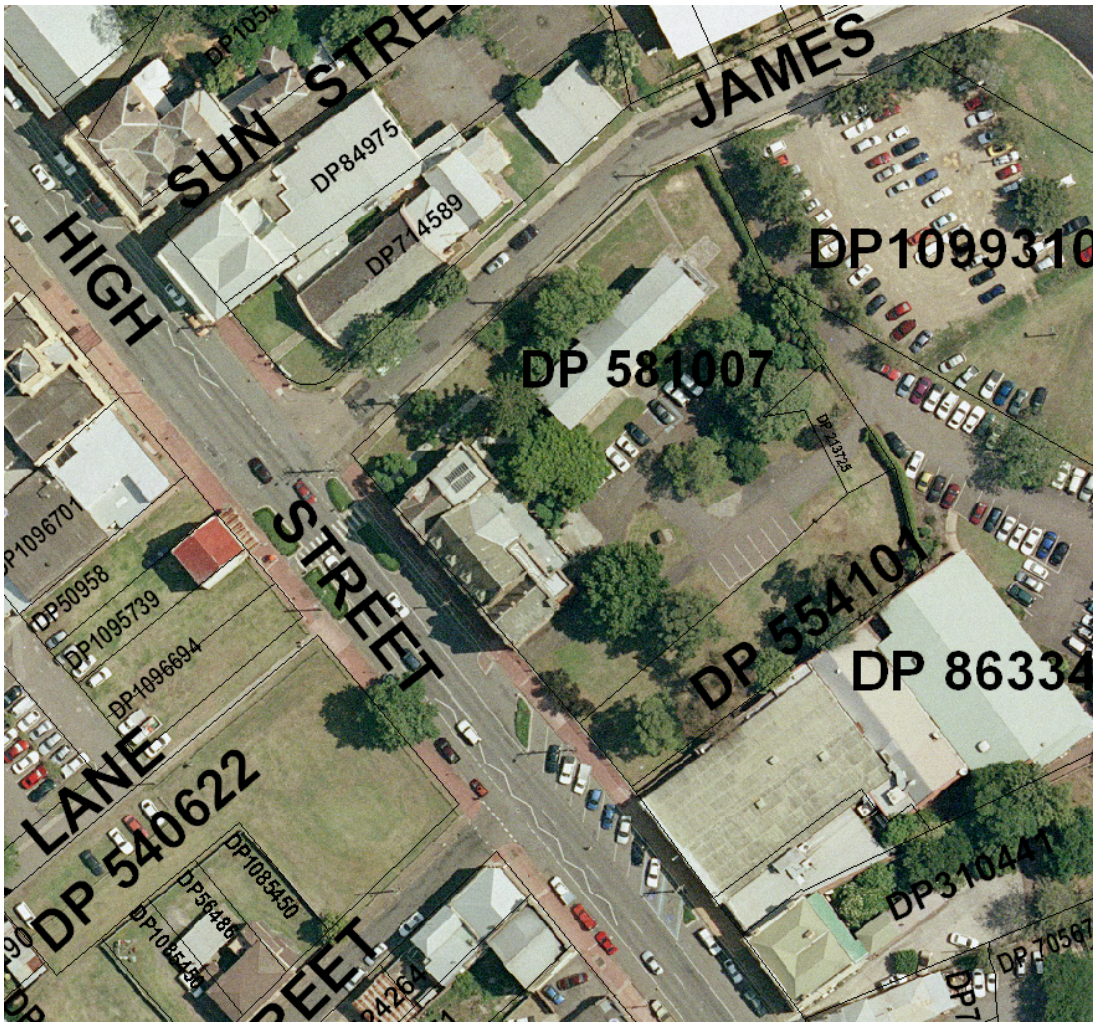


Figure 13a Showing the site before the building of the new MRAG building.
source: Maitland Council, undated

4 Physical Evidence

4.1 Physical Context

The site is located in High Street to the south-east of the pedestrian mall area and shopping centre. It is within a precinct that includes Maitland City Council offices, the Town Hall, the Repertory Theatre, and small businesses such as antique shops and a café. There are a number of vacant buildings and sites where buildings have been demolished in the vicinity of the subject site. Within the site are two buildings associated with the former Technical College and a new building, built in 2008-2009 for the Maitland Regional Art Gallery (MRAG) building. The former Technical College Buildings include the Main Building, sited on High Street and the Rear Building on James Street. To the east of the site are located carparking areas, sports fields and agricultural land. The Main Building is visible from vantage points on High Street to the south-east and north-west as indicated on the Curtilage Plan Figure 15. The photographs show the view of the Main Building from these vantage points.

View of the Main Building from the north-west in High Street.

View of the Main Building from the south-east in High Street.

View of the Main Building and New Building from the vacant site to the south-east and adjacent to the Main Building.

View of the High Street façade of the main building from the carpark and the vacant site directly opposite the MRAG to the south-west

The Rear Building viewed from the adjacent vacant site on the south-east.

View of the Rear Building from James Street.

4.2 The Site

The site is relatively flat with a south-western boundary on High Street and a north-western boundary on James Street. The site includes two earlier buildings and the New MRAG building. The Main Building (former Maitland Technical College) is located on High Street and the Rear Building (former 1911 classrooms) is a separate structure built parallel to James Street. The new MRAG building is sited between and links the two earlier buildings. The site is currently fenced with steel tubular fences with powder coated finish. A well, covered with a removable steel plate, exists to the south-east side of the Rear Building. The site includes areas of turf and concrete paving and bitumen areas for carparking. The landscape includes some mature trees on the adjacent vacant lot to the south-east, open grassed areas and shrubs primarily along the north-eastern boundary. A recent garden with numerous shrubs has been planted on the north-west side of the Rear Building.

The new cafe of the new MRAG opens out onto a recent garden that is situated on the north-west side of the rear building.

View showing the steel plate removed from the well which sits to the south east of the Rear Building and is located within the concrete pathway.

4.3 Main Building – Exterior

The Main Building is a two-storey load bearing brick structure with contrasting red brick in English bond and Ravensfield sandstone details and mouldings. The building has a combined structural system which includes timber framed floors to all the ground floor rooms except the western bay entrance and stair hall which is a concrete slab on fill. The first floor is constructed with steel beams and 150mm (6 inch) thick reinforced concrete slab. The steeply pitched roof is constructed with a timber frame to the outer gables and timber hammer beam trusses spanning the central bays. The roof is clad in green slates and galvanised iron over the rear central gable on the north-east and has exposed rafters at the eaves and timber board soffit lining.

South–east elevation showing detail of façade on High Street

The building is designed in Federation Gothic Style and the street façade to High Street best displays the features of this style. This includes the original entrance, which is a simplified Gothic style portal defined by a segmental arch, carved moulding, and a spandrel in carved sandstone. Other elements include the large simplified Gothic windows with sandstone surrounds and smaller repetitive arched

windows, engaged piers and abutments at each gable end. The details include cast iron boot scrapers either side of entry steps, cast iron wall and terracotta wall vents and copper rainwater heads and downpipes.

Original entrance with a segmental arch, carved mouldings and simply decorated spandrel.

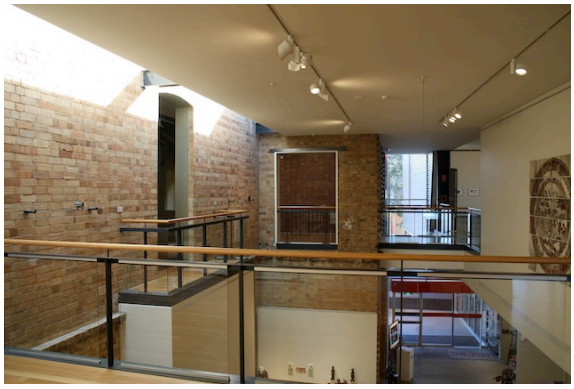
The south-east elevation is similar in style to the High Street façade with large windows and contrasting brick and sandstone features. The new MRAG is visible from High Street and to the north-west on James Street and on the south-east from both High Street and the adjacent vacant site. The new MRAG building is built in contemporary materials with few window openings and truncated shapes that contrast with the materials, colour, style and shapes of the original building.

South-east elevation showing the new MRAG building adjoining the Main Building.

The north-west elevation was designed without openings and the lower section of the of wall is rendered and painted, Both this rendered section and remaining lead flashing indicate the location of an earlier building that adjoined this elevation. The upper section is face brick with a castellated parapet with sandstone coping and a chimney with sandstone dressing. The north-west elevation is the new entrance area to the MRAG and includes a concrete slab abutting the Main Building, concrete steps and a new sign for the Art Gallery. The entrance doors to the gallery, the shop and café area and the upper galleries are appended to this elevation and are recessed. The upper level is more prominent and is clad with corrugated colorbond with a recessed triangulated window opening.

View of north-west elevation showing new MRAG building and glazed connection.

The north-east elevation was designed with the intention to allow for proposed extensions of the Main Building and hence it included cream brick in those sections, projecting brick toothing, a corbelled brick course and brick infilled arched openings. This wall is now an internal wall within the MRAG and some of these openings have been adapted by the new MRAG and are now used as originally proposed. Alterations to this elevation for the new MRAG include the demolition of the Toilets and storage areas and the external ramp (the latter built for the Interim MRAG 2003). These toilets and Storage areas were later additions (date unknown) constructed as a skillion in stretcher bond with a corrugated iron roof. New partitions have been installed at the lower level of the gallery to conceal air-conditioning ducts. Extant features on this elevation include the iron doors to the cavity space in the upper and lower floors, the gable end centrally placed on this elevation and now visible through a skylight in the MRAG. The fire escape in the southern corner is also extant. This is a later addition (date unknown), non-complying and no longer used as it is redundant.



North–east wall of Main Building showing new openings and new boxed partition for services.

4.4 Main Building – Interior

The interior spaces of the Main Building were designed in 1910 to be used for display of museum items and as classroom, office and library space. The building was used as the Interim Gallery in 2003 and is currently used as part of the MRAG. The internal spaces have been altered and adapted for this new use. The main alterations include the installation of display partitions, new services, the blocking of the main entrance in High Street and closing the reception counter and making new openings adjoining the new gallery building.

North-east facade of the Main Building showing toothing of brickwork to allow for later extension. The entrance to the left has been altered to provide a door opening as originally intended.

The interior spaces reflect the original detailing and style of the Federation Gothic exterior. The entrance areas which include the porch, reception area and the stair hall repeat the external materials of red brick and sandstone and use materials such as Tasmanian Blackwood timber joinery and white and pink marble and red bean parquetry floors. These materials are used in contrast with sandstone skirtings

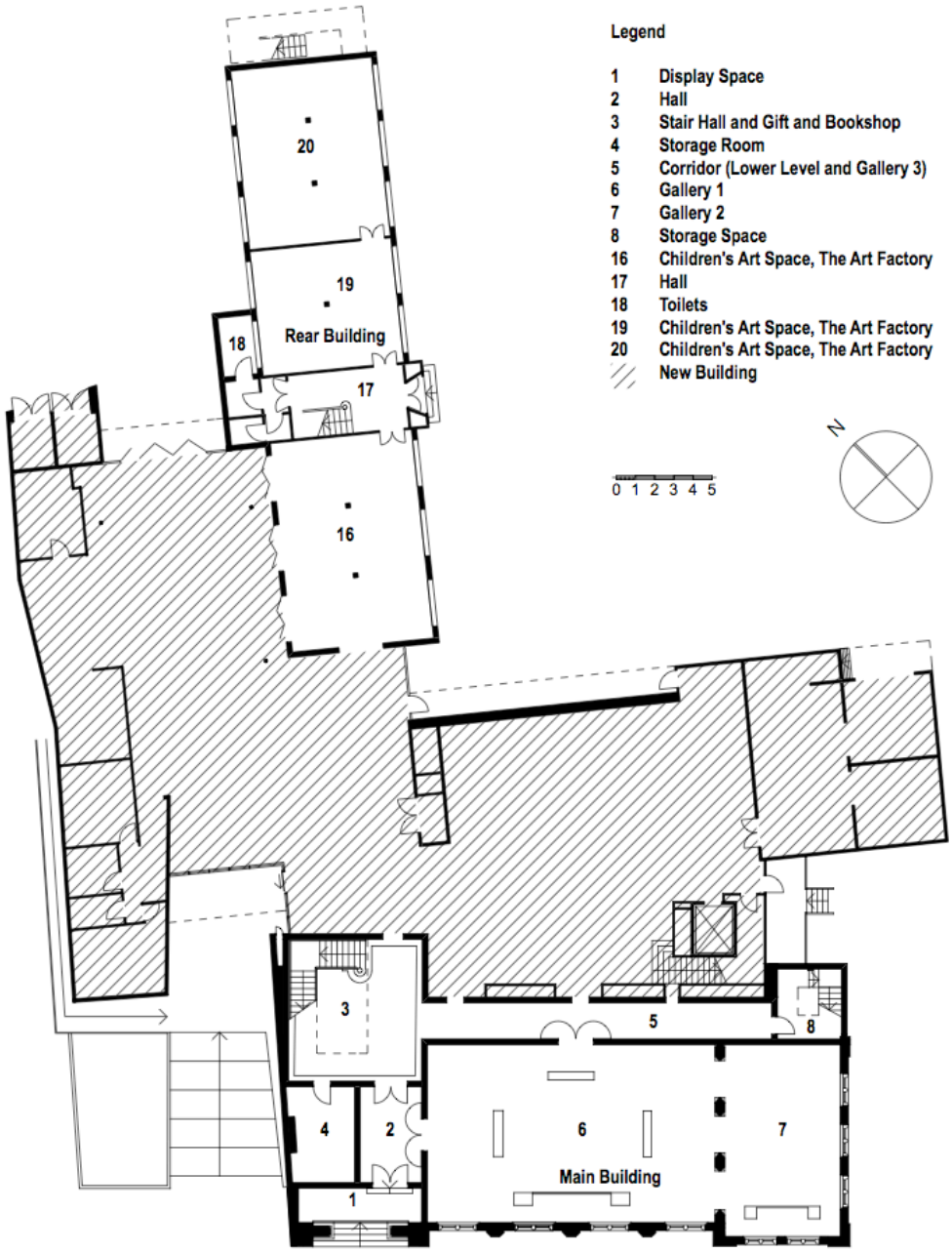


Figure 19 *MRAG Ground Floor Plan*

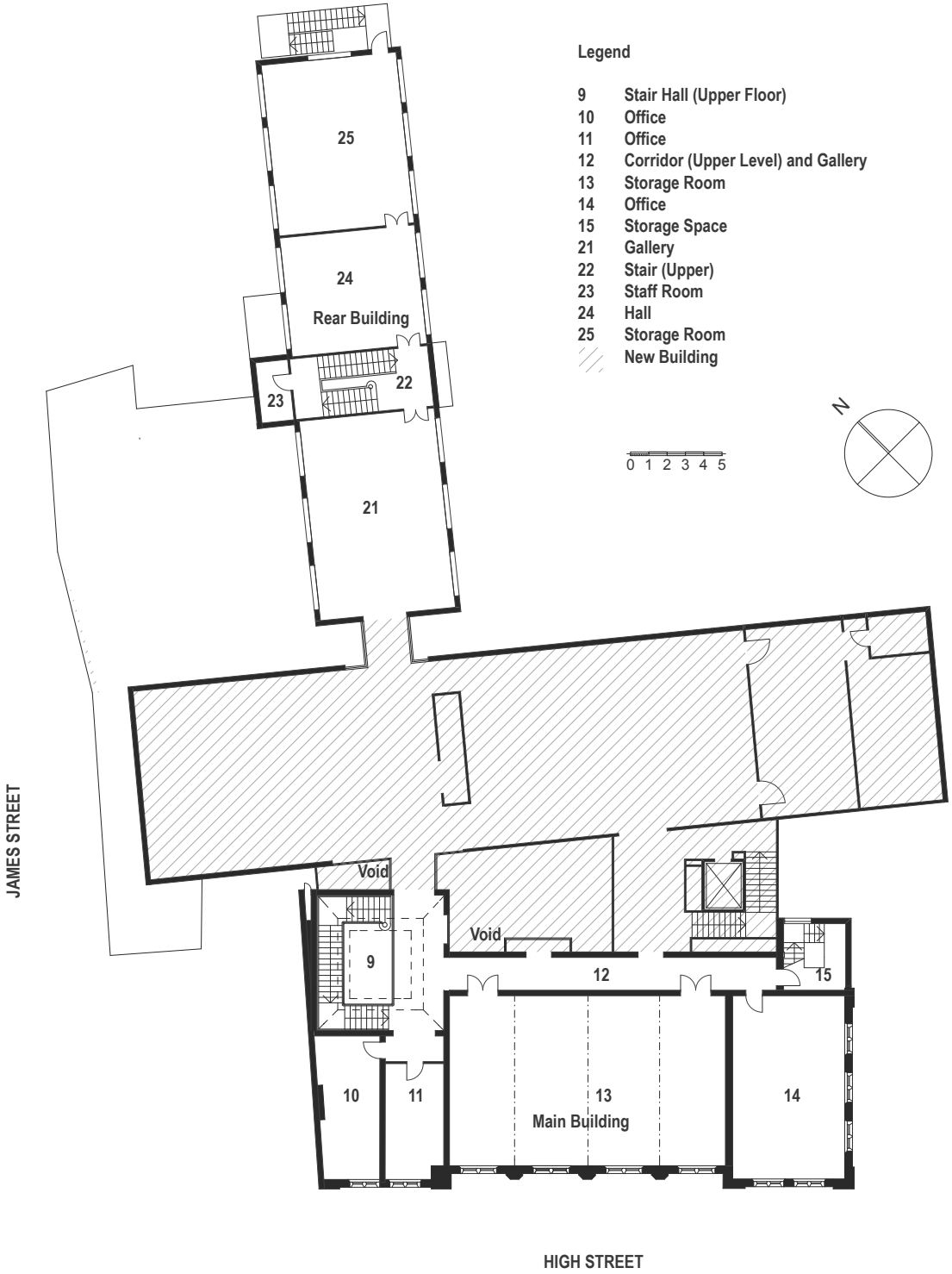


Figure 20 *MRAG First Floor Plan*

and red brick walls in the vestibule and stair hall and white marble borders against red beam [sic] parquetry floors. The white and pink marble is used in contrast on the staircase. These entrance areas also continue the Federation Gothic style in the detail of the Tudor arch door openings and simple moulded plaster surrounds with trefoils. The Tudor arch openings are repeated throughout the gallery areas and a group of pointed arches (number 3) are used to divide Gallery 1 and Gallery 2 (rooms 6 & 7).

The porch area has Ravensfield sandstone walls, and a chequered pattern of black and white marble floor tiles, trachyte steps and a plastered barrel vaulted ceiling. This area is no longer used as the entrance and the arched portal has been infilled with glazing fixed in aluminium frames. The area is used as display space and currently contains a sculpture.

The reception vestibule includes timber joinery in Tasmanian Blackwood on the counter and counter windows, carved with traditional Gothic tracery and a metal foot bar. The floor is parquetry in red beam [sic] timber and white marble borders. The walls are red brick with sandstone skirtings. The reception counter is currently not in use and is blocked on one side with cardboard and the reception area is used for storage.

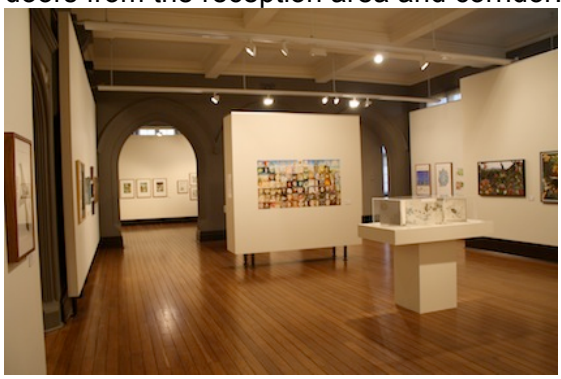
The stair hall includes similar material to the vestibule area with a cantilevered staircase in white and pink marble which is lit by natural daylight from above by a glass lantern detailed with coloured glass in a Art Nouveau pattern. The stair hall is used for access by the public and is also used for the display of shop items and art works.

Staircase showing the use of contrasting materials and the simple detailing of the newel post.

The galleries and original corridor areas on the Ground and First floor are used for display space and an aluminium hanging rail has been installed. The walls in this area are plastered with keen's cement and include a dado incised in the cement. The original tongue and groove flooring has been retained on the first floor and replaced on the ground floor corridor with new timber strip flooring. The ceiling is timber board and has been altered with the installation of new airconditioning.

The galleries (rooms 6 and 7) on the Ground floor are used for display space and new partitions have been installed for hanging space and new services such as airconditioning and electrical outlets. The walls in this area are similar to walls throughout - with the exception of the formal entrance areas - and are finished in keen's cement with an incised dado and picture rail. The floors are tongue and groove boards. The ceilings are constructed with steel beams and reinforced concrete and appear as a coffered ceiling with the steel beams plastered and painted and mouldings within each coffered section. The Gothic style is continued in this area

with the three pointed arches dividing gallery 1 and 2 and the Tudor arch entrance doors from the reception area and corridor.



Rooms 6 &7 showing adaptation for new gallery use with partitions and opening of infilled pointed arches. Coffered ceiling is evident in photo.

The first floor is currently used for office space for staff and storage space and the corridor is used for display and provides access to the new MRAG building. The office space is similarly detailed to the ground floor areas with cement walls and a dado and timber tongue and groove floors over the reinforced concrete floor. The ceilings on the upper floor have all been lined with plasterboard fixed to the original timber board ceilings to prevent dust ingress the attic areas. The large room (room 13) in the central bay is currently used as a storage area. The Gothic style is continued in this room with modified hammer beam trusses, which are partially concealed by the temporary plasterboard ceiling.

View showing hammerbeam trusses and temporary plasterboard ceiling in room13.

Original innovative construction and other elements include the reinforced concrete floors and steel beams which are evident on the ceiling of the ground floor The floors on the first floor are tongue and groove boarding over the concrete slab. The ventilation system includes an internal system of circulating air through the building cavities in wall and ceilings and into the attic through vents in the roof. The galvanised steel ducts in the attic are intact although disconnected and other evidence of this system includes internal metal grilles in the walls and ceilings.

4.5 Rear Building – Exterior

The Rear Building is a two-storey loadbearing brick construction with timber framed floors and roof. The brick is light cream, laid in English bond and the south-east and north-west elevations are divided into a series of recessed panels with a window in each recess. An entrance porch is placed asymmetrically on the south-east elevation. The porch has a circular arch opening and gabled roof and 3 tiled concrete steps and tubular steel handrail. The building is utilitarian in design with some interesting design details which include the exposed steel lintels (stamped “cargo fleet England”) at each window opening and the circular arched recess in contrasting

red brick at the south-west and north-east elevations. Windows throughout are timber framed with pivot opening. A steel framed fire escape stair has been added to the NE side. Walls include terracotta vents. The roof is a corrugated galvanised iron gable form with exposed rafters and boarded eaves, quadrant gutters and circular PVC downpipes. The original drawings (1911) show a ventilating ridge which is not extant.

South-east elevation showing the exposed lintels in each window bay and the asymmetrically placed porch. The glazed connection with the new MRAG building is evident to the left of the photo.

There has been a later addition (date unknown) to the ground floor toilets of similar construction and a small furnace added to the north-west. The latter was demolished as part of the work for the new MRAG. This MRAG building adjoins the Rear Building on the south-west elevation and a new door opening has been built in a former window opening. The new building also adjoins the Rear Building on the north-west elevation with new doors requiring the removal of windows and sections of wall in room 16. The new MRAG building uses glazed vertical panels and skylights at the joins with the Rear Building and steel beams are fixed to the brick at the upper level to connect a new entry bridge to the Rear Building.

4.6 Rear Building - Interior

The interior spaces of the Rear Building were designed in 1911 to be used for workshop and classroom space. The building is currently used by the MRAG as the Art Factory which is an interactive area for children's art workshops and display and the internal spaces have been altered for this new use. Room 24 adjoins the new gallery at the upper level and is used as display space for the MRAG and room 25 on the upper level is used for storage space. The main alterations for the MRAG use include the new openings to the lower and upper levels on the south-west elevation, new door openings in room 16 on the north-west wall, new display partitions in rooms 16 and rooms 21, removal of false ceilings in rooms 21 and 23 and rebuilding of the fire escape stairs on the north-east.

Room 24 showing the circular arch door opening and the south-west wall that differs in brick bond to other walls throughout the building.

The interior of the Rear Building is utilitarian and without decorative detail. Skirtings, architraves and cornices are all simple timber sections without mouldings. The walls are face brick with a painted finish and constructed in English bond with the

exception of the south-east wall in the stair hall which is a colonial bond. The staircase is simply detailed with square section balustrades and square newel post, rounded at apex and a bullnosed handrail with a painted timber finish. The steps are cobered with vinyl and non-slip edging. The floors are tongue and groove with vinyl coverings or polyurethane finish. A new strip floor and ramp has been installed in room 21. Timber posts bisect the ground floor rooms and support the timber structure above. The ground floor ceilings are finished with flat sheets and battens. The false ceilings to all except room 25 in the first floor rooms have been removed and the queen post trusses are exposed to view. The windows throughout are timber framed and pivot to open.

Room 24 showing the exposed queen post truss.

5 Comparative Analysis

The purpose of the following Comparative Analysis is to assess the heritage significance of the Main Building and Rear Buildings at the former Maitland Technical College firstly against that of other work completed by Walter Liberty Vernon and secondly against other educational buildings of the period. The purpose of these comparisons is to provide rigorous substantiation of the relative importance of the buildings at the Maitland Technical College in the wider historical context.

The comparative analysis begins with an examination of the Main Building in the context of a number of Walter Liberty Vernon's most significant buildings. Where possible explanation is given to justify both the uniformity and dissimilarity of these buildings. The analysis continues with a comparison between the Main Building and similar educational buildings by Vernon and other architects of the Federation Period. The examination of these educational buildings is carried out with reference to the circumstances that influenced their design. Finally the analysis concludes with a comparison of the Rear Building of the Former Maitland Technical College to some of Vernon's later buildings.

Both the 1913 Land Titles Office in Sydney and the Main Building at the Maitland Technical College represent Vernon's notion that "government buildings should be regarded as monuments of art".[74] Whilst the subject building is much less extravagant than the Land Titles Office both are adorned with decoration consistent with the Federation Gothic Style. Gothic characteristics discernable in both of these buildings include parapeted gables, buttresses and decorative carved sandstone. Typical of the Federation Gothic Style and advocated by Vernon both buildings "take full advantage of the use of improved materials and methods of construction".[75]

[74] Diane Jones, 'Walter Liberty Vernon: Architect 1846-1914' A thesis submitted in part fulfilment of the requirement for the Bachelor of Architecture Degree, The University of New South Wales, 1977.
[75] Diane Jones

Vernon designed the Land Titles Office using the latest fireproofing materials to protect State Legal Records. The wings of the building were designed as independent fire-proof structures with masonry external walls, steel framework and as with the Main Building reinforced concrete floors. Additional expenditure to build the Land Titles Office with sandstone was granted to bring the building into unison with other significant public buildings in Macquarie Street.[76] Such expenditure did not extend to educational buildings such as the Technical College at Maitland.

Completed in 1909, the Federation Gothic Style Fisher Library at Sydney University is another of Vernon's "monuments of art". The library is one of the finest Gothic revival buildings in Australia and is much larger and considerably more elaborate than the Main Building at the Maitland Technical College. Built not only for its' principal function but also to advance public understanding of art history and the appreciation of craftsmanship, the library exemplifies similar Perpendicular Gothic elements to those designed for the Main Building at Maitland. Structural similarities are evident in Vernon's use of hammer beams in both buildings. The large hammer beams at the Fisher Library are more impressive that those at Maitland having a span second only to that at Westminster Hall. The hammer beams demonstrate a high level of craftsmanship and carving.[77] Similar to the Main Building and the Land Titles Office, the library takes full advantage of new improved materials. At the Fisher Library Vernon uses pale olive-coloured glass to help preserve book bindings whilst still allowing reasonable light for reading. [78] Similarly the Main Building at the Maitland Technical College includes some of the earliest known steel framed windows in Australia.[79]

During the mid 19th Century poor light levels in school buildings was understood to cause detrimental effects on the eyesight of staff and pupils. The Knibbs-Turner Royal Commission in NSW (1902-03) made recommendations to improving the lighting and ventilation levels within educational buildings. This push to increase hygiene and sanitation is evident in Vernon's planned ventilation systems at both the Main Building at the Maitland Technical College and the former Newcastle East Public School. At Newcastle East (above double hung windows) Vernon placed separate small windows that remained open without causing a draught at desk level and therefore increased ventilation. Additionally, fresh air 'trunks' beneath the first floor corridor and hat room allowed air to enter the classrooms and be extracted at ceiling level.[80] Whilst the well lit and ventilated classrooms of the original plan were not constructed at Maitland, the ducting in the portion of the design that was constructed is similar to the system at Newcastle East.

The transfer of the Architect's Branch of the Department of Public Instruction to Vernon's control in 1904 occurred at a time of great change within the state education system. Within the Government Architects Branch there was a shift in preference from heavily ornamented architecture to buildings with highly crafted details. This shift began during the depression of 1890-1893 as a result of demands for less expensive public buildings. Money formerly spent in the erection of towers,

[76] State Heritage Inventory, 2000 accessed at http://www.heritage.nsw.gov.au/07_subnav_04_2.cfm?itemid=5045050, accessed on 6th May 2011.
[77] State Heritage Inventory, 2000, accessed at http://www.heritage.nsw.gov.au/07_subnav_04_2.cfm?itemid=4726044, accessed on 6th May 2011.
[78] The University of Sydney Archives and records Management Services, Record: The University Archives 2009, accessed at http://sydney.edu.au/arms/archives/2009recordonline.pdf, accessed on 5th May 2011
[79] Miles Lewis, 'Metal Windows & Curtain Walling', 2010, accessed at http://www.mileslewis.net/australian-building/, accessed on 14th June 2011.

[80] Noni Boyd, ' No sacrifice in sunshine, Walter Liberty Vernon: Architect 1846-1914' submitted for a Doctor of Philosophy, Royal Melbourne Institute of Technology, 2010.

turrets and gothic windows and elaborate details was expended in more practical directions.[81] Vernon's Broken Hill Technical College demonstrates the continuation of the transition toward more affordable, practical buildings, a notion that began with William Kemp, Architect for the Department of Public Instruction (1880-1896). The college at Broken Hill has less carved ornament than the Main Building at the Maitland Technical College and Kemp's earlier technical colleges at Newcastle (1896) and Bathurst (1898). The former relies instead on highly crafted brickwork and detailing to enliven the composition.[82] Similarly, Vernon's Newcastle East Public School has no applied ornament with careful attention instead paid to the detailing of the brickwork, wrought iron and timber brackets.

The emphasis on function instead of ornamentation is also apparent in James Wigram's Wickham Public School. Completed in 1906 the Federation Arts and Craft School included copper roofed ventilator towers in response to the need for well ventilated educational buildings**.** One of the recommendations from the Knibbs-Turner Royal Commission was that school buildings should utilise well ventilated single loaded corridors. The former Wickham Public School had a U shaped plan that allowed for a naturally lit and ventilated single loaded corridor.[83] Vernon's original plan for Maitland was also U shaped to allow for well lit classrooms.

Typical of educational buildings of the period Vernon's 1908 John Wooley Building at Sydney University also illuminates interior spaces with natural light. The plan of the John Wooley Building is formed around two light courts to allow daylight to penetrate into classrooms.[84] The building has a similar material palate to the Main Building at the Maitland Technical College with both buildings constructed of brick with sandstone dressings and a timber framed roof clad in slate. The John Wooley building is however far less ornamented than the Main Building at Maitland, relying like the Broken Hill Technical College on meticulously crafted details. The original design of the Main Building included ornate details (e.g. fleche) that for reasons of economy were not built.

The Rear Building at the former Maitland Technical College demonstrates the continued shift in preference from heavily ornamented and highly crafted facades to more utilitarian educational buildings within the Government Architect's Branch. The Rear Building is of modest, economical design with simple detailing and lacks the ornamentation of the Main Building. The large operable windows on two sides of each of the six classrooms in the Rear Building complies with the push for the improvement of lighting and ventilation within educational buildings as advocated by the Knibbs-turner Royal Commission. Whilst the windows in the Rear Building are large and allow for ample ventilation and illumination, the building is unlike many of Vernon's educational buildings in that it lacks variation in the fenestration of the façade. The Rear Building utilises the same windows on both the north-west and south-east facades of all six classrooms. This is in contrasts to Vernon's Technical College at Goulburn which demonstrates articulated fenestration as a result of a room's particular function and its orientation.[85]

The economical constraints on the Rear Building of the Maitland Technical College resulted in detailing that is congruent with warehouses of the period. Vernon's 1912

[81] Diane Jones, 'Walter Liberty Vernon: Architect 1846-1914' A thesis submitted in part fulfilment of the requirement for the Bachelor of Architecture Degree, The University of New South Wales, 1977.
[82] Noni Boyd
[83] Noni Boyd
[84] Clive Lucas, Stapleton and Partners Pty. Ltd., John Wooley Building University of Sydney Conservation Management Plan, 2006.
[85] Noni Boyd

former Commonwealth Ordnance Store like the Rear Building at the Maitland Technical College displays a combination of exposed steel lintels and brick arches above openings.[86] Vernon's warehouse utilises modern fireproofing materials including reinforced concrete floors and a concrete encased steel frame. Whilst concrete was also used in the Main Building at Maitland such expenditure was not available for construction of the Rear Building, which utilises load bearing masonry and suspended timber floors. Characteristic of the Federation Warehouse Style the Rear Building like the former Commonwealth Ordnance Store has emphatic brick piers with flat spandrels recessed behind the plane of these piers. The piers on the north-east and south-west façades of the Rear Building terminate in blind arches of contrasting brick similar to those in each bay on Vernon's warehouse.

5.1 Comparative Analysis of Stairs designed by Walter Liberty Vernon

Vernon's stairs in other known examples are simpler in design, detail and materials than the staircase at the Former Maitland Technical College. His domestic examples although few are simple and include Hestock, Hunters Hill (1882) with a tradition turned timber staircase in cedar and simple timber Gothic style inspired newel post. The stair at Leura, Bellevue Hill (1891) forms a stair hall that is relatively grand for a domestic building but more traditional and conventional in design, detail and materials than the Former Maitland Technical College. The Rear Building which is the subject of this CMP also shows the simplicity of much of Vernon's work in the turned timber newel post and simple balustrades.

The stairs and stair halls found in Vernon's public buildings are a better comparative basis than the domestic examples. His public designs are later than the known domestic examples and during the period of his time as Government Architect. These public designs show a propensity to utilitarian design in materials and detail. The stairs at the John Wooley Building (1908), are are simply detailed with wrought iron balustrades, concrete treads and risers and a moulded timber handrail. The stair at Newcastle East Public School (1912) is similar in detail to the John Wooley building with wought iron balustrade, concrete treads and risers and a moulded timber handrail. The newel post at the latter is interesting with sinuous Arts and Craft lines in wrought iron. Both these however are simple and utilitarian in comparison to the Former Maitland Technical College. The stair and stair hall in the subject building is more elaborate in design detail and materials than either of the known examples from Vernon's public buildings. The similarity is in the simplicity of the detail with a simple newel post in a cone shape that displays the quality of the polished pink marble. The risers and treads are a white marble and the balustrades are, more typically of Vernon, worked in wrought iron with a moulded timber handrail. The Stair Hall is a grander and more elaborate design than other known examples of Vernon's public work. This must be a record of the prosperity of Maitland and the status of the Technical College in Maitland at the time.

5.2 Summary Of Comparative Significance

The Main Building at the Maitland Technical College is a fine example of Walter Liberty Vernon's proficiency in the Federation Gothic Style. Similarly to Vernon's Fisher Library, Land Titles Office and the former Commonwealth Ordnance Stores, it is technically significant in the use of new and improved materials. The reinforced concrete floor and steel windows at Maitland are early examples of such systems in

[86] State Heritage Inventory, 2010, accessed at http://www.heritage.nsw.gov.au/07_subnav_02_2.cfm?itemid=5054717, accessed on 10th June 2011.

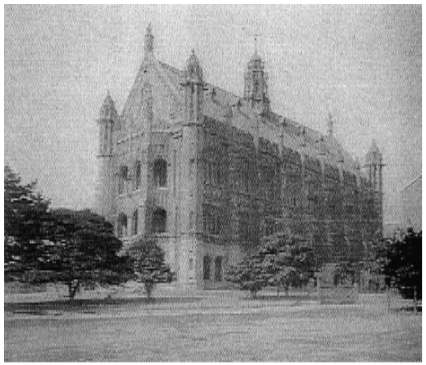
NSW. The original U-shaped plan (original plan) and ventilation system for the Main Building exemplifies the design of educational buildings in response to the Knibbs-Turner Commission. The Rear Building also illustrates the advancement of educational buildings as a result of increased natural lighting and ventilation.

Whilst the Main Building includes less decoration than Kemp's earlier technical colleges at Maitland and Newcastle, it is more ornamented than Vernon's Broken Hill Technical College and the schools at Newcastle East and Wickham, and in its original design included yet more ornamentation. Whilst both the Main Building and Rear Building at Maitland is more utilitarian than Vernon's Land Titles Office and Fisher Library, the facade of the Main Building is heavily ornamented for an educational building constructed at a time of limited expenditure on extravagance. In contrast, the Rear Building is simply detailed and lacks the high level of craftsmanship of other educational buildings of the time. As a result of the economic constraints on the construction of the Rear Building, its detailing is comparable with warehouses constructed during the same period.

A. Vernon Buildings

Building	Completion Date	Style	Comments	Level of significance
Broken Hill Technical College	1901	Federation Free Style  87	Less carved ornament than Kemps technical colleges at Newcastle (1896) and Bathurst (1898). Relies on highly crafted brickwork and detailing to enliven the composition. Demonstrates the transition in the Governments Architects Branch from use of carved ornament on public buildings to the use of highly crafted details.[88]	
Former Goulburn Technical College	1906	Federation Free Style  89	A fine example of the multi-storey Federation Free Style educational buildings designed by the Government Architects Branch after 1900. Unlike both subject buildings, different room uses are evident by the pattern of fenestration. Additional light is provided to the studios on the upper floors through the use of larger windows. [90]	

[87] Noni Boyd, ' No sacrifice in sunshine, Walter Liberty Vernon: Architect 1846-1914' submitted for a Doctor of Philosophy, Royal Melbourne Institute of Technology, 2010.
[88] Noni Boyd.
[89] Goulburn Regional Conservatorium, 2010, accessed at http://facilities.arts.nsw.gov.au/facilities/goulburn-regional-conservatorium/, accessed on 14th June 2011.

Building	Completion Date	Style	Comments	Level of significance
John Wooley Building, Sydney University (Initially the Peter Nicol Russell School of Engineering)	1908	Federation Arts and Craft  91	Similar material palate to Main Building: brickwork with sandstone dressings and a slate clad roof. The windows have carved sandstone mullions and transoms with Gothic Revival style cusps to the heads of the upper windows. Similar to the Main Building this building has elaborate brick and stone gables. The building has and a decorative roof fleche, an element that appears in the original drawings but was not built at Maitland. Typical of educational buildings of the time, the building harnesses natural daylight with the original plan centred around two light courts.[92]	
Fisher Library, Sydney University (Now known as McLaurin Hall)	1909	Federation Gothic  93	Similarly to the Main Building the library was designed in the Gothic Revival style and utilises modern fireproofing materials. Unlike Vernon's Main Building at Maitland the roof is clad in copper/muntz. The exposed cedar hammer-beam at the library demonstrates a higher standard of craftsmanship than the hammer-beam at Maitland Technical College. The library was built not only for its' principal function but also to advance public understanding of art history and the appreciation of craftsmanship, This is evident in the elaborate tracery on the windows the leadwork of the fleche.[94]	Within a conservation area on a LEP

[90] Noni Boyd, ' No sacrifice in sunshine, Walter Liberty Vernon: Architect 1846-1914' submitted for a Doctor of Philosophy, Royal Melbourne Institute of Technology, 2010
[91] State Heritage Inventory, 2000, accessed at http://www.heritage.nsw.gov.au/07_subnav_04_2.cfm?itemid=4726014, accessed on 6th May 2011.
[92] Clive Lucas, Stapleton and Partners Pty. Ltd., John Wooley Building University of Sydney Conservation Management Plan, 2006.
[93] State Heritage Inventory, 2000, accessed at http://www.heritage.nsw.gov.au/07_subnav_04_2.cfm?itemid=4726044, accessed on 6th May 2011.

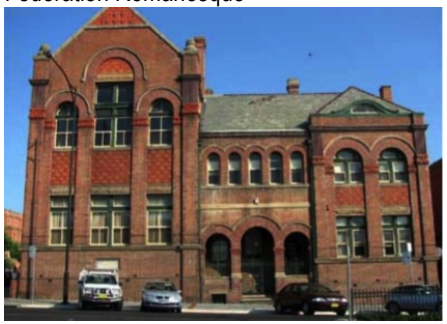
Building	Completion Date	Style	Comments	Level of significance
Former Newcastle East Public School	1912	Federation Free Style with influences of the Arts and Crafts Style  95	Similarly to the Main Building the ventilation and lighting within the building has been thoroughly considered. Separate small windows above double hung windows can be left open without causing a draught at desk level. Fresh air 'trunks' are located beneath the hat room and corridor on the first floor. Air is extracted at ceiling level (four ceiling vents in each classroom) drawing air in through the ducting in the floor.[96] The material palate of brick, sandstone and slate is similar to the Main Building. Like the subject building has timber bracketed eaves and a stone capped parapet.[97] The staircase and upper floors are constructed with iron and concrete for fire resistance. Despite the utilitarian plan, the building is a skilful response to the civic site.[98]	Local (LEP)
The Royal Edward Victualling Yard (Former Commonwealth Ordnance Stores)	1912	Federation Warehouse  99	One of the last buildings designed by Vernon as Government Architect. Like the Main Building at the former Maitland Technical College it utilises modern fire proofing materials. The eight storey brick clad building has concrete encased floors and roof and a concrete encased steel frame. Like the Rear Building at the former Maitland Technical College steel lintels are left exposed.[100]	State Heritage Register

[94] The University of Sydney Archives and records Management Services, Record: The University Archives 2009, accessed at http://sydney.edu.au/arms/archives/2009recordonline.pdf, accessed on 5th May 2011
[95] State Heritage Inventory, 2007, accessed at http://www.heritage.nsw.gov.au/07_subnav_04_2.cfm?itemid=2170280, accessed on 6th May 2011.
[96] Noni Boyd, ' No sacrifice in sunshine, Walter Liberty Vernon: Architect 1846-1914' submitted for a Doctor of Philosophy, Royal Melbourne Institute of Technology, 2010.
[97] Barry Maitland and David Stafford, *Architecture Newcastle,* RAIA (Newcastle Division), Newcastle, 1997.
[98] Suters Architects, Newcastle Court House Annexe, Conservation Management Plan, 2000.
[99] Australian War Memorial, 2011, accessed at http://cas.awm.gov.au/photograph/001659, accessed on 14th June 2011.
[100] State Heritage Inventory, 2010, accessed at http://www.heritage.nsw.gov.au/07_subnav_02_2.cfm?itemid=5054717, accessed on 10th June 2011.

Building	Completion Date	Style	Comments	Level of significance
Land Titles Office, Sydney (Registrar-General Office)	1913	Federation Gothic  ***101***	Unlike Vernon's Main Building at Maitland the Land Titles Office utilises a steel frame and is sandstone faced. The Land Titles Office is similar to the Main Building using a reinforced concrete floor. The office is more elaborate than the technical college with gothic detailing to windows and carving work to gables and over entrances. Both buildings have slate roofs and gables flanked by turrets.[102]	State Heritage Register
Wickham Public School	1906	***Federation Arts and Craft***  **103**	James Wigram's Wickham Public School utilises a U shapes plan allowing for a naturally lit corridor adjacent to the inner court (single loaded). Where sandstone is used in the Maitland technical College, liver-coloured brick is used for stringcourses and window heads at Wickham Public School. [104] The high brick gables of Wigram's building are comparable to Vernon's at Maitland .	Local (LEP)

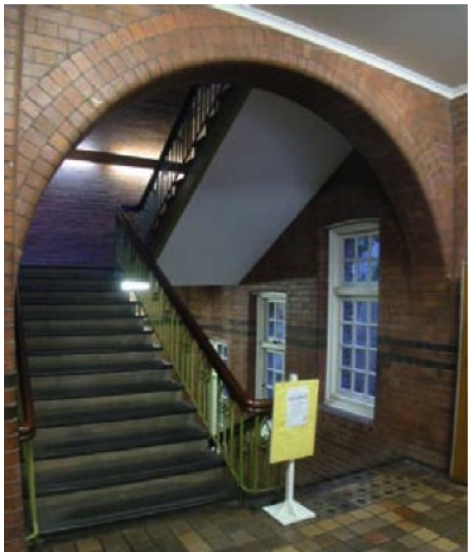
[101] State Heritage Inventory, 2000 accessed at http://www.heritage.nsw.gov.au/07_subnav_04_2.cfm?itemid=5045050, accessed on 6th May 2011.
[102] State Heriatge Inventory, 2000.
[103] State Heritage Inventory, 2000, accessed at http://www.heritage.nsw.gov.au/07_subnav_04_2.cfm?itemid=2170351, accessed on 6th May 2011.

B. Educational buildings c.1890-c.1915

Building	Completion Date	Style	Comments	Level of significance
Former Bathurst Technical College	1898	Federation Romanesque  *105*	William Kemp architect for the Department of Public Instruction displays his Victorian preference for highly decorated walls in the Bathurst Technical College through the use of different brick colours, moulded bricks including tapered arch 'voussoirs' and sandstone and stucco formed label mouldings and ball finials.[106]	Local (LEP)
Newcastle Technical College	1896	Federation Romanesque  **107**	Similar to the technical college in Bathurst in the use of polychromatic brickwork, moulded brickwork and carved stone to realise a decorative façade. The college has parapeted gables and sills and lintels carved of sandstone. Kemp's college freely interprets the Romanesque and reflects his proficiency in this style.[108]. When compared to Vernon's educational buildings, Kemps technical college demonstrate no consideration of climate or particular lighting requirements for individual functions with the same type of window adorning each elevation.[109]	Local (LEP)

[104] Noni Boyd, ' No sacrifice in sunshine, Walter Liberty Vernon: Architect 1846-1914' submitted for a Doctor of Philosophy, Royal Melbourne Institute of Technology, 2010.
[105] State Heritage Inventory, 2007, http://www.heritage.nsw.gov.au/07_subnav_04_2.cfm?itemid=1080768, accessed on 9th May 2011.
[106] State Heritage Inventory, 2007.
[107] State Heritage Inventory, 2007, http://www.heritage.nsw.gov.au/07_subnav_04_2.cfm?itemid=1080768, accessed on 9th May 2011.
[108] State Heritage Inventory, 2007.
[109] Noni Boyd, ' No sacrifice in sunshine, Walter Liberty Vernon: Architect 1846-1914' submitted for a Doctor of Philosophy, Royal Melbourne Institute of Technology, 2010.

Comparative Summary of Stair types designed by Vernon

Building	Completion Date	Style	Comments	Level of significance
John Wooley Building, Sydney University (Initially the Peter Nicol Russell School of Engineering)	1908	Federation Arts and Craft  110	Concrete stair, timber handrail, simple detailing.	

110 Clive Lucas Stapleton and Partners Pty. Ltd., John Wooley Building University of Sydney, Conservation Management Plan 2006.

Former Newcastle East Public School	1912	Federation Free Style with influences of the Arts and Crafts Style  111	Wrought iron balustrade and newel ending, timber handrail. Concrete stairs with good fire resistance.	Local (LEP)

[111] Suters Architects-Elizabeth Evans, Newcastle Court Annex, Conservation Management Plan, 2000.

Leura, Bellevue Hill	1891	 [112]	Substantial stair hall for a domestic building. Timber construction, elaborate detailing, coffering to soffit of stair and landing.	State Heritage Register

[112] Noni Boyd, ' No sacrifice in sunshine, Walter Liberty Vernon: Architect 1846-1914' scubmitted for a Doctor of Philosophy, Royal Melbourne Institute of Technology, 2010.

6 Assessment of Significance

6.1 Historic Themes

6.1.1 National, State and Local Themes

The NSW Heritage Council's History Panel has developed a series of State themes to provide a thematic framework for historical research and for the purposes of comparative analysis.

For the Former Technical College, the applicable AUSTRALIAN, STATE and LOCAL historical THEMES are:

AUSTRALIAN	STATE	LOCAL
Educating	Education	Technical College- Activities associated with teaching and learning by adults, formally and informally.
Developing Local and Regional Economies	Mining	Mining education
	Industry	Workshop
	Science	Museum and laboratory

6.2 Archaeological Significance[113]

Prior to the building of the new MRAG in 2008-2009, an Archaeological Assessment and Archaeological Excavation were undertaken by Edward Higginbotham & Associates who assessed the archaeological potential of the site:

> ***Grading of archaeological sites on subject property.***
> *The grading of significance for the initial development of the site in the 1830s is included in the table below. Because of the gaps in the historical documentation it is not possible to grade later development of the site at this stage.*

Portion 173	*Stores building shown on 1886 and 1914 plans (figures 2.9 and 3.2)*	*Moderate*
Portion 175	*Buildings on frontage, developed in 1830s (shop – tailor?), expanded over allotment by 1886.*	*High*
Portion 176	*Buildings along north-west side,*	*High*

113 Higginbotham E. & Associates Pty Ltd, Historical and Archaeological Assessment for Proposed Redevelopment of Maitland Art Gallery, 230 High Street, Maitland NSW, 16th April 2008.

	developed by late 1830s. Candle making Factory. Dickson's Stores, c.1850s at rear and south-east side. Development of frontage unclear between 1840s and 1880s.	
Portion 177	*Building on frontage, developed by 1832. Tenement and Soap Factory. Buildings destroyed by fire in 1865. New buildings erected.*	*High*

The Portions referred to in the table above are shown in Figure 16 in Section 7 Assessment of Heritage Curtilage.

Note: The is an extract and for a more thorough assessment of the archaeological significance refer to the Historical and Archaeological Assessment for Proposed Redevelopment of the Maitland Regional Art Gallery, 230 High Street, Maitland NSW, Higginbotham E & Associates Pty Ltd, 16th April 2008.

6.3 Discussion on the impact of the development of the MRAG on the Significance of the Former Maitland Technical College

The adaptation of the building in 2003 for the interim MRAG has not diminished the significance of the Main Building. The galleries on the ground floor were designed by Vernon as display space for museum artefacts and the new use as an art gallery is compatible with the original intention. Alteration included new partitions and the disconnection of the ventilation system, both of which are reversible. Other minor alterations included the removal of carpet, partitions and vertical blinds, all of which were intrusive elements.

The adaptation of the building in 2009 for the new MRAG has not diminished the significance of the Main Building or the Rear Building. The Main Building remains as a prominent public building in High Street with little alteration to the building façade except the blocking of the portal, though the loss of the main entrance is reversible and able to be interpreted. The New Building does have a visual impact and whilst it is placed behind, it is a dominant building and contrasts with the detail and modulation of Vernon's Façade. The architectural assessment of this building will be made in time and for now it is assessed as not having diminished the significance of the High Street façade of Vernon's building. The view of the Main Building has to an extent been obscured externally, though the north-east elevation is revealed internally and has become an integral part of the display space of the gallery. The use of glass skylights and steel bridges where the new adjoins the old has enhanced this elevation which was previously unfinished. Alterations which included the removal of the skillion addition on this elevation have resulted in a positive impact as this addition was intrusive and not part of Vernon's design.[114] Advantage has been taken in the new design of door openings that were designed by Vernon for future use.

[114] The CMP 2003 gave a rating of moderate significance to this skillion addition. A review of this assessment based on photographic evidence has led to a different rating of intrusive for this item.

The Rear Building has had little alteration with the exception of the connection with the new MRAG building on the south-west and north-west elevation. Similarly to the Main Building this has been achieved with glass and steel and enables an internal view of these elevations. The new use whilst not fully resolved, has enlivened the internal space and is compatible with the workshop use of the space intended in Vernon's design.

6.4 Assessment of Significance

The heritage significance of the Former Maitland Technical College is assessed using the standardised Evaluation Criteria developed by the NSW Heritage Office on the basis of the four values set out in the ICOMOS Burra Charter, 1999.

Historical Significance

Criterion (a) - *an item is important in the course, or pattern, of the NSW's cultural or natural history (or the cultural or natural history of the local area);*[115]

The Maitland Technical College, **Rear and Main Building**, is a record of the role of adult vocational education for men and women in Maitland from 1910 until its closure in 1987. The prominance of the Main Building in High Street records the prestige and importance placed by the community and State Government in further education.

The interior galleries of the **Main Building** (room 6 & 7) record the use of this part of the building for museum display from 1910 until the removal of these displays following the 1955 flood.

Criterion (b) *- an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history of the local area);*

The Maitland Technical College **Rear and Main Building** is associated with Walter Liberty Vernon who is recognised as a prominent architect of grand public buildings during his term as Government Architect. Vernon's association with the building is demonstrated in the building design and is better assessed as qualifying for the aesthetic significance, criteria c.

Aesthetic Significance

Criterion (c) *- an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);*

Assessment of significant fabric of the Main Building

Walter Liberty Vernon, Government Architect, is recognised for his skill in the design of Public Buildings in NSW. The **Main Building** of the former Maitland Technical

[115] This report does not include assessment of the MRAG and the following statement of the historical significance is added for consideration in the future when the age of the MRAG allows for fuller assessment of its cultural significance within the Maitland community: The building records a stage of the use of the former Maitland Technical College as the MRAG from 2003 to the present day. The choice of this prominent building shows the importance placed by the community and State and local Government in the display and education of art in the region.

College exemplifies the use of the Federation Gothic style, the creative adaptation of this style and the use of innovative structure and materials.

Vernon's skill is displayed in the proportions of the High Street façade and the division of bays modulated by the contrast of brick and sandstone and flanking gables. The contrast of materials is evident in the use of sandstone on the abutments at the gabled bays, lable moulds at windows, surrounds, transoms and mullions, plinths, bands at intermediate level and to define the piers and coping on the gables. The Federation Gothic is exemplified by the steep pitched roof and gables and the detail of the façade and the rhythm and detail of the simplified Gothic windows and sandstone transoms and piers. The entrance portal with its modified Gothic detailing most effectively shows Vernon's skill with materials and creative adaptation of this style as displayed in the simplified moulded sandstone Gothic segmental arch, piers and the simply decorated spandrel of repetitive arches and a diaper in low relief.

The interior further exemplifies Vernon's skills. The staircase is a part of a grand public space designed with contrasting marble and a simple newel post, the latter which typifies Vernon's designs. Other significant interior details are the design of the Gothic doorsets with plaster mouldings and modified trefoil moulds. The degree of detail and the quality of the materials are also typical of Vernon and are displayed in the timber joinery of the doors, reception counter and details such as the use of contrasting white marble borders and the contrasting face brick and sandstone skirtings in the entrance areas.

The structural design of the main Building exemplifies Vernon's architectural skill. This building represents a transitional stage of design with the use of loadbearing brickwork with steel beams and concrete floor slab. The ventilation system is typical of Vernon's buildings and provided ventilation to interior rooms.

The original design for the Main Building was not built and would have created a building of greater scale and prestige and included more decorative detail. The current building is incomplete as evident in the brick walls to the rear of the Main Building structure with brick toothing, corbelled brick courses and large door openings. This does not diminish the significance of the building as built which is a refined example of Vernon's work.

Assessment of significant fabric of the Rear Building
The **Rear Building** is a response to the economic demands of the Department of Public Instruction and functional requirements of the Maitland Technical College for workshop and classroom space and this is evident in the building. It is significant as an example of the range of Vernon's work with simple detailing and in contrast to Vernon's usual work – exemplified so well in the High Street building - this building is an example of Vernon's understanding of the requirements for a utilitarian building. The resolution is more similar to a warehouse building, a genre which Vernon had designed. The exposed lintels are rare and found commonly at the entrance to bond stores and the blind arch is also typical of warehouses.

Social Significance
***Criterion (d)** – an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

The social significance of the Former Maitland Technical College ,**Rear and Main Building,** has been enhanced by the new use of these buildings as the MRAG. The buildings are now used by the local community and valued as a part of the cultural

life of Maitland. The social significance to the local community of the Maitland Technical College had diminished before this, due the lack of use of the buildings.

Technical Significance

Criterion (e) - *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*;

The innovative use of materials and the transitional nature of the structural systems in the **Main Building** are a record of Vernon's work and could yield more information on the early use of these materials and structures. This includes the use of steel and reinforced concrete slabs with loadbearing masonry walls. Also of technical interest is the innovative ventilation system which was a response to the Knibbs-Turner Royal Commission in NSW (1902-03).

Portions 175, 176 and 177 (refer to Figure 16) are assessed as having high archaeological significance as evidence of the use of the site was found from the 1830s.[116]

Rarity

Criterion (f) *- an item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (or the cultural or natural history of the local area);*

The **Rear Building** is a rare known example of Vernon's work in the design of such a simply detailed and utilitarian building and bears more similarity to warehouse design including Vernon's warehouse, the Royal Edward Victualling Yard, than his grander Public Buildings.[117] More information is required on Vernon's work on similar utilitarian buildings to fully assess the rarity of this building.

Representative

Criterion (g) *- an item is important in demonstrating the principal characteristics of a class of NSW's*

- *cultural or natural places; or*
- *cultural or natural environments.*
  (or a class of the local area's
- *cultural or natural places; or*
- *cultural or natural environments.)*

The **Main Building** is representative of the work of the Government Architect, Walter Liberty Vernon in the design of NSW's Public Buildings. It exemplifies Vernon's use of Federation Gothic, the creative adaptation of this style and the use of innovative structure and materials. These skills are displayed in the detail and composition of the High Street façade.

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116 Higginbotham E. & Associates Pty Ltd, Historical and Archaeological Assessment for Proposed Redevelopment of Maitland Art Gallery, 230 High Street, Maitland NSW, 16th April 2008.

117 As Government Architect, it is likely that Vernon designed other utilitarian structures and these have not been recorded in the available secondary sources.

The **Main Building** represents the importance of Technical Colleges in the history of education in NSW exemplified by the prominence of this building in High Street, the impressive façade and entrance portal and details such as the Gothic doorsets and marble staircase.

6.5 Statement of Significance

The original buildings (Rear and Main Buildings) of the former Maitland Technical College are historically significant as a record of the role of adult vocational education for men and women in Maitland from 1910 until its closure in 1987. The prominence of the Main Building in High Street further records this role and the prestige and importance placed by the community and State Government in further education. The museum use of gallery spaces from 1910 until the 1955 flood is also historically significant.

Walter Liberty Vernon, Government Architect, is recognised for his skill in the design of Public Buildings in NSW. The Main Building of the former Maitland Technical College is aesthetically significant and representative of Vernon's skill and exemplifies the use of the Federation Gothic style, the creative adaptation of this style and the use of innovative structure and materials. The High Street frontage displays all the qualities of Vernon's work in the proportions, modulation and details. The proportions of the façade with flanking gable ends and a central bay divided by engaged piers and windows. The contrast of brick and sandstone, and the modulation of the sandstone, moulded and carved with simplified Gothic detail and the refined Gothic portal. The interior further exemplifies Vernon's skills. The degree of detail and the quality of the materials and refinement of the Federation Gothic style. The stair hall is of exceptional aesthetic significance with the contrasting white and pink marble staircase, timber joinery and timber parquetry floor with white marble border and sandstone skirting and red brick walls.

The innovation and the transitional nature of the structural systems in the Main Building are technically significant as a record of Vernon's work and could yield more information on the early use of these materials and structures. This includes the use of steel and reinforced concrete slabs with loadbearing masonry walls and the innovative internal ventilation system.

Portions 175, 176 and 177 (refer to Figure 16) are assessed as having high archaeological significance as evidence of the use of the site was found from the 1830s.

The social significance of the Former Maitland Technical College (Rear and Main Building) has been enhanced by the new use of these buildings as the MRAG. The buildings are now used by the local community and valued as a part of the cultural life of Maitland.

6.6 Level of Significance

The **Main Building** of the former Maitland Technical College is assessed as being a representative example of the work of Walter Liberty Vernon and displays his architectural skill in the design of Public Buildings. The structural and ventilation system of the main Building is assessed as innovative for its time and records a transitional period in structural design in NSW. The Main Building is assessed as meeting all five criteria at a Local level. For a detailed assessment of the significance of this bulding refer to the assessment of significance for each criteria.

The **Rear Building** would seem to be a rare example of the work of Vernon in the design of a utilitarian building. More information is required to assess the level of significance of this building under this criterion f.

The levels of significance are summarised below:

item	**criteria**	**significance level** **(meets the threshold of all 5 asessment criteria at a local level)**
Main Building	historical	Local
	aesthetic	Local
	social	Local
	technical	Local
	rare	-
	representative	Local
Rear Building	historical	Local
	aesthetic	Local
	social	Local
	technical	Local
	rare	Local -requires further information
	representative	-

6.7 Rating of Significance

The rating/grading of significance is based on the assessment of integrity of each part of the building. The plans, Figures 14 & 15 show the ratings of significance for each area.

The ratings are based on the NSW Heritage Council's gradings: [118]

Gradings	**Justification**	**Comment Regarding Status**
Exceptional	Rare or outstanding element directly contributing to an item's local or State significance	Fulfils criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

[118] Dept of Planning, Assessing Heritage Significance, July 2001

The Inventory, Appendix A, includes more detail on the integrity of each room and a grading of significance for each room of the Main Building and Rear Building.

Figure 14 Ground Floor Plan showing ratings of significance for each area.

Figure 15 First Floor Plan showing ratings of significance for each area.

7 Assessment of the Heritage Curtilage

The methodology described in Heritage Curtilages, published by the Department of Planning, for defining the curtilage of a heritage place, refers to the NSW Heritage Manual 1996 and to James Semple Kerr, The Conservation Plan, 1990. The Heritage Curtilages document recommends that a curtilage can only be defined after heritage significance is established and that background research should identify and make recommendations on:

- historic land subdivision patterns
- archaeological features
- visual, historical and functional links with important features in the area
- setting, views and landmark qualities

It also recommends that the heritage curtilage must be of sufficient extent to contain all the elements contributing to the heritage significance of the place and that the curtilage "may not necessarily coincide with the property boundary".
Four types of heritage curtilage are possible:

a) Lot Boundary Curtilage
Most suburban dwellings fit this case

b) Reduced Curtilage
This arises where the significance of an item may not depend on the total lot.

c) Expanded Curtilage
There are many instances (ie The Sydney Opera House) in which the curtilage may have to be greater than the lot boundary to secure adequate interpretation of the place/item.

d) Composite Curtilage
This curtilage type is one made up of a number of individual curtilages. It generally applies to historic precincts which have a range of items which have a distinctive homogenous character (i.e. Morpeth)

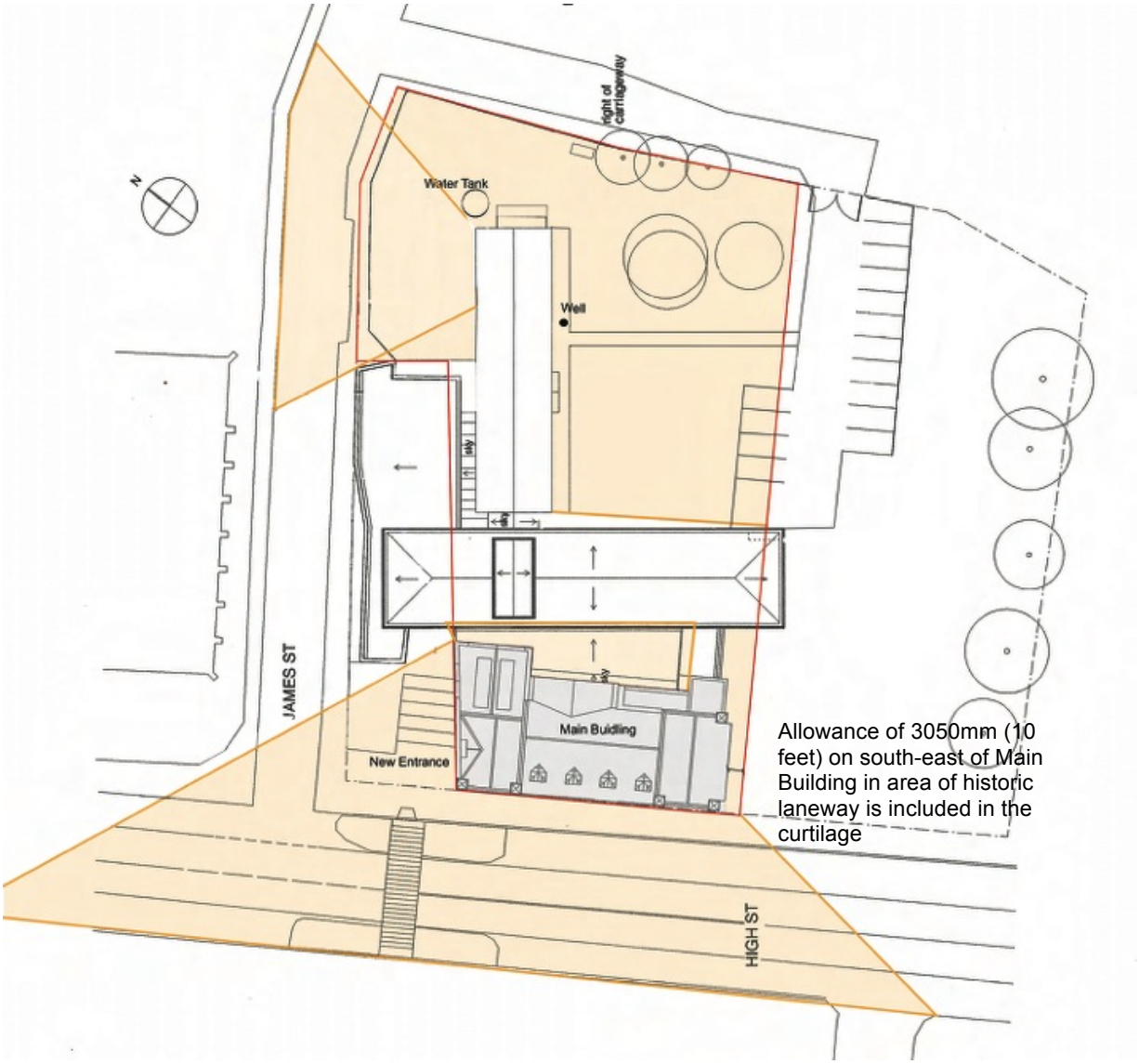


Figure 15

Curtilage Site Plan

The curtilage boundary is shown by a red line.

The shaded areas show the views and vistas to be conserved both within and outside the curtilage.

The curtilage of the Former Maitland Technical College site is shown in Figure 15 and is a combination of a Reduced Curtilage based on historical assessment of the site and an assessment of the significant views. These views are both within the site and outside and should be conserved.

Arguably the building of the new Art Gallery has affected the curtilage of the Main Building and the Rear Building located on DP581007, though both buildings are visible internally from the new Gallery spaces within the new building and historically each was designed as a separate building without a physical link. The north-east wall of the Main Building has been affected as the new building obscures this wall externally. This wall is visible internally and the accretions have been removed that previously obscured the full view of this elevation. It was also an unfinished design and the north-west wall was designed by Vernon with the intention of being an internal wall with internal openings.

The main affect of the New Building on the curtilage, is to views of the Main Building from High Street which have been altered though not obscured. Those views of the south-east frontage of the Main Building to High Street are still visible. The curtilage of the building on the south-west is an expanded curtilage beyond the allotment of the Main Building that includes all views of this south west elevation from High Street. These views are historically and aesthetically significant. The Main Building has retained its street frontage and views from High Street.

The curtilage to the north west excludes the eastern section of the historic Portion 175 which is currently the entrance to the Gallery. This historically included a building that adjoined the north-west wall of the Main Building. The curtilage to the western section of the historic Portion 175 extends to the boundary of DP581007 on James Street and includes the surroundings of the Rear Building and allows for views of the north-west elevation of the Rear Building from James Street.

The curtilage to the north-east extends to the boundary on the north-east of DP581007 and allows for views of north-east elevation from within the site.

The curtilage to the south-east includes the historic area of Portion 176, including a former laneway and extends to the boundary of DP581007. It contains the well and allows for views of the south-east elevation of the Rear Building from within the site. The curtilage to the south-east follows the line of the original 3050mm (10 ft) laneway that divided Portion 176 and 177 and allows for limited views of the south-east elevation.[119] Historically Portion 177 included Lipscomb's new store (demolished in 1964) now a vacant site.

[119] Edward Higginbotham & Associates Pty Ltd:*The lane 10 feet wide separating Portion 176 and 177 was incorporated into the Technical College site by gazettal on 20 September 1968.36 36 NSWGG , 20 Sept 1968, p 3793*

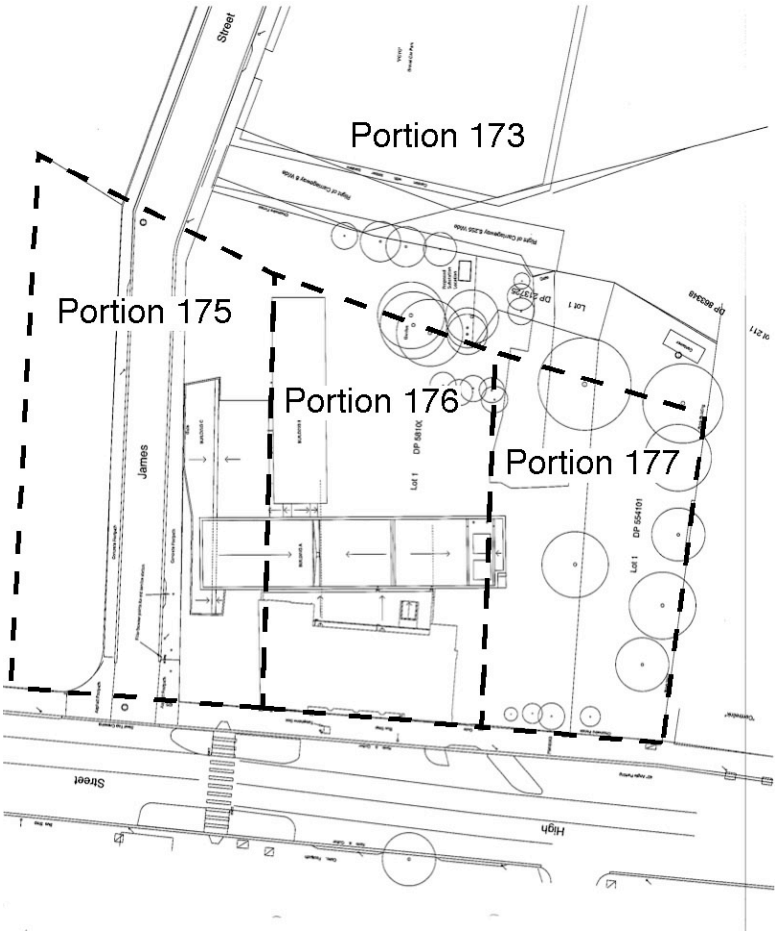


Figure 16
Figure 1.3. Site plan for Maitland Art Gallery, 230 High Street, Maitland. The approximate boundaries of Portions 173, 175, 176 and 177 are shown.
from Maitland City Council.
Source: Higginbotham E. & Associates Pty Ltd, Historical and Archaeological Assessment for Proposed Redevelopment of Maitland Art Gallery, 230 High Street, Maitland NSW, 16th April 2008.

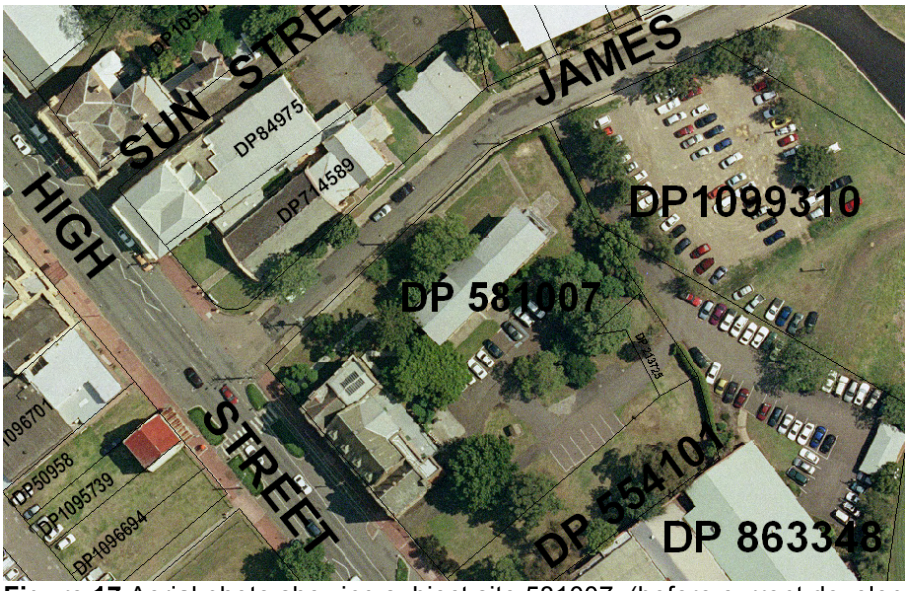


Figure 17 Aerial photo showing subject site 581007 (before current development).
Source: Maitland City Council.

8 Opportunities and Constraints

In the formulation of Conservation Management Policy for the former Maitland Technical College, the following issues have been considered and include the assessment of significance, State and Local government legislation, the Burra Charter, stakeholders, and the condition and integrity of the place.

8.1 Opportunities arising from the Assessment of Significance

Historical Significance *Criterion (a)*	**Constraints and Opportunities**
The former Maitland Technical College is a record of the role of adult vocational education for men and women in Maitland from 1910 until its closure in 1987. The prominence of the **Main Building** in High Street records the prestige and importance placed by the community and State Government in further education.	Interpretation of the educational role of the building Retain all views from High Street and the prominence of the Main Building in High Street streetscape
The interior galleries of the **Main Building** (rooms 6 & 7) record the use of this part of the building for museum display from 1910 until the removal of these displays following the 1955 flood.	Interpretation of the museum role of the building in rooms 6 & 7. Retain all evidence of the museum role of the building
Aesthetic Significance *Criterion (c)*	
Walter Liberty Vernon, Government Architect, is recognised for his skill in the design of Public Buildings in NSW. The **Main Building** of the former Maitland Technical College exemplifies the use of the Federation Gothic style, the creative adaptation of this style and the use of innovative structure and materials.	Interpretation of the role of Vernon as Government Architect in NSW. Interpretation of the creativity and architectural skill of Vernon in the design of the Main Building. Interpretation of the **north-west elevation** – Vernon's design intention to allow for change and interpretation of all the later changes to the fabric. Conserve all fabric that is a part of Vernon's design.
The **Rear Building** is a response to the economic demands of the Department of Public Instruction and functional requirements of the former Maitland Technical College for workshop and classroom space and this is evident in the building. It is significant as an example of the range of Vernon's work with simple detailing and in contrast to Vernon's usual work – exemplified so well in the High Street building - this building is an example of Vernon's understanding of the requirements for a utilitarian building. The resolution is more similar to a warehouse building, a genre which Vernon had designed. The exposed lintels are rare and found commonly	Interpret the history of the building of the Rear Building in the economic climate and the functional requirements of the former Maitland Technical College for these facilities. Conserve all fabric that is a part of Vernon's design. Investigate primary documents for evidence of Vernon's broader design work in utilitarian public buildings.

at the entrance to bond stores and the blind arch is also typical of warehouses.	
Social Significance *Criterion (d)*	
The social significance to the local community of the former Maitland Technical College has diminished due to the lack of use of the buildings before the development of the MRAG	Interpretation required to remind the local community of the importance of the former Maitland Technical College and further vocational education to the community.
Technical Significance *Criterion (e)*	
The innovative use of materials in the **Main Building** and the transitional nature of the structural systems are a record of Vernon's work and could yield more information on the early use of these materials and structures. This includes the use of steel and reinforced concrete slabs with loadbearing masonry walls. Also of technical interest is the innovative ventilation system which was a response to the Knibbs-Turner Royal Commission in NSW (1902-03).	Interpretation of the use of these new materials and the transitional structural system of the building. Interpretation of the ventilation system and its historical rationale and the adoption by Vernon in similar buildings. Retain all evidence of original structural fabric and the ventilation system.
Representative *Criterion (g)*	
The **Main Building** is representative of the work of the Government Architect, Walter Liberty Vernon in the design of NSW's Public Buildings. It exemplifies Vernon's use of the Federation Gothic style, the creative adaptation of this style and the use of innovative structure and materials. These skills are displayed in the detail and composition of the High Street façade.	Interpretation showing comparative examples of Vernon's work. Interpretation of the creativity and architectural skill of Vernon in the design of the Main Building.
The **Main Building** represents the importance of Technical Colleges in the history of vocatonal education in NSW exemplified by the prominence of this building in High Street, the impressive façade and entrance portal and details such as the Gothic doorcases and marble staircase.	Interpretation showing comparative examples of Technical Colleges such as Broken Hill.

8.2 Statutory Constraints

The former Maitland Technical College site (currently the MRAG site) lies within the Maitland local government area. Development of the site is governed by the provisions of the Maitland LEP 2011 and of the Maitland Citywide DCP; City of Maitland Conservation and Design Guidelines, Part Two. Conservation Areas.

- Located within the Central Maitland Heritage Conservation Area

- Maitland LEP 2011, schedule 5:
  Maitland Technical College, 230 High Street, Lot 1 DP 581007, Local

- Maitland Citywide Development Control Plan
  Chapter:
  Maitland Conservation and Design Guidelines,
  -Central Maitland Heritage Conservation Area

8.3 Non- statutory Constraints

8.3.1 The Burra Charter, 1999

In 1964, at an international conference of architects and other professionals interested in conservation, a Charter was drawn up to provide guidance for the care of historic monuments. The conference was held in Venice and the document became known as the Venice Charter. In 1977, Australia ICOMOS reviewed the applicability of the Venice Charter in Australia. At a meeting at the historic mining town of Burra in South Australia in 1979, the Australia ICOMOS *Guidelines for Conservation of Places of Cultural Significance* was adopted. The document was given the short title of the Burra Charter. During its years of application, The Burra Charter has been reviewed a number of times and is now known as the Burra Charter, 1999.

The Burra Charter was written to concisely express the basic principles and procedures that should be followed in looking after important places. It defines the basic principles and procedures to be observed in the conservation of important places. These principles and procedures can be applied to a wide range of places such as a monument, a ruin, a courthouse, a midden, a cottage, a road, a mining or archaeological site, a whole district or a region.

On the basis of the level of significance of the building and site and of the various elements it comprises, the Burra Charter recommends the following “cautionary” intervention:

- ***Conservation*** *means all the processes of looking after a place so as to retain its cultural significance.*

“Think of the place as an historical document that keeps its history in its fabric, use setting, association and meanings, as wells as in the records of the place”.

- ***Preservation*** *means maintaining the fabric of a place in its existing state and retarding deterioration. All places and their components change over time at varying rates. The role of preservation is to slow the rates of change.*

This includes the short term stabilisation of any contributory fabric in danger of being lost. In relation to the Main Building this is relevant in relation to both the stones that are loose in their positions and those which have cracked and likely to fail in the immediate future.

The application of poultices such as Westox "cocoon" is an intervention that falls into this category, removing salt and loose material preserving the existing fabric in situ. Some elements may be able to be stabilised by the use of consolidants, preventing cracking and delamination from further progress.

The unstable stone elements are identified in the Maintenance Schedule. The external sandstone is an important part of the High Street frontage of the Main Building. Some of those elements are potentially dangerous to pedestrians and could cause, in the case of the sandstone transoms and mullions, damage to the windows and must be stabilised in the short-term. These could be pinned or anchored in the short-term. Leaving the fissures open will enable water ingress to the stone and accelerate the deterioration of the stone.

- ***Restoration*** *means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material. Restoration by removal is more common in practice than restoration by reassembly.*

The replacement of all glass with glass to match original figured glass. This replacement could occur over time when replacing broken glass. There is likely to be no available sources of the original textured glass and hence replacement could be made with the same glass of different texture in order to introduce some consistency. The original glass should be conserved and not removed.

The removal of the plasterboard ceilings to the Main Building to reveal the timber board ceiling and the trusses in the Storeroom (room 13).

The intrusive fire stairs on the north-eastern wall of the Main Building could be removed as these are now redundant.

- ***Interpretation*** *means all the ways of presenting the cultural significance of a place. Interpretation can mean promoting the place or building off-site, but it can also mean the simple act of removing "intrusive" elements to allow for better interpretation of surviving original fabric.*

Interpretation is the main opportunity that is currently missing in the whole of the site including all the buildings. This facility is visited by the local community and tourists and hence there is an opportunity to tell the story of the building, its uses and changes to the fabric.

The north-east elevation of the Main Building has been through a complex series of changes during the use of the Main Building beginning with the original intention of Vernon's design and with the building of the MRAG. The most recent work with new openings has obscured, revealed and provided an opportunity for interpretation of this wall. Vernon's intentions and the original unbuilt design could be presented as part of this interpretation.

The archaeological sites and relics should be interpreted as recommended in the Archaeological Assessment. This would reveal the history of the site previous to the use of the site of the former Maitland Technical College.

8.4 Stakeholders

Who	Represent	Concerns/Issues	Constraints	Opportunities
Maitland Regional Art Gallery	The staff and users of the MRAG	Storage space and protection of art works	Budgetary constraints	Building of new storage area in the future.
		There is currently adequate storage space for Art Works. This is planned to be upgraded with air conditioning and control of dust.	Funding available	Using existing space within Main Building
		Storage space is required for items other than Art Works.	Budgetary constraints	Building of new storage area in the future/ or using exising space in the Art Gallery
		Eductional use of the Rear Building	Funding available	Upgrade of facilities as itemised below
			Future and ongoing funding required	This use is planned to continue
Maitland City Council	The community of the Maitland local government area	Widespread support from the community exemplified by the use of the building.	Budgetary constraints	Increase the numbers of staff and hence increase the opening hours.
	The councilllors and staff of Maitland City Council	Support the Gallery and its status quo.	Budgetary constraints	To meet the community expectations as the population increases.

8.4.1 Client aims and funding opportunities

The Gallery provides a cultural and social place for the community of the Hunter region and is an attraction for tourists. Whilst it is a cultural service to all members of the community, the Gallery has a particular focus on education and active participation of the younger members of the community. The following aims were provided by the gallery staff:

"MRAG's aims and intentions for the general public and the targeted audience of children and young people:

The building redevelopments, with the addition of a larger retail outlet, café space, and more diverse range of exhibition spaces, have enabled MRAG to contribute more meaningfully to the cultural life of Maitland residents and visiting tourists.

The Art Factory is what makes MRAG unique. Its success since opening in August 2009, and the positive responses heard anecdotally by administration staff from a range of patrons - not restricted to those engaged with school programs or children's programs, but also from those who visit the art gallery for the exhibitions and simply encounter and observe them – have reaffirmed our intention to become renowned as the most accessible, family friendly, educational and child centred gallery in New South Wales. With this intention in mind, MRAG will continue to develop innovative children's exhibitions and children's programs, and maintain these programs at low or free of any charges to the general public."

The area used for these young people's programs is the Rear Building and this area has received a grant from the Thyme Reid Foundation with additional funding intended to undertake the following work:

- A custom designed and constructed wet area in the Art Workshop rooms (with early childhood sinks, equitable access taps and handles, and lockable storage areas for safeguarding hazardous or toxic art materials)
- Upgrading the pre-existing air conditioning in the workshop rooms and installing Helio Screens (blinds to shield the afternoon sun and retain cool air). This area was previously sheltered by trees removed in the renovations
- Refurbishing the current staff lunchroom (adjacent to the Art Factory exhibition space) to provide a new children's, teens and young adult's meeting space, which will increase the current capacity for school groups, and be capable of catering for a wide range of community services, meeting groups, education programs, and general usage. Includes carpeting, Helio blinds, painting, artwork hanging system installation, air conditioning and general furniture. The staff lunchroom will be re-situated to a separate area of the art gallery using funds from internal sources (such as MRAG's Members body).

The gallery also has funding available for the improvement of the area on the First Floor of the Main Building (Room 13) that is currently used for storage. This funding will allow the installation of air conditioning and new work to prevent dust intrusion from the attic areas.

9 General Policies

The purpose of the policies in this section is to provide guidance for the management of the former Maitland Technical College. This includes policies for the conservation of significant fabric, compatible uses and maintenance.

The constraints and opportunities contained in section 8 have been referred to in forming these policies.

The following general policies form the basis for more specific policies:

1. The former Maitland Technical College is assessed as having a significance level of local cultural significance and should be conserved in accordance with the Burra Charter 1999.

2. The former Maitland Technical College is assessed as historically significant as a record of the importance of technical and further education in Maitland. The new use has obscured this significance to some extent and the potential to interpret this historical significance needs to be asserted in the place and the fabric.

3. The Main Building is given a HIGH to EXCEPTIONAL significance rating at a local level in Maitland and is representative of the Government Architect, Walter Liberty Vernon's skilled design and technical innovation. All those original elements and fabric of the Main Building should be conserved.

4. The Rear Building is given a HIGH significance rating at a local level and is assessed as less representative of Walter Liberty Vernon's work. As a part of the whole former Maitland Technical College the original fabric of this building should be conserved.

5. The curtilage of the former Maitland Technical College has been identified in order to protect the significance of the place from development that will detract from the significance of the setting and significant views. Walter Liberty Vernon's design intention was that the Main Building should be a prominent public building fronting High Street. Although this view has been altered by the new MRAG building, it is not obscured and all future development should not detract from the identified curtilage of the place and in particular significant views from High Street.

6. The current use of place as the MRAG is a compatible new use and has in general minimised the changes to significant fabric. Previous to this use, the building and site were vacant and vulnerable to dilapidation due to neglect. The new use has re-opened the building to the public and has an educational and display purpose that is not dissimilar to the original use of the building and has potential to further interpret the cultural significance of the place.

9.1 Policies for Fabric Conservation

Significant fabric should be conserved using the processes of The Burra Charter 1999 and in accordance with the ratings of significance.

Rating of Significance	Definition of Rating	Summary of Policy according to Rating
exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Maintenance, Preservation, Restoration and Reconstruction all acceptable. Adaptation acceptable and a compatible use or continued current use as an Art Gallery is preferred. Interpretation is encouraged to enhance the understanding of the Former Tehnical College and Museum. Apply all the processes and principles of conservation as defined in the Burra Charter 1999.
high	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Maintenance, Preservation, Restoration and Reconstruction all acceptable. Adaptation acceptable and a compatible use or continued current use as an Art Gallery is preferred. Interpretation is encouraged to enhance the understanding of the Former Tehnical College and Museum. Apply all the processes and principles of conservation as defined in the Burra Charter 1999.
moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	The curtilage only of the place is defined as moderate. Adaptation would be acceptable providing it does not detract from or obscure items of exceptional to high significance. Change to the site and its curtilage should be managed in accordance with the Burra Charter 1999.
little	Alterations detract from significance. Difficult to interpret.	Recognise that this is a layer of the history of the place and remove only if detracting from significance or obscuring significance of the place.
intrusive	Damaging to the item's heritage significance.	Remove in the long term if detracting from significance or obscuring significance of the place.

9.1.1 Policies for fabric of the Main Building

All fabric identified as being of EXCEPTIONAL and HIGH significance (fabric from 1910-Walter Liberty Vernon's design) should be retained and conserved.

1. The ventilation system has been disconnected in the attic areas and the dusting and ventilation grills have been left in-situ. These original ducts should be stabilised and left in-situ.

2. The timber floors should not be sanded and polyurethane should not be applied but should be protected with oil. Polyurethane products should not be used to seal timber or parquetry floors as this finish requires regular resanding which will damage the timber floor.

3. Paint should be removed from the face brick walls at quoins in the Stair Hall (room 3 and 9).

4. Items should not be hung from the stairs and no new fixings should be made in original fabric. Consideration should be given to removing fixings for art works in stair hall if this is feasible (refer to Policy for Use and Change 9.1.4)

5. The sandstone in the entrance Porch should be repointed with lime mortar where required and portland cement should be removed where it has been used for repairs.

6. The external sandstone should be repaired immediately to prevent accident or structural damage. This is a matter of public safety.

7. The steel framed windows should be painted regularly to prevent rust and deterioration. Glazing putty should be kept protected from weathering to ensure weather tightness by regular painting. A paint scrape analysis may be able to determine the originla colour.

8. The salt levels in the external sandstone and entrance Porch should be reduced with the application of a poultice in order to prevent further damage to the sandstone.

9. Graffiti should be removed regularly and the current graffiti on the marble floor of the entrance porch of should be removed. (Graffti located on marble floor adjacent to northern pier of the arch.)

10. A paint scrape analysis should be made of all internal and external painted elements. A Paint Scrape analysis was made of some of the internal elements for the Interim MRAG (Heritas, June 2003) and this has been implemented.

11. The slate roof should be inspected and replacement slates installed where there is water ingress. Flashings should be replaced with lead or zinc to match original flashings. This particularly refers to the parapet flashings to the gable walls and roofs facing High Street that are fractured and permitting water leaks into the roof space adversely affecting roofing timbers and ceilings.

12. The attic spaces should be vacuumed to remove dust after the roof and flashings have been sealed/replaced and the joints in ceiling linings sealed. Care should be taken not to damage original fabric such as the ventilation system.

13. Insulation should be installed and this should be supervised and care should be taken not to damage original fabric such as the ventilation system or original ceilings.

14. The north-west wall has a cement rendered with an acrylic paint finish. This should be replaced with a lime based render and limewash paint finish as there are signs of misture and salt present in the brick wall.

Fabric identified as of LITTLE significance may be retained or removed if these are no longer required.

15. Display partitions installed as part of the MRAG adaptive reuse are designed to be reversible and are assessed as not detracting from significant fabric and

their removal is therefore not necessary to reveal significance.

Fabric identified as INTRUSIVE should be removed if this would reveal significance.

16. The fire escape does not meet current standards and is redundant. The decision on its ultimate removal should be based on its impact on the cultural significance and the availability of evidence to reconstruct this section of the building after its removal.

17. The intrusive plasterboard ceilings should be removed and alternatives considered to seal dust intrusion from the attic areas. These options include sealing all gaps in the exsisting timber board ceiling. Installing a flexible membrane above the ceiling that will prevent dust ingress.

New work should not conceal cultural significance and after consideration of alternatives, it should only be undertaken if it is reversible.

18. New services such as air conditioning should be reticulated through subfloor areas or attic spaces and should not necessitate the removal of the original ventilation system. The installation of air conditioning in the display partitions is a successful method that does not obscure significant fabric. Alternatives will need to be considered for the proposed installation of air conditioning in the Storage Area (room 13) so that it does not conceal the trusses that are assessed as items of high significance.

19. New electrical services should not be chased into walls and should be unobtrusively located and preferably concealed within the subfloor and ceilings. The installation of GPOs in the partitions in rooms 6 and 7 is a minimal method.

All new work should be identifiable as new work.

20. New skirtings should be made in a different timber or differ in stain or profile to identify the new work. Those skirtings that were replaced to match original should be marked or date stamped to identify new work.

21. New glass replacement should be identifiable with methods such as the use of modern glass with one side without texture.

22. The making of new openings in the north-east wall should be identifiable as new work. Consideration could be given to methods of identifying this as new work such as the arris edge on the plaster (currently used on one opening) in place of traditional corner mouldings. If this is not feasible then the new work can be identified through interpretation.

9.1.2 Policy for fabric of the Rear Building

All fabric identified as being of HIGH significance (fabric from 1911- Walter Liberty Vernon's design) should be retained and conserved.

1. The steel lintels should be painted regularly to prevent rust and deterioration. The original paint colour should be identified by analysis of the paint layers.

Fabric identified as of LITTLE significance may be retained or removed if these are no longer required.

2. Display partitions for the MRAG adaptive use are designed to be reversible and are assessed as not detracting from significant fabric and their removal is therefore not necessary to reveal significance.

3. Mural painting directly to the walls detracts from the simplicity of this interior and partitions should be installed to allow for hanging of art works and mural painting. A paint scheme should be made which could include paint scrapings or a suitable colour scheme based on the simplicity of the original design.

4. The mezzanine level above the stair (room 22) could be removed if this is feasible, although it does not obscure significant fabric.

Fabric identified as INTRUSIVE may be removed if this would reveal significance.

5. The additional toilet and fire escape are intrusive, however their removal may not be feasible at this stage as these items are required for the current use of the building.

6. The external fluorescent lights on the porch and external walls should be removed and replaced with lights that are less intrusive.

7. Electrical conduit should be removed that is no longer required.

9.1.3 Policy for the Setting

The assessed curtilage in section 7 herein and assessed as of MODERATE significance should be used to retain the physical and visual setting of the place and to prevent future development detracting from views of the building within this curtilage.

1. The significant curtilage includes the view of the Main Building from High Street. Whilst it is unlikely that these views will be altered due to new building, it is important that street signs, furniture, paving and landscaping do not detract from nor obscure the significance of this street curtilage. Adjacent development and development in the vicinity to the south-west (across High Street) to the south-east and north-west should require a Statement of Heritage Impact and should be designed so as not to detract from the High Street curtilage and views of the Main Building.

   The High Street frontage of the Main Building is assessed as having exceptional architectural significance and existing electricity poles and lines located on High Street detract from this street frontage. Maitland Council should request that the electricty supply be relocated away from this street frontage or be placed underground.

   Signs within the curtilage of the Main Building should be designed to not

detract from the High Street frontage of the Main Building. Consideration should be given to the re-design of the existing MRAG sign which is showing signs of deterioration. The existing signs on the wall of the New Building are more appropriate. Reference should be made to the current DCP (Part 3-Conservation and Design Guidelines, 3.26 signage) when designing signs within a Conservation Aera and within the curtilage of the Main Building and Rear Building. The advice of the Heritage Planner at Maitland Council should be sought for all new signs.

2. The development of the adjacent site to the south-east should be designed so as not to detract from the significant street façade of the Main Building. The curtilage allows for a 3 metre setback on this boundary which retains the original design of the Main Building and the adjacent site with a 3050mm (10 foot) laneway. A Statement of Heritage Impact should be required for development of this site.

3. Parts of the new MRAG are shown outside the curtilage. The new entrance to the north-west is outside the curtilage as this historically included a building not associated with the former Maitland Technical College. New building work in this section of the site such as signs should be designed so as not to detract from the High Street frontage. The Council may require a Statement of Heritage Impact for any new development of this site if the scale of the proposal is likely to detract from the High Street frontage or to conceal other parts of the north-west façade outside the rendered section of wall (part of the wall that indicates the extent of the earlier building on this site).

4. Views of the Rear Building are within the site and from James Street. New Building work in these areas should not detract from the views of this building. The site to the north–east is assessed as having an adequate buffer (driveway access to MRAG staff carpark) and it is unlikely that any new development on this site would detract from the Rear Building. Development to the north-west (across James Street) should require the preparation of a Statement of Heritage Impact.

The following policies are based on those in the CMP 2003, Conservation Objective 2.4:

a) Development on the area on the corner of James and High Street can occupy the full length of High Street and butt into the Maitland Technical College but its depth to be restricted to the depth of the existing Maitland Technical College. Any such building be restricted to two-storeys high and to be within the area of the earlier building as evident on the building fabric. This reflects the original built form on the corner. The design of any building to be to Maitland City Council Planning Controls and to require a Statement of Heritage Impact.

b) Development to the SE to retain at least the original lane width of separation although a link between any new building and the existing building is possible beyond the 1909 section. Any new building to be a maximum of three-storeys but overall height no greater than the Maitland Technical College. Any link to the Maitland Technical College to be mainly glass and relatively narrow. The bulk of any new building should be concentrated toward High Street similarly to the the previous built form on the block. This reflects the original built form and separate use of this block.

c) The design of any new building to be to Maitland City Council Planning

Controls and to require a Statement of Heritage Impact.

d) Original details should not be replicated for adjacent structures in High Street. The designs should be consistent with the DCP guidelines for the Conservation Area. They should also be of the highest quality design to compliment the exceptional design quality of Vernon's High Street façade for the Maitland Technical College.

9.1.4 Policy for Use and Change

The current use of the place as the MRAG should be developed to be compatible with the cultural significance of the former Maitland Technical College.

The current use of the place as the MRAG is compatible with the cultural significance of the former Maitland Technical College, the latter which was used for educational and gallery/museum display use. Whilst this new use has given the place a new community use there are some issues that require resolution:

1. All the layers of the history of the place should be recorded and stored to be available for future research and all these layers should be interpreted. The interim gallery use in 2003 and the later gallery use in 2009 are a part of these layers.
2. Change of use of the original spaces and the alteration of the entrance and vestibule areas has had an impact on the cultural significance of the Main Building. Alternative use of these spaces should be considered and if this is not feasible then the use of these spaces should not detract from significant fabric. The original use of these spaces and the significance of these as part of Vernon's original design should be able to be interpreted and the design details fully appreciated by all users of the gallery. Consideration should be given to alternative uses of these spaces:
    - The counter window should be able to be seen and not blocked. The counter could be open for use by the book shop.
    - The entrance Porch should be able to be fully accessed by the public internally and any art-work should not detract from this space and should allow for full circulation.
    - The Stair Hall should also allow for full public circulation and displays should not clutter the view of the staircase and Vernon's detailing. The contrast of the Vernon's materials and detail in this area should be able to be fully appreciated by the users of the building and this may be best achieved by not using the space for art-works. The Shop and Bookshop use should be relocated if feasible and art-works displayed within the gallery spaces.
3. Use of the room 13 as the storage room has altered the significance of this room and the need for a controlled environment could further alter this room. Consideration should be given to alternative uses and the appropriateness of the current storage use. This may not be feasible at this stage and any proposed new work should be reversible to allow for a future change of use.
4. To-date the need for new services has been well managed and change to existing fabric has been minimised. In the future the need for new services

should include the consideration of alternatives to minimise the impact on significant fabric.

5. The need for better recording and interpretation and changes in use of spaces should be resolved as part of an Interpretation Strategy/Plan.
6. Future development of the adjacent site to the south-east is part of a Civic Precinct planning study that is to be undertaken by Council. This devlopment and any A link to this building should be the subject of a Statement of Heritage Impact an should not detract from the cultural significance or the significant fabric of the Main Building.

9.1.5 Policy for Future Uses

Proposed continued use of the place for the MRAG should develop in the future to enhance the existing significant buildings and the curtilage.

1. The further development of The Art Factory (Rear Building) which is used as the interactive child friendly area of the Gallery and includes children's exhibitions and programs. This new use should not detract from the significance of the Rear Building. Refer to Policies for intervention in fabric (Policy 9.1.2). The utilitarian architectural significance of this building should not be concealed by new work.
2. The Civic Precinct of High Street in the vicinity of the MRAG is proposed by Maitland Council for a further planning study to consider the future development of this precinct. This includes the vacant site (228 High Street) adjacent to the subject site. A Statement of Heritage Impact should be required for all future new work within this Civic Precinct. The whole Civic Precinct should be developed as an urban design that will contribute and not detract from the assessed significance and curtilage of the MRAG.

9.1.6 Policies for Archaeology

Note: This is an extract from the Historical and Archaeological Assessment.[120]

> ***"5 CONSERVATION GUIDELINES AND RECOMMENDATIONS.***
> ***5.1 Constraints and opportunities (conservation policies and guidelines).[121]***
>
> ***5.1.6 Interpretation and display.***
> *The ICOMOS Burra Charter states that:*
>
> > *"the cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate."[122]*

[120] ibid

[121] Higginbotham E & Associates Pty Ltd, Historical and Archaeological Assessment for Proposed Redevelopment of Maitland Art Gallery, 230 High Street, Maitland NSW, 16th April 2008.

[122] Australia ICOMOS Inc . The Burra Charter. The Australia ICOMOS Charter for Places of Cultural Significance. 1999. p. 8.

Opportunities for the interpretation and display of the site should be investigated both during and after the completion of archaeological investigation. Even though many of the remains may be removed there are various strategies whereby artifacts and archaeological remains may be conserved and put on display, thereby achieving a public outcome for the archaeological investigation.

Provision should be made to display the evidence and contribution of the site recovered by historical research and archaeological excavation.

An interpretation plan should be prepared after the completion of archaeological excavation, in order to design and construct appropriate displays for the site.

5.1.7 Conservation in situ.

The NSW Heritage Office states in Archaeological Assessments that conservation in situ may be appropriate under certain circumstances:

> *"An archaeological assessment may conclude that the most appropriate management action for the archaeological remains is conservation in situ. This may be because the archaeological features are of such significance or research value that they warrant retention or conservation in the place where they were found. The procedures for determining appropriate conservation and management actions for such sites are the same as for any other item of environmental heritage."*[123]

9.1.7 Policy for Interpretation

An Interpretation Strategy/Plan should be developed to explain the layers of history and use of the building to the users and many visitors and tourists to the gallery.

1. The new use has potential for the interpretation of the history of the place and the layers of history. These layers include the original use of the place for Maitland Technical College, the Interim Gallery use in 2003 and the MRAG use in 2009. The design intentions of Walter Liberty Vernon, evident in the fabric should also be included as a layer for interpretation.

2. Earlier evidence and layers of the use of the site are documented in the Archaeological Assessment. This Archaeological Assessment found that Portions 175, 176 and 177 (refer to Figure 16) contained high archaeological significance as evidence of the use of the site was found from the 1830s.[124]

3. This document recommends the preparation of an Interpretation Plan/Strategy that includes the archaeological findings of early use of the site and the later use of the site as a Technical College from 1910 and Interim Gallery in 2003.

[123] Heritage Office and Department of Urban Affairs and Planning. 1996. Archaeological assessments.

[124] Historical and Archaeological Assessment for Proposed Redevelopment of Maitland Art Gallery, 230 High Street, Maitland NSW, Higginbotham E. & Associates Pty Ltd, (16th April 2008).

Appendix A

Inventories

The site, the exterior and each room of the Main Building and the Rear Building have a separate inventory sheet that includes photographic evidence and a description of each element. The inventories record the condition of the exterior and each room and modifications made to the building following the adaptation for the Interim MRAG 2003, and the New MRAG, 2009
The integrity of each item is also summarised which defines both the extent of original fabric and the level of change.

Ratings of Significance:
The Inventory includes a rating of significance for each room of the Main Building and Rear Building. This is based on the integrity of each item.[1] The ratings are based on the NSW Heritage Council's Criteria: (refer Assessing Heritage Significance, July 2001)

Rating	Definition of Rating	Summary of Policy according to Rating
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance	Maintenance, Preservation, Restoration and Reconstruction all acceptable. Adaptation acceptable and a compatible use or continued current use as an Art Gallery is preferred. Interpretation is encouraged to enhance the understanding of the Former Tehnical College and Museum. Apply all the processes and principles of conservation as defined in the Burra Charter 1999.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Maintenance, Preservation, Restoration and Reconstruction all acceptable. Adaptation acceptable and a compatible use or continued current use as an Art Gallery is preferred. Interpretation is encouraged to enhance the understanding of the Former Tehnical College and Museum. Apply all the processes and principles of conservation as defined in the Burra Charter 1999.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	The curtilage only of the place is defined as moderate. Adaptation would be acceptable providing it does not detract from or obscure items of exceptional to high significance. Interpretation is encouraged to enhance the understanding of the former Tehnical College and Museum. Change to the site and its curtilage should be managed in accordance with the Burra Charter 1999.
Little	Alterations detract from significance. Difficult to interpret.	Recognise that this is a layer of the history of the place and remove only if detracting from significance or obscuring significance of the place.
Intrusive	Damaging to the item's heritage significance.	Remove in the long term if detracting from significance or obscuring significance of the place.

[1] additional requirement of the brief for the review of the CMP

The site plan and plans of the buildings are provided in Figures 18, 19 and 20.

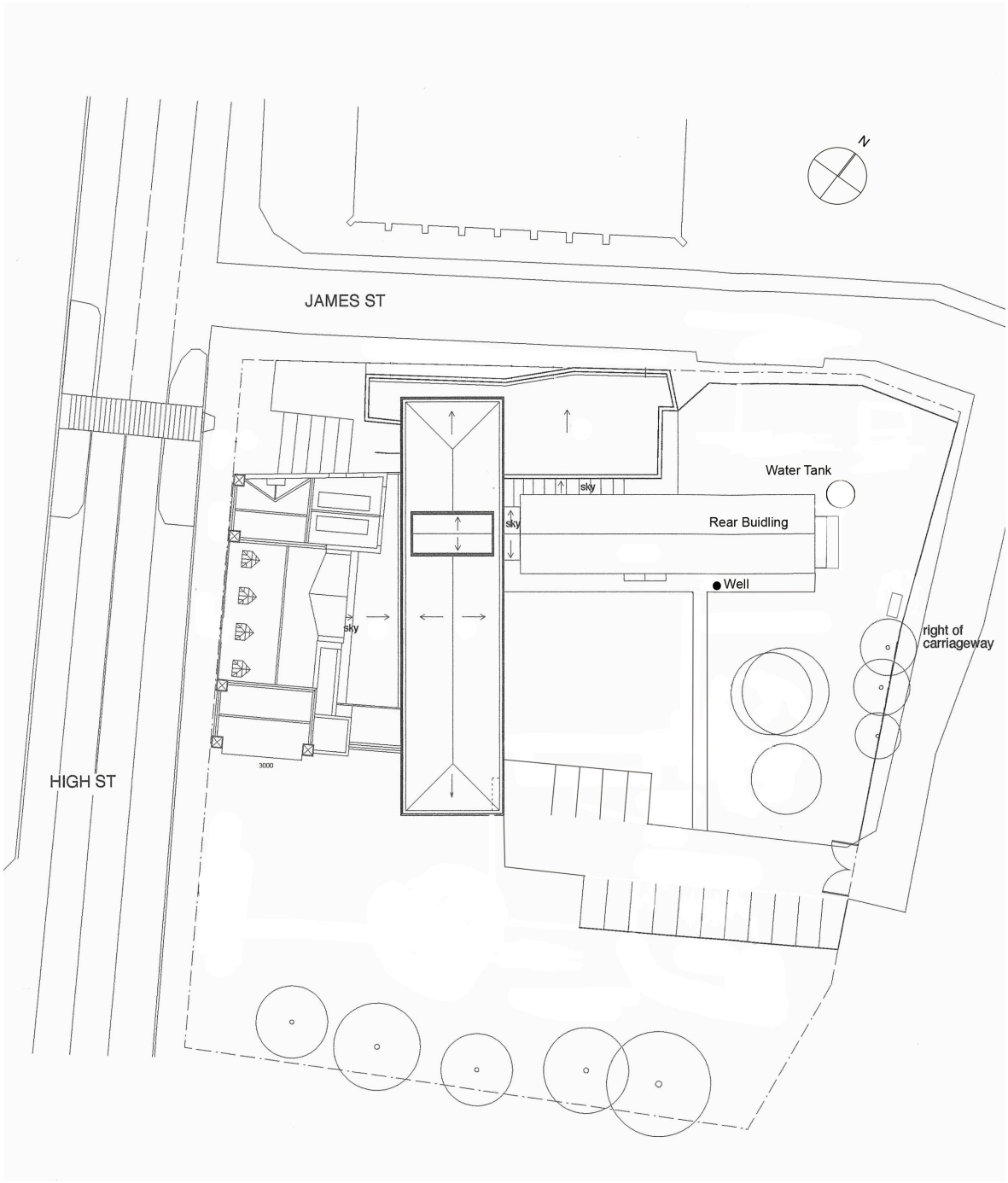


Figure 18 MRAG Site Plan

Name	**Site** (228-230 High St, Lot 1 DP554101, 230 High St Lot1 DP581007, 228-230 High St Lot1 DP213725)
Description:	The site is a relatively flat area located on High Street in a precinct that includes Maitland City Council and the Town Hall and numerous commercial buildings. The Main Building (former Maitland Technical College) is located on High Street and the Rear Building (former 1911 classrooms) is a separate structure built parallel to James Street. The new MRAG building is sited between the two earlier buildings and adjoins both. The site is currently fenced with steel tubular fences with black Powder coated finish. A well is located at the south-east side of the Rear Building, covered with a steel plate fixed with screws let into into the concrete paving. The well is circular in plan and constructed with brick walls with cement mortar joints to the upper section. The opening in the pavement is framed with timber.The site includes areas of turf and concrete paving and bitumen areas for carparking. The landscape includes some mature trees on the adjacent vacant lot to the south-east, open grassed areas and shrubs primarily along the north-east boundary. A recent garden with numerous shrubs has been planted on the north-west side of the Rear Building.
History of Site	Note on drawing (West Maitland Technical College Additions, 1908,1910): *grey tint denotes existing buildings to be demolished* (grey tint not visible on plans).The 1911 plans, *West Maitland College Additions and Alterations,* show the plan and section of an existing building. It is assumed this was located on the site of the Rear Building and is likely to have been demolished to make way for these additions c1911. The former building is shown as two-storey with an office, store, dining room, kitchen and scullery at one level.
Condition:	The site is in good condition and well maintained.
Modifications for adaption as Art Gallery	**MRAG 2009** • Addition of new Maitland Art Gallery building between the Main Building and the Rear Building. • External stairs and ramp demolished in area of rear north-east exit from stairway Hall. External stairs demolished from fire exit on north-east side at south corner. • Car Parking for Art Gallery staff to the east of the subject site. • Drawings for new MRAG show proposed demolition of garden shed, concrete slabs and paving to north-east of site and removal of asphalt and shelter to south-east • Steel tubular fencing replacing varied fencing types that included galvanised steel pipe and chain wire fencing, barbed wire and timber post and beam and vertical board. • The shelters have been demolished. These were described as "*2 steel pipe framed timber roofed shelters with flat sheet roofing.*" (CMP, 2003) The "container" located in the south-east corner of the site no longer exists. (CMP, 2003) • The site has altered during its history with the demolition of adjoining buildings. This has resulted in open space in the immediate surrounds on the adjacent site to the south-east fronting High Street. This area also included a lane adjacent to the Technical College on the south-east.
Integrity:	*The original site is probably not changed much since 1911 except for the extent of paving and the addition of the 2 shelters. The mature trees are probably from the original building phase or earlier and the shrubs have been substantially added since. None of the original fences have been retained, partly because the site boundaries have changed.(*CMP 2003). Recent significant alterations include the building of the new MRAG in 2009. There are no remaning mature trees dating from the Technical College use within the Art Gallery allotment.

Rating of Significance	**High significance** – all items such as the well associated with the the Technical College (Main Building) and later classrooms (New Building). (Note –Be more specific) **Moderate significance** – the site as shown on the Curtilage Plan Figure 15 (This rating is for the landscape areas only as the buildings are rated separately.)
	Archaeological significance – potential assessed as **Moderate** to **High** for portions within the subject site (refer to Archaeological Assessment , Edward Higginbotham & Associates Pty Ltd, 16 April 2008)

View of new landscape including new paving and planting on northern corner area of site.

View of southern area of site showing new tubular steel fence and turf area.

View of the well with the steel plate cover removed located to the south-east of the Rear Building

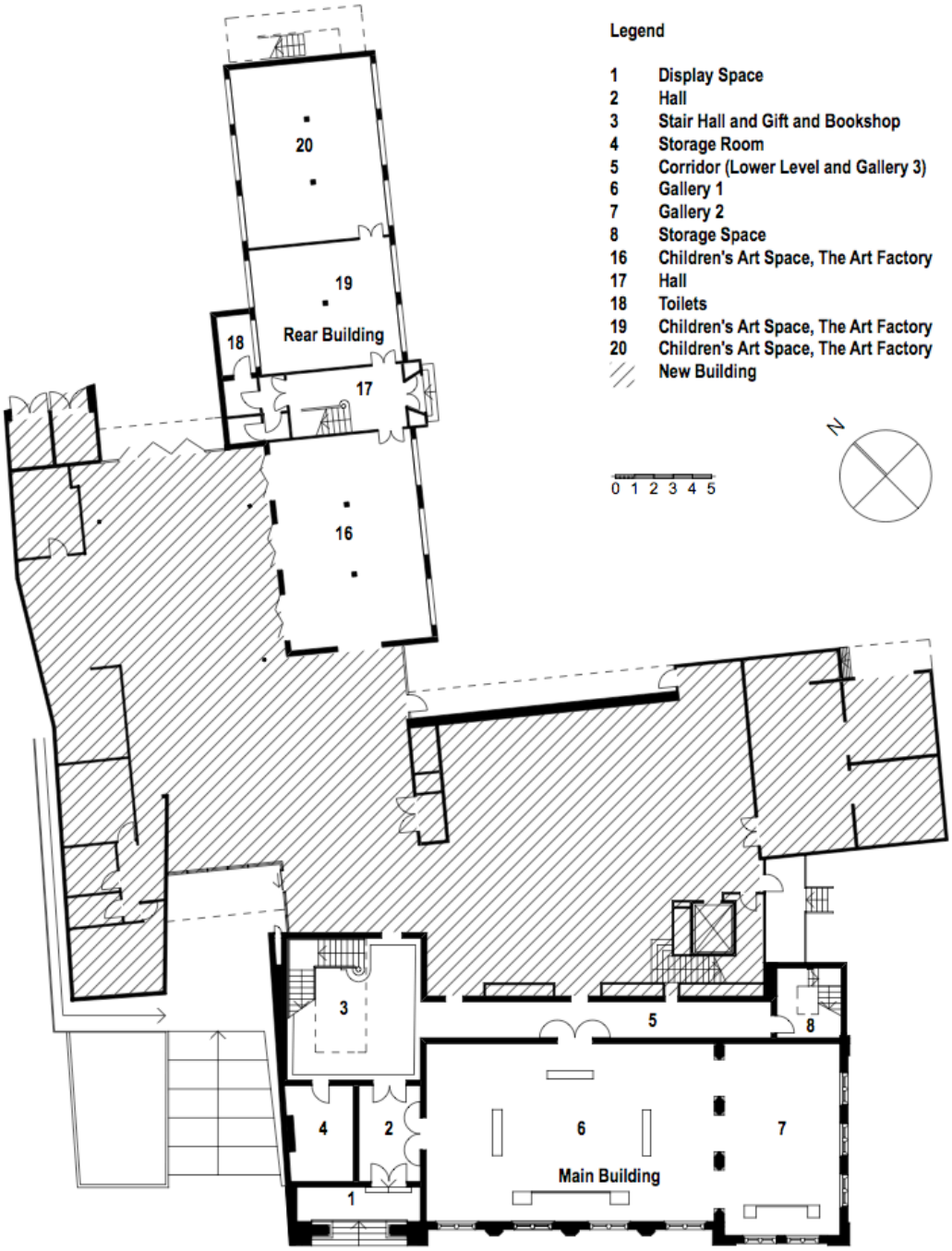


Figure 19 MRAG Ground Floor Plan

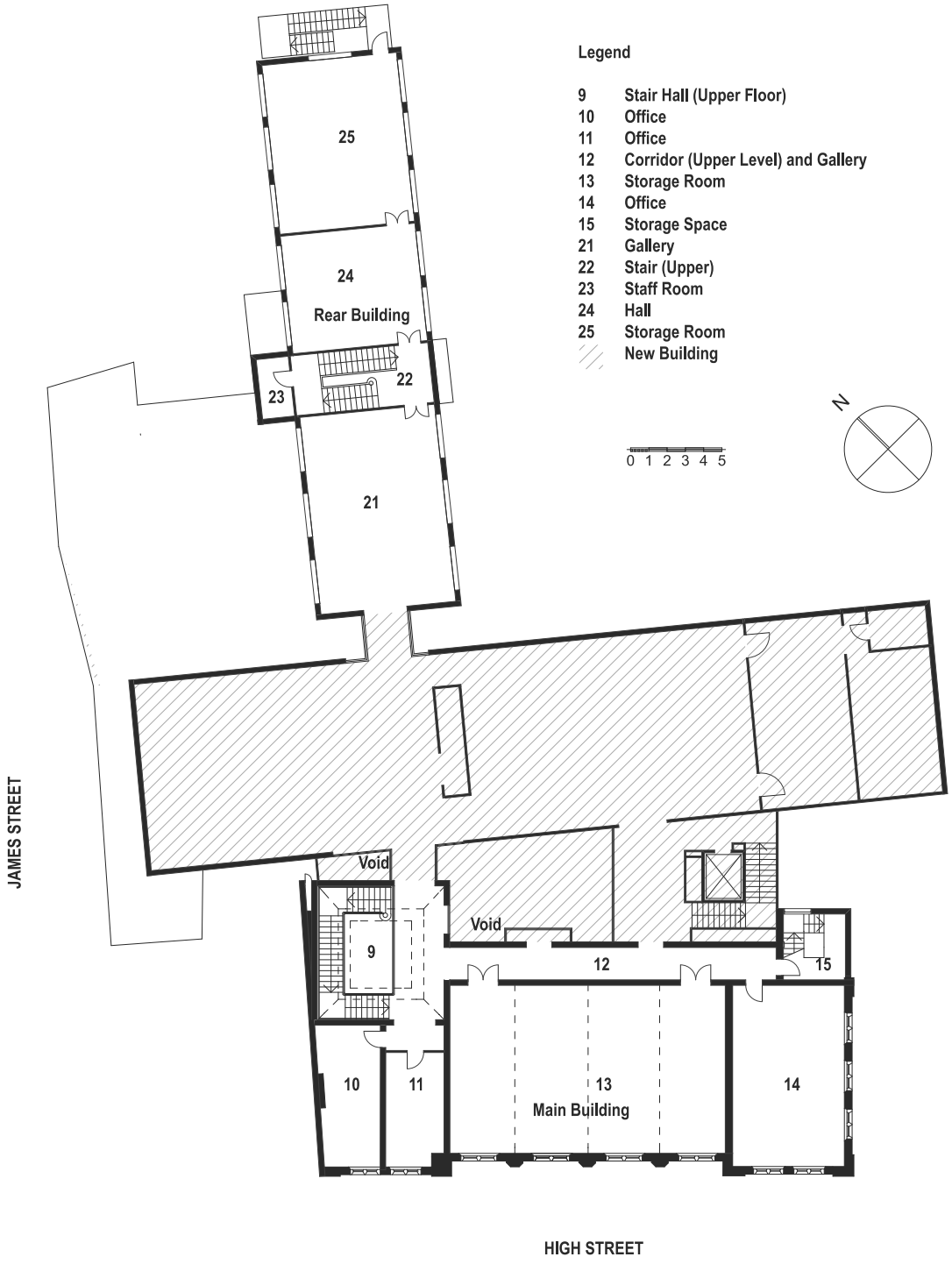


Figure 20 MRAG First Floor Plan

Name	**Main Building -** South-West Elevation
Former Name	**Maitland Technical College, Interim MRAG**
Description:	The Main Building is a two-storey red brick structure. Brickwork is laid in in English bond with Ravensfield sandstone basecourse and details throughout. The building is Federation Gothic Style.[2] It is constructed in loadbearing brick and masonry with timber framed floors and concrete slab on fill to the western bay. (the drawings 1908 show a concrete slab on fill for the entire ground floor.) The first floor is constructed with steel beams and 150mm (6 inch) thick reinforced concrete slab. A ventilation system was included in the building and this is still evident in the internal wall vents and galvanised steel ducts in the roof spaces at first floor and ceiling cavities on the ground flloor. The roof to the outer gables is constructed with traditional pitched timber framing system with rafters at 450mm and underpurlins while the central bays roof is supported on timber trusses. The whole of the roof is clad in green slates and galvanised iron over the rear central gable on the north-east. There is no underlay or sarking beneath the roofing slates. The original design included a fleche placed in the centre of the ridge. This was not built. **South-West Elevation -**The High Street façade is flanked at each end bay with gables incorporating massive engaged piers. These piers are supported by corbelled sandstone blocks which are evident internally in attic. Brick and sandstone have been used in contrast with decorative sandstone ornamentation. The Gable end-bays have moulded sandstone capping and end abutments with simplified square sandstone pinnacles with carved niches and mouldings. Between these flanking bays are 4 bays divided by half-octagonal engaged piers. The main feature of the building is the original entrance which is a simplified Gothic style portal defined by a segmented arch in sandstone with carved moulding. Above the entrance is a sandstone spandrel with panels in high relief with small arches and a diaper of sandstone squares and domed elements in each square carved in relief. Trachyte stone steps (number 5) lead to the entrance vestibule which is now enclosed with glazed panels with aluminium frames (visible internally concealed from the outside). The Porch is now an internal room (refer to item, Entrance Porch). Above the entrance is a polished stone tablet with the inscription: *This stone was unveiled by the Hon J. A. Hogue, Minister for Public Instruction, 28th August 1909, John Gillies, M.L.A. Walter Cracknell, Mayor* Other details include cast iron boot scrapers either side of entry steps, cast iron wall vents with 1909 cast in and located in the Entry Porch, and terracotta vents around the building. On the right hand side of the entrance are cast letters reading:"Maitland Technical College". Each window is defined in sandstone including sandstone transoms and mullions and window reveals and sets of small sandstone arched windows decorate the upper windows. There is a sandstone spandrel panel between floors which repeats the band of sandstone at the plinth. Windows throughout are steel framed with figured glass in a variable pattern (refer individual rooms for detailed description). The roof is steeply pitched and clad in slate with exposed rafters at the eaves and timber board soffit lining. A quadrant metal gutter discharges into decorative copper rainwater heads, copper downpipes and cast iron downpipes at the remaining 1.5m above ground level. Roof flashings are stepped lead. Facing the

[2] Apperly, Richard, Robert Irving and Peter Reynolds *A Pictorial Guide to Identifying Australian Architecture,* Angus and Robertson, Sydney 1989. p120-123.

	street are 4 dormer windows clad with muntz metal roof sheeting with rolled ribs. The roof includes hips and gables and circular roof vents penetrate the upper roof.
Condition:	Good to poor condition of sandstone and slate roof. • Cracked glass, particularly at the lower level identified in the (CMP 2003), has been repaired with varied patterns of figured glass. The varied figured glass should be replaced with the original glass. The original glass is identified as the figured glass in the upper arches of each window. • Some exfoliation of sandstone plinths and some string courses. • Sandstone joint pointing and brick joint re-pointing required in sections • Paintwork externally is in poor condition but only includes windows, doors, gutter, eaves and downpipes. • Windows require new putty and repainting. • Sandstone transoms and mullions to the south-west street frontage are cracking and require immediate repair • The ridge capping is showing some signs of deterioration • Downpipes have minor damage. • Parapet flashings are deteriorated and holes are clearly evident from inside the roof space.
Modifications	**New MRAG 2009:** • The entrance porch which is now enclosed with glazed panels with concealed aluminium frames (visible internally). • The original main entrance portal to the Former Maitland Technical College -and the interim Maitland Art Gallery- has been enclosed with fixed glazed panels (aluminium frames visible internally) and is not used as an entrance. A new entrance has been built as part of the New MRAG 2009. • Call bell beside the main door has been removed.
Integrity:	The blocking of the original main entrance portal to the Main Building has altered the architectural importance and function of the entrance and has diminished the significance of Vernon's detailed design and intent. This work is reversible and hence there is the potential to re-instate this feature as an entrance in the future. The design does allow for the interpretation of this feature as the entrance portal and porch. The new MRAG is visible to either side of the north-west and south-east elevations of the Main Building as viewed from from High Street and James Street. The High Street frontage of the Main Building is the significant architectural frontage and this has been conserved as the prominant frontage with the new MRAG visible behind and on the side elevations only.
Significance Rating	**Exceptional significance**- The High Street frontage and all views of the building from High Street are of particular architectural significance and display Vernon's design skill and use of the Federation Gothic style. **High Significance-** All other elevations of the Main Building including the north-east, south-east and north- west elevation which are part of Vernon's design.

High Street frontage showing south-east elevation of Main Building

Original High Street Entry showing new fixed glazing

Name	**Main Building –** North-East Elevation
Former Name	**Maitland Technical College, Interim MRAG**
Description:	The north-east elevation is loadbearing brick with red brick and cream brick in sections. This elevation was designed to adapt to later proposed alterations and hence included cream brick in those sections, projecting brick toothing, a corbelled brick course and arched openings that were bricked up and some of which are now used as originally proposed. A circular louvre exists in the gable on the N corner. The stair in the east corner is red brick stretcher bond with timber framed windows and doors with sandstone heads and sills. The upper and lower original painted iron hinged doors to the wall cavity in the north-east corner of the Main Building are extant. The gable end in the centre of the north-east side is sheeted with flat sheet (likely to be asbestos) and cover battens (originally intended to be extended). This gable is evident internally viewed from the new glazed skylight that joins the of the north-east wall of the of the Main Building to the ceiling of the new MRAG. The Fire escape stair in the east corner was built at a later date (unknown) and is currently used as a store area. The new MRAG replaced these fire stairs with a new internal fire stair and exit that complys with current standards.
Condition:	• brick joints require re-pointing in sections • Some of the toothing for future extensions on the north-east side have been broken off. • Existing windows in gables require new glazing putty and repainting. • Timber vents in gables should be painted
Modifications	**Interim MRAG 2003:** • New a/c and duct droppers located on north-east elevation. • New toilet partitions (rear toilets now demolished). • New landing and ramp on to north of this elevation providing rear access to gallery (now demolished). **New MRAG 2009:** • **The north-east elevation** in particular has been altered with the demolition of the Toilets and Utility Room and the addition of the new MRAG which is appended to this elevation. This elevation is now part of the internal space of the new MRAG 2009. The exterior including central gable end and the upper sections of the flanking gables are evident when viewed from new internal skylights and some elements are evident externally. This elevation is described in the CMP 2003: *…all sections of brickwork which were intended to be internal spaces have cream brick and the original proposed openings have been formed, including arched heads, and then bricked up with straight joints around the opening.* • The Toilets and Store built at a later date (unknown) as a skillion addition on the north-east elevation have been demolished to make way for the building of the new MRAG. The are described in the CMP 2003: *The infill sections [bricked-up openings] for the toilets include cream brick stretcher bond at each end for the male and female toilets and a later addition of cream brick stretcher bond for the staff toilets. Windows on this side are all timber framed with brick sills and the roof is corrugated galvanised iron. A store exists between the female toilets and staff toilets and includes a steel framed mesh covered gate with painted sheet metal on the surface and a steel grille above.* Photographic evidence of the Toilets and Utility Room show a skillion building of dark red brick in stretcher bond and galvanised iron roof. The windows are timber framed double hung.This was built at a later date than the Main Building and differs in brick type, bond and window

	type. • Concrete and brick steps led out of the two stairs to the north-east, these are concealed within the new MRAG and may have been removed. The stair in the east corner is of red brick stretcher bond brickwork with timber framed windows and doors and sandstone heads and sills. A fluorescent light is mounted above the external door leading from the main stair and the east stair (CMP 2003), now demolished. • Existing duct droppers for a/c have been retained and located in new stud wall enclosures. • The existing downpipes have been replaced, connected to existing rainwater heads and new stormwater lines. • The Fire Escape stair in the east corner was built at a later date (unknown) and is currently used as a store area as it fails to comply with the Building Code of Australia. The new MRAG retained these stairs as storage area and replaced with a new internal fire stair and exit that complies with current building regulations.
Integrity:	The north-east elevation of the Main Building is now concealed from external view as a result of the construction of the Gallery space. The Toilets and Store that were demolished for the new MRAG, while these recorded a stage of the use of the building, they were of low significance as later additions that detracted from the original design of the Main Building as viewed on the north-east. The removal has allowed for better interpretation of this elevation and elements such as the original openings and projecting toothed brickwork that were concealed in the past.
Significance Rating	**High significance -** The north-east elevation which includes all evidence of Vernon's proposed extensions such as the brick toothing, corbelled brick course, larger arched door openings. **High significance** - Evidence of the use of the building before the MRAG 2009 additions such as the smaller door and window openings that have been removed. This stage of the building's use should be recorded in the building fabric for future interpretation. **Moderate significance-** evidence in the fabric of the Toilet and Store Room skillion additions that represents an earlier stage of the building use. **Intrusive significance-** the fire escape tower on the north-east which is a later addition and obscures the visibility of this part of the building when viewed from the south and east.

View toward new MRAG entry showing connection of the new building with the Main Building

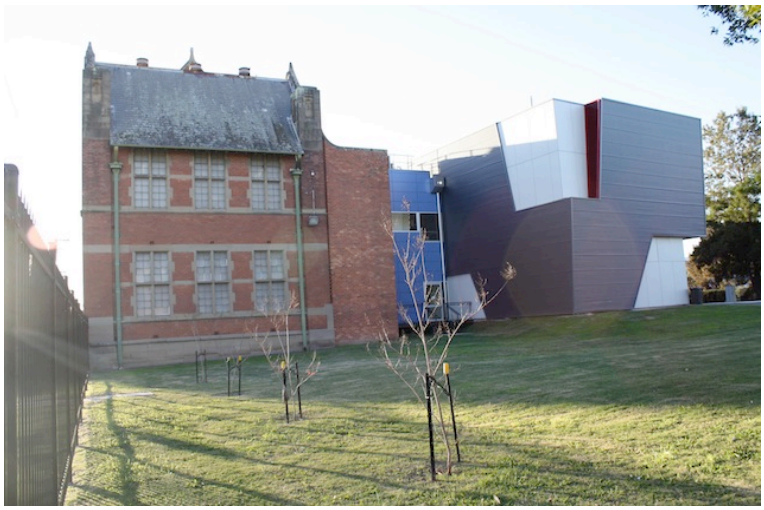
South end of facade with openings to both lower and upper corridors

View of N end of facade with opinings to corridor (left) and stair hall (right)

View of North end of facade showing toothing for tying in future extensions

Name	**Main Building –** North-West and South-East Elevation
Former Name	**Maitland Technical College, Interim MRAG**
Description:	**North West Elevation-**The north-west elevation has no openings and is rendered and painted to first floor (indicating an earlier building abutted this wall). The upper level of this elevation is castellated (typical Vernon feature) in brick with sandstone coping. **South East Elevation-**The south-east elevation repeats the design of the street frontage with the contrast of sandstone and brick. The new building is appended to this elevation and apart from the visual impact no original building fabric has been altered on this elevation.
Condition:	Poor condition of sandstone and slate roof. **South East Elevation** • Cracked glass, particularly at the lower level identified in the (CMP 2003), has been repaired with varied patterns of figured glass. The varied figured glass should be replaced with the glass emulating the original glass. The original glass is identified as the figured glass in the upper arches of windows on the High Street frontage. • Some deterioration and erosion of sandstone plinths and string courses • Re-pointing to sandstone and brickwork required in sections. • Paintwork externally is in poor condition but only includes windows, gutter, eaves and downpipes. • Windows require new glazing putty and repainting of sashes and frames. • Sandstone transoms and mullions to the north-east are cracking and require immediate repair. • Downpipes have minor damage. **North West Elevation** • Remove acrylic paint and replace with a lime based paint. Check that render is lime based and replace as required. • Monitor cracks evident in wall with “tell tale” markers. • Check adequate ventilation and not obstruction or discontinuity of damp proof course exists due to the new concrete slab.
Modifications	**North West Elevation-** • nil **MRAG 2009:** **South East Elevation-** • rendered and painted on sections of the wall • concrete slab and stairs added for new entrance adjoins building at sub-floor level.
Integrity:	**North West Elevation-** little alteration to integrity apart from visual impact of new MRAG. **South East Elevation-** little alteration to integrity apart from visual impact of new MRAG entrance. Concrete slab and stairs and entrance obscure a part of the building in the sub-floor only. This elevation is likely to have always been partially rendered and painted.
Significance Rating	**High significance** - The south-east elevation is significant and repeats many of the details of the High Street façade and displays Vernon’s skill in the application of the Federation Gothic style. **High significance -** The north-west elevation is a significant part of the whole and shows Vernon’s attention to detail in the abutments on the parapet. The rendered section of wall records the location of an earlier building on this adjacent site. **Intrusive significance**- the fire escape tower on the north-east which is visible from the south-east elevation. This is a later addition and obscures the interpretation of this part of the building as viewed from the south and east.

North-west elevation with the Rear Building just visible (to the left of the new building)



South-east elevation showing fire escape addition and the New Building (MRAG 2009)

3.2.2 Interior of Main Building

Room Name/Use	**1 Display Space**
Former Name/Use	**Entrance Porch**
Description:	
Floor	Marble – black and white chequeboard pattern
Skirting	nil
Walls	Sandstone and tuck pointed brickwork. Red facebrick in English bond. Sandstone mouldings around doorways
Ceiling	Barrel vaulted plaster ceiling.
Cornice	N/A
Doors	**External Doors** Dark timber stained double half glazed doors with recent figured glazing (one smooth side) lower panel with vertical glazing beads. Door opening has Tudor arch (segmented pointed arch) with rendered and painted mouldings to arch and trefoil moulds in panels, label mould and quoins. Brass knob handles, brass hinges and a dead lock. Metal kick plate panel at lower ledge to protect door. Inactive leaf has brass barrel bolts and a dark stained timber letter box fixed to the inside.
Architraves	Rendered and painted.
Windows	Nil
Fireplace	Nil
Lights	Modern track lighting
Electrical Fittings	
Other	Trachyte steps (number 2) to Vestibule.
Condition:	Good to fair condition Crack in trachyte step. Sandstone requires tuck pointing Evidence of salt deterioration in sandstone at lower level requiring desalination. Grafitti on marble floor.
Modifications	**Interim MRAG 2003:** nil **New MRAG 2009:** Currently not used as Entrance Porch as new entrance built for new MRAG. Used as display space. Fixed glazing with anodized aluminium frames installed to block original entrance portal. New track lighting installed for display purposes.
Integrity	Change of use of this space has altered the function and hence the purpose of the design and gothic detail of the entrance portal and porch area. The fixed glazing is reversible and hence it is possble to interpret the use of this space as an entrance.
Significance rating	**Exceptional significance** - The Entrance Porch is of particular architectural significance and displays Vernon's design skill and use of the Federation Gothic style. **Exceptional significance** - The design detail and use of materials in this area including the sandstone walls, trachyte steps, marble floors, barrel vaulted ceiling and timber joinery to the entrance door.

View toward south-west Corner showing new glazing to opening and artists installation

View toward S corner showing marble floor and graffiti on marble floor at base of pier in right foreground

Room Name/Use	**2 Hall**
Former Name/Use	**Vestibule**
Description:	
Floor	Timber parquetry of Red Beam (sic) (possibly Red Bean / Miva Mahogany) with a border of white marble set in concrete. Mat recess with wire type mat with a brass edge.
Skirting	Sandstone has been extended around the base of the room but there is no skirting.
Walls	Red face brick in English bond with rendered quoins and decorative mouldings around doorways and Reception counter.
Ceiling	Painted plasterboard ceiling (false ceiling).
Cornice	90mm coved cornice with stepped bulkhead below (not original).
Doors	**Internal Doors** Dark stained timber double half glazed doors with timber lower panel and vertical beads. Small sidelight panels of similar detail located either side of door. Door leaves include pointed arches and Gothic tracery in varnished timber. Brass "D" handles with ebony timber handle grip. Brass double swing hinges to each door. The architraves are moulded and rendered with a pointed arch , quoins and label moulds and Gothic mouldings. **Former External Doors (now internal doors)** The architraves are moulded and rendered with a pointed arch , quoins and label moulds and Gothic mouldings. Dark stained timber double half glazed doors with recent figured glazing (has one smooth side), lower panel is timber vertical beads. Door leaf includes brass knob handles, brass hinges and a dead lock. Metal kick plate at lower edge to protect door. Inactive leaf has brass barrel bolts and a dark stained timber letter box fixed to the inside.
Architraves	Rendered and painted.
Windows	Nil
Fireplace	Nil
Lights	Track lighting and spotlights recessed into ceiling (latter not used).
Electrical Fittings	Main switch board in corner with surface run conduits. Security Control Panel on south-east wall with motion detector in west corner. Thermal detector on ceiling. Smoke and thermal alarms on ceiling. Exposed wires above doors.
Other	**Counter:** Arched window of Tasmanian Blackwood stained and varnished with fixed figured glass highlights and opaque glass panes with the 2 centre panels double hinged casement windows. Counter along north-west side in front of window in Tasmanian Blackwood stained and varnished with moulded front and moulded brackets which extend down to the floor and includes a brass foot rail. **Other items:** Dark stained timber notice boards either side of Reception counter window.
Condition:	Good condition except for minor crack above the internal door and north-west corner and alarm light has been removed from the ceiling.
Modifications	**Interim Art Gallery 2003** Sand and reseal parquet floor. Repainting to colour scheme advised by Conservation consultant. **New MRAG 2009** Altered use as Reception counter and entrance no longer in use.

	Twin fluorescent batten light fixed to ceiling (CMP 2003),now removed and replaced with track lighting and recessed spot lighting. Plastic light switches on side of main switch board. There is Reed switch to the external doors (CMP 2003). The main switchboard has been relocated with the building of the new MRAG. The electrical supply to the Reed switch has been removed. Fire extinguisher on south-east wall (CMP 2003) has been removed.
Integrity:	Currently not used as the Entrance Vestibule. Appears to be original fabric throughout except for ceiling, all electrical services and the deadlock.
Significance	**Exceptional significance** – The original public areas/ entrance areas of the interior of the Main Building and all original fabric in these areas. All fabric that is representative of the Federation Gothic style. **Exceptional significance** – The elements of this room which include the timber joinery of the reception counter and window, the doorsets and panels and other elements including the parquet floor and marble border, face brickwork to walls and sandstone skirting are significant features of Vernon's design.

View of doors on north-east wall with the main staircase hall beyond

View of south-west wall with original entry doors and reception counter on north-west wall.

Room Name/ Use	**3 Stair Hall and Gift and Bookshop**
Former Name/Use	**Stair Hall**
Description:	
Floor	Timber parquetry of red beam (sic) with a border of white marble bedded in concrete.
Skirting	Sandstone has been extended around the base of the room but there is no skirting.
Walls	Red face brick in English bond in black mortar with rendered quoins, decorative mouldings around doorways and opening to Corridor.
Ceiling	Rendered and painted soffit of concrete.
Cornice	Painted moulding around beams.
Doors	Painted timber framed half glass door with side lights (door and sidelight glazing removed, timber frames retained).
Architraves	Painted mouldings to window/door reveals.
Windows	Fixed sidelights either side of door (glazing removed and timber frames retained).
Fireplace	Nil
Lights	Suspended track lighting.
Electrical Fittings	Surface run conduit to security and fire alarm system.
Other	**Stair** The main feature of the room is a cantilevered marble staircase built predominantly with Australian marble which includes grey marble stringer and pink marble newell post and white Sicilian marble treads. The balustrade is painted wrought iron with varnished Tasmanian Blackwood handrail and a Tasmanian Blackwood handrail has been fixed to the external wall with steel brackets. Plaster rendered soffit to the staircase with a minor crack. The marble located on the stringer has been fixed with brass screws.
Condition:	Good although evidence of falling damp in the north corner. Fill holes in parquetry at joints. Damage in timber floor due to stilleto heels. Some evidence of movement in north-west wall with crack in upper wall (evident internally and externally) and slight shifting in marble stringer. Plaster rendered soffit to the staircase with a minor crack. Movement should be monitored and structural stability of stair monitored. Seek experienced Engineer to advise on monitoring and refer to Maintenance Plan.
Modifications	**Interim MRAG 2003:** Noticeboard hung on north-west wall (CMP 2003), removed (date removed unknown) Floor sanded and sealed. **New MRAG 2009:** Suspended fluorescent fittings replaced with recessed downlights. (CMP 2003), now removed (date removed unknown) Door and sidelight glazing removed, timber frames retained. The removed door included: 9 fixed glazed panels with textured glass and a single timber panel to lower section. Brass knob handle with dead lock.(CMP 2003). Note on drawing (West Maitland Technical College Additions, 1910): *frame etc to be removed*
Integrity:	Appears original throughout except for electrical fittings.
Significance	**Exceptional significance** - The original public areas/ entrance areas of the interior of the Main Building and all original fabric in these areas. All fabric that is representative of the Federation Gothic style.**Exceptional Significance -** The elements of this room which include the doorsets, detail and design and materials of the cantilvered staircase, lantern, the detail of the stair including the contrasting pink and white marble, face brickwork, sandstone skirtings, white marble borders and parquet floor.

View of west corner of Stair Hall showing cantilevered marble staircase

View of north corner of Stair Hall showing pink marble newell post. Note evidence of former water entry in north west corner.

Room Name/Use	**4 Storage Room**
Former Name/Use	**Reception Office**
Description:	
Floor	Timber floor with carpet.
Skirting	Moulded timber skirting about 200mm high. Painted.
Walls	Rendered and painted with grooved joint at eye level and a painted timber picture rail. Arched alcoves either side of fire place. Metal wall vent at high level on north-west wall.
Ceiling	Flat sheet (fibrous plaster?) with cover battens with a centre support to the slab above. Painted finish and with manhole.
Cornice	Plaster cornice painted.
Doors	Dark stained timber half glazed door with lower panel and vertical beads. Door has arched head. Brass knob handles, a dead lock, old closer and keyhole. Recent translucent glass.
Architraves	Dark stained timber double bull nosed architraves to door.
Windows	Steel framed casement windows with a variety of figured glass. A simple lever catch with dual latching points. Brass window stays. Windows are set in sandstone reveals and frames and have eight panes in each of the three windows. Several panes have replacement glass.
Fireplace	Former fireplace has been covered over with flat sheet.
Lights	Suspended fluorescent twin batten fittings.
Electrical Fittings	White PVC power points switches, telephone outlets connected with surface run conduits and a painted square duct in the east corner.
Other	**Counter Window** Pointed arch window with Gothic style tracery in timber and figured glass highlights. The lower windows are double hinged casement windows with opaque glass (concealed behind black cardboard).
Condition:	In good condition and brokenglass requires replacement. Repainting required.
Modifications	**Interim MRAG 2003:** nil **New MRAG 2009:** The reception room is currently used as a Storage Room. The counter is also currently not used. The new MRAG has a reception and counter within the new building. Holland blind fixed to back of door (CMP 2003) has been removed. Some electrical services are hanging free(CMP 2003)- has been fixed. Recent translucent glass. New textured glass has been added to some window panes where replacement required.
Integrity:	Appears to be original fabric throughout except for all electrical fittings, fireplace surround, the deadlock and carpet. The original bench that ran in front of the counter window has been removed. Altered as no longer used as Reception counter and Office. Counter window concealed behind furniture and cardboard. This is a significant part of the original Entrance Vestibule and is currently difficult to interpret.
Significance Rating	**Exceptional significance** – The original public areas/ entrance areas of the interior of the Main Building and all original fabric in these areas. All fabric that is representative of the Federation Gothic style. **Exceptional significance** – The elements of this room which include the counter and the external window are significant features of Vernon's design.

View of south west wall showing steel framed window set in sandstone reveal.

View south east wall showing the (now concealed) former counter window.

Room Name/ Use	**5 Corridor (Lower Level) and Gallery 3**
Former Name / Use	**Corridor**
Description:	
Floor	New Timber floor to match floor of new MRAG.
Skirting	Moulded timber skirting about 200mm high. Painted.
Walls	Rendered and painted with grooved joint at dado and a painted timber picture rail. Aluminium picture suspension rail installed above.
Ceiling	Painted timber board ceiling with manhole at N end. a/c ceiling diffusers. a/c Fan coil units and steam humidifiers located in ceiling space.
Cornice	Painted timber scotia cornice.
Doors	Painted flush panelled fire door to end of corridor. No longer used as a fire exit. op7 Arched doorways on north-east wall widened to width of original infilled door and open to new MRAG 2009. Evidence in building fabric of original planned door with segment arch in brickwork (marked as future door in 1908 plan by Vernon). Reveals cement rendered and painted with arris edge. op6 Arched doorways on north-east wall widened to width of original infilled door and open to new MRAG 2009. Evidence in building fabric of original planned door with segment arch in brickwork (marked as future door in 1908 plan by Vernon). Reveals rendered and painted with rounded edge and fillet. op5 Existing door on north-east wall has been removed and the opening adapted as a display niche. Evidence in building fabric of original and later openings concealed by new work for the new MRAG.
Architraves	Stained timber on South of corridor. No architraves on new openings.
Windows	Nil
Fireplace	Nil
Lights	Suspended track lights.
Electrical Fittings	Surface run conduits, power points and security detector.
Other	Illuminated Exit sign on north west exit opening to adjoining new MRAG space.
Condition	Good
Modifications	**Interim MRAG 2003:** Area converted for use as Gallery 3 Existing Staff Toilet converted to disabled Toilet and Utility Room. Surface mounted fluorescent light fittings replaced with suspended track lights. (date unknown) Walls and ceiling painted. Carpet removed, a/c diffusers and humidifiers located in ceiling space. op6 – The original door opening evident in the building fabric (noted on Vernon's plan, 1908, as future doorway and shown as double door) has been re-instated and later smaller door opening to the disabled toilet/utility room (date unknown) has been reversed and removed. **New MRAG 2009:** Continued use as Gallery display space. op5 - Existing door on north-east wall has been removed and the opening adapted as a display niche. The evidence of the original door opening (shown on Vernon's plan, 1908, as a double door) and the later smaller door opening to the Male Toilet (date unknown) is concealed by stud wall partitions. It is assumed this work is reversible. (shown on CCA plans). Op 6 – this opening was altered and widened to (original proposed size for the adaption for the Interim MRAG 2003.

	op7- The original door opening evident in the building fabric (noted on Vernon's plan, 1908, as future doorway and shown as double door width) has been re-instated and later smaller door opening to the female toilet (date unknown) has been reversed and removed. New timber floor to match floor of adjoining new MRAG. Assume original timber floor retained beneath. Male and Female Toilets, Utility Room and disabled toilet –accessed from this corridor and adjoining the north-west wall of the corridor- have been demolished. Area adapted to adjoin new MRAG. Existing door on north-east wall has been removed and the opening adapted as a display niche. Arched doorways on north-east wall widened to width of original infilled door and open to new MRAG display space. A tap is fixed to the south-west wall. Fire extinguisher at the stair Hall end of the Corridor. (CMP 2003), removed (date unknown- 2003/2008) Exit sign above door to south-east stair with panic bars (CMP 2003) removed.
Integrity	The Corridor has been adapted to its use as designed by Vernon and later intrusive work reversed and original openings have been reinstated. Vernon's ventilation system includes shafts made of galvanised iron located in the attic space and perforated metal ventilation screens. These are intact.
Significance	**High significance** – The original interior of the Main Building and all original fabric. All fabric that is representative of the Federation Gothic style and fabric that represents innovative design and construction, such as the ventilation system and reinforced concrete and steel structure. **High significance** – The elements of this room which include the doors and new door openings and the ventilation system in the ceiling space which are significant features of Vernon's design.

View toward south-east wall of corridor

View toward north-west end of corridor with Stair Hall beyond.

Room Name/Use	**6 Gallery 1**
Former Name/ Use	**Museum Display Area**
Description:	
Floor	Timber floor
Skirting	Painted timber skirting about 300mm high.
Walls	Rendered and painted. Rendered moulding at about 2.4m above finished floor. Large metal decorative vent to north-west wall at high level.
Ceiling	Rendered and painted soffit of concrete.
Cornice	Cornice painted moulded around beams.
Doors	Dark stained timber double half glazed doors with lower panel and vertical beads. Door has a Tudor Arch arch. Gothic style tracery in moulded timber. Timber label mould continues as picture rail (concealed behind partitions). Brass knob handles and a deadlock. Inactive leaf has brass barrel bolt.
Architraves	Rendered moulding around door reveal.
Windows	A pair of steel framed 12 fixed pane windows in lower section and top section has the lower half of 6 fixed panes and a center pivoted 6 pane upper sash. Glass has a range of different figured patterns. Windows have a stone surround. Catches to the centre pivoted window are painted brass and were operated by a rope which was tied off to a brass clip at lower level. Window has vertical blinds internally. Windows concealed behind blinds and partition with only upper sections visible.
Fireplace	Nil
Lights	Suspended track lighting, 3 circuit dimmable,. Emergency exit signs.
Electrical Fittings	Painted brown plastic powerpoints. Movement detector located in the corner.
Other	Access to subfloor in t&g floor near western entrance to gallery. Subfloor area includes brick piers with slate capping at 2 metre centres (approx) and bearers and joists with t&g flooring above. New ducts for a/c evident. New GPOs, 3 phase supply for a/c. Automatic Fire alarm system including smoke/thermal detectors, break glass alarm, speaker system.
Condition:	Good. Shrinkage to t&g floor boards.
Modifications	**Interim MRAG 2003:** • Area converted to Gallery 1 • Administration and store area removed Partitions standing off the walls installed for picture hanging and a/c and electrical fittings. Ducting under floor and risers in new partitions. • Internal walls removed to allow for large gallery space. Described as plasterboard walls with plywood panelling and stained bull-nosed skirting about 75mm high and solid core door (chrome plated knob handles and dead lock, anodized aluminium louvre at low level, stained bull nosed timber architrave about 65mm wide.). Plasterboard ceiling with coved cornice suspended below the original ceiling, now removed (CMP 2003) • Carpet removed and floors sanded and sealed. • Vertical drapes removed and blinds installed. • Steel bracket fixing for fluorescent lights, removed. • light switches with surface run conduits. A security control box on the north-west wall removed. • A handbasin in the east corner of original store, now removed (date removed unknown) • Recessed fluorescent troffer lights removed and replaced with suspended

	track lighting. • New ducts for a/c in subfloor • New GP0s, 3 phase supply for a/c • Automatic Fire alarm system including smoke/thermal detectors, break glass alarm, speaker system • Concept 2000 Security and access control system and new movement detectors and alarms. • Digital CCTV system on ground floor. Folding partition removed. described as a hollow core stained timber flush panelled folding partition extends across the room. Above the folding partition is stained flush panelled plywood (CMP 2003) (date removed unknown) Repainting to conservation consultants colours. **New MRAG 2009** nil
Integrity:	Appears to be original except for the display partitions,electrical and lighting suspension fitout, the glazing inserts, deadlock.
Significance	**High significance** – The original interior of the Main Building and all original fabric. All fabric that is representative of the Federation Gothic style and fabric that represents innovative design and construction, such as the ventilation system and reinforced concrete and steel structure. **High significance** – The elements of this room which include the doorsets, vents, windows, evidence of museum use. Evidence of the innovative structural system such as the reinforced concrete beams (coffered ceiling). The internal ventilation system and all the vents.

View toward south east arcuated wall showing new partitions

View toward south west wall showing new blinds to windows

Room Name/ Use	**7 Gallery 2**
Former Name/ Use	**Classroom AG1**
	Museum Court No 2
Description:	
Floor	Timber floor
Skirting	Painted timber skirting about 300mm high to all walls
Walls	Recessed rendered moulding at about 2.4m (dado) to all walls and picture rail above (painted). Metal picture rods for hanging concealed behind partitions. Large metal decorative vents located on internal walls and evidence of original ventilation system. Label mould around archway.
Ceiling	Rendered and painted underside of concrete. Coffered ceiling with decorative metal vents which are part of original ventilation system.
Cornice	Moulded cornice and moulding around beams.
Doors	Dark stained timber double half-glazed doors with lower timber panel and vertical beads. Single door opening with flat lintel and timber architrave.
Architraves	Moulded timber architrave - painted.
Windows	3 pairs of steel framed fixed 12 pane windows in lower sash and top sash has 6 panes and a centre pivoted 6 light upper sash. Glass is a range of figured patterns due to varied replacement glass. Windows have sandstone transoms. Catches to the centre pivoted window are painted brass and designed to be operated by a rope tied to a brass clip. Window has vertical blinds internally. Concealed behind stud wall partitions.
Fireplace	Nil
Lights	New suspended track lighting.
Electrical Fittings	Security camera in north west corner at high level.
Condition	Good condition-The vent in the south-east side has one radial missing. The cracks in south-east wall have been patched and there is no sign of recent movement.
Modifications	**Interim MRAG 2003:** • Partitions and display boxes lined with plywood and plasterboard installed for the display of artworks. a/c risers and power outlets installed in new partitions. • Carpet with vinyl to N corner around sink unit removed and floor sanded and sealed. • Infills to arches and painted bull nosed skirting about 75mm high removed. • Vertical drapes removed and replaced with blinds. • A sink unit is in the N corner with a tiled splash back and small shelf above, now removed (date unknown, 2003/2008) • A bracket for overhead projector (now removed (date unknown, 2003/2008)is on the north-east wall, • Walls and ceilings painted • White plastic GPOs, light switches with surface run conduits, ceiling fans to the south-east section of the room. Electric heaters to external wall, now removed. • Telephone frame and switch board (CMP 2003) now removed. • New ducts for a/c in subfloor, • New GPOs, 3 phase supply for a/c • Automatic fire alarm system including smoke/thermal detectors, break glass alarm, speaker system • Concept 2000 Security and access control system and new movement detectors and alarms.

	• Digital CCTV system on ground floor. **New MRAG 2009:** nil
Integrity	Original except for electrical fittings and partitions. Opening of arch infills has allowed this area to be interpreted as originally designed as a *Museum Court* (Vernon plans 1908).
Significance	**High significance** – The original interior of the Main Building and all original fabric. All fabric that is representative of the Federation Gothic style and fabric that represents innovative design and construction, such as the ventilation system and reinforced concrete and steel structure. **High significance** – The elements of this room which include the pointed arch openings, doors, vents, windows, evidence of museum use and reinforced concrete beams and coffered ceiling are significant features of Vernon's design.

View toward south-west wall with new partition concealing perimeter wall behind

View of north-west corner showing new track lighting with Gallery 1 beyond.

Room Name/Use	**8 Storage Space**
Former Name/ Use	**Fire Stair**
Description:	
Floor	Concrete.
Skirting	Nil
Walls	Painted render.
Ceiling	Painted render.
Cornice	Nil
Doors	Painted timber framed doors with vertical boarding and figured glass at top. Panic bars on inside.
Architraves	Painted quad architraves.
Windows	Painted timber framed 12 light fixed glazed
Fireplace	Nil
Lights	Surface mounted fluorescent lights.
Electrical Fittings	PVC light switches and Exit signs.
Other	Concrete stair with granolithic topping and painted steel pipe handrail.
Condition	Good
Modifications	**New MRAG 2009:** Not used as fire escape as does not comply with BCA and it is now redundant as new MRAG has replacement fire exit.
Integrity	Not part of the original building. No longer used as a fire escape as does not comply with the BCA.
Significance rating	**Intrusive** - The stair was built at a later stage (date unknown), is now redundant and detracts from the significance of the original design.

View of north-east wall showing new air conditioning ducting

View toward door at first floor level on north-west wall

Room Name/ Use	**9 Stair Hall (Upper floor)**
Description:	
Floor	Concrete and t&g over.
Skirting	Painted timber about 200mm high to the alcove near offices and a stained timber square edged architrave about 75mm high to the landing.
Walls	Rendered and painted to the alcove with a recessed groove at eye level. Red brick in English bond with black tuck pointing to the stairwell. Rendered sections around arched openings. Wall patched with cement around new opening to new Gallery.
Ceiling	Boarded ceiling in a series of panels with decorative Art Nouveau leadlight lantern in centre. Centre section of lantern is a square timber framed skylight (painted) including nine panes of figured glass.
Cornice	Painted timber.
Doors	op3- New opening on east wall with a flat steel lintel and a painted timber reveal with no moulding. Contemporary glass, steel and timber balustrade. op4- Original arched opening on north wall has had infill brickwork removed and is open to the new Gallery building. There is evidence of the original planned opening in the building fabric with the brick segmented arch. The original planned opening is shown the drawings. (Vernon drawings 1908, 1910).
Architraves	Rendered cement – moulded and painted.
Windows	Nil
Fireplace	Nil
Lights	Recessed downlights.
Electrical Fittings	Movement sensor
Other	**Access Panel incorporating an attic ladder providing safe access to the** ceiling allows view of lantern and area of gable roof in north-west bay. **Stair-** The main feature of the room is a cantilevered marble staircase built predominantly with Australian marble which includes grey marble stringer and pink marble newell post and white Sicilian marble treads. The balustrade is painted wrought iron with varnished Tasmanian Blackwood handrail. The Tasmanian Blackwood handrail has been fixed to the external wall with steel brackets. Cement rendered soffit to the staircase has a minor crack.
Condition	Good, some evidence of previous water entry to the north-west corner. Some cracking in brickwork in south-west corner, monitor for future movement and potential to damage corbelled staircase. Remove paintwork between quoins.
Modifications	**Interim MRAG 2003** • Carpet removed and parquetry floor sanded and sealed. • Vertical cedar boarding in front of the original walls to the landing , now removed (date unknown) • Suspended fluorescent fittings replaced with recessed downlights. (date unknown) **New MRAG 2009** • New openings to gallery on north-west wall and south-east wall include • op3- New opening on south-east wall with a flat steel lintel and a painted timber reveal with no moulding. Contemporary glass, steel and timber balustrade. • op4- Original arched opening on north wall has had infill brickwork removed and is open to the new Gallery building. The evidence of the original planned opening is legible in the building fabric with the brick segmented arch. The original planned opening is shown the drawings. (Vernon drawings 1908, 1910). Drawings (CC MRAG, 2008) includes a note to remove existing

	timber panelling in area of op4.
Integrity	Appears original throughout except for new openings and electrical fittings. Remove paint from face brick quoins at openings as this detracts from the quoins.
Significance	**Exceptional significance** - The original public areas/ entrance areas of the interior of the Main Building and all original fabric in these areas. All fabric that is representative of the Federation Gothic style. **Exceptional Significance -** The elements of this room which include the doorsets, structure, detail and design and materials of the cantilvered staircase including the contrasting pink and white marble, lantern.The face brickwork, sandstone skirtings, white marble borders and parquet floor.

View toward north-east wall showing new opening on south-east wall with new building beyond.

View of north corner of Art Nouveau lantern glazing

Room Name/ Use	**10 Office**
Former Name/ Use	**Library**
Description:	
Floor	Concrete and carpet finish. (likely to be timber t&g boards below carpet)
Skirting	Painted timber skirting about 200mm high.
Walls	Rendered and painted with a recessed groove at dado and a painted timber picture rail. Wall vents inserted into 3 walls.
Ceiling	Painted timber boards with beams at regular intervals, which are concealed beneath taped plasterboard sheets.Two large ventilators are evidence of original ventilation system.
Cornice	Painted timber.
Doors	A painted timber 4 panelled door with a ribbed brass knob handle and dead lock.
Architraves	Painted timber.
Windows	Lower section is steel framed 8 pane casement window glazed in a range of different patterned figured glass and fitted with decorative brass lever catch and hold open device. The middle section is a steel framed centre pivoted 9 pane sash with painted brass catch with rope operation tied off to brass catch at lower level. These windows have rounded top corners. Top section is fixed glazed arched windows. The window is set within a sandstone surround with stone transoms.
Fireplace	Dark stained timber fireplace surround including frame to mirror above. Rendered opening and tiles (opening concealed with taped plastic bubble wrap).
Lights	Suspended fluorescent lights.
Electrical Fittings	White PVC switches and powerpoints with surface run conduits. Brown Bakelite switches and powerpoints with surface run conduits.
Other	Painted coat hooks on timber backing board on north-west wall.
Condition	Good except for cracks in plaster on corner of east wall and movement above window lintel. Temporary plasterboard taped and tacked to boarded ceiling above.
Modifications	**Interim MRAG 2003:** • Carpet removed • vertical blinds removed • Electric heater fitted in front of fireplace (CMP 2003) removed • Plasterboard ceiling **New MRAG 2009:** nil
Integrity	Appears to be original fabric throughout except for carpet, plasterboard ceiling, electrical fittings and deadlock. Two large ventilators in ceiling and vents in internal walls are evidence of original ventilation system.
Significance	**High significance** – The original interior of the Main Building and all original fabric. All fabric that is representative of the Federation Gothic style and fabric that represents innovative design and construction, such as the ventilation system and reinforced concrete and steel structure. The elements of this room which include, doors, vents, windows, evidence of Library use are significant features of Vernon's design. **Little to Intrusive** - Plasterboard ceiling lining to prevent dust ingress. Reversible intervention

View toward south west wall with original ceiling concealed behind plasterboard

View toward north east wall showing original fireplace on north west wall

Room Name/ Use	**11 Office**
Former Name/ Use	**Preparation Room**
Description:	
Floor	Concrete with carpet. (likely to be timber t&g boards below carpet)
Skirting	Painted timber skirting about 200mm high with a painted quad in front.
Walls	Rendered and painted with a recessed groove at dado and a painted timber picture rail above dado. Painted flat sheet over former door opening in south-east wall. Section of skirting board removed on east wall.
Ceiling	Painted timber boards with beams at regular intervals (concealed under temporary plasterboard). There is one large ventilator located in the ceiling.
Cornice	Painted timber.
Doors	A painted timber 4 panelled door with a keyhole and ribbed brass knob handle. Top two panels have painted glass.
Architraves	Painted timber.
Windows	Lower section is steel framed 8 pane casement window with decorative brass lever catch and hold open device. The middle section is a steel framed centre pivoted 6 pane sash with painted brass catch with rope operation tied off to brass catch at lower level. Top section is fixed glazed arched windows. Blinds have been installed internally. The whole window assembly is within a sandstone surround.
Fireplace	Nil
Lights	Suspended fluorescent lights.
Electrical Fittings	White PVC switches and GPOs with surface mounted conduits. Telephone frame and painted and boxed duct. A/C duct in ceiling.
Other	Electric heater fitted on north-west wall. Painted timber board fixed to north-west wall just above recessed groove. Fire Extinguisher mounted beside the northern door.
Condition:	Fair with paint deteriorating. A few panes of glass have been replaced and cracks in the wall above the former door opening have been sealed with no evidence of further movement. There is minor cracking in the west wall.
Modifications	**Interim MRAG** • Vinyl floor finish removed • A/C installed • Curtains removed • Kitchen unit with stainless steel sink and benchtop and laminated doors, stove with overhead cupboards, tiled splashback with boiling water unit above and chrome painted fittings. Ceiling fan mounted (CMP 2003), now removed. **New MRAG 2009** Nil
Integrity:	Appears to be original fabric throughout except for floor finish, electrical fittings, other fittings, cover over door and blind. Evidence of ventilation system remains in ceiling.
Significance	**High significance** – The original interior of the Main Building and all original fabric. All fabric that is representative of the Federation Gothic style and fabric that represents innovative design and construction, such as the ventilation system and reinforced concrete and steel structure. The elements of this room which include, doors, vents and windows, are significant features of Vernon's design. **Intrusive** - Plasterboard ceiling lining to prevent dust ingress. Reversible intervention

View toward north east wall with original ceiling concealed behind plasterboard

View toward west corner showing a new blind to window

Room Name/ Use	**12 Corridor (Upper Level) and Gallery**
Former Name/ Use	**Corridor (Upper Level)**
Description	
Floor	Timber t&g floor. Shrinkage in boards.
Skirting	Painted timber skirting about 200mm high.
Walls	Rendered and painted with a recessed groove at dado and a painted timber picture rail. Aluminium picture rail.
Ceiling	Painted timber boards with beams at regular intervals (concealed by plasterboard). There are two large metal screen ventilators inserted in the ceiling (plasterboard cut to expose these). Access panel in ceiling at north-west.
Cornice	Painted timber.
Doors	Flush panel painted fire door (no longer used as a fire escape). op1- Window removed and original planned opening made to provide access to new MRAG. There is evidence in the building fabric that this was proposed as a door opening with a segmented brick arch above. The original drawings note this as a future doorway. (drawings 1908). op 2- Window removed and a new door opening formed to balcony. The building fabric shows evidence of the original segmented arch opening on north-east wall. The new opening has reveals, partially cement rendered and painted. Described as timber framed 4 light casement with painted lever catch (CMP 2003). Shown on drawing as window and noted as future doorway. (drawings 1908, 1910) Opening has been extended to floor level and is open to balcony projection over new Gallery building. Infill to doorway on the north-east wall has been removed and is open to balcony projection over new Gallery building.
Architraves	Nil
Windows	Nil
Fireplace	Nil
Lights	New suspended track lighting.
Electrical Fittings	White PVC switches, exposed pipe conduit and space detectors.
Other	Access panel in ceiling at north-west end. Extinguisher mounted on the wall and Exit sign above fire door.
Condition	Good. Some wall cracking at the north-west has been sealed with no evidence of further movement).
Modifications	**Interim MRAG 2003** • Carpet removed • Fire door on south-east altered with panic bolts and Exit sign removed. • Fluorescent fittings fixed to ceiling replaced with suspended track lighting. • Original ventilation ducts disabled and left in location within ceiling cavity. **New MRAG 2009** • op1- Window removed and original planned opening made to provide access to new MRAG. There is evidence in the building fabric that this was proposed as an opening with a segmented brick arch above. The original drawings note this as a future doorway. (drawings 1908). • op 2- Window removed and new opening to balcony. The building fabric shows evidence of the original segmented arch opening on north-east wall. The new opening has reveals, partially cement rendered and painted. Described as timber framed 4 light casement with painted lever catch (CMP 2003) Shown on drawing as window and noted as future doorway. (drawings 1908, 1910)

Integrity	Original fabric throughout except for fire door and plasterboard ceiling. New openings have allowed the interpretation of the original door openings. The interim window openings are not recorded and are difficult to interpret. An archival photographic record was made during building of the new MRAG and does not record these openings. Some photographic evidence (undated) exists in Maitland Council showing the north-east elevation before building of the new MRAG 2008-2009. These door openings require interpretation.
Significance	**High significance** – The original interior of the Main Building and all original fabric. All fabric that is representative of the Federation Gothic style and fabric that represents innovative design and construction, such as the ventilation system and reinforced concrete and steel structure. The elements of this room which include the doors and new door openings within original and the ventilation system in the ceiling space which are features of Vernon's design.

View toward south east wall showing new track lighting

View of south west wall with Stair Hall beyond

Room Name/ Use	**13 Storage Room**
Former Name/ Use	**Demonstration Room**
Description:	
Floor	Unfinished t&g floor.
Skirting	Painted timber skirting about 200mm high.
Walls	Rendered and painted with a recessed groove at dado and a painted picture rail. Metal wall vents inserted on internal wall (require painting).
Ceiling	Painted timber boards following slope of roof (CMP 2003). Timber boards and parts of the trusses are now concealed behind the new plasterboard ceiling. 2 decorative roof vents in each bay are part of the original ventilation system. Three timber hammer beam trusses extended top chords with arched brace supported on stone corbels (painted) with steel collar ties and turnbuckle and central tension rods.
Cornice	Painted timber.
Doors	2 Sets of Timber framed double doors with recent translucent glass pane to upper panel and two lower panels. Brass pull handles with ebony grips and deadlock.
Architraves	Nil.
Windows	4 pairs of steel framed fixed 12pane windows in lower section and top section has the lower half of 6 fixed light panes and a centre pivoted 6 pane upper sash. Glass has been replaced. The glass panes in the top series of arches is likely to be the original figured glass. Windows have a stone surround, mullions and transoms. Catches to the center pivoted window are painted brass and were operated by a rope which was tied off to a brass clip at lower level. Windows have blinds fitted internally. Dormer windows have been inserted to the south-west side with each having a pair of 9 fixed glazed textured glass(CMP 2003). Dormers are now concealed behind plasterboard linings. Above each double door to Corridor is a timber framed hopper window with 4 panes with brass screw operation with cord attached to painted bracket at side of door.
Fireplace	Nil
Lights	Suspended fluorescent lights. Ceiling fans fixed to tie rod of trusses.
Electrical Fittings	White PVC switches and GPOs with surface mounted conduits.
Other	Radiant heaters have been installed at high level throughout the room. Painted flat sheet inserted over former door opening north-west side. A series of pointed arch recesses with tiled hearths exist in walls which appear to have been for original heaters. A flue exists in the back of these recesses which could indicate they were gas fired. Painted vertical rectangular board on north-west side with a painted timber surround (concealed behind shelves).
Condition:	Good except for deterioration of paintwork and evidence of water entry due to deteriorated flashing in abutments above and deteriorated slate. Remove ceiling fans and conduit to fan from truss tie rods.
Modifications	**Interim MRAG 2003** • Concrete with carpet over, now removed • Chrome plated barrel bolts to inactive leaf and Holland blinds to each door, now removed. • Timber framed half height partitions with flat sheet have been inserted to create 2 rooms at the south-east end included painted hollow core doors with dead locks and chrome plated D handles (CMP 2003), now removed.

	New MRAG 2009 • Timber ceiling, parts of the trusses and dormer windows are now concealed behind plasterboard linings.
Integrity:	Appears to be original fabric throughout except for vertical blinds, electrical fittings, heaters and a/c, panel over former door on north-west side and deadlock and plasterboard ceiling lining.
Significance	**High significance** – The original interior of the Main Building and all original fabric. All fabric that is representative of the Federation Gothic style and fabric that represents innovative design and construction, such as the ventilation system and reinforced concrete and steel structure. The elements of this room which include the doors, windows, dormer windows, Hmmaer beam trusses, the ventilation system in the ceiling cavity which are features of Vernon's design. **Little significance**- Plasterboard ceiling lining to prevent dust ingress. Reversible intervention

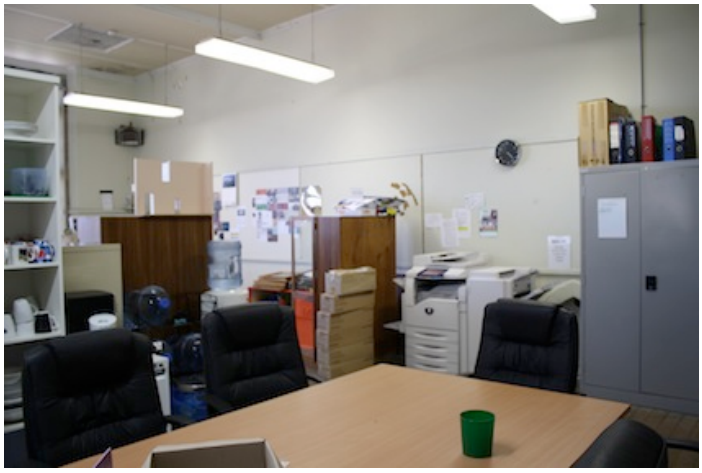
View along north-east wall showing anchoring of new storage units

View toward north-west wall with original ceiling and dormer windows concealed behind Plasterboard

Room Name/ Use	**14 Office**
Former Name/ Use	**Classroom (No A1.2)**
Description:	
Floor	Unfinished t&g boards.
Skirting	Painted timber skirting about 200mm high.
Walls	Rendered and painted with timber dado. Wall vents inserted into south-east wall.
Ceiling	Painted timber boards with beams at regular intervals (concealed beneath temporary plasterboard). There are four large exposed ventilators inserted in the ceiling. Access Panel in ceiling.
Cornice	Painted timber.
Doors	A painted timber 4 panelled door with a brass knob handle and dead lock. Two upper panels are glazed and etched (recent). Fanlight awning window above doorway with brass screw fitting operated by a rope.
Architraves	Painted timber.
Windows	Windows on the south-east-Lower section is steel framed 8 pane casement window with decorative brass lever catch and hold open device. The middle section is a steel framed centre pivoted 6 pane sash with painted brass catch with rope operation tied off to brass catch at lower level. Top section is a series of fixed glazed arched windows. The whole window includes a sandstone surround, mullions and transoms. Windows on the South - Lower section are steel framed 8 pane casement sashes with decorative brass lever catch and hold open device. The upper section comprises 2 steel framed sashes of 4 panes with a centre pivot, painted brass catch with rope operation tied to brass catch at lower level. The whole window includes a sandstone surround, mullions and transoms.
Fireplace	Pointed arch openings for original gas operated asbestos fires, now removed with arched opening and duct opening extant.
Lights	Suspended fluorescent lights.
Electrical Fittings	White PVC switches and GPOs with surface mounted conduits. A/C supply.
Other	Gas fired radiant heaters in all corners. Access panel in ceiling. Pointed arch recesses on north-west side for what appears to have been heaters each with a vent which would probably indicate gas fired. Pin board added to north-west side.
Condition:	Good except for some minor deterioration of paint work and some evidence of a water leak near the south-west corner. The north-east side has had a pin board removed exposing the wall and earlier painted surfaces. Small holes in 3 of the ceiling vents.
Modifications	**Interim MRAG 2003** • Carpet, now removed • Vertical blinds, now removed. • Pointed arch openings for original gas operated asbestos fires, now removed with arched opening and duct opening extant. • A/C supply. • Ceiling mounted fans, now removed **New MRAG 2009** • Timber ceiling and beams, are now concealed behind plasterboard linings.

Integrity:	Appears to be original fabric throughout except for, electrical fittings, and deadlock, a/c supply , fluorescent lights, gas heaters and plasterboard ceiling.
Significance	**High significance** – The original interior of the Main Building and all original fabric. All fabric that is representative of the Federation Gothic style and fabric that represents innovative design and construction, such as the ventilation system and reinforced concrete and steel structure. The elements of this room which include the doors, windows, arched recesses,the ventilation system in the attic space which are features of Vernon's design. **Little significance-** Plasterboard ceiling lining to prevent dust ingress. Reversible intervention. Gas heaters.

View of south corner with original ceiling concealed behind plasterboard.



View of north west wall.

Room Name/ Use	**15 Storage Space**
Former Name/Use	**Fire Stair (Upper level)**
Description:	
Floor	Concrete.
Skirting	Nil
Walls	Painted render.
Ceiling	Plasterboard painted.
Cornice	Coved cornice painted.
Doors	Nil
Architraves	Nil
Windows	Painted timber framed double hung window with 6 panes to eachsash. Painted catch and sash lifts.
Fireplace	Nil
Lights	Surface mounted fluorescent lights.
Electrical Fittings	
Other	Concrete stair with granolithic topping and painted steel pipe handrail.
Condition:	Good
Modifications	**New MRAG 2009:** Not used as fire escape as does not comply with BCA and it is now redundant as new MRAG has replacement fire exit.
Integrity	Not part of the original building. No longer used as a fire escape as does not comply with the BCA.
Significance	**Intrusive significance**- The stair was built at a later stage (date unknown) and detracts from the significance of the design of the original Main Building.

View toward south east wall of ground floor.

View of south corner of upper floor.

Room Name/ Use	**Rear Building - Exterior**
Former Name/ Use	**Classrooms and Workshops**
Description:	A two-storey loadbearing brick building with timber framed floors and roof. The brick is light cream laid in English bond. south-east and north-west elevations are divided into a series of recessed panels with a window in each recess. An Entrance Porch is placed asymmetrically of the south-east elevation. The Porch has a circular arched opening and gabled roof and 3 tiled concrete steps and tubular steel handrail. The building is utilitarian in design with some interesting design details. These include the exposed steel lintels (stamped "Cargo Fleet England") over each window opening and the circular arched recess in contrasting red brick at the south-west and north-east elevations. Windows throughout are timber framed with pivot opening. A steel framed fire escape stair has been added to the north-east side. Walls include terracotta vents. The roof is a corrugated galvanised iron gable form with exposed rafters and boarded eaves. Quadrant gutter and circular PVC downpipes.The original drawings (1911) show a ventilating ridge which is not extant. There has been a later addition to the ground floor Toilets of similar construction and a small furnace added to the north-west side in a red/cream brick. The adaption for the **New MRAG 2008- 2009** included the addition of door openings on the north-west and south-west elevation: • op10, op11, op 12: existing windows lintel and spandrels removed to install new aluminium framed concertina doors DG 18, DG19, DG 20 • op 9: existing window, lintel and spandrel of blind arch removed and new door DG 17 installed. • op 13: existing window, lintel and spandrel of blind arch removed and new door DF1 installed. New steel beams installed in upper floor to support access bridge to Rear Building on the south-west elevation • New alumnium framed glazed wall/windows installed adjoining Rear Building on the south-west elevation WG6, WF5. • New aluminium framed skylight WF6, WF7 installed adjoining rear building on the south-west elevation. • Main switchboard relocated from Building B to New MRAG Building. • Existing downpipes connected to new stormwater disposal system • Existing downpipes over café skylight altered.
Condition:	The building is in good condition: • (New quad gutters and circular PVC downpipes). Replaced after 2003. External timber and steel painted. • Washing out of paint at Porch on south-east is causing staining of brick and could block drains.
Modifications	**Technical College Use** • There has been a later addition to the ground floor toilets of similar construction and a small furnace added to the north-west side in a red/cream brick. **New MRAG 2009** • Addition of door openings on the south-west elevation. • New landscaping on north-west and north-east and water tank added on north-east of building site. • Incinerator removed on north-west.

Integrity	The building is substantially in original condition except for the additions to the toilet, the furnace and the fire escape stair and removal of the mezzanine level.
Significance	**High Significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for Workshop space. It is simply detailed without stylistic refinements. The significant elements of this building include the utilitarian form, the porch, repetition of the bays with recessed panels and the end bays with blind arches, large windows and exposed lintels.

South-east elevation of Rear Building and the new connection to the Gallery building.

North corner of Rear Building showing wrapping of new building (Café) around west corner at ground level.

Room Name/ Use	**16 Childrens Art Space, The Art Factory**
Former Name/ Use	**Engineering**
Description:	
Floor	t&g floor finish over timber frame. Polyurethane finish.
Skirting	Bull nosed painted timber about 75mm high (concealed behind gyprock partition).
Walls	Flush jointed English bond brickwork, painted (concealed behind gyprock partition).
Ceiling	Flat sheet with cover strips.
Cornice	Nil
Doors	This is a pair of timber panel doors, half glazed with 4 panes of clear glass and 2 tall panels in the lower section. Hardware includes a brass coloured knob. The door is inserted into a flat arched opening which also includes the highlight window.
Architraves	Simply detailed with Ovolo bead either side of door frame within brick reveal.
Windows	Highlight window to door. Timber framed centre pivoted window with 6 panes and clear glass. 3 units on the south-east wall consisting of six windows including 3 timber framed clear glazed windows at the upper level and 3 timber framed centre pivoted clear glazed windows at the lower level. The openable windows include a painted spring ring catch and barrel bolts. The windows have been blacked out and are concealed on the inside by a partition wall. Double bull nosed recessed architraves around perimeter. The 3 units of windows and spandrels on the north-west wall have been removed and replaced with 3 aluminium framed concertina doors. The window, lintel and brick spandrel on the south-west wall has been removed to form an opening to the new Gallery building.
Fireplace	Nil
Lights	Suspended track lighting.
Electrical Fittings	Include GPOs and switches with exposed surface mounted conduits.
Other	a/c split system installed. Painted timber posts with exposed painted timber beams. Painted wall vents at high level on north-west and south-east sides (blocked).
Modifications	**New MRAG 2009** • Carpet removed • Partitions installed for picture hanging. Block out original windows on south-east elevation.The windows have been blacked out and are concealed on the inside by a partition wall. • Windows include vertical blinds on the inside (CMP 2003), now removed. • Suspended fluorescent lights with prismatic diffusers(CMP 2003), replaced with suspended track lighting. • surface mounted fans (CMP 2003), now removed.
Condition	Appears in good condition throughout.
Integrity	Appears in original condition except for electrical lighting and fittings, aluminium concertina doors and doorknob. Paint should be stripped from timber posts and timber oiled. The new work such as the installation of partitions is reversable. Interpretation required.
Significance	**High Significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for workshop space. It is simply detailed without stylistic refinements. The significant interior elements of this building include the simple details, large windows, timber posts, timber doors, and functional / utilitarian design. **Little significance-** the new partitions, new concertina doors, new door opening.

View toward north west wall with new aluminium concertina doors.

View toward north east wall showing new track lighting and ceiling mounted a/c unit.

Room Name	**17 Hall**
Former Name/ Use	**Entrance Hall**
Description:	
Floor	Timber framed with vinyl finish. There are 3 steps down to the Toilets.
Skirting	Bull nosed painted timber about 75mm high.
Walls	English Bond to south-west wall and north-east wall flush jointed colonial bond brickwork with painted finish.
Ceiling	Boarded ceiling including lining to underside of stair.
Cornice	Scotia painted.
Doors	**External door** This comprises a pair of timber panelled doors, half glazed with 4 panes of figured glass and 2 tall panels in the lower section. Hardware has been removed and replaced with panic bolts.
Architraves	A double recessed bull nosed painted timber architrave.
Windows	Timber framed fixed glazed 6 pane with figured glass.
Fireplace	Nil
Lights	Suspended fluorescent lights with prismatic diffusers.
Electrical Fittings	Include Main Switchboard on the north-east side, a distribution board beside the main door and a network of surface run conduits and light switches and GPOs. Security panel has been installed including a motion detector. Exit sign located over the external door projecting down over the highlight.
Other	Fire extinguishers on east wall. A timber framed stair with vinyl treads and simple balustrade of square timber balusters and large semi circular handrail. Simple square timber newel post with a rounded apex. A timber post supports the upper level. The underside of the stair has been enclosed with flat sheet and timber framed solid core door with padbolt and painted knob handle.
Condition	Good condition.
Modifications	**MRAG 2009:** Entrance door is now used as fire exit. The main entrance to this building is through the New MRAG Building.
Integrity	Appears original except for floor finishes, electrical lighting and fittings, fire extinguishers and panic bolts.
Significance	**High Significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for workshop space. It is simply detailed without stylistic refinements. The significant elements the timber entrance doors and other access doors and the timber stairs and balustrade, Colonial Bond wall and arched opening. **Intrusive** – The extent of surface mounted conduits throughout.

View toward south east wall showing original entrance door (now used as fire exit).

View toward north west wall showing stairs leading up to first floor and stairs leading down to Toilets.

Room Name/ Use	**18 Toilets**
Former Name/ Use	**Toilets**
Description:	
Floor	Tiled floor with painted concrete to part of the Toilet.
Skirting	Tiled skirting except for part of the Male Toilet which has no skirting.
Walls	Tiled with a frieze tile except for part of the Male Toilet which is flush jointed colonial bond brickwork and painted.
Ceiling	Flat sheet with cover strips
Cornice	Painted timber cornice with ovolo moulding to part of the Male Toilets.
Doors	**Entrance doors** Comprise a pair of timber panel doors, half glazed with 4 panes of clear glass and 2 tall panels in the lower section. Hardware includes a brass knob and rimlock, deadlock and brass barrel bolts. **Female Toilet doors and Entry and Shower door to Male Toilets** Steel framed timber doors with 4 panels. Satin chrome plated knob handles. **Internal door to Male Toilet** Timber framed and vertical boarded door with brass knob handles and rimlock. **Male Cubicle door** Timber ledged and braced door with vertical boards including horns on the ends. Painted “D” handle and barrel bolt.
Architraves	Nil
Windows	Pairs of wired glass louvres in timber frames to Male Toilets and a timber framed fixed glass window to the Female Toilets with horizontal steel angles on the inside.
Fireplace	Nil
Lights	Oyster fittings with opal diffusers.
Electrical Fittings	White PVC switches and GPOs.
Other	Vitreous china toilet pans. Semi recessed vanity units. Stainless steel urinal. Chrome plated fittings. White plastic hand towel rail in Toilets. Surface run painted pipework to cisterns in Male Toilet. Clear anodized aluminium framed mirrors and glass blocks in Shower walls.
Condition	Good
Modifications	Female Toilet is a later addition to Rear Building (date unknown)
Integrity	The entrance door is original and some of the perimeter walls are original, but remainder of the interior is a relatively new fitout. The north end of the Male Toilets is not original but is quite old. In the upgrading of the toilets it has had new fittings and repainting and has therefore retained a number of older styled details.
Significance	**High significance** - original Male Toilet area. **Little significance** – fittings to toilets **Intrusive** –the addition of the Female Toilets.

View toward north east wall of extension.

View from Entrance Hall showing the north west wall of the Male Toilet.

Room Name	**19 Childrens Art Space, The Art Factory**
Former Name/ Use	**Pattern Making**
Description:	
Floor	Timber framed floor with vinyl finish. Substrate not determined.
Skirting	Bull nosed painted timber about 75mm high.
Walls	Flush jointed English bond brickwork, painted. south-west wall is flush jointed colonial bond brickwork, painted.
Ceiling	Flat sheet with cover strips.
Cornice	Nil
Doors	The door in south-west wall is inserted into an semicircular arched opening. Arch infilled with vertical boarding. Double doors timber panel doors, half glazed with 4 panes of clear glass and 2 tall panels in the lower section. Hardware includes a brass knob and a deadlock. Door on north-east wall – refer to Room 20 for description.
Architraves	Double bull nosed recessed
Windows	A panel of six windows including 3 timber framed clear glazed windows at the upper level and 3 timber framed center pivoted clear glazed windows at the lower level. The openable windows include a painted spring ring catch and barrel bolts. Double bull nosed recessed architraves around perimeter. One window on the north-west side has been reduced to the upper level only and brickwork infilled below (as result of Toilet extension).
Fireplace	Nil
Lights	Suspended fluorescent lights with prismatic diffusers.
Electrical Fittings	Include GPOs and switches with exposed conduits. Fire hydrant.
Other	Painted timber posts with exposed painted timber beams. Painted wall vents at high level on north-west and south-east sides. One exhaust fan in one window on north-west side. High level flue inserted in wall in north-west side. Fire alarm bells fitted above door to Room 3. A drainage pipe from upstairs is suspended below the ceiling. A painted pipe extends along the north-west side at high level.
Condition	Appears in good condition.
Modifications	**MRAG 2009** • Repainted • a/c unit installed.
Integrity	Appears in original condition except for electrical fittings. Changes to north-west side with reduction of window size and installation of exhaust flue. Remove paint from timber beams and posts.
Significance	**High Significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for workshop space. It is simply detailed without stylistic refinements. The significant interior elements of this building include the simple details such as the large windows, colonial bond wall and arced door opening and functional / utilitarian design.

View of east corner with door to former Electricity Room.

View toward south west wall with door to Entrance Hall. This wall differs from others in the bond pattern which is colonial bond. The door in this walls also differs from the flat arch doors in the rest of the building.

Room Name/ Use	**20 Childrens Art Space, The Art Factory**
Former Name/ Use	**Electricity**
Description:	
Floor	Timber framed with vinyl.
Skirting	Bull nosed painted timber about 75mm high.
Walls	Flush jointed English bond brickwork, painted.
Ceiling	Flat sheet with cover strips.
Cornice	Nil
Doors	A pair of timber framed solid doors with clear glass panel at high level. Hardware is (CMP 2003), now brass. Doors including highlight are inserted into a flat arched opening.
Architraves	Simply detailed with Ovolo bead either side of door frame within brick reveal.
Windows	Highlight window to door. Timber framed centre pivoted window with 6 panes and clear glass. Windows A panel of six windows including 3 timber framed clear glazed windows at the upper level and 3 timber framed centre pivoted clear glazed windows at the lower level. The openable windows include a painted spring ring catch and barrel bolts. Double bull nosed recessed architraves around perimeter.
Fireplace	Nil
Lights	Suspended fluorescent lights with prismatic diffusers.
Electrical Fittings	Include GPOs and switches with surface mounted conduits. A wall mounted fan coil unit is installed on the north-east end.
Other	Timber columns with exposed timber beams. Painted wall vents at high level on north-west and south-east sides. Exhaust fan installed in one window on south-east side. A painted pipe exists at high level around the north-west side.
Condition	Good, except for minor paint peeling.
Modifications	Two sink units with cupboards below installed in north-east wall (CMP 2003), now removed
Integrity	Appears in original condition except for electrical lighting and fittings, vinyl, doors, exhaust fan, and surface pipe work. The original window in the north-east wall has been removed and the opening bricked up.
Significance	**High Significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for workshop space. It is simply detailed without stylistic refinements. The significant interior elements of this building include the simple details, large windows, timber doors, timber posts.

View of north corner.

South west wall with door to former Pattern Making Room.

Room Name/ Use	**21 Gallery**
Former Name/ Use	**Carpentry**
Description:	
Floor	Timber framed with timber strip flooring with clear finish.
Skirting	Bull nosed painted timber 75mm high (concealed behind stud partition).
Walls	Flush jointed English bond brickwork, painted. Partitions installed.
Ceiling	Exposed roof structure consists of rafters, purlins, collar ties, two queen post trusses with iron straps securing web and chord members and timber boarded ceiling lining. The roof structure is exposed which consists of a timber and steel framed truss (CMP 2003)
Cornice	Nil
Doors	Door on north-east wall: double timber panel doors, half glazed with 4 lights of clear glass and 2 tall panels in the lower section. Hardware includes brass knobs. Door and highlight panel is set into a flat arched opening.
Architraves	Ovolo bead either side of door frame set within the reveal.
Windows	Highlight panel to door – Highlight window to door has been replaced by a flat panel. Windows – A panel of six windows including 3 timber framed clear glazed windows at the upper level and 3 timber framed centre pivoted clear glazed windows at the lower level. The openable windows include a painted spring ring catch and barrel bolts. Windows fitted with vertical blinds on the inside. Double bull nosed recessed architraves around perimeter. Most highlight windows appear to have been centre pivoted originally. One window on the south-west side has been replaced by a tall 3 pane timber framed casement window with catch (concealed behind partitions).
Fireplace	Nil
Lights	Suspended track lighting.
Electrical Fittings	Includes GPOs and switches with surface mounted conduits and Exit signs.
Other	Painted metal wall vents at low level on north-west and south-east walls.
Condition	Good
Modifications	**MRAG 2009** • Vinyl removed and replaced with timber strip floor. • Ramp installed • Partitions installed. • The Mezzanine level described in the CMP 2003 is now removed for new Gallery use: Timber framed mezzanine has been installed with flat sheet lining to the N third of room with flat sheet wall lining and particle board floor. This crosses across the windows on each side which are protected by vertical steel bars. A flush panel door exists between the Mezzanine and the main room. A stepped ladder provides access to the Mezzanine. The ladder is of timber construction with galv. pipe handrail. (CMP 2003). Door hardware to door on north-east wall altered with removal of and rimlock and brass barrel bolts and new brass hardware.
Integrity	Appears in original condition except for refurbishments including ramp, new floor finish, the casement window in the south-west wall and electrical lighting and fittings.
Significance	**High Significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for workshop space. It is simply detailed without stylistic refinements. The significant interior elements include the simple details such as the trusses, large windows. **Little Significance –** new floor, partition walls, ramp.

View toward south west wall showing new opening and new ramp.

View of east corner showing new track lighting and door to Stair Lobby (Room 22)

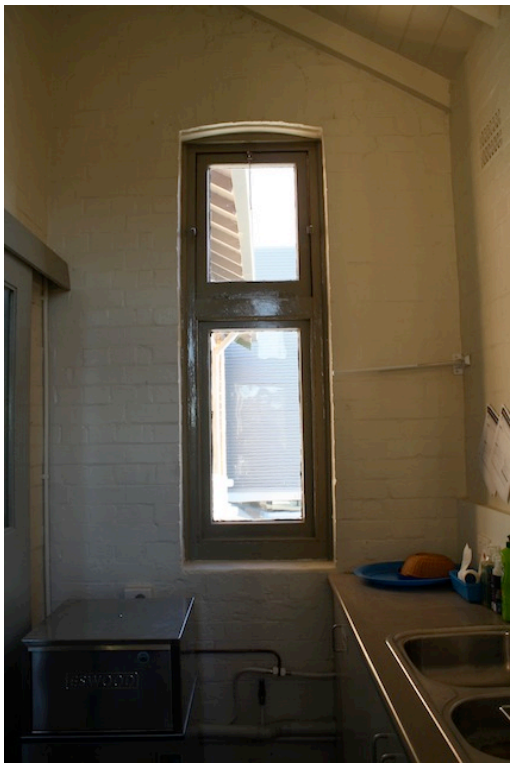
Room Name/ Use	**22 Stair (Upper)**
Former Name/ Use	**Stair (Upper)**
Description:	
Floor	Timber framed with vinyl sheeting at Ground Floor level. T and G strip flooring on Mezanine level.
Skirting	Painted timber bull nosed about 75mm high.
Walls	Flush jointed brickwork in colonial bond, painted.
Ceiling	Mezzanine level supported with timber bearers and herringbone strutting (painted). Ceiling above includes a timber queen post truss- painted timber boarding following slope of roof includes painted timber purlins, collar ties and rafters.
Cornice	Nil
Doors	Nil
Architraves	N/A
Windows	A window of 6 units with timber framed clear glazed center pivoted sashes. Each window has a spring loaded ring catch. Upper windows have bracket to control extent of window opening and lower windows have painted barrel bolts. A double recessed bull nosed architrave surrounds the window. Glazing blacked out.
Fireplace	Nil
Lights	Surface mounted fluorescent lights.
Electrical Fittings	Surface mounted white plastic switches and GPOs and surface mounted conduits. Fire hose reel.
Other	A timber framed and t&g boarded Mezzanine has been installed above the stair with exposed structure including herringbone strutting. Balustrade of painted steel pipe rails to the Mezzanine. A timber framed step ladder and access panel provide access in the south-west corner. Stair and balustrade refer Hall details.
Condition	Good
Modifications	The Mezzanine is a later addition constructed at an unknown date. **MRAG 2009** A hand basin with chrome plated taps and surface run pipework is installed on the south-west side and a pinboard has been added to the stair landing (CMP 2003), now removed.
Integrity	Appears in original condition throughout except the Mezzanine has been installed at a later date. Lights and vinyl are not original.
Significance	**High Significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for workshop space. It is simply detailed without stylistic refinements. The significant interior elements include the simple details of the stair construction and trusses. **Intrusive significance –** exposed conduit throughout

View of north-west wall with door to Staff Room and Mezzanine level above.

View of south east-wall showing door in north east wall to Hall.

Room Name	**23 Staff Room**
Former Name/ Use	**Toilet**[3]
Description:	
Floor	Timber framed with vinyl over.
Skirting	Nil
Walls	Flush jointed English bond brick with painted finish.
Ceiling	Exposed rafters with v-jointed lining boards with a painted finish.
Cornice	Nil
Doors	Timber framed flush painted door with a figured glass panel in upper half. This is a sliding door with a hasp and staple catch.
Architraves	Simply detaled with ovolo architraves within the reveal.
Windows	Two timber framed windows each with a centre pivoted upper sash with spring loaded ring catch and brackets to control extent of opening. Clear glass in lower sashes are fixed.
Fireplace	Nil
Lights	Suspended fluorescent light. Remains of an old light fitting exist above the door.
Electrical Fittings	GPOs and surface mounted conduits.
Other	Painted metal wall vent. A basin with chrome plated taps and exposed pipework with timber bench beside.
Condition	Good
Modifications	MRAG 2009 - nil
Integrity	Likely to have originally been used as a Toilet. Original except for fittings including vinyl flooring, basin, bench and electrical lighting and fittings.
Significance	**High Significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for workshop space. It is simply detailed without stylistic refinements. The significant interior elements include the simple details such as the windows, timber board ceilings. **Little significance** – new cabinets and fittings

[3] shown on 1911 plans as lavertory



View of south-west wall

View of ceiling junction with south-west wall

Room Name/ Use	**24 Art Space/ Classroom**
Former Name/ Use	**Coal Mining & Trades Theory**
Description:	
Floor	Timber framed with t&g timber finished with polyurethane.
Skirting	Bullnosed painted timber and beading about 75mm high.
Walls	Flush jointed English bond brickwork, painted. The south-east wall differs in bond pattern and is built in colonial bond.
Ceiling	Exposed ceiling with one queen post truss.
Cornice	Nil
Doors	Door in south-west wall: set into a semi circular arched opening and includes a painted timber framed 4 panelled single door with brass knobs. Panelling to the side of the door and above the door is vertical boarding. Door in north-east wall – refer to Room 20
Architraves	Nil
Windows	Windows A panel of six windows including 3 timber framed clear glazed windows at the upper level and 3 timber framed center pivoted clear glazed windows at the lower level. The openable windows include a painted spring ring catch and barrel bolts. Double bull nosed recessed architraves around perimeter. The centre panels of the windows on both sides have been replaced with clear anodized aluminium framed double hung windows.
Fireplace	Nil
Lights	
Electrical Fittings	Include surface mounted fans, GPOs, switches with surface mounted conduits and an Exit sign.
Other	Metal wall vents at low level on each side.
Condition	Good condition
Modifications	• **MRAG 2009** • Suspended 2 way exposed grid with flat plaster tiles (CMP 2003), now exposed ceiling with one truss. • A demonstration bench is located towards the south-west side which includes timber framed vertical board sides, open at the back with timber top and laboratory sink. (CMP 2003), now removed. • Suspended from a unistrut track are fluorescent lights with prismatic diffusers (CMP 2003), now replaced. • Reverse cycle a/c installed • Gas radiant heaters on north-west and south-east sides (CMP 2003), now removed. • Windows include vertical drapes on the inside (CMP 2003), now removed.
Integrity	Appears in original except for, electrical lighting and fittings, aluminium windows.
Significance	**High Significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for workshop space. It is simply detailed without stylistic refinements. The significant interior elements include the simple details such as queen post trusses, large windows, timber doors and arched opening, colonial bond brickwork.

View of north east wall with door to former Plumbing Room

View of south corner with door to Upper Stair

Room Name/ Use	**25 Storage Room**
Former Name/ Use	**Plumbing**
Description:	
Floor	Timber framed with vinyl over.
Skirting	Bull nosed painted timber about 75mm high.
Walls	Flush jointed English bond brickwork, painted.
Ceiling	Suspended 2-way exposed grid with flat plaster tiles.
Cornice	Nil
Doors	Door and highlight are set within a flat arched opening. Double doors are timber framed half glazed with 4 lights of clear glass and two tall panels. Hardware includes brass knobs. Door to fire escape- located in the north-east wall and includes a flush panel solid core door in a steel frame. Chrome plated door knob and panic bolt.
Architraves	Timber ovolo within brick reveals.
Windows	**Highlight window above door** Hopper window timber framed with 6 clear panes. Brackets are located on the inside to control extent of opening. **Windows** A panel of six windows including 3 timber framed clear glazed windows at the upper level and 3 timber framed centre pivoted clear glazed windows at the lower level. The openable windows include a painted spring ring catch and barrel bolts. Windows include vertical blinds on the inside. Double bull nosed recessed architraves around perimeter. The centre panels of the windows on both sides have been replaced with clear anodized aluminium framed double hung windows.
Fireplace	Nil
Lights	Suspended from a unistrut track are fluorescent lights with prismatic diffusers.
Electrical Fittings	Include surface mounted fans, GPOs and switches with surface mounted conduits.
Other	Metal wall vents at low level on each side. Motion detector. Exit sign.
Condition	Good
Modificatons	**MRAG 2009** • Removal of fittings such as gas radiant heaters suspended from the middle of the room with stainless steel reflector panels above (CMP 2003) • Removal of door hardware and rimlock and brass barrel bolts (CMP 2003)
Integrity	Appears in original condition except for ceiling, electrical lighting, fittings, aluminium windows, Roller blinds, vinyl and fire escape door.
Significance	**High significance** – All original fabric of the Rear Building. This building is a functional and economical response to the requirement for workshop space. It is simply detailed without stylistic refinements. The significant interior elements include the simple details such as queen post trusses, large windows, timber doors. **Little significance** - new exit door to fire escape stairs **Intrusive significance** – suspended ceiling.

View of south west with door to Hall

View of north east wall with fire escape door in background.

Appendix B
Information for Maintenance Schedule

MAITLAND ART GALLERY MAY 2007

Notes from John Bambach

I don't have a great history of this building except I was the building coordinator for the modifications which Maitland City Council won and award for in 2003 approx.

Things that need to be looked at –

1. Steep pitch on slate roofs
2. Closeness of power lines for OH & S laws
3. Sandstone work
4. Box gutters
5. This building in general is in excellent condition
6. This building was cutting edge technology for its day eg:- suspended concrete slabs. Internal ventilation system to keep the building dry.

Upstairs was lined with villaboard (this is not heritage) to stop dust etc., I guess it will be removed one day.
It would appear some painting is required outside.
I inspected the inside of this building May 2007. It still looks like new after 3-4 years.
Slates need to be inspected to check if they are still in good order and condition. There was water in light fittings after June 2007 Flood.
Suggest using binoculars to regularly check sandstone (sic) roof slates.
I have noticed a section of down pipe at the front of this building has been replaced with zincalum. (sic)This should have been copper to match the existing pipes.

Sandstone decorative sill at the front entry needs to be replaced.

Appendix C

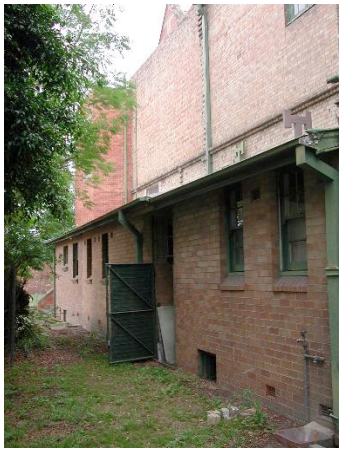
A description of the skillion addition including Toilets to rear of north-east elevation demolished in c2008 to make way for new MRAG 2009:

> *The north-east side has toothed brickwork at many places which was constructed to permit the later additions which had to be deleted in the initial construction phase. However, these extensions were never built. All sections of brickwork which were intended to be internal spaces have cream brick and the original proposed openings have been formed, including arched heads, and then bricked up with straight joints around the opening. A circular louvre exists in the gable on the NE corner. The infill sections for the toilets include cream brick stretcher bond at each end for the male and female toilets and a later addition of cream brick stretcher bond for the staff toilets. Windows on this side are all timber framed with brick sills and the roof is corrugated galvanized iron. A store exists between the female toilets and staff toilets and includes a steel framed mesh covered gate with painted sheet metal on the surface and a steel grille above. The stair in the east corner is red brick stretcher bond with timber framed windows and doors and sandstone heads and sills. A fluorescent light exists above the external door from the main stair and the east stair.* [4]

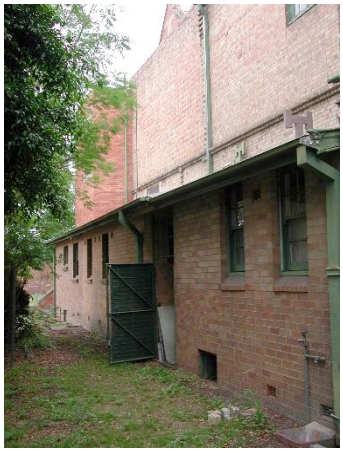
[4] CMP 2003

Appendix D

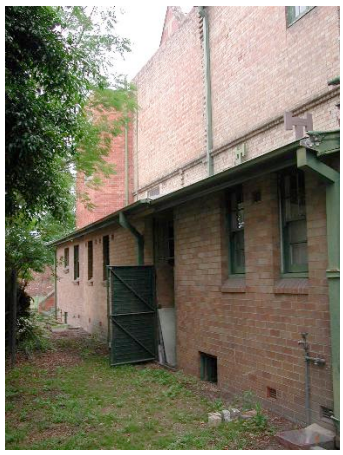
Source: CMP 2003

Room Name	Female Toilets
Photographs	 3664 
Description:	
Floor	Painted concrete.
Skirting	Coved concrete painted.
Walls	Rendered and painted with a recessed groove about eye level. There are some external wall vents.
Ceiling	Flat sheet with cover battens.
Cornice	Painted rectangular bead.
Doors	Entry door Painted flush panel door with chrome plated push plate and pull handle. Door closer. Cubicle doors Timber ledged and braced door with vertical boards and chrome plated catch.
Architraves	Nil
Windows	Painted timber framed two light double hung sashes with figured glass in the lower sash. Chrome plated catch and painted sash lifts. 3 steel vertical bars are fixed inside the windows. There is a fixed louver to each cubicle with vertical bars on the inside.
Fireplace	Nil
Lights	Fluorescent batten fittings on the ceiling.
Electrical Fittings	PVC switch and power point.
Other	Hand basins and toilet pans in porcelain, an incinerette, chrome plated fittings including shower rose and taps, a shelf above the basins and a tiled splash back. The plumbing to the basins is surface mounted. Painted timber framed mirrors above basins.
Condition:	Good.
Integrity:	The toilets were not part of the original building, however, they appear to have been added in reasonably early and have not changed much since.

Source: CMP 2003

Room Name	**Male Toilets**
Photographs	 3665 
Description:	
Floor	Painted concrete.
Skirting	Coved concrete painted.
Walls	Rendered and painted. The walls of the cubicles are tiled internally. There are some external wall vents that have been added.
Ceiling	Flat sheet with cover battens.
Cornice	Painted rectangular bead.
Doors	Painted flush panel doors with brass knobs except for cubicle doors which have chrome plated catches and “D” handles. A chrome plated closer has been fitted to the Corridor door.
Architraves	Nil
Windows	Painted timber framed single light double hung sashes with figured glass in the lower sash. Chrome plated catch and painted sash lifts. 4 steel vertical bars are fixed inside the window. There is a fixed wired glass louvre to the cubicle section with 2 vertical bars over each section of louvres.
Fireplace	Nil
Lights	Batten fitting lights.
Electrical Fittings	PVC light switch and GPO.
Other	2 skylights to the cubicle section of the toilets. Hand basins and toilet pans in porcelain, chrome plated fittings and a tiled splash back. The plumbing to the basins is surface mounted. Painted timber framed mirrors above basins. Stainless steel urinal.
Condition:	Good, except the paint is worn on the floor and a couple of louvre blades are cracked.
Integrity:	The toilets were not part of the original building, however, they appear to have been added reasonably early and have not changed much since.

Source: CMP 2003

Room Name	**Staff Toilets**
Photographs	 3669 
Description:	
Floor	Tiled floor, except to the Locker Room which is vinyl.
Skirting	Tiled except the Locker Room which is painted timber bull nosed about 75mm high.
Walls	Rendered and painted except for the infill section over the cubicle doors which is flat sheet with a cover strip. Ventilators to external walls.
Ceiling	Flat sheet with cover strips.
Cornice	Painted quad cornice.
Doors	Painted flush panelled doors with chrome plated knobs, levers and catches.
Architraves	Painted quad.
Windows	Timber framed single light double hung windows with textured glass in lower sash. Catch and sash lifts are chrome plated. 3 vertical bars fixed to inside of window. Cubicles have fixed glass louvres in timber frame with 2 vertical bars on the inside. Highlight windows above door to corridor and cubicle doors.
Fireplace	Nil
Lights	Surface mounted fluorescent batten fittings.
Electrical Fittings	White PVC GPOs and switches.
Other	Porcelain basins and toilet pans with chrome plated fittings. Waste to hand basin is surface mounted. Incinerette on south-west wall. Tiled splash back to the basin. Timber towel rails with shelf and timber framed mirrors. Chrome plated coat hooks on timber wall plate in locker room.
Condition:	Good, except damage to the Corridor door and smashed glass to Locker Room window.
Integrity:	This section has been added in after the other two Toilets but appears not to have been altered much after it was built.

Appendix E
Site Plan before addition of new MRAG 2009.
Source: CMP 2003 and Maitland City Council